

BEFORE THE BOARD OF COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

WORK SESSION
June 28, 2005

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

Commissioner Hyde called the meeting to order.

RESTRUCTURE STAFFING IN ASSESSOR'S OFFICE:

Sue Poling, County Assessor, approached the Board regarding the restructuring of the Assessor's office. Jean Ripa was also present for discussion. The Chief Appraiser has resigned this month so Sue thought it was a good time to look at possibly structuring the office and see what could be done to increase productivity and efficiency without increasing costs. Sue reviewed her proposal to the Board which would include creating the position of Office Manager/Deputy Assessor at SR 7; upgrade one Assessment Clerk 1 position to an Assessment Clerk 2 position; upgrade one Property Appraiser I position to a Property Appraiser II position; eliminate the position of Deed Clerk and reclassify that position to Assessment Clerk I; and approve the increase of the current .5 FTE Cartographic Drafter position to full time, effective January 1, 2006.

Commissioner Bernhard brought up the issue of making digital copies of surveys, plats, etc. for the public. She understood that was already available on disk. Todd Dugdale explained that Phil Dewey has stated that he is in control of that information and any requests should come to the Surveyor's office. Phil would then need to let us know what the costs involved would be. However, this issue needs to be dealt with at another time.

After discussion on the restructuring of the Assessor's office, Commissioner Bernhard moved and Commissioner Corsiglia seconded to approve the creation of the Office Manager/Deputy Assessor position, assign to exempt Salary Range 7 and authorize the County Assessor to fill the position. The motion carried unanimously.

Commissioner Bernhard moved and Commissioner Corsiglia seconded to approve the upgrade of one Assessment Clerk I position to an Assessment Clerk II position. The motion carried unanimously.

Commissioner Bernhard moved and Commissioner Corsiglia seconded to approve the upgrade of one Property Appraiser I position to a Property Appraiser II position. The motion carried unanimously.

Commissioner Bernhard moved and Commissioner Corsiglia seconded to eliminate the position of Deed Clerk and reclassify that position to Assessment Clerk I. The motion carried unanimously.

Commissioner Bernhard moved and Commissioner Corsiglia seconded to approve the increase of the current .5 FTE Cartographic Drafter position to full-time, effective January 1, 2006. The motion carried unanimously.

RECOMMENDATION FROM TRANSPORTATION ADVISORY COMMITTEE:

Janet Wright presented the Board with the recommendation from the Columbia County Citizens Transportation Advisory Committee and evaluation committee. After review of the RFP's received, the committee unanimously agreed to recommend that Metro West Ambulance be offered a contract to provide transportation services for Columbia County. Janet reviewed the ranking order. She has prepared an order to award the contract to Metro West.

After discussion, Commissioner Corsiglia moved and Commissioner Bernhard seconded to approve Order No. 46-2005, "In the Matter of Awarding the Contract for the Provision of General Public and Elderly and Disabled Transportation Services in Columbia County to Metro West Ambulance. The motion carried unanimously.

TAKING JURISDICTION OF CU 05-34 DWELLING IN FOREST ZONE:

Glen Higgins, Chief Planner, came before the Board to request that the Board take jurisdiction of CU 05-34 Dwelling in a Forest Zone. James Morrison, potential buyer of TL #7318-000-01300, 33 acres, submitted a Conditional Use Permit application to LDS to place a dwelling on this property subject to the zoning being changed from Surface Mining (SM) to Forest Agriculture (FA-19). The owner of the subject property, Yarbor/Yarbor/Hickey, had just previously applied for a Comprehensive Plan Amendment and Zone Change for the same property. Staff would ask that the Board take jurisdiction over the Conditional Use and hear both the Conditional Use Permit and Zone Change at the same time. Glen does not anticipate any opposition to this property being rezoned. After discussion, Commissioner Bernhard moved and Commissioner Corsiglia seconded to take original jurisdiction over the Conditional Use application 05-34. The motion carried unanimously.

MEASURE 37 CLAIMS- JEFF YARBOR:

Todd Dugdale, LDS Director, posted an oversize map as a visual to better explain. Measure 37 claims have been filed for seven contiguous properties on Pittsburg Road in the St. Helens area owned by members of the Yarbor family. The properties are zoned PF-76. The claims allege a reduction in fair market value to the PF-76 minimum lot size regulations for the property division of the properties for residential development. The proposed lot sizes are not included in the claim. Pursuant to Board Order 84-2004, an initial determination was made that the subject claims were eligible for further review and a notice was sent to adjacent property owners within 500 feet. The notice provided a 14 day period in which to submit comments on the claim or to request a public hearing. No comments nor requests for a hearing were received. Todd summarized staff recommendations on the following seven claims:

CL 05-11, Jeff Yarbor, Tax Parcel 5230-000-00400: Denial because the restricting regulation was enacted prior to the claimant's acquisition of the property in 2004.

CL 05-12, Jeff Yarbor, Tax Parcel 5230-000-00405: Waiver of CCZO Section 506.1 to allow the division of the property into a minimum of five acre parcels.

CL 05-13, John/Irene Yarbor Living Trust, Tax Parcel 5230-000-00406: Denial because claimant has not provided proof of his acquisition date or that he legally represents the Trust nor shown family succession.

CL 05-14, Jeff Yarbor, Tax Parcel: Denial because the restricting regulation was enacted prior to the claimant's acquisition of the property in 2004.

