

# JOINT RESOLUTION

**BENTON COUNTY RESOLUTION NO. 2024-0715**

**FRANKLIN COUNTY RESOLUTION NO. 2024-240**

**BEFORE THE BOARDS OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON, AND FRANKLIN COUNTY, WASHINGTON;**

**RE: INTERLOCAL AGREEMENT FOR CONTRIBUTION OF FUNDS FOR CONSTRUCTION OF THE COLUMBIA VALLEY CENTER FOR RECOVERY**

**WHEREAS**, access to behavioral healthcare services is a critical need in eastern Washington; and

**WHEREAS**, Benton County purchased the old Kennewick General Hospital in 2022 and is actively working to convert it into a regional behavioral health facility which will house the Columbia Valley Center for Recovery; and

**WHEREAS**, Benton County has sufficient funds to complete the project but the Benton Franklin Behavioral Health Advisory Committee has identified a list of improvements, known as betterments, that if added to the project would further improve the treatment outcomes at the facility and have asked the two counties to consider providing additional construction funds to expand the scope of the project; and

**WHEREAS**, Benton County has committed to fund up to \$5.47 million of the requested betterments; and

**WHEREAS**, the Board of Franklin County Commissioners find participating in funding these betterments is in the public interest and desires to provide up to an additional \$5.47 million in construction funding to the Columbia Valley Center for Recovery project; and

**WHEREAS**, Chapter 39.34 RCW permits local government to make the most efficient use of their power by cooperating with each other to provide services and facilities to meet the needs of their communities.

**NOW, THEREFORE**

**BE IT RESOLVED**, the Benton County Board of Commissioners and Franklin County Board of Commissioners hereby approves the attached Interlocal Agreement for contribution of funds for construction of the Columbia Valley Center for Recovery and authorizes the Chairman to sign the Agreement on behalf of their respective county.

Dated this 15th day of October, 2024

Dated this 2 day of October, 2024

DocuSigned by:  
Jerome Selvin  
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Chairman of the Board

[Signature]  
Chairman of the Board

DocuSigned by:  
Michael Alvarez  
D6C6F57E34874E3...  
Chairman Pro-Tem

[Signature]  
Chairman Pro-Tem

DocuSigned by:  
Will McKay  
135987D784E74CF...  
Commissioner  
Constituting the Board of County Commissioners,  
Benton County Washington

[Signature]  
Commissioner  
Constituting the Board of County Commissioners,  
Franklin County, Washington

Attest: Amanda Pearson  
34825A978E034CE...  
Clerk of the Board

Attest: [Signature]  
Clerk of the Board

**INTERLOCAL AGREEMENT  
FOR  
CONTRIBUTION OF FUNDS FOR CONSTRUCTION OF THE  
COLUMBIA VALLEY CENTER FOR RECOVERY PROJECT**

This Interlocal Agreement (“Agreement”) for contribution of funds for construction of the Columbia Valley Center for Recovery is entered into by and between the County of FRANKLIN and the County of BENTON pursuant to the Interlocal Cooperation Act, Chapter 39.34 RCW.

**WHEREAS**, Chapter 39.34, RCW permits local government units to make the most efficient use of their powers by enabling them to cooperate with other localities and thereby to provide services and facilities in a manner that will accord best geographic, economic, population, and other factors influencing the needs and development of local communities; and

**WHEREAS**, eastern Washington is lacking in critical services related to behavioral health care; and

**WHEREAS**, Benton County purchased the old Kennewick General Hospital located at 900 S Auburn Street and is actively working on remodeling a portion of that building so it can house the Columbia Valley Center for Recovery, which will then provide many of the needed behavioral health care services; and

**WHEREAS**, Benton County has, through a combination of local, state and federal money, sufficient funds to complete the remodel to provide a space in which a base scope of services could be provided; and

**WHEREAS**, local constituents and the Benton Franklin Behavioral Advisory Committee have identified a list of improvements, known as betterments, reflected on Attachment A hereto that if added to the project would further improve the treatment outcomes at the facility and have asked the two counties to consider providing additional construction funds to expand the scope of the capital improvements included in the project; and

**WHEREAS**, both counties have implemented a 0.1% mental health and chemical dependency sales tax, and such funds may be used for the cost of capital improvements at the Columbia Valley Center for Recovery; and

**WHEREAS**, the Benton Franklin Behavioral Health Advisory Committee recommended to both counties that the cost of identified betterments, in an amount not to exceed \$12 million dollars, be funded from money collected under the counties’ respective 0.1% sales taxes and that the counties contribute equally to fund those additional improvement costs; and

