

**CLARK COUNTY BOARD OF COMMISSIONERS
MINUTES OF JANUARY 19, 2010**

The Board convened in the Commissioners' Hearing Room, 6th Floor, Public Service Center, 1300 Franklin Street, Vancouver, Washington. Commissioners Boldt, Mielke, and Stuart, Chair, present.

10:00 A.M.

PLEDGE OF ALLEGIANCE

The Commissioners led the Pledge of Allegiance.

BID AWARD WO 400900

Reconvened a public hearing for Bid WO 400900 – Whipple Creek Stream Restoration. Mike Westerman, General Services, read a memo recommending award of Bid WO 400900 to the low bidder.

Mr. Westerman responded to Commissioner Boldt's question regarding continued monitoring of the plants, trees, etc., and stated that the contractor was responsible for the monitoring.

Heath Henderson, Public Works, added that Public Works, in coordination with Environmental Services, would review the site to ensure compliance with the specifications.

ACTION: There being no public comment, moved by Mielke to **AWARD** Bid WO 400900 to Aquatic Contracting, LLC of Portland, Oregon, in the total bid amount of \$455,923.42, including Washington State sales tax, and grant authority to the County Administrator to sign all bid related contracts. Commissioners Boldt, Stuart, and Mielke voted aye. Motion carried.

PUBLIC COMMENT

None

CONSENT AGENDA: ITEMS 1-9

Commissioner Stuart noted that items 1, 3, and 4 were being pulled for separate consideration, per Commissioner Mielke's request.

ACTION: There being no public comment, moved by Mielke to **APPROVE** consent agenda items 2 and 5 through 9. Commissioners Boldt, Stuart, and Mielke voted aye. Motion carried.

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Discussion

Item 1: Request from Maintenance & Operations/SCWWTP for authorization for Director of Public Works to sign a contract with Electrical Reliability Services, Inc. in the amount of \$41,595 to provide yearly maintenance required to ensure long-term reliability of the electrical substations located at the Salmon Creek Waste Water Treatment Plant (SCWWTP).

Charley Masco, Public Works, answered Commissioner Mielke's questions about the item being a backup generator, the voltage, utilizing county staff, and why they were renewing the contract. Masco stated that they have six backup generators throughout the county, which need to be maintained to ensure reliability in the event of a power outage. In terms of the voltage, he said it's substantial and they have licensed electricians at the plant, but they're not capable of handling that type of system. He said the reason they renewed the contract for two years was because it gives them the option of opting out after the first three years, but it's also beneficial to have a reliable company that is familiar with their machines.

Mielke wanted to know if staff had ever discussed utilizing General Services to perform some of the maintenance work.

Mark McCauley, Director, General Services, said they could take a look at that.

Mielke asked if bidders had to bid with the prevailing wage.

Chris Horne, Prosecuting Attorney's Office, responded that under 39.12.010, contracts for maintenance are subject to the prevailing wage rate.

Mielke suggested holding the item until staff could discuss doing the services in-house.

ACTION: Moved by Mielke to **POSTPONE** consent agenda item 1 until January 26, 2010 at 10:00 a.m. Commissioners Boldt, Stuart, and Mielke voted aye. Motion carried.

Discussion

Item 3: Request from Legacy Lands Program for authorization for Director of Environmental Services to execute a \$25,000 contract with Dean Potter and Associates for appraisal services relating to the Mud Lake conservation initiative.

Pat Lee, Environmental Services-Legacy Lands, responded to Commissioner Mielke's question regarding the cost of the appraisal and why it wasn't being split 50/50. Mr. Lee explained that they had been pursuing a number of grants to help them minimize costs in this acquisition and the grant requirements are that the acquiring party pays for the appraiser and review appraiser. He further explained.

Mielke thought that this was something they could put out for bid since the cost was so much.

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Bill Barron, County Administrator, pointed out that since the price has been made public, going out to bid might not yield any savings.

Commissioner Boldt noted that it's a state requirement for the appraiser and review appraiser. He added that it's hard to get a farm appraised for under \$20,000 anymore. Mielke said he wasn't aware of the cost and respected Boldt's expertise; he suggested they proceed with approval.

