



BOARD OF YAKIMA COUNTY COMMISSIONERS

Regular Meeting

Work Session

Friday, June 16, 2023, at 9:00 am

BOCC Conference Room, Room 232, 128 N 2nd Street, Yakima, WA 98901 or Zoom

6/16/2023 - Minutes

1. CALL TO ORDER

Meeting Called to Order at 9:00 a.m.

PRESENT: Chair LaDon Linde, Commissioner Amanda McKinney, Commissioner Kyle Curtis, Legal Counsel Don Anderson, Clerk of the Board Julie Lawrence, Deputy Clerk of the Board Erin Franklin, Human Resources Director Jacqui Lindsay, Facilities Director Brian Griff, Mike Justice (HOK), Anshuman Raje (HOK), Financial Services Director Craig Warner, Human Resources Senior Manager Judy Kendall, Josh Weiss (Gordon Thomas Honeywell), Annika Vaughn (Gordon Thomas Honeywell), and guests.

2. PUBLIC COMMENT

No Public Comment Received.

3. HUMAN RESOURCES UPDATE (15 Minutes)

Jacqui Lindsay stated that HR had nothing new to report.

4. YCCC DISCUSSION (45 Minutes)

Brian Griff explained that this discussion was a follow-up after the Board's last meeting with HOK, to provide additional estimates and answer the Board's remaining questions. Regarding the history of the YCCC facility, Brian stated that Craig Warner put him in touch with someone who could shed additional light on its construction.

It was built in the early 2000's using the steel structure from another building in Tacoma. Mike Justice stated that the County could potentially sell this steel structure again, but it would only be worth what a buyer might be willing to pay for it, and there isn't a way to accurately project that price. The County could alternatively recycle and sell the scrap steel to offset demolition costs, which might bring costs down to about \$1 million if a demolition contractor is utilized instead of a general contractor.

Regarding the longevity of the YCCC facility, most new builds aim for a 50-70 year longevity range. Remodeling the YCCC would provide a longevity range of about 40-60 years after stripping it down to its steel frame, reinforcing the structure to bring it up to current codes, and rebuilding the rest with new materials. Anshuman Raje and Mike also briefly discussed the reasons for pricing out precast concrete for the walls instead of other, cheaper options: this would strengthen ballistic and seismic protection of the building, and although it wouldn't necessarily add to its longevity, it would require less maintenance over time than other materials.

Regarding what grant money or tax incentives might be available to offset costs, Mike stated that use of Inflation Act Reduction funds is unlikely, but there is potential for tax incentives through the Department of Energy for anything energy-related in either a remodel or a new-build scenario. Brian added that due to House Bill 1257 requiring all government facilities to meet certain energy requirements, the Legislature is also offering a small amount of funding toward this end; based on square footage, the YCCC might be eligible for about \$80,000.

The Board discussed the pros and cons of a remodel vs. a new build, considering all the potential unknowns and unexpected costs as renovations start, and noting that a new building would only cost about 10% more based on HOK's estimate. One point of difference would be the cost to renovate the existing kitchen in the YCCC building, or rebuild it somewhere else (such as the main jail). Brian stated that a lot of the current equipment is toward the end of its life span. Commissioner McKinney briefly spoke on the history of the project, and observed that with so much IJA funding currently available, many entities are trying to complete capital facilities projects, and all the competition is driving up construction costs. Mike concurred, noting the remaining supply chain issues and increased cost of materials post-COVID.

Commissioner Curtis observed that it might be wiser to invest in a new building that would be guaranteed to meet the County's needs and allow for continued growth, instead of trying to force the old building to work.

Commissioner Linde asserted that there still might be ways to streamline costs; he expressed his desire for a good, functional design instead of a showcase. Commissioner McKinney noted that it was still important that the County had explored the remodel option and done its due diligence; she also contended that the current YCCC site is still an excellent location for the departments involved.

Going forward, Mike stated that HOK would still be providing the Board with a final report within the next week or two; Commissioner McKinney asked that this report reflect the separate kitchen costs. Brian was directed to work on a contract with HOK for a new facility plan; HOK already has an idea of the County's needs, but would want to have an updated discussion for clarification and confirmation. Commissioner McKinney repeated her request for Financial Services to pull up an analysis of what the County has already spent on the current Sheriff's Office; Craig Warner stated that he has already started combing through hard copy reports to find and compile this information.

Commissioner Curtis asked that Financial Services look at the maintenance costs for the YCCC building and the OEM offices, as well. The Commissioners agreed to have HOK explore adding more of these offices (such as the 911 Call Center) to the new building, as well. They also clarified that any costs for a new jail facility will be separate; Commissioner McKinney noted that the State Legislature recently approved a statewide jail study that will hopefully result in convincing the Legislature of the need for funding for new facilities.

