

BEFORE THE BOARD OF COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

WORK SESSION

March 14, 2006

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

Commissioner Corsiglia called the meeting to order.

AOC COUNTY ROAD NEEDS STUDY:

Dave Hill, Public Works Director, and Aaron Clodfelter, Engineer came before the Board to address the County Roads Needs study. AOC is preparing for legislative efforts to assure adequate funding for county roads. They will be working with the 2007 State Legislature to obtain additional state funding and with Congress to secure reauthorization of PL 106-393. As part of the preparation, AOC has requested the county complete an extensive needs survey for the five year period from 2007 to 2011. The survey has been prepared working with OACES and members of the AOC Transportation Committee. The survey identifies 1) the county road projects and services that are expected to be completed if current funding levels are maintained; and 2) those projects and services that can be added if additional revenue is made available. The list is very large, with a very large dollar amount, but it shows our desperate need for additional revenue. This is not a complete list of improvement projects needed for the road system, only those high priority projects that can be assured of completion within five years. After some discussion, there was Board consensus to forward this survey on to AOC.

VETERANS' SERVICES:

The Board received a proposal from Community Action Team to administer Columbia County's Veterans' Services program. Commissioner Hyde had contacted Rocky Johnson, CAT, some time ago to consider this because of the perfect fit with their services.

Ruth Baker has reviewed the proposal and it looks good. Columbia County would continue to fund \$22,907. Ruth questioned the proposal for a full time person, however, it only shows 1000 hours, which is not full time. Commissioner Hyde will discuss that with Rocky. The Board is fully in favor of this, as is the CAT Board. Commissioner Hyde will work with Ruth put together a proposal to the State for the expenditure of these funds.

Kathy Joeckel, 34300 Sykes Road, St. Helens: She asked who would be hiring the VA Services person. The Board stated that CAT would be doing the hiring. As for when this transfer would take place, that has not yet been determined. Commissioner Hyde will have a proposal to Washington County by March 15th regarding the interim services.

JIM TIERNEY & WALT PESTERFIELD - TRANSITIONAL HOUSING:

Walt Pesterfield, Community Corrections Director and Jim Tierney, Community Action Team, came before the Board to discuss the transitional housing project. Jim presented the Board with a copy of the High Heat Cost Operating budget along with the Development Sources and Uses budgets for the CCCC project. The High Heat budget contains more conservative expense estimates. It includes expense items for both the \$100,000 loan from the City of St. Helens and a possible energy conservation loan from CRPUD. Since the PUD loan is not currently approved, Jim has only included it in the operating budget, not the development budget. As such, it should be seen as non-essential at this time and a possible hedge against surprises or to be used to allow sprinkling of the men's dormitory. He noted that the operating budget is projected to be negative in the first year. This is due to the uncertainties of placing the project in service and the acquisition of approximately \$20,000 in personal property needed in the first year. In FY 2008 and afterwards, the project should operate in the black, including setting aside reserves for replacement of the physical plan and the personal property. Of course, all projections are subject to error. From the beginning of this project, Cliff Multanen had planned to use CCCC emergency housing funds to support this project. With the approximately \$400,000 in grant funds raised, Walt and Jim believe that they can preserve those resources to assist ex-offenders who do not live in the facility.

As the Board is aware, the bids for this project came in approximately \$95,000 high. Over the last month, we have value engineered all but \$23,000 of that deficit out of the budget. Walt has carryover funds he can use to fill that \$23,000 gap. Jim has based the operating budget on electric resistance heating, but has included a heat pump in the development budget. Since we are able to revert to the resistance heating by using a change order later in the project, this line item represents at least an additional \$5,000 contingency fund in the budget.

There is one other item currently unresolved. On Friday, the city building official interpreted the new building code to require a sprinkler system in the larger dormitory because there will be more than 10 residents. Although Bill Potter is looking for a loophole, we are not counting on that. We don't know yet what the cost of this upgrade would be. However, we know that the State will allow us to eliminate one of the sleeping rooms by converting it to storage. This would eliminate the sprinkler requirement. There are offsetting programmatic advantages to both the 10 and 12 bed models. In short, this is a change that we can make via a change order after the contract is awarded. Jim would like to make that decision after he has a price and confirm the feasibility of a loan with CRPUD. Because the contractor's bid commitment expires on Friday, the contract needs to be awarded this week, or resolve to place the project out to bid again.

Commissioner Corsiglia asked about the ability to expand the facility in the future. Jim feels that parking would be an issue, however, there are other possibilities such as using CAT's blue house which will be vacated when CAT moves out.

John Knight has talked with Jim about either accepting the bid as is, adjust the bid, and/or request an extension of the bid. Jim would suggest contracting for the bid amount and then do a change order afterwards. John felt the safest thing to do would be to contract the reduction up front and is confident that the statutes allow that.

After discussion, the Board added the award of the contract to Centrex to the consent agenda.

EXECUTIVE SESSION UNDER ORS 192.660(1)(h)(f):

The Board recessed the regular session to go into Executive Session as allowed under ORS 192.660(1)(h)(f). Upon coming out of Executive Session, no action was taken by the Board.

JOHN KNIGHT - IGA WITH CITY OF ST. HELENS:

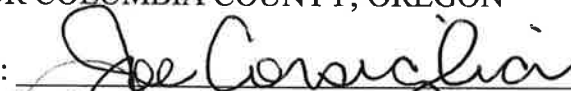
John Knight reviewed the IGA with the City of St. Helens dealing with Emergency Management staff. The County operates the Emergency Management office and currently contracts with Winsum Staffing for the services of Vicki Vose, office staff. Her employment is funded by a grant, which expires on March 26, 2006. Vicki Vose is also currently employed by the City of St. Helens as a part-time coordinator of the City's Community Emergency Response Team (CERT) program. Under this IGA, the City of St. Helens agrees to assign Vicki Vose in her capacity as a city employee to work in the County Office of Emergency Management for up to 20 hours per week. This assignment would begin on March 27, 2006. Jean Ripa and John both have some items that need to be addressed prior to approval and, with that, John asked that this item be held over one week.

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

Dated at St. Helens, Oregon this 14th day of March, 2006.

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: 

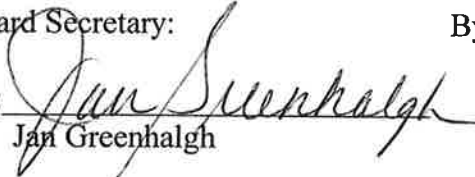
Joe Corsiglia, Chair

By: 

Rita Bernhard, Commissioner

By: 

Anthony Hyde, Commissioner

Board Secretary:
By: 

Jan Greenhalgh