ACTION: Moved by Mielke to **APPROVE** consent agenda item 3. Commissioners Boldt, Stuart, and Mielke voted aye. Motion carried.

Discussion

Item 4: Request from Legacy Lands Program for authorization for Director of Environmental Services to execute Amendment No. 2 to Contract No. 461152, Melanie Moon, Vendor, extending the term of the contract from February 28, 2010 to February 28, 2011.

Commissioners Mielke and Stuart inquired about staff being able to provide these types of services.

Kevin Gray, Director, Environmental Services, explained that given the projected workload in the negotiation and acquisition area for 2010, Public Works didn't have the internal staff necessary to support all of the needs.

Mielke emphasized the need to have more staff available to do the work.

Bill Barron, County Administrator, said the original intent for Environmental Services was to consolidate existing resources and the board specifically wanted an enhanced role for a lands manager. He said Mr. Lee would be taking on that function; however, more time is needed to allow for training.

Mielke recommended they use the contractor at a minimum and transition to using county staff. Stuart suggested using the contractor for training during the transition to in-house staff taking on the work.

ACTION: Moved by Mielke to **APPROVE** consent agenda item 4 with the recommendations as outlined by the board. Commissioners Boldt, Stuart, and Mielke voted aye. Motion carried.

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PUBLIC HEARING: FAIRGROUNDS DEVELOPERS AGREEMENT

Item Description: Consideration of a developer's agreement for the Clark County Fairgrounds Master Plan.

Department: Purchasing

Staff Contact: Laura Pedersen

Staff Summary:

Ms. Pedersen presented. She stated that the Fairgrounds master plan and site plan had been approved in 2003, which granted a five-year build-out of the next construction phase. However, due to economic times that was not possible. The developer's agreement would allow a ten-year period for the next phase. Also, the agreement links back to the newly post-decision review that modified the master plan from seven construction phases to twenty-four.

Comments from the public:

- 1) Bridget Schwarz, Fairgrounds Neighborhood Association, expressed support for the agreement. Ms. Schwarz wondered how the development would proceed in terms of funding. Commissioner Mielke noted that they have been working with the amphitheater to increase utilization and do different functions.
- 2) Scott Horenstein, Chair, Clark County Fair Association Board of Directors, expressed support for the agreement, which would provide more time and options by breaking it down into smaller projects they can do as they have more money.
- 3) Justin Kobluk, Executive Director, Fairgrounds Site Management, further explained that this development allows them to look at the overall picture in the next 10 years and there are a lot of different sources of funding they can look at, including state grants they could qualify for.

Discussion:

The Chair asked the board if they had any additional comments and/or a motion.

ACTION: Moved by Mielke to **APPROVE** FG 10-3 for the Fairgrounds Developer's Agreement. Commissioners Boldt, Stuart, and Mielke voted aye. Motion carried.

COMMISSIONER COMMUNICATIONS

- Commissioner Mielke stated that proposals, etc., list whether there is a fiscal impact or not and that if it's in the budget, it's indicated that there is no fiscal impact. He said he would like to see what the fiscal impacts are, even if they are already in the budget.
- Commissioner commented about the earthquake in Haiti. Mr. Barron referenced the Homeland Security web site, which lists charitable organizations. Mielke mentioned that there is a local emergency response team, Southwest Medical Emergency group.

Hearing adjourned

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2:00 P.M. PUBLIC BID OPENING

Present at bid opening: Louise Richards, Board of Commissioners Office; and Mike Westerman, General Services-Purchasing Department

BID OPENING WO 401632

Held a public hearing for Bid Opening WO 401632 – Teal Pointe Stormwater Retrofit. Mike Westerman, General Services-Purchasing, stated that per Addendum #2 the bid opening has been delayed until January 26, 2010 at 2:00 p.m. in the Commissioners' hearing room, 6th floor, Public Service Center.

BOARD OF COUNTY COMMISSIONERS



Steve Stuart, Chair



Tom Mielke, Commissioner

Marc Boldt, Commissioner

ATTEST:



Clerk of the Board

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Please Note: The Board of Commissioners' minutes are action minutes. Digital recordings can be provided upon request. In addition, the Commissioners' hearings are broadcast live on CVTV, cable channels 21 and 23, and are also videotaped and repeated several times (www.cvtv.org)