

BEFORE THE BOARD OF COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

WORK SESSION

November 9, 2004

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

Commissioner Bernhard called the meeting to order.

**INTRODUCE JAMIE JOHNK, OECDD FINANCIAL REPRESENTATIVE:**

Janet Wright came before the Board to introduce Jamie Johnk, the new Financial Representative with OECDD. The Board met her briefly at the Transfer Station ground breaking yesterday. The Board welcomed Jamie.

**DAVE HILL - SDC METHODOLOGY REPORT:**

Dave Hill, Public Works Director, came before the Board with John Ghilarducci, of FCS Group. In 2003, the County engaged Financing Consulting Solutions Group to perform a Parks and Transportation SDC feasibility study. Upon completion of Phase 1, the County determined it would be useful to include the urban growth areas of the cities of St. Helens and Scappoose. John gave a power point presentation on Phase 2 of the methodology report for the feasibility and implementation planning of Rural System Development Charges. He went over the role and responsibilities of the county and cities. The County is responsible for planning in the rural areas and the cities are responsible for the urban growth areas. Discussion was held on road improvements for new development. The SDC's can be used for road improvements. However, if new development happens on an existing road that needs improvement, only the percentage of growth can be used towards improvements to that road. As an example, if 20% more development happens on Gable Road, 20% of the SDC's can be used for improvements. John continued on with the methodology report and proposed calculation methodology. The next step is direction from the Board, then moving forward with an MOU between the County and cities. The Board is in agreement with moving forward with Phase 2 and prefers the area-specific cost.

**TAX ACCOUNT #7235-014-00300 - MASSEY PROPERTY:**

Cynthia Zemaitis came before the Board to give an update on Val Massey's property. Since her last discussions with the Board, she has received a letter from a Mr. Hudnall, who is willing to pay all back taxes, interest, penalties and will then purchase the property from Mr. Massey. Mr. Hudnall has submitted a check for the full amount due. It is now up to the Board if they are willing to reconvey the property back to Mr. Massey. The Board is in agreement with reconveying this property to Mr. Massey. Cynthia will prepare a Board order for the consent agenda.

**EMERGENCY MANAGEMENT PERFORMANCE GRANT/WORK PLAN:**

Vicki Harguth, Emergency Management Director, came before the Board to review the Emergency Management Performance Grant/Work Plan. She pointed out that there will be some changes taking place on how the Homeland Security Funds will be processed. She explained what the County needs to do before applying for these grants. At this time, Vicki is asking for Board approval of the Emergency Management Performance Grant/Work Plan. The Board added approval to the consent agenda.

On a separate issue, she would like to schedule a meeting in early January with all emergency responders to work on an overall comprehensive strategy plan to determine what needs to be done in the event of a terrorism act.

**CROWN ZELLERBACH PURCHASE & SALE AGREEMENT:**

Sarah Tyson reviewed the Purchase & Sale Agreement to purchase the Crown Zellerbach logging road for linear trail purposes. This process has taken a long time. The County has had to make a lot of concessions on this agreement. Sarah went over the terms of the agreement. Once the purchase is complete, the County would grant an easement to Hancock so they can access their property. Commissioner Hyde commented on the work involved in getting this done. After review, the Board added approval of this agreement to the consent agenda.

**CONTRACT WITH SHIELS OBLETZ JOHNSON CONSULTANTS:**

Sarah explained that this contract was carried over from last week because Commissioner Corsiglia had some questions. She briefly reviewed the purpose of these agreements. Commissioner Corsiglia made some minor changes to the agreement. Commissioner Bernhard had some concerns with having all three Commissioners listed as representatives, because then there is a problem with having a quorum and requiring a published meeting. Commissioner Corsiglia would like to be included as a contact, but not necessarily as representative. After discussion, the Board carried this over.

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 9<sup>th</sup> of November, 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

Board Secretary:

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

Jan Greenhalgh