

BEFORE THE BOARD OF COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

WORK SESSION

May 11, 2004

The Columbia County Board of Commissioners met in scheduled session with Commissioner Rita Bernhard, Commissioner Anthony Hyde and Commissioner Joe Corsiglia, together with Sarah Tyson, Assistant County Counsel, and Jan Greenhalgh, Board Secretary.

Commissioner Bernhard called the meeting to order.

IGA WITH THE CITY OF PORTLAND:

John Knight stated that this IGA is still in draft form and not yet ready for approval.

TRANSFER STATION PROJECT UPDATE:

Todd Dugdale, Bill Potter, and Matt Tracy, came before the Board to present the recommendation from the 6 member evaluation committee on the three proposals received for operations of the Transfer Station. Bill Potter presented a written report and read it into the record. After interviews were conducted, the evaluation committee submitted their final scores based on established scoring criteria. The final scores are as follows: Waste Management of Oregon **81%**; Allied Waste **67%** and Waste Connection **58%**. At this time, the evaluation committee is recommending the county contract with Waste Management of Oregon for the operations of the new transfer station and authorize County Counsel and staff to proceed with contract negotiations. They are looking at a 7 year contract. Todd feels it is important to have the operator on board soon so they can be involved in the design phase of the transfer station. After discussion, the Board added approval of awarding the contract to Waste Management of Oregon for operations of the new transfer station and authorize staff to enter into contract negotiations to the consent agenda. Commissioner Bernhard would like to see a press release sent out once the contract is approved to inform the public of the changes and what it means to them.

Matt Tracy, Solid Waste Coordinator, updated the Board on the transfer station project. A public hearing will be held at the Tech Center on May 20th at 6:30 p.m. to inform the public on the project and how the transfer station will operate. There will be members of the design team, SWAC members and staff present to answer questions. Matt will also be meeting with business owners along Railroad Avenue to answer some of their questions/concerns. The Site Design Review will be going before the Planning Commission in July.

BUILDING SERVICES PROGRAM - DEMOLITION FEES:

Todd Dugdale, LDS Director, Bill Potter, General Services Director and Rod Hansen, Building

Officials were present for discussion. Rod is in the process of reviewing the Building program fees to keep them consistent with increasing costs. As a result, the question of demolition fees have come up. The current demolition permit fee is a flat \$40.00, without regard to the scale of the demolition project or staff involvement. It is likely that some large demo projects will occur in the near future, such as the Trojan Plant, which the current fees do not address. There is additional staff time involved with larger projects in site visits, etc. Rod checked with the State Building Code Division and with other jurisdictions and found the common practice is to charge a base demo permit fee for up to a specified valuation and then use the Building code valuation table for setting fees based on the total value above the base valuation. With that said, staff is recommending that the fee basis for demolition fees under the current project valuation procedure be clarified by the establishment of a \$40 base fee for a project valuation up to \$3,500 and application of Table 1-A in the current edition of the Oregon State Building Code for projects above \$3,500 valuation. The Board doesn't want to see small demolition projects being targeted or selective. Todd reassured the Board that is not the intent. The intent is to make the fee pay for the cost of service. Todd had originally prepared an order for Board approval, however, after talking with the State, he now feels that staff can apply the \$40 as a minimum fee and then apply the value chart in the Building Code. Therefore, no action is necessary.

Todd informed the Board that he has contacted FCSG, the firm that did the last user fee study, for a quote to take another look at LDS fees including those for the building program. He doesn't feel it necessary to spend too much for this review, but feels it is a needed step.

PORT WESTWARD - CHANGE ORDER:

Dave Hill and Sarah Tyson were present for discussion. At a previous meeting, Dave spoke to the Board about the installation of a guard rail in connection with the Port Westward road improvements. There is a section of road where the power lines are in the way of driving in the posts for the guard rails. OSHA will not allow the contractor to get within 10 feet of even the ground wire for the electrical lines. They have looked at the additional cost to auger in the post in those certain areas. The estimate is an additional \$34,380.00, which is a lot less than anticipated. The county doesn't really have an option here because the installation of the guard rail is one of the most important parts of this project. He presented the Board with a copy of the change order. Typically the contractor signs the change order, but Dave is asking for authorization to sign it. After discussion, the Board added this authorization to the consent agenda.

BLAHA ROAD:

Dave Hill reported on the paving request out at Blaha Road. The Board received a petition for an LID for the purpose of paving approximately 1300 feet of Blaha Road that is currently gravel. Dave presented the Board with a map which was color coded to designate the property owners

that are in favor of the improvements, the two who are opposed and the four that gave no response. Dave would recommend paving the road at a 3 inch depth. Dave also made the offer that, if they had it paved at a 3 inch depth, he would accept it as a county road (as more incentive). However that is only if the road is paved. The Road Department is going to be doing a very extensive chip seal program this summer so it would be a very opportune time to do the chip seal on this road. If the property owners cover the cost of the chip seal, then the county would do the work. The cost of materials for the chip seal is about \$4,600 and the cost to pave the road would be approximately \$30,000. Dave figures there are 29 properties that would use this road, so the divided cost to pave it would be \$1,034 per parcel. To chip seal, the cost per parcel would be about \$160 each. Dave feels that, although some own more than one parcel, the cost should be assessed per parcel. Sarah reviewed the process that needs to be followed regarding the petition that has been received.. Commissioner Bernhard feels that the cost to pave the road is maybe more than the property owners want to pay, however, the cost to chip seal the road is much less. Maybe they would be willing to go with the chip seal. Sarah explained that the petition states "pave", not chip seal. The Board could either go through the whole process or simply ask them to modify their petition. Commissioner Hyde suggested that question be raised in the letter to the property owners. Further, it needs to be made clear that this doesn't mean it would become a county maintained road. Sarah suggested that the Board could hold a hearing to get an idea of what the property owners would like to do, given an option. Sarah will prepare a hearing notice and notify the property owners.