CL 05-15, Jeff Yarbor, Tax Parcel: Denial because the restricting regulation was enacted prior to the claimant's acquisition of the property in 2004 and because the claimant has not provided proof of family succession.

CL 05-16, Jeff Yarbor, Tax Parcel: Denial because the restricting regulation was enacted prior to the claimant's acquisition of the property in 2004 and because the claimant has not provided proof of family succession.

CL 05-17, Jeff Yarbor, Tax Parcel: Denial because the restricting regulation was enacted prior to the claimant's acquisition of the property in 2004.

Commissioner Corsiglia noted that Ticor Title has been involved in this and because his wife works at Ticor, he may need to check if he can vote on any action taken.

After discussion, the Board added these to the Board meeting under discussion.

Todd noted that we are running up against the 180 day limit on these claims.

PETER WILLIAMSON - COORDINATION BETWEEN PORT AND COUNTY:

Peter Williamson and Greg Jenks, Port of St. Helens, came before the Board to discuss coordination between the Port of St. Helens and the County. There has been a political change recently at the Port and Pete feels this will be good for the Port. The plan is to start giving formal training to all Port Commissioners on Roberts Rules of Order, public record laws, contracts/agreements, etc. One idea on the training is to schedule a joint meeting with the Board of Commissioners to look at coordination issues. There will be 4 Port Commissioner's sworn in this Friday at 8:30 and Peter invited the Board to attend. Discussion was held on the rail line and what needs to be done. There will be an Economic Summit to bring together a larger group of interested parties.

Commissioner Bernhard suggested that a notebook of all Port properties be in each city. Greg stated that their properties are all listed on their website. Commissioner Hyde worries about putting it in print, because it's always changing. Going back to the coordination issue, Commissioner Corsiglia

feels that Janet Wright, as the County's Economic Development person, needs to be included in the communication loop. Pete appreciates Janet being involved because part of the inconsistency is not following through and keeping the communication open. Pete asked if the Port can use Janet more to coordinate on County and Port issues.

Commissioner Hyde suggested that the Port possibly host the next City/County meeting. Peter agreed with that and will work on the details. Commissioner Hyde also feels that the Port should be more involved in emergency management. Pete feels there are some positions of influence in the State and we should look at how best to use those contacts. Pete will be contacting Janet on some scheduling issues. Peter mentioned that the Port has been invited by the Rotary Club in Portland to give a presentation on the Port of St. Helens - the same power point presentation Greg Jenks gave the Board.

The Board recessed the meeting at 12:15 a.m. and reconvened at 1:15 a.m. with all present.

Commissioner Hyde called the meeting back to order.

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

The Board immediately recessed the regular session to go into Executive Session as allowed under ORS 192.660(1)(d). Upon coming out of Executive Session, Commissioner Bernhard moved and Commissioner Corsiglia seconded to authorize Jean Ripa to sign the separation agreement with Greg Gettman. The motion carried unanimously.

AGREEMENTS WITH PORTLAND WESTERN RAILROAD:

Sarah previously spoke about an agreement with Portland & Western Railroad for a permanent crossing for the public and to install infrastructure under the railroad at Port Westward. Joe Schultz has informed the Board that the county's insurance policy will not cover this agreement. The railroad has offered to sell the county insurance should they default at a cost of \$1,050. This is probably the best we can get. Sarah would recommend that the Board approve the agreements, contingent upon a letter from the railroad regarding insurance.

After discussion, Commissioner Bernhard moved and Commissioner Corsiglia seconded to approve L4068, L4069, and L4072 and the Right of Entry agreements with Portland Western Railroad, contingent upon sale of indemnity insurance back to the county from the railroad. The motion carried unanimously.

AGREEMENT WITH TOM FULLER:

Sarah addressed the agreement with Tom Fuller. Tom has stated that he is running out of money and has requested an additional \$5,000 through 9/1/05 for consulting services on LNG projects. After discussion, Commissioner Bernhard moved and Commissioner Corsiglia seconded to approve Amendment No. 2 to the Personal Services Contract with Shiels Oblatz Johnson, Inc. The motion carried unanimously.

DISCUSSION ON RAC PROJECTS:

Janet Wright approached the Board to discuss the RAC projects. Commissioner Corsiglia and Janet reported on the RAC meeting they recently attended in Salem. There is another RAC meeting this Thursday and Commissioners' Hyde and Corsiglia, Janet Wright and Dave Hill will be attending to plead for Columbia County projects. There are two applications for the Linear Trail and one for the culverts on the trail. Discussion was held on all the proposed projects

SHERIFF'S LEVY DISCUSSION:

The first focus group met last week about how to move forward with the Sheriff's levy. There is a consultant who has run some very successful campaigns. This consultant puts together a survey to the public about their interests. He feels the County shouldn't tie themselves to a specific number until the surveys are in. The surveys would be made specific to the different areas of the county. Another focus meeting is scheduled for this Thursday. The Board agreed to look at hiring a consultant for this levy. John Knight will draft an order for Bill Potter to declare an emergency to hire a consultant.

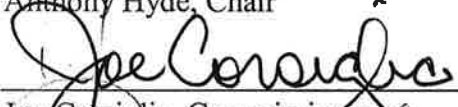
With nothing further coming before the Board, the meeting was adjourned.

Dated at St. Helens, Oregon this 28th of June, 2005.

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

By: 
Joe Corsiglia, Commissioner

By: 
Rita Bernhard, Commissioner

Board Secretary:

By: 
Jan Greenhalgh