Mike confirmed that new contract paperwork could come before the Board within the next month. HOK will continue to work with Brian and the various departments for a couple months before coming to the Board again with some conceptual designs. In the meantime, Commissioner McKinney asked that Brian look more into options for the current kitchen facility; Brian confirmed that he would reach out to DOC Director Jeremy Welch for his input, as well.

5. YAKIMA COUNTY 2023 END OF SESSION REPORT (60 Minutes)

Josh Weiss and Annika Vaughn presented an overview of the 2023 Legislative Session, discussed the outcome of County priorities, shared some additional legislative issues, and addressed next steps. They also highlighted the special session held on May 16th that resulted in a new "Blake" fix. Josh and Annika were able to increase awareness for the County's various budget requests and the YBIP request was fully funded. In terms of transportation projects, Josh and Annika explained that most funding will go towards mass transit and "green" solutions in larger cities. The Board briefly discussed the decline in gas tax revenue and the unique challenges that rural communities face compared to metropolitan areas. Regarding the next session, Josh and Annika noted that next year is a supplemental budget year (better for emergent requests or continuing priorities) that will also see important changes in legislative leadership.

Between June and August, Josh and Annika's focus will be on reviewing the last session with the Board, and beginning to brainstorm possible needs for 2024. August-October will be utilized for meeting with delegation member to discuss possible priorities and ensure alignment, followed by refining these priorities. In November-December, final priorities will be developed and adopted by the Board, and the County will host a legislative sendoff similar to last year's. The 2024 Legislative Session will begin on January 8th.

In response to Commissioner Curtis' questions, the Board discussed reaching out to the County's other elected officials to stay informed about their needs and priorities, but acknowledged that many of them also have their own separate associations that lobby for issues specific to their functions. Regarding seeking Federal funding for unmet budget requests, Commissioner McKinney noted that the County usually tries to limit Federal requests, preferring to reserve them for buttoning up transportation projects.

6. AGENDA ITEM REVIEW (10 Minutes)

Julie Lawrence reviewed for the Board all Agenda items submitted for Tuesday's Regular Agenda Meeting.

The Commissioners had no changes for the June 20, 2023, Agenda.

7. EXECUTIVE SESSION (15 Minutes)

The Board met in executive session for 16 minutes at 10:39 a.m. to discuss potential litigation as allowed by RCW 42.30.110(1)(i). Commissioner Linde returned at 10:55 a.m. to extend the session by 5 minutes, and again at 11:00 to extend by another 10 minutes. The Board returned at 11:10 a.m., and no further action was taken.

8. COMMISSIONER UPDATES/ GENERAL DISCUSSION

Commissioner Curtis asked about a letter the Board had received from the State of Washington Healthcare Authority regarding criminal justice treatment account dollars. It indicated that an allocation of Yakima County's funding would go to Greater Columbia Behavioral Health. Julie Lawrence stated that she had already forwarded this letter to Joe Brusic and Don Anderson per Commissioner McKinney's request. Craig Warner clarified that a prior Board had passed a resolution authorizing the money to go to GCBH instead of Yakima County; however, this could be reversed by a new resolution if the Board so desired. In response to Commissioner Curtis' questions about the amount and use of funds, Commissioner Linde confirmed that he would look into this.

Following up from a previous Work Session, Commissioner Curtis informed the Board that he would not be attending the NACo Conference due to a scheduling conflict.

Commissioner Curtis requested a YCWRS update. Commissioner McKinney stated that she has one more meeting scheduled with Tom McDonald, David Haws, Joel Freudenthal, and Don Anderson next week, after which the matter will reappear before the Board.

Commissioner Curtis also asked when the other Commissioners would like to revisit the discussion from earlier this year with a director who approached the Board with similar salary models for other directors across the state. Commissioners McKinney and Linde stated that they would prefer to wait until all the other contracts have been finalized. Judy Kendall clarified that the contracts for Sheriff's Clerical and the Department of Security are the only two left.

9. NEW BUSINESS

Commissioner McKinney commented on all the great activities available for kids this summer in Yakima County. Commissioner Linde noted that he would be taking part in a drumming event in MLK Park for Juneteenth this weekend.

10. ADJOURN

Commissioner Curtis MOTION: To Adjourn

Commissioner McKinney SECOND

Motion Passes to Adjourn. Meeting Adjourned at 11:16 a.m.

All work sessions are recorded and will be available to view on the BOCC website at <https://www.yakimacounty.us/AgendaCenter/Board-of-Commissioners-2>.

APPROVED DATE
DATE/Minutes

JUL 11 2023

BOARD OF YAKIMA COUNTY COMMISSIONERS

LaDon Linde, Chair

Amanda McKinney, Commissioner

Kyle Curtis, Commissioner
*Constituting the Board of County Commissioners
for Yakima County, Washington*

