

## COMMISSIONERS' PROCEEDINGS

### Adams County Courthouse Ritzville, Washington Regular Meeting

**May 21, 2012**  
(Monday)

**Call to Order @ 8:30 a.m.**

**Present:**

Chairman Rudy Plager  
Vice-Chairman Roger L. Hartwig  
Commissioner Jeffrey W. Stevens

[10:02:01 AM](#)

**Building and Planning**

Job interviews were conducted and a job offer made/accepted for a part-time departmental assistant for the Building and Planning Department. The individual will begin June 4 and is initially scheduled to work Wednesday and Thursday from 12:00 noon - 4:30 p.m.; and Friday 9:00 a.m. – 4:30 p.m.

**Fire and Safety Inspections**

Commissioner Hartwig moved, Stevens seconded, to *approve and authorize the Chairman to sign Contract #C120881GSC between Adams County and the Washington State Patrol to provide fire and life safety plan review and inspections for a large building being constructed on property owned by Bob Boersma, 2048 W. McManamon Rd., Othello, for a maximum cost of \$350.00.* **Motion carried.**

Arrangements with the State Patrol are currently on a case-by-case basis. O'Brien indicated that he would like a "Standard General" contract in the future that would allow the county to make a work request whenever an inspection is required without requiring an individual contract each time.

**Solid Waste**

Director O'Brien reported that six (6) trailers had been purchased for solid waste long haul at a total cost of \$139,000 plus tax. Delivery of a portion of them is expected within a few weeks.

### **Road Graders**

Public Works Director O'Brien reviewed the prepared 2012 Motor Grader Bid Tabs and the Life Cycle Analysis prepared by the department. The Department recommended the award to Rowand Machinery Company, Pasco for three (3) John Deere Model #770GP in the amount of \$226,300 each plus sales tax.

Following the review the Board chose to delay a formal award until further review and discussion by them.

### **Lind-Hatton Road**

Commissioner Stevens moved, Hartwig seconded, to *authorize the Chairman to sign the Easement between R&S Davis, LLC and Adams County for a portion of Section 30, Township 17, Range 33 E.W.M. to facilitate the construction of Lind-Hatton Road.* **Motion carried.**

[10:50:14 AM](#)

[11:01:36 AM](#)

It being the time of 11:00 a.m. and the place set for the public hearing to consider declaring county property as surplus to be sold, Chairman Plager convened the public hearing.

There were no members of the public present.

The Board reviewed and noted the following findings:

- The county has no use for the building now or in the future
- The building has been vacant/unoccupied for the past few years
- The building is in need of repairs and extensive electrical upgrade

Chairman Plager noted that verbal interest has been received regarding the potential to purchase the property.

The public hearing was closed at 11:05 a.m.

Commissioner Stevens moved, Hartwig seconded, to *declare the following property surplus:*

*Parcel Number 1-733-12-051-0526 (Parcel A) the middle 24 feet of each of Lots 25, 26, and 27, Block 5, Neilson Bros. Plat of the Town of Lind, according to the records thereof in the office of the Auditor of Adams County, Washington; and,*

*Parcel Number 1-733-12-051-0522 (Parcel C) Lot 22 and the South Half of Lot 23 and the South 70'2" of Lot 24, Block 5, Neilson Bros. Plat of the Town of Lind, according to the plat of record in the office of the Auditor of Adams County, Washington.*

*The property is subject to the following:*

*Easement for Fire Exit Agreement and the terms, provisions, and conditions thereof between Adams County Development Center, a corporation, and Adams County, a municipal corporation of the State of Washington, recorded April 9, 1984, Recording No. 201027, in the office of the Auditor of Adams County, Washington; and,*

*Lease and the terms and conditions thereof between Lessor G. L. Nickell and Lena Nickell, his wife; and Lessee Lind Lodge No. 184, Independent Order of Odd Fellows, an incorporated fraternal organization, for a term of 99 years from September 1, 1931, recorded November 12, 1931 in Volume 5 of Leases, pages 541-546, of record in the office of the Auditor of Adams County, Washington.*

