

COLUMBIA COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING

MINUTES

May 11, 2011

The Columbia County Board of Commissioners met in scheduled session with Commissioner Anthony Hyde and Commissioner Earl Fisher, together with Robin McIntyre, Assistant County Counsel and Jan Greenhalgh, Board Secretary. Commissioner Heimuller was not present.

Commissioner Hyde called the meeting to order and led the flag salute.

**MINUTES:**

Commissioner Fisher moved and Commissioner Hyde seconded to approve the minutes of the May 4, 2011 Staff meeting. The motion carried unanimously. The May 4, 2011 Board meeting minutes were carried over one week.

**VISITOR COMMENTS:**

None.

**DELIBERATIONS: WAYDE ELLIOTT SITE DESIGN REVIEW:**

This is the time set for deliberations "In the Matter of the Application of Wayde Elliott for a Site Design Review on Approximately 5 Acres Zoned Light Industrial (M-2) in the City of St. Helens Urban Growth Boundary to Construct New Storage Units and for Future Industrial Authorized Uses".

The Board held a public hearing on May 4, 2011 after which the hearing was closed and deliberations were carried over to today. At the close of the hearing, Commissioner Heimuller had questions on the timing and location of the sewer and the width of right-of-way. If the Board wants this information in the record, they will have to reopen the record and give the applicant 7 days for rebuttal. As Commissioner Heimuller was not present, the Board felt there was no reason to reopen the record.

Under deliberations, Commissioner Fisher had some concerns with the condition to put in a sidewalk and then 6 months later having to tear it out for sewer lines, the actual location of the sewer lines or even when that would happen. We now have an agreement that the stretch of sidewalk is to be put in by August, 2012. He would like to see that as a condition of approval and that the applicant post a bond to ensure the installation of the sidewalks by August 2012.

Commissioner Hyde addressed the need for the sidewalks to be put in immediately. There is no bus stop planned for this area in the immediate future. Regarding the Dolan v City of Tigard, it has no bearing in this case. It appears that the City of St. Helens wants the sidewalks done immediately, so that the work is done when the property is annexed into the city. The developer has no issue with putting the sidewalks in but really didn't want to have to do it twice. He is not sure it would solve the developers dilemma by moving the date to 2012. He would agree with requiring a bond, but have the date set for either when the property is annexed in to the city or when city services are put in or both.

Commissioner Fisher would assume that if the sidewalk is required and the city tears it up later to put in the sewer/water lines, they would be responsible for the repairs. However, it is still unknown where those lines will be sited and even a chance it won't even effect the sidewalk.

Robin understands that it is difficult to bond when the date is uncertain. If it were tied to annexation which may not happen for years, it would be difficult to get the bond.

After discussion, Commissioner Fisher moved and Commissioner Hyde seconded to tentatively approve Wayde Elliott's Site Design Review application DR 11-07 with conditions as proposed in the Staff Report except for condition 13(a) which will read "the applicant shall enter into an agreement in a form approved by the County to construct sidewalk and related frontage improvements in accordance with the City of St. Helens Transportation Safety Plan 1997, by August 31, 2012 and shall secure a performance bond in the amount of not less than 125% of the estimated cost to perform the work as determined by the Columbia County Public Works Director and direct staff to prepare the final order. Under discussion, Commissioner Hyde suggested including the word "current" to the City of St. Helens Transportation Safety Plan. Commissioner Fisher agreed and with the vote taken, the motion carried unanimously.

#### CONSENT AGENDA:

Commissioner Hyde read the consent agenda in full. With no changes/additions, Commissioner Fisher moved and Commissioner Hyde seconded to approve the consent agenda as follows:

- (A) Ratify the Select to Pay for week of May 9, 2011.
- (B) Cancel the May 18, 2011 Board and Staff Meeting.
- (C) Approve Personnel Action for Derek White and Walt Pesterfield.
- (D) Ratify Contractor Payment Release for Demolition of 17825 Sheely Creek Road, Vernonia, Oregon and authorize the Chair to sign.

