

BEFORE THE BOARD OF COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

WORK SESSION

December 14, 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 Secretary.

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

**PARKS ISSUES:**

Dave Hill, Public Works Director, came before the Board along with Bill Eagle, Chair of the Parks Committee, to discuss Asbury Acres. Bill explained that the county needs to have a wetlands mitigation plan completed and get it filed so they can apply for the grants. It will be expensive and the Parks Department is willing to pay for half of the plan out of their budget. They are looking at a cost of approximately \$15,000 to \$20,000. Dave asked the Board to consider funding the balance out of the general fund. Commissioner Hyde will discuss this with Ruth Baker.

**CARCUS CREEK TIMBER HARVEST:**

Dave discussed the Carcus Creek timber harvest. He presented the Board with a proposal to provide Consulting Forestry Services and Management Options for Carcus Creek, prepared by Dan Green of Woodland Management. The Parks Advisory Committee discussed the management options and voted to recommend the County harvest Carcus Creek in a series of 40 acre clear-cut every 5 years. They anticipate this would provide \$40,000 - \$50,000 in revenue for the Parks Department annually. Dave would recommend that the county contract with Woodland Management to manage the harvest as outlined in his report. After discussion, the Board agreed and added this to the consent agenda.

**LETTER FROM OSU REGARDING CAMP WILKERSON:**

Dave sent a letter to Woody Davis, representing 4H at the Extension Service responding to their concerns about Camp Wilkerson. One of those concerns was not having exclusive use. Dave explained in the letter that the County is required to have the park open 24-7 to the public under the terms of the grant agreement. Another concern was the increase in price. The Parks Advisory Committee has discussed this a number of times. Although the costs are still lower than most of the state, the parks must produce revenue to keep the park open. Dave stated that it may be possible to offer a reduced rate and that the process to apply for a rate reduction is already in place.

On another issue - Lonny is working on a grant application for restroom facilities at Camp Wilkerson. The cost is approximately \$195,000 and the grant is a 50% match. The restrooms will accommodate 30 sites, the 10 existing camp sites, and the 10 additional camp sites and 10 additional RV sites proposed. There was a consensus of the Board to have Lonny move forward with applying for the grant with the matching funds to come from logging proceeds.

**PORT WESTWARD ENGINEERING AMENDMENT:**

Dave Hill, Public Works Director, came before the Board along with Brian Bierwagen of Parametrix, the consultant for the engineering work for the Port Westward road improvements. Brian talked about the agreement and the number of changes to the scope of work. It was decided to wait until the end of the Phase to adjust the costs. Currently, Phase 1 construction is complete. He went over the additional costs which total \$162,238, some of which is contingency. Dave explained that these additional costs will come from the STF funding. Dave is asking that the Board approve the amendments to both the Preliminary Engineering and Construction Engineering contracts with Parametrix. Sarah has drafted both amendments which will be ready for the agenda tomorrow.

**HAMMERBECK ROAD MODIFICATION REQUEST:**

Dave Hill and Lonny Welter discussed the request from Hammerbeck for a modification to the County Road Standards. As way of background, Lonny explained that the Hammerbeck's applied for a variance to the Public Road Frontage Standards and a minor partition. At the hearing, the Planning Commission voted to tentatively deny the application for the variance but approve the minor partition with a dedication of 50 foot wide public road right-of-way to serve the partition. The Planning Commission also recommended that the Board of Commissioners approve a road modification so that the applicant would be able to improve the newly created public road by adding 5 foot gravel shoulders to each side of the existing 10 foot paved road. Lonny reviewed the criteria for a modification to the road standards and, because this request does not meet the criteria, he would recommend denial. There is an issue here because the applicant, once denied the variance, applied for a road modification as suggested by Roger Kadell. In waiting for the modification request to be heard, the time to appeal the variance has expired. Commissioner Corsiglia would like to see what could be done about this because the Hammerbeck's were somewhat misled. After discussion, Commissioner Hyde moved and Commissioner Bernhard seconded to deny the road modification request by Hammerbeck. The motion carried unanimously.

**GABLE ROAD MAILBOX ISSUE:**

Lonny addressed the issue of the mailboxes on Gable Road. There is a new subdivision on Gable Road with a new road and sidewalks. During construction, 5 mailboxes were removed. If replaced where they were, they would be in the road. If put on the sidewalk, they would be a potential hazard to pedestrians. They are currently replaced on the other side of the road and now, due to the mail route, the postman won't deliver the mail and the residents have to pick up their mail at the post office. They need to be replaced on the other side. The two options are to put the mailboxes in the sidewalk or install a multi-unit mail box. Lonny noted that the City of St. Helens and the post office have no preference. After discussion, the Board feels the mail boxes should be replaced as good or better as before and therefore, should be put in the sidewalk where they were before. The Board directed Lonny to move forward with installing the mailboxes in the sidewalk.

**EOC STAFF/TRAINING/STATUS:**

Vicki Harguth, Emergency Services Director, came before the Board to discuss EOC staffing. She drafted a staffing pattern from every name she found in the files. There are some positions that are vacant and need to be filled. In order to recruit, from both county staff and outside agencies, she asked for some direction from the Board - perhaps a letter to people who have been identified to see if they are interested in participating. It was decided that Vicki draft a letter for Board signature.