**Motion carried.**

*Commissioner Stevens moved, Hartwig seconded, to sell Parcel Number 1-733-12-051-0526 (Parcel A) and Parcel Number 1-733-12-051-0522 (Parcel C) to be sold by sealed bid at the minimum bid price of \$6,000 with opening set for June 18 at 2:00 p.m. in Room 202 of the Adams County Courthouse, Ritzville. **Motion carried.***

[11:16:40 AM](#)

**Recess @ 12:00**

**Reconvene @ 1:00 p.m.**

[2:22:34 PM](#)

### **Road Graders**

*Commissioner Hartwig moved, Stevens seconded, to accept the recommendation of the Public Works Department to purchase three (3) 2012 Motor Graders (7/5000) – John Deere Model 770GP – from Rowand Machinery Company of Pasco, Washington in the amount of \$226,300 each plus sales tax, as the lowest responsive bidder meeting all bid specifications. **Motion carried.***

Board **consensus authorized** *exercising the following options:*

*Trade-in of four (4) of the county's current fleet of graders using the trade-in values quoted (\$420,000);*

*Spread out the purchases over the next three (3) years as stated in the bid lease option*

### **City of Othello Dispatch Services**

Commissioner Hartwig moved, Stevens seconded, to *approve the Interlocal Agreement between the City of Othello and Adams County for Dispatch Service effective January 1, 2012 until notice of termination is filed by either party.* **Motion carried.**

### **Public Defense**

Commissioner Stevens moved, Hartwig seconded, to *authorize the Chairman to sign the Amendment to Agreement No. ICA 12180 between Adams County and the Office of Public Defense, Olympia, WA reflecting the total distribution amount for 2012 in the amount of \$27,214.00 for the period January 1, 2012 through December 31, 2012.* **Motion carried.**  
Due to State budget uncertainties last fall OPD decided to distribute county funding in two installments – one in mid-December, 2011 and the second in an equal amount at this time.

### **Fireworks Stand Permit**

Heidi Wagner, Othello, requested authorization from the county to sell fireworks at a retail stand near Bob's Corner in Othello. Building and Planning Director Wiltse reviewed the application for compliance with County Code. Wiltse reported that after reviewing form WCM2408 the applicants meet the guidelines for safe separation of the stand from other buildings, combustibles, parking and roads. Wiltse recommended approval provided a 20 foot barrier from the stand is placed to insure separation from the parking customers.

Commissioner Stevens moved, Hartwig seconded, to *approve the Fireworks Stands Permit submitted by Heidi Wagner, Othello, for placement of a fireworks retail stand near Bob's Corner, Othello, to sell fireworks from June 28, 2012 through July 5, 2012.* **Motion carried.**

### **Buena Vista Major Plat**

Don Gentry, owner, filed a request to withdraw the preliminary approval of the Buena Vista Major Plat. The owner is now seeking to file a two-lot short plat. No action was required of the Board at this time.

### **Consent Agenda**

Commissioner Hartwig moved, Stevens seconded, to *approve the Consent Agenda.* **Motion carried.**

Vouchers audited and certified by the Adams County Auditor as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090 and recorded on a listing, which was made available to the Board. These vouchers were listed as follows:

<u>Fund</u>	<u>Control Number</u>	<u>Amount</u>
001	123919-123942	\$ 5,645.20
001E	123943	\$ 200.00
103	123944	\$ 55.01
105	123945	\$ 10,850.00
109	123946	\$ 397.20
112	123947	\$ 227.79
119	123948	\$ 763.57
166	123949-123952	\$ 354.89
502	123953-123956	\$ 1,952.38
001	0720-0721	\$ 10,706.18
108	0722-0724	\$ 6,132.74
115	0725-0732	\$188,132.32
122	0733	\$ 11,988.31
401	0734-0740	\$ 64,063.03
501	0741-0747	\$ 15,093.17
590	0748	\$127,678.34
TOTAL		\$444,240.13

[2:33:34 PM](#)

[3:00:32 PM](#)

Commissioner Hartwig moved, Stevens seconded, to *approve Resolution No. R-26-2012 In the Matter of Declaring County Owned Property and Building as Surplus to be Sold by Sealed Bid; and, Setting the Minimum Bid Price.* Motion carried.

