

BEFORE THE BOARD OF COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

WORK SESSION

June 27, 2006

The Columbia County Board of Commissioners met in scheduled session with Commissioner Rita Bernhard and Commissioner Anthony Hyde, together with Sarah Hanson, Assistant County Counsel and Jan Greenhalgh, Board Secretary. Commissioner Corsiglia was not present.

Commissioner Bernhard called the meeting to order.

FLSA STATUS OF CHIEF CARTOGRAPHER:

Jean Ripa, Human Resources, asked if there were any questions regarding her memo to the Board regarding the change in FLSA status for the Chief Cartographer position. The Board has reviewed the memo and added approval to the consent agenda.

RECLASSIFICATION OF SENIOR LDS CLERK TO OFFICE MANAGER:

Jean Ripa and Todd Dugdale presented the request to reclass and promote the Senior LDS Clerk to Office Manager. The budgetary cost would be \$1,800. After discussion, the Board added approval to the consent agenda.

WEST LANE ROAD ISSUES:

Cynthia Zemaitis, Public Lands Coordinator, approached the Board to address issues surrounding West Lane Road. She gave some background on the legalization in 1996, which was approved subject to a survey and monumenting. She cannot see where this was ever done. Dave stated that there are monuments out there, so it may have been done but never recorded. Joe Flori stated that because the surveyor is deceased and those records are not available to the county, it's hard to say if a survey was ever done.

Dave stated that an agreement with ODOT is ready for approval for \$2 million and he is sure that they are going to require a survey to determine the right-of-way. If Scott Parker had a survey of his property, Joe could almost guarantee it states "traveled road" from center line. John Knight has reviewed the agreement with ODOT for the road improvements to West Lane Road and had some concerns, but those have been addressed. Dave has made changes to the milestone dates, rolling them back a couple of years. John would recommend that the Board approve the ODOT agreement with those changes and send it back to the State for their review and approval. The Board agreed and added approval to the consent agenda. Further, the Board directed staff to move forward with the legalization process for West Lane Road.

AGREEMENT WITH NW NATURAL GAS:

Cynthia Zemaitis discussed the agreement with NW Natural Gas. She has been working with

Commissioner Hyde on this for some time. Cynthia gave some background on the issues and what the agreement contains. Their offer is now up to over \$830,000 to settle. Cynthia feels they are getting close to finalizing the agreement and will bring back the final for Board action.

While in attendance, Cynthia stated that with the change in legislation, the county can now recoup all of their administrative costs back to 2002. This means over \$200,000 to Columbia County. John gave credit to Cynthia for drafting that legislation.

CHAPMAN LANDING VOLUNTEER CLEANUP:

Nancy Olsen, Juniper Road, Scappoose, came before the Board to explain her request to gather volunteers to cleanup the Chapman Landing park area. She has worked as a leader with SOLV on past events and has some experience in this. She is also working with the Scappoose Bay Watershed Council on the different types of vegetations - what can be removed or not. Her intent is to just keep the area cleaned up. Dave stated that all volunteers would have to sign a volunteer agreement which can be done through the Parks Department. Dave stated there also needs to be clarification on the property boundaries.

RESULTS OF CPAC ELECTIONS & RECOMMENDED APPOINTMENTS:

Glen Higgins conducted elections in each CPAC district and went over the results with the Board. A number of areas did not elect anyone because of the requirement that person must receive a minimum of 5 votes from the neighborhood who are present at the election. As a result, there are some requests for appointments. There was a suggestion that the requirement be changed to allow for a petition to elect members. Glen feels that the petition process would save the county time and money on the elections process with advertising and staff time. Commissioner Bernhard feels the bottom line is to get people involved who want to be and perhaps the process should be simplified. Glen then talked about redistricting. Tide Creek CPAC has been inactive for years, typically one or two people will attend a meeting. To correct this, it has been suggested that the Tide Creek Area be redistricted, with the north half to be represented by an expanded Rainier CPAC and the south half to be represented by an expanded St. Helens CPAC. Redistricting should be fairly compatible with school district boundaries. Glen noted that to change the election process and redistricting - there would need to be a comprehensive plan amendment.

After discussion, the Board added staff recommended appointments to the various CPAC's and directed staff to move forward with the comp plan amendments regarding CPAC elections and redistricting.

MEASURE 37 CLAIM FILED BY FRANCIS MARTIN:

Todd Dugdale, LDS Director, presented the staff report on a Measure 37 claim CL 05-30B filed by Francis Martin for a 5.39 acre parcel in the PA-38 zone in Warren. This is one of a number of claims filed by Mr. Martin. The claim is that the property was improperly zoned. Claimant is claiming a reduction in fair market value of the parcel in the amount of \$290,000 due to PA-38 requirements limiting farm dwelling lot sizes to 38 acres and conditional use criteria prohibiting

non-farm dwellings on land suitable for agricultural use. An initial determination was made that the subject claim was eligible for further review and notice was sent to adjacent property owners within 500 feet. No written comments or request for a hearing was received. Based on the staff report, staff found that the claimant has met the threshold requirements of a Measure 37 claim. Staff recommends that the Board take action to determine the amount, if any, by which the cited regulations reduced the value of the claimant's property and act accordingly to pay just compensation in that amount, or in the alternative, to not apply CCZO 302 and 303. Regarding the conditional use process, Sarah would recommend that the Board not waive the conditional use process because there may be conditions in the process that are not waivable under the Measure 37 claim. However, the Board could waive certain criteria in the conditional use that is known to be waivable. After discussion, this matter was carried over for two weeks.

RENEWAL OF COUNTY INSURANCE POLICIES:

Joe Schultz, Pieper Ramsdell Insurance presented information on the insurance renewals for July 1, 2006 and his recommendations: 1) Renew the Property and Liability policy with City/County Insurance Services in their standard program; 2) Renew the Workers' Compensation policy with SAIF in their quarterly pre-pay discount plan; 3) Renew the docks and pier policy with Gemini Insurance Company; 4) Renew the flood policies with the National Flood Insurance Program. After discussion, the Board added approval of this recommendation to the consent agenda.

VEHICLE PURCHASES FOR THE TRANSIT SYSTEM:

Janet Wright reviewed her memo to the Board requesting approval to purchase 4 transit vehicles for Columbia County Rider. After review, the Board added approval to the consent agenda.

Janet briefly discussed the request by Westport for transit services. There would be no cost to the county as a fee will be charged for those services. The Board is in agreement as long as there is not cost to Columbia County residents and directed Janet to move forward with that.

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

The Board recessed the regular session to go into Executive Session as allowed under ORS 192.660(1)(h)(d). Upon coming out of Executive Session, Commissioner Hyde moved and Commissioner Bernhard seconded to authorize staff to file a motion to intervene in the FERC application at Bradwood landing, LNG project. The motion carried unanimously.

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

Dated at St. Helens, Oregon this 27th day of June, 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: Not Present

Joe Corsiglia, Chair

By: 

Rita Bernhard, Commissioner

By: 

Anthony Hyde, Commissioner

Board Secretary:

By: 

Jan Greenhalgh