- (E) Reappoint Nancy Harwood, Rocky Johnson and Cindy Stockton to the Citizen Transportation Advisory Committee for a three year term.
- (F) Approve the recommendation of the Columbia County Unmet Needs Committee to apply CDBG D08029 and HMGP funds for client numbers 847, 1514, 497, 540, 1827, and 532 related to the Vernonia Flood Relief project.
- (G) Approve HMGP funds of \$63,985.44 and CDBG funds of \$19,613.00 for flood elevation project #CF0620, Tim Becken, 62467 Sleepy Lane.
- (H) Approve HMGP funds of \$54,405.76 for flood elevation project #VF0857, Richard Rosin, 863 Washington Avenue.
- (I) Approve HMGP funds of \$69,482.27 for flood elevation project #VF0598, Darrel Wolfe, 136 "A" Street.
- (J) Approve HMGP funds of \$60,869.46 and CDBG funds of \$18,650.00 for flood elevation project #CF1458, Charles "Scott Lagle, 14923 Hwy 202.
- (K) Approve HMGP funds of \$71,959.27 and CDBG funds of \$22,075.00 for flood elevation project #CF0779, Terry Lanphere, 62440 Sleepy Lane.
- (L) Approve HMGP funds of \$63,271.98 for flood elevation project #VF0813, Patrick Moloney, 1241 Knott Street.
- (M) Approve HMGP funds of \$63,276.03 for flood elevation project #VF0718, Brogan Graham, 225 North Street.
- (N) Approve HMGP funds of \$35,047.21 and CDBG funds of \$9,875.00 for flood elevation project #CF0479, Rory Blumenschein, 61116 Nehalem Hwy N.
- (O) Approve HMGP funds of \$100,757.45 for flood acquisition project #VF1866, Helen Anderson, 540 Mist Drive.
- (P) Approve HMGP funds of \$186,853.89 for flood acquisition project #VF1866, Helen Anderson, 544/546 Mist Drive.
- (Q) Approve HMGP funds of \$267,881.25 flood acquisition project #VF0545, Shawn Spurlock, 2379 Mist Drive.
- (R) Approve HMGP funds of \$244,498.54 for flood acquisition project #0687, Jeff Hopkins, 1098 Heather Lane.

**AGREEMENTS/CONTRACTS/AMENDMENTS:**

- (S) Amendment #1 to the Public Services Contract with TCMS for HVAC Services.
- (T) Amendment #1 to the Personal Services Contract with Berry Elsner and Hammond.
- (U) Columbia County Courthouse Art Project Release Agreement with Maeona L. Urban.
- (V) Columbia County Courthouse Art Project Release Agreement with Autumn Pendergrass.
- (W) Columbia County Courthouse Art Project Release Agreement with Al Mann.
- (X) Mutual Interstate Law Enforcement Assistance Agreement and authorize the Sheriff to sign.

The motion carried unanimously.

**COMMISSIONER HYDE COMMENTS:**

Commissioner Hyde commented on the amount of work being put into the FY 2011-12 County budget.

The Board held a town hall meeting in Clatskanie on Monday to discuss public health services.

He was in Salem last Friday to attend the Council of Forest Trust Lands Committee meeting to discuss the Harvest Management Plan for Oregon State forests.

**COMMISSIONER FISHER COMMENTS;**

Commissioner Fisher also commented on the meeting in Clatskanie to talk with the citizens about the options out there for public health services. He wanted to thank Mayor Pohl for getting the word out about the meeting and appreciated the hospitality.

On the topic of public health, he received several calls this morning saying there is a news article that states the Board has made the decision to transfer public health services to OHSU. He want's everyone to know that is incorrect. There has been no such decision. We continue to be in discussions with OHSU about that possibility, but again, no decisions have been made at this time. Any decision made will be done so in a public setting. If anyone has any questions,, please

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call the Board office. He noted that another meeting will be held at the Courthouse next Monday at 6:30 pm.

He attended a United Taxpayers meeting last Thursday and appreciated the opportunity to meet with this group to discuss public health.

There was a meeting last week with the sub-committee of the Decision Maker group looking at fuel costs for the various agencies in the county and how working together may save costs.

He mentioned that the Board will be attending the NACo WIR conference next week.

COMMISSIONER HEIMULLER COMMENTS:

Not present.

There was no Executive Session held.

With nothing further coming before the Board, the meeting was adjourned.

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Dated at St. Helens, Oregon, this 11<sup>th</sup> day of May, 2011.

NOTE: A tape of this meeting is available for purchase by the public or interested parties

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_

\_\_\_\_\_  
Anthony Hyde, Chair

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By: \_\_\_\_\_  
Earl Fisher, Commissioner

Recording Secretary

By: \_\_\_\_\_  
Not Present

\_\_\_\_\_  
Henry Heimuller, Commissioner

By: \_\_\_\_\_  
Jan Greenhalgh, Recording Secretary