ACCESS APPROACH DEPOSIT FORFEITURES:

Sarah Tyson and Roger Kadell were present to discuss access approach deposit forfeitures. There are deposits being held by the County that date back to 1991. Roger is working to clear these up. There are a number of ordinances that apply to the time when the deposit was made. Sarah has drafted three different notices of forfeiture based on the specific ordinance. Hopefully this will clear up all the old deposits. Roger stated there are about 300 deposits that total around \$150,000. Roger is going out and inspecting the properties and is finding that about 70% never did the work and about 30% did. He has already refunded some of the deposits. He stated that because the procedure has changed and the Road Department and LDS are working together on this, the more current deposits are being refunded in a timely manner. Sarah explained that between 1991 and 1998, there was no appeal process built into the ordinance. She feels it would be best to give these people some form of due process and recourse. Sarah reviewed the 3 different notices. One issue is that with the older ones, the people are no longer around. Sarah would suggest that a letter be sent back to the last known address and also do a newspaper notification. If not claimed, the money would go back into the Road Department budget. She has also drafted an appeal form that will be sent out with the letter. Roger explained how he would handle the inspections and notification. He would prefer to do 20 at a time because of the time involved and just continue with that until they are all cleared up. The Board is glad to see this being cleared up.

TRANSIT PLAN:

John Knight came before the Board to discuss the Transit Plan. There needs to be some closure on this so he can get back to the State. As the Board will recall, the task force presented the plan to the Board with no recommendation because of funding issues and Vernonia transportation issues.

John would like to go over the plan in more detail. Because of the time, it was decided to recess this meeting until Monday, May 17, 2004 at 1:00 p.m. to review the plan in more detail.

LETTER TO BLM:

Commissioner Hyde reviewed a letter to BLM that appoints O&C to serve as the representative for Columbia County to participate in the planning process for revisions to the Resource Management Plan. After some discussion, Jan was directed to put this letter on Board letterhead for signature.

The Board recessed the meeting at 11:45 a.m. to reconvene on Monday, May 17, 2004 at or after 1:00 p.m.

The meeting was called to order on Monday, May 17th, 2004 at 1:30 p.m. Present were Commissioner Bernhard, Commissioner Corsiglia, John Knight, County Counsel, Janet Wright and Jan Greenhalgh, Board Secretary.

Commissioner Bernhard called the meeting back to order.

ASBURY ACRES MEETING:

Commissioner Bernhard brought up the meeting scheduled between the Board, the Fair Board and Parks Advisory Committee to discuss Asbury Acres. She has heard that some of the Fair Board members feel a need to have that meeting facilitated. Don Kalberer has stated that he would facilitate the meeting at no cost. The Board agreed to use Don as the facilitator. John was directed to inform Don on the specifics of what is expected to be accomplished and who holds what authority along with deed criteria.

TRANSIT PLAN:

John Knight reviewed the options recommended in the Transit Plan. He would recommend a turn-key operation with County oversight. The State wants to see an RFP process. We must comply with the State purchasing rules and provide a 3 year contract to make it worthwhile. The County needs to provide closure to the planning grant. The plan needs to be amended to address

the issues in Vernonia.. Commissioner Bernhard feels that the Vernonia piece needs to be changed. Discussion was held on the long term prospects of creating a Transit District. After discussion, John asked for consensus from the Board. Commissioner Corsiglia is in favor of the turn-key suggestion, revisit the Vernonia issues and accept the plan with the caviat that the Board will revisit the plan. Commissioner Bernhard was undecided at this time. She would like to hear Commissioner Hyde's thoughts on this issue. Discussion was then held on a new Transportation Advisory Committee and who they want to recruit for this committee. Commissioner Corsiglia is not in favor of this because he believes that is where the politics are coming from. After discussion, the consensus was not to do any thing more than is necessary to meet the regulations of the program.

After all discussion, John stated that he would massage the plan and come up with some recommended changes. He will send out the changes to all stakeholders.

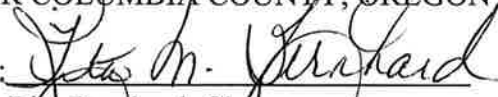
Commissioner Corsiglia moved and Commissioner Bernhard seconded to send out thank you letters to the existing committee members for their work. The motion carried unanimously.

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


Dated at St. Helens, Oregon this 11th day of May, 2004.

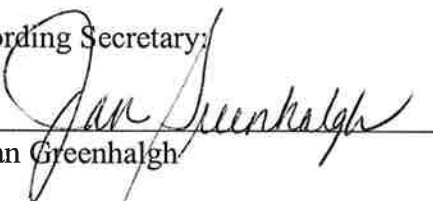
NOTE: A tape of this meeting is available for purchase by the public or interested parties.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Rita Bernhard, Chair

By: _____
Anthony Hyde, Commissioner

By: 
Joe Corsiglia, Commissioner

Recording Secretary:
By: 
Jan Greenhalgh