[3:01:04 PM](#)

**Permanent Minutes Signed**

May 7 and 9, 2012

**Adjournment @ 4:00 p.m.**

Submitted:  
s/Linda Reimer, MMC  
Clerk of the Board

Edited and Approved:

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, WASHINGTON  
s/Rudy Plager, Chairman  
s/Roger L. Hartwig, Vice-Chairman  
s/Jeffrey W. Stevens, Commissioner

**RESOLUTION NO. R-26-2012**

**BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, WASHINGTON**

**IN THE MATTER OF DECLARING COUNTY OWNED PROPERTY AND BUILDING AS  
SURPLUS TO BE SOLD BY SEALED BID; AND, SETTING THE MINIMUM BID PRICE**

**WHEREAS**, a public hearing was held on Monday, May 21, 2012, to determine the advisability of selling the following Parcels located in Neilson Bros. Plat to the Town of Lind, Washington:

Parcel Number 1-733-12-051-0526 (Parcel A)  
Parcel Number 1-733-12-051-0522 (Parcel C); and,

**WHEREAS**, there were no members of the public present and no comments were heard for or against the sale nor were there any written comments received; and,

**WHEREAS**, the Board determined that the County had no present or future needs or plans for the building; and, in fact the building had been vacant for several years;

**THEREFORE BE IT HEREBY RESOLVED** that the following parcels are hereby declared surplus:

Parcel Number 1-733-12-051-0526 (Parcel A) the middle 24 feet of each of Lots 25, 26, and 27, Block 5, Neilson Bros. Plat of the Town of Lind, according to the records thereof in the office of the Auditor of Adams County, Washington; and,

Parcel Number 1-733-12-051-0522 (Parcel C) Lot 22 and the South Half of Lot 23 and the South 70'2" of Lot 24, Block 5, Neilson Bros. Plat to the Town of Lind, according to the plat of record in the office of the Auditor of Adams County, Washington;

**AND, BE IT FURTHER RESOLVED** that the building and property will be sold as follows:

**SEALED BID**

**MINIMUM BID of \$6,000**

**BID OPENING: Monday, June 18, 2012, at 2:00 p.m.**

**Room 202, Adams County Courthouse  
210 W. Broadway, Ritzville. Washington**

Bid forms are available at the Public Works Department located at 210 West Alder, Ritzville, WA 99169 as well as on the internet at [www.co.adams.wa.us/departments/public\\_works.asp](http://www.co.adams.wa.us/departments/public_works.asp). The building may be viewed by making an appointment with Dennis Sackmann at (509) 659-3276.

Bids must be on the forms provided by the Public Works Department, placed in a sealed envelope, clearly marked on the outside of the envelope "Bid for Building and Property at 119 N. Lind", mailed or delivered and received prior to the scheduled opening in the Office of the Board of Adams County Commissioners, 210 W. Broadway, Ritzville, Washington 99169.

The building and property are being sold "as is" and the seller makes no express or implied warranties as to the condition.

The successful bidder who meets or exceeds the minimum bid price will be notified by telephone.

**DATED** this 21<sup>st</sup> day of May, 2012.

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, WASHINGTON  
s/Rudy Plager, Chairman  
s/Roger L. Hartwig, Vice-Chairman  
s/Jeffrey W. Stevens, Commissioners

ATTEST:  
s/Linda Reimer, MMC  
Clerk of the Board