



BOCC Update Minutes  
January 10, 2018

**Start Time: 11:36 am**

**End Time: 12:23 pm**

**Present:**

Commissioner Fund  
Commissioner Stamper  
Commissioner Jackson  
Recorder: Sandi Andrus

Danette York  
Bill Teitzel  
Eric Eisenberg  
JP Anderson

**BUDGET**

**Discussion:** Danette reported on the Senior Services budget. Previously, two food permits were required per site for nutrition and enrichment. Lewis County Seniors Nonprofit board requested only one permit per site. Danette neglected to tell them that when there is a change in ownership, a separate review permit for \$200 applies. They did not put this into their budget for 2018 so Danette plans to waive the fees if necessary. AAA awarded the \$10,000 start-up funds of the promised \$50,000 in 2017, so if any of those funds remain, they may be able to be used for the change in ownership fees. AAA had stated the funds had to be used for food, software, and other start-up costs. The transition to the non-profit organization is moving along very successfully.

**ISSUES FROM PREVIOUS MEETINGS**

- Update on Public Health & Social Services (PHSS) Advisory Board – Danette  
**Discussion:** An update was presented to the Commissioners at yesterday's Board of Health so there is nothing new to add. Danette will be the representative/liaison to the Animal Shelter committee as we do not have an animal advocate on the board. Commissioner Jackson stated that JP is now representing him on the Lewis, Mason, Thurston Community Action Council.

JP Anderson arrived at 11:44 to the meeting.

**NEW ISSUES**

- Updated List of Code Enforcement Cases (handout) – Bill Teitzel  
**Discussion:** The following items were discussed:
  - #1 – Lewis County Property at W. Reynolds, Centralia – Eric Eisenberg  
The contractor who was hauling some of the cars/debris from the property is contractually done but there are still some cars. The next steps are:

- 1) The County could enter into contract with people interested in take salvage items for \$0 contract. Eric has contacted L&I about this. L&I stated the County did not have to pay prevailing wage as we are not paying them to do work; they would be compensated by getting items they remove. If we make them pay us to take items, we want to have a contract with them to indemnify us.
- 2) Get rid of the property. We own the property in trust for taxing districts. Because of that, we can sale at auction, sell to an individual for 90% of what is owed for tax property, or we could lease the property. If we sale it through an auction, we would need to clean it up first using abatement or other funds. Solid Waste would want it to match our current practice of abatement. We could use abatement funds to clean up then sale to the highest bidder. We could use those funds to pay back the taxing districts and the County abatement fund. However, the property is not worth 90% of what is owed for taxes so it is highly likely we would not get any qualifying bids.

There are two lease options:

- 1) Lease the property to someone with the stipulation that they clean it up. We would reduce the rent for a certain period of years.
- 2) Rent to someone at the prevailing rate and if they do not clean it up after one year, we will charge them to clean up and pay damages. Eric has consulted with L&I regarding prevailing wages and they stated Option #1 reduced the rent so there is no prevailing wage. In option #2, they are not getting any benefit so it is outside the prevailing wage statute and if they do not clean up the property, we get it back and then we will need to clean it up. We would prefer they take the first option. Commissioner Fund stated Reliable Enterprises may be interested. Eric said the gentleman who owns the neighboring commercial property may be interested as well as a few others he heard from. Whenever the locked-in rate is over, we would still own the property and then charge market rate at that time.

We are now at the point where we could start cleaning it up so now is the time to decide what to do with the property. Commissioner Stamper felt the quality of the lessor would be a big thing. Some people nearby would be motivated to clean it up. He would like to see a business go in there that is productive. Bill thinks it will cost less than what we anticipated.

**Decision:** This subject will be on the agenda for next month to make a decision.

Commissioner Stamper left at 12:02 pm.

- #2 – Ethel Event Center – 1457 US Hwy 12, Ethel – FYI. Engineer for the project has been in contact with various staff. Going well.
- #3 – Peterson Estates, 144 Skylark Lane, Toledo – This is a water issue. We are waiting for the State to give its ok.
- #4 – Skillings, Robert & Thompson, Mariah – 152 Roppert Rd., Winlock – We are moving forward on this animal neglect case. This was given to the Prosecuting Attorney’s Office due to animals seized. Many animals were already deceased at time of seizure and it is believed they died due to neglect.

- #5 – Rieger, Jerry – 128 Joppish Rd., Centralia – Neighbors concerned about criminal activity. The owner is letting property go back to the bank. Not much we can do here.
- #6 – Gullett, Julie – 2320 Howard Ave., Centralia – FYI. This went through our hearing process. The victim is unhappy that the dog was not determined a dangerous animal and shared her feelings with Bill. Bill will talk to Eric about some changes to our policy. She had some information that did not come out in the Hearing and has requested a reconsideration. Eric stated the Hearing Officer looked at the code with different eyes that made her determine the dog was not dangerous. The definition of “dangerous dog” did not meet the definition for this dog. We may have a potential code change to clarify this definition.

Bill believes we contracted with the Hearing Officer, Erika Johnson individually and she provides her professional services on a case by case basis. David Fine is checking into that. She receives \$250 per Hearing plus mileage. We seem to have had a lot of Hearings lately. There was a discussion as to why we may be having so many. Bill added that the policy needs to clarify the difference between a dog who might kill one chicken, as opposed to 10 chickens, or who is trained to kill birds. The Sheriff’s Office is authority to determine if a dog is charged as a dangerous dog. The State defines a dog who kills poultry as a dangerous dog. Commissioner Jackson also felt it would be prudent to make a change in the code.

- #7 – Meidinger, Taylor – 120 Snyder Rd., Packwood – Someone who was interested in purchasing the property complained about the septic concerns.  
[Decision: Bill will let Commissioner Stamper know about this.](#)
  - #8 – Kalberg Farm – 348 Antrim Rd., Winlock – Owner hired a company to do custom slaughtering on his property and the man did the slaughtering up front by the road instead of further back in the property as directed. They picked up the entrails later. A neighbor complained and called the sheriff.
- Other cases currently working on - Bill
    - Mains Gift shop on Short Rd., Morton has an issue with an unapproved water system. Bill’s staff is working on it.
    - Stricklin - Hwy 6, Chehalis – Owners are selling the property which has flooded in recent years. He wants to switch the old house to the well and take it off city water. One needs to have all the requirements and it appears they are fine but Boistfort said they cannot switch water because it is in a flood system.
  - Property at 1303 W. Reynolds – Bill/Eric Eisenberg  
This was discussed during Bill’s updated list of Code Enforcement cases above.
  - Homeless Count Event – Danette  
**Discussion:** Danette will give the information at the next ESC meeting. This will be held on January 25 at the fairgrounds. Housing Resource Center hosts the event and we are one of the agencies who participates. Last year’s homeless number, of “literally homeless” was down a little from the year before.
  - Influenza Press Release – Danette  
**Discussion:** We have sent out information stating we have increased influenza numbers in our county and statewide. There have also been multiple deaths in Washington. Our Health Officer has implemented masking requirements in Thurston and Lewis Counties for medical staff who refuse to get a flu vaccine.

## **GOOD OF THE ORDER**

- Cash drawer for Abrieana Barlock in Environmental Health – Danette  
**Discussion:** FYI. Bri accepts payments for certain EH programs in the Kresky office. It makes sense for her to have cash drawer instead of having to bring the deposit to the Customer Service Representatives in the Public Health building.
- People First – Danette  
**Discussion:** JP scheduled a meeting with People First.