**WHEREAS**, the Board of Benton County Commissioners is willing to agree to

expend up to an additional \$5.47 million to finance some of the requested betterments to the project requested by the Committee and reflected in Attachment A; and

**WHEREAS**, Franklin County commits to fund up to \$5.47 million to add additional betterments to the project and assure the Columbia Valley Center for Recovery is a comprehensive facility available and accessible to residents in our communities; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and upon approval in accordance with RCW 39.34, the parties do hereby agree as follows:

**I. TERMS OF AGREEMENT**

1. This agreement is for Franklin County to reimburse Benton County up to five million, four hundred seventy thousand dollars (\$5,470,000) to complete some or all the project betterments listed in Attachment A, as determined by Benton County.
2. Benton agrees to contribute an amount equal to or in excess of the amount contributed by Franklin towards the costs to complete the project betterments listed in Attachment A. Upon written request from Benton County certifying completion of specific project milestones, Franklin County agrees to, within 60 days, remit payment to Benton County as outlined below:

Project Milestone	Payment	Payment Amount
100% Design Completion	10% of total	\$547,000
50% Construction Completion	40% of total	\$2,188,000
Certificate of Occupancy	Remaining Contribution	Not More than \$2,735,000

3. Benton agrees that in the event that the property in which the Columbia Valley Recovery Center is housed, more fully described in Attachment B hereto, is sold it will pay to Franklin County an amount as follows:

If the net sales proceeds are equal to or greater than \$23,240,000 then Franklin will receive \$5,470,000 from Benton County.

If the net sales proceeds are less than \$23,240,000 then the amount paid to Franklin County by Benton County will be twenty three and one half percent (23.5%) of the actual net sales proceeds.

Such payment will be made within thirty (30) days of the closing of that sale.

4. Benton and Franklin counties agree that Franklin County’s payment of funds under this Agreement does not grant Franklin County any ownership interest in the property, that no jointly owned assets are created under this Agreement and that this Agreement does not obligate Franklin County to pay for future operating or capital improvements

related to the Columbia Valley Center for Recovery. The counties further agree that any future capital improvements to the property will not alter the percentage of future sales proceeds that Franklin County is entitled to under paragraph 3 above.

5. This Agreement does not involve the creation of a separate legal or administrative entity and there are no jointly owned real or personal property acquired, held, or disposed of relating to this Agreement.
6. The administrators of this Agreement will be the Benton County Deputy County Administrator for Benton and the County Administrator for Franklin.
7. A copy of this Agreement will be filed with the Benton County Auditor's Office or posted on the Benton County website as provided in RCW 39.34.040.
8. The counties agree that this Agreement is the complete expression of their agreement on the topics referenced herein and may only be amended in a writing signed by each county's duly authorized representative. Any oral or written representations or understandings not incorporated into this Agreement are specifically excluded.

## II. NOTICES

1. Written notice shall be directed to the parties as follows:
2. **Benton County Commissioners Office**      **Franklin County Commissioners Office**

Matt Rasmussen,  
Deputy County Administrator  
7122 W. Okanogan Pl, Bldg. E  
Kennewick, WA 99336  
509-735-3591  
[Matt.rasmussen@co.benton.wa.us](mailto:Matt.rasmussen@co.benton.wa.us)

Rocky Mullen,  
Chair of the Board  
1016 N. 4<sup>th</sup> Ave.  
Pasco, WA 99301  
509-545-3535  
rmullen@franklincountywa.gov

\*\*\*INTENTIONALLY LEFT BLANK\*\*\*

**BENTON COUNTY**

DATED this 15th day of October, 2024.

DocuSigned by:

*Jerome Delvin*

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JEROME DELVIN, Chair of the Board

DocuSigned by:

*Michael Alvarez*

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MICHAEL ALVAREZ, Chair Pro Tem

DocuSigned by:

*Will McKay*

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WILL MCKAY, Commissioner

Constituting the Board of County Commissioners  
of Benton County, Washington

Attest:

DocuSigned by:

*Amanda Pearson*

34825A975E034CE...

AMANDA PEARSON, Clerk of the Board

Approved as to Form:

Signed by:

*Ryan Brown*

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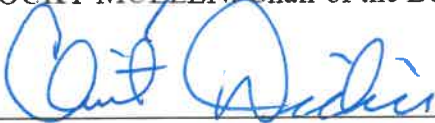
RYAN BROWN, Deputy Prosecuting Attorney

**FRANKLIN COUNTY**

DATED this 2 day of OCTOBER, 2024.



