

**COMMISSIONERS' MINUTES  
KITTTITAS COUNTY, WASHINGTON  
WEBEX  
SPECIAL MEETING**

**TUESDAY**

**2:00 P.M.**

**NOVEMBER 3, 2020**

Board members present via WebEx: Chairman Brett Wachsmith, Vice-Chairman Laura Osiadacz and Commissioner Cory Wright.

Others present via WebEx: Julie Kjorsvik, Clerk of the Board; Mandy Buchholz, Deputy Clerk of the Board II; Mark Cook, Public Works Director; Joshua Frederick, Engineer; Neil Caulkins, Deputy Prosecutor; Ken Grannan, Airport Coordinator; Benjamin West, Director of Airport Operations; Dan Carlson, CDS Director; Kady Porterfield, Event Center Director; Candie Leader, Administrative Supervisor; and 4 members of the public.

Kittitas County is currently in Phase 3 and in person participation is prohibited. The public was encouraged to join the meeting by joining a WebEx event online.

**PUBLIC HEARING**

**OFFICIAL MEETING TIMES**

**COMMISSIONERS**

At 2:00 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider Amending Kittitas County Code Chapter 2.04.010, Establishing Official Times and the Time of Regular Study Sessions for the Kittitas County Board of Commissioners.

**MANDY BUCHHOLZ, DEPUTY CLERK OF THE BOARD II** reviewed a Staff Report and explained that in March 2020 the new Director of Airport Operations started employment with Kittitas County and at that time Staff was directed to set up monthly Study Sessions similar to what they do with other Department Heads. She recommended to the Board that they approve a proposed Ordinance which would add a monthly Airport Study Session to be held on the 2<sup>nd</sup> Monday of each month at 11:00 a.m.

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**ORDINANCE 2020-007**

**OFFICIAL MEETING TIMES**

**COMMISSIONERS**

**COMMISSIONER OSIDACZ** moved to approve Ordinance No. 2020-007, Amending Kittitas County Code Section 2.04.010 Regarding the Time of Regular Study Sessions for the Kittitas County Board of Commissioners. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

**APPROVED**  
11/17/2020

**PUBLIC HEARING**

**RENTAL RATES**

**EVENT CENTER**

At approximately 2:05 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider adopting a new Policy and Amendments to Rental Rates at the Kittitas Valley Event Center.

**KADY PORTERFIELD, EVENT CENTER DIRECTOR** reviewed a Staff Report and explained the proposed rental rates reflect changes based on new clientele needs for long-term horse boarding groups, improvement in value to outdoor areas, and an updated policy for use by the County and its affiliates. She said the County Use Policy went before the County Management Team and has been discussed with the Auditor's Office on the financial process.

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**RESOLUTION 2020-171**

**RENTAL RATES**

**EVENT CENTER**

**COMMISSIONER OSIADACZ** moved to approve Resolution No. 2020-171, Adopting Amendments and New Policy to Fees of the Kittitas Valley Event Center Rental and Use Fee Schedule. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

**PUBLIC HEARING**

**T-HANGAR #5**

**AIRPORT**

At approximately 2:09 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the assignment of a new Lease of T-Hangar #5 to Naisan Geula.

**BENJAMIN WEST, DIRECTOR OF AIRPORT OPERATIONS** reviewed a Staff Report and explained HJ Havens previously leased T-Hangar #5 since October 1, 2006 and he requested a voluntary termination of lease which was accepted by the Public Works Department. There has been a waiting list of individuals who were interested in leasing a T-Hangar and Naisan Geula has been on it since October 26, 2018 and was the first to want the lease.

**THOSE PROVIDING PUBLIC TESTIMONY: TERRY LaRUE** provided testimony regarding who has authority to change lease rates and spoke in favor of leaving approval with the Board. He requested the County provide advance inspection notice to those who are currently at the Airport. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**RESOLUTION 2020-172**

**T-HANGAR #5**

**AIRPORT**

**COMMISSIONER OSIADACZ** moved to approve Resolution No. 220-172, Authorizing an Assignment of T-Hangar #5 Lease at Bowers Field Airport, with Naisan Geula. **COMMISSIONER WRIGHT** seconded. Motion

carried 3-0.

**PUBLIC HEARING**

**T-HANGAR #2**

**AIRPORT**

At approximately 2:20 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider a Lease Addendum authorizing the Assignment to T-Hangar #2 at the Kittitas County Airport.

**BENJAMIN WEST, DIRECTOR OF AIRPORT OPERATIONS** provided a Staff Report and explained Bruce Hone leased T-Hangar #2 on May 1, 2014 and on September 9, 2020 requested permission to assign the Lease to Brad Biebuhr, but did not want to give it up if it was not approved by the County. Section 8 of the Lease provides that it may be assigned with written permission from the landlord.