Vicki has spent time with some law enforcement, fire and 911 people. They would like to have the Emergency Operations Center (EOC) located at the 911 facility and Vicki supports that. She spoke with Sally Jones, who was hesitant at first, but is now considering that. Sally will be meeting with her Board on January 20<sup>th</sup> and suggested that Commissioner Hyde and Vicki attend that meeting.

She talked about the Homeland Security funding for 2005 for upgrading EOC systems. It would be impractical to have it downstairs in the Courthouse because of the design of the building. She would rather it go to an EOC at the 911 facility.

**COUNTY MITIGATION PLAN & 2005 GRANT:**

Vicki presented the Board with information on the mitigation plan which is almost complete. Part of the requirement for FEMA to approve this plan is that we must explain how it will be implemented and how we intend to keep this plan current. She would like to see a committee formed to deal with the mitigation plan and suggested creating a Hazard Mitigation Advisory Committee. The Board agreed and Vicki will get a list of names for appointment. CEPA has a very wide range of participants and we could use most of those names for this committee. Vicki will take some interest forms to the next CEPA meeting. FEMA also wants to see an executive person as the convener on the Hazard Mitigation Advisory Committee. She asked if a Board member wanted to do this or should she. Commissioner Hyde stated that, if it would help, he would do it.

The county's mitigation plan has to be adopted prior to February 28<sup>th</sup> before we can apply for any grants. The process requires at least one public meeting on the mitigation plan. Vicki stressed that getting any grants for this year may be close to impossible because of the time crunch. The decision was to hold a public hearing, adopt the mitigation plan and get it submitted to FEMA.

**HOMELAND SECURITY GRANTS FOR 2005:**

Vicki Harguth reviewed the information she submitted to the Board. They are changing the process this year. She explained the application process and stated that she will be meeting with a working group made up of people from outside agencies to determine the needs. HLS grants allow 3% for administration. Discussion was held on possibly hiring a part time staff person for EOC and how to pay for it. It was suggested that Vicki contact key players included in the grant to help fund this position. After discussion, Commissioner Hyde moved and Commissioner Corsiglia seconded to authorize the hire of a part-time person for EOC, maximum 10 hours per week. The motion carried unanimously.

**PUBLIC RECORDS POLICY:**

This item was held over one week.

*The Board recessed the meeting at 12:10 p.m. and reconvened at 1:10 p.m. with all present.*

**EXECUTIVE SESSION UNDER ORS 192.660(1)(d):**

The Executive Session was carried over to the 12/15/04 Board meeting.

**MEASURE 37 UPDATE, FEE WAIVERS, CLAIMS STATUS:**

Todd Dugdale, LDS Director, came before the Board to give an update on Measure 37. LDS has held 15 pre-claim conferences with property owners interested in filing M37 claims. Nine of these want to divide forest land below the 80 acre minimum lot sizes into lots of between 1 and 6 acres. Three want to divide rural residential land below the 5 acre minimum lot sizes into lots of 1 and 2 acres. Two want to establish or expand land uses not allowed in the current zoning district. One wants to build a forest dwelling on an existing lot of record and was advised he can do so with a conditional use permit. To date, LDS has received only one claim, that of Opal Burkhard, in the amount of \$1,200,000 based on the County and State 80 acre minimum lot size regulations which prevents her from dividing her 116 acre PF-76 property on Neer city Road into 29 - 4 acre parcels. Todd would guess that 75% of the potential claimants are still gathering their information and will probably file claims. Todd briefly reviewed some of the potential claims. Staff will be making a recommendation to the Board within a few weeks

Regarding Fee Waivers, LDS has received a request from the Steven's for a multiple property fee waiver. Todd feels if the work is the same for all three parcels, then he would consider a waiver. If substantially different and requires more work, then he would not.

They have also received two financial hardship waiver requests, one from Opal Burkhard and one from Grace Bowlin. Commissioner Hyde feels that this should not be punitive. The County should only collect what the costs actually are. The decision was to have Todd continue process these three claims. Todd will draft a waiver form to have Opal complete for the Board to consider the waiver.

**TRANSPORTATION ADVISORY COMMITTEE:**

Janet Wright discussed the Citizen Transportation Advisory Committee list. She received a call from CAT and Rocky will replace Jim Tierney. Janet will also add Nancy Harwood from RSVP and Cindy Ball from Vernonia. The Board agreed and added this to the consent agenda.

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

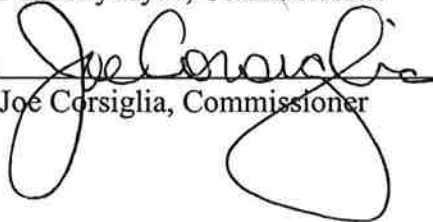
Dated at St. Helens, Oregon this 14<sup>th</sup> of December, 2004.

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

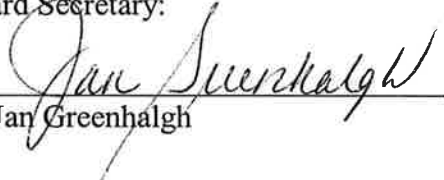
BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Rita Bernhard, Chair

By: \_\_\_\_\_  
Anthony Hyde, Commissioner

By:   
Joe Corsiglia, Commissioner

Board Secretary:

By:   
Jan Greenhalgh