ROCKY MULLEN, Chair of the Board



CLINT DIDIER, Chair Pro Tem



STEPHEN BAUMAN, Commissioner

Constituting the Board of County Commissioners  
of Franklin County, Washington

Attest:



Clerk of the Board

Approved as to Form:



JEFF BRIGGS, Deputy Prosecuting Attorney

**Attachment A**

**Columbia Valley Center for Recovery  
Project Betterments  
Recommended by Behavioral Health Advisory Committee**

<b>Priority</b>	<b>Description</b>	<b>Est. Construction Cost</b>
1	Single client rooms in Evaluation and Treatment (Detox) program	\$ 200,000
2	On Site Commercial Kitchen	\$ 3,900,000
3	Service Existing Generators (Back-up Power Supply)	\$ 100,000
4	Additional single rooms in Residential Treatment and Crisis Stabilization	\$ 800,000
5	North Wing Security System	\$ 220,000
6	Revised exterior receiving area (walls, expand cover, prep for enclosure)	\$ 250,000
7	Expand Program area (5,000SF) included DCR program space	\$ 3,500,000
8	Enhance Outdoor Spaces (nicer walls, shade, landscaping where applicable)	\$ 300,000
9	Additional outdoor courtyard area	\$ 170,000
	<b>Total Estimated Construction Cost</b>	<b>\$ 9,440,000</b>
	Owner soft costs (15%)	\$ 1,416,000
	<b>Total Estimated Betterments Cost</b>	<b>\$ 10,856,000</b>

Owner soft costs include: sales tax, permits fees, furnishings, fixtures & equipment (FF&E), 5% contingency required by RCW for alternative public works projects, engineering studies (geotechnical, surveying, ground mapping, etc.), land acquisition, building commissioning, special inspections, NREC and building envelope testing, hazardous materials surveys, construction management services, and landscape development

**Attachment B**

Legal Description of Property

Lot 2 of Binding Site Plan 2022-0021 as it appears on Record of Survey 5730, recorded with the Benton County Auditor under auditors file number 2022-034031.



# Commissioners' Agenda Action Sheet

**Meeting Date:** October 15, 2024  
**Subject:** Interlocal Agreement for Contribution of Funds for Construction of Columbia Valley Center for Recovery with Franklin County ~ M Rasmussen  
**Presenter:** Matt Rasmussen  
**Prepared By:** Matt Rasmussen, Deputy County Administrator  
**Reviewed By:** Ryan Brown  
**PA Review:** **Approved:** Yes      **Denied:** No      **N/A:** No  
*(If denied, include reasoning)*

**Type of Agenda Item:** Scheduled Business

**Summary / Background Information**

Benton County purchased the old Kennewick General Hospital located at 900 S Auburn Street and is actively working on remodeling a portion of that building so it can house the Columbia Valley Center for Recovery, which will then provide many needed behavioral health care services. Benton County has, through a combination of local, state and federal money, sufficient funds to complete the remodel to provide a space in which a base scope of services could be provided. Local constituents and the Benton Franklin Behavioral Advisory Committee have identified a list of improvements, known as betterments, reflected on that if added to the project would further improve the treatment outcomes at the facility and have asked the two counties to consider providing additional construction funds to expand the scope of the capital improvements included in the project. The Benton Franklin Behavioral Health Advisory Committee recommended to both counties that the cost of identified betterments, in an amount not to exceed \$12 million dollars, be funded and that the counties contribute equally to fund those additional improvement costs. Benton County authorized an additional \$5.47 million to fund the recommended betterment at their meeting on July 23, 2024.

Chapter 39.34, RCW permits local government units to make the most efficient use of their powers by enabling them to cooperate with other localities and thereby to provide services and facilities in a manner that will accord the best geographic, economic, population, and other factors influencing the needs and development of local communities. The Board of Franklin County Commissioners approved such an agreement at their regular meeting on October 3, 2024, authorizing an equal contribution to Benton County, not to exceed \$5.47 million.

**Fiscal Impact**

Benton County will receive \$5.47 million, in installments, for construction of the Columbia Valley Center for Recovery

**Recommendation**

Staff recommends that the Board approve the interlocal agreement with Franklin County

**Suggested Motion**

I move to approve the interlocal agreement for contribution of funds for construction of the Columbia Valley Center for Recovery

**Signatures Required on Agreements/Contracts**

Interlocal Agreement - Page 4, All Commissioners