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**RESOLUTION 2020-173**

**T-HANGAR #2**

**AIRPORT**

**COMMISSIONER OSIADACZ** moved to approve Resolution No. 2020-173, Authorizing an Assignment of a T-Hangar Lease to Brad Niehuhr. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

**PUBLIC HEARING**

**ELLENSBURG BUSINESS DEVELOPMENT AUTHORITY**

**AIRPORT**

At approximately 2:22 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider a Lease Addendum with CenterFuse (Ellensburg Business Development Authority (EDBA) for Binding Site Plan Lot C-1 A/C-1B.

**BENJAMIN WEST, DIRECTOR OF AIRPORT OPERATIONS** reviewed a Staff Report and recommended the Board consider the amendment downsizing the leased area to Lot C-1 A at \$0.14 per square feet and the ability adjust rent every fifth year of the lease with CenterFuse (Ellensburg Business Development authority).

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**RESOLUTION 2020-174**

**ELLENSBURG BUSINESS DEVEL. AUTHORITY**

**AIRPORT**

**COMMISSIONER OSIADACZ** moved to approve Resolution No. 2020-174, Authorizing the Lease Amendment with the Ellensburg Business Development Authority. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

**PUBLIC HEARING**

**PRATER ROAD & SORENSON ROAD**

**PUBLIC WORKS**

At approximately 2:27 p.m. **CHAIRMAN WACHSMITH** opened a Public

Hearing to consider updating the Kittitas County Code Chapter 10.12.010 Stops and Yields Designated for the Intersection of Prater Road and Sorenson Road.

**JOSH FREDRICKSON, ENGINEER** reviewed a Staff Report and said a longtime resident of the area had requested the current signage be replaced with a Stop sign due to driver inattention and safety concerns.

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**ORDINANCE 2020-008                      PRATER ROAD & SORENSON ROAD                      PUBLIC WORKS**

**COMMISSIONER OSIADACZ** moved to approve Ordinance No. 2020-008, Replacement of an Existing Yield Sign with a Stop Sign at the Intersection of Prater Road and Sorenson Road and to Amend Section 10.12.010 of the Kittitas County code. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

**PUBLIC HEARING                      ANNUAL CONSTRUCTION & 6 YEAR TIP                      PUBLIC WORKS**

At approximately 2:32 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider updating the Annual Construction Program for 2021 and the Six-Year Transportation Improvement Program for the Years 2021-2026.

**MARK COOK, PUBLIC WORKS DIRECTOR** reviewed a Staff Report and explained that due to the Governor's OPMA Prohibition, the Public Works Department solicited comments via a Press Release on September 15, 2020 with a presentation along with a comment form on the Public Works webpage. The comment period ended on September 29, 2020 and one comment was received. No changes to Staff's proposals were necessary based on the public comment that was received.

**THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**RESOLUTION 2020-175                      ANNUAL CONSTRUCTION PROGRAM                      PUBLIC WORKS**

**COMMISSIONER OSIADACZ** moved to approve Resolution No. 2020-175, Adopting an Annual Construction Program for 2021. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

**RESOLUTION 2020-176                      6 YEAR TIP                      PUBLIC WORKS**

**COMMISSIONER OSIADACZ** moved to approve Resolution No. 2020-176, Adopting a Six-Year Transportation Improvement Plan for the Years 2021-2026. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

At approximately 2:48 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider a Utility Area Franchise with Snoqualmie Pass Utility District.

**MARK COOK, PUBLIC WORKS DIRECTOR** reviewed a Staff Report. He said the Public Works Department recently determined that the Snoqualmie Pass Public Utility District does not have a valid Franchise Agreement for water and sewer utility services lines located within the County right-of-way. They have prepared the document for consideration and said right-of-way permits will be required for any work conducted in relation to the Franchise Agreement.

**THOSE PROVIDING PUBLIC TESTIMONY: TOM HASTINS** urged the Board to support the Franchise Agreement and thanked Staff for their work. **THERE BEING NO OTHERS REQUESTING TO TESTIFY THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**AGREEMENT**

**SNOQUALMIE PASS PUD**

**PUBLIC WORKS**


**COMMISSIONER OSIADACZ** moved to approve a Non-Exclusive Water and/or Wastewater Franchise to Use County Roads, Rights-of-Way and Other County Property within Kittitas County with the Snoqualmie Pass Utility District. **COMMISSIONER WRIGHT** seconded. Motion carried 3-0.

The meeting was adjourned at 2:50 p.m.

**CLERK OF THE BOARD**

  
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Julie Kjorsvik

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

  
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Brett Wachsmith, Chairman