

BEFORE THE BOARD OF COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

WORK SESSION

November 27, 2007

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

Commissioner Bernhard called the meeting to order.

**LETTER TO WEST LANE ROAD PROPERTY OWNERS:**

Spencer Parsons has drafted a letter to the property owners along West Lane Road regarding the right-of-way issues. It is open for discussion before finalized for Board signature. Spencer went over the details of the letter and some decisions that need to be made by the Board. He left the number of years blank, but the statute puts a cap on that of 6 years and it is for over the assessed value with no interest. The statute also contemplates honest mistakes in situations where there has been an assessment and then later discovered where the road actually is. There is no discussion in the statutes on where the property owner is entitled to any kind of reimbursement from the county for any misunderstanding of what property they were purchasing. His recommendation would be to go forward with this letter as presented. If the Board wants to make an effort to address the concerns of the property owners, then he would suggest that perimeters be set.

Commissioner Corsiglia has already asked for a change in the verb in the third paragraph to "review" such claims. He asked if it wouldn't be easier for staff to check to see who paid taxes on what parcels over the last 6 years, rather than having the owners having to supply the proof. It seems to him that it would be easier for the county to make that determination because we have the information, instead of putting the burden on the property owner. Spencer stated that he would have to check with the Assessor's office to determine the amount of work involved. Commissioner Corsiglia questioned the 6 year limit and if there has been a change in ownership. Spencer stated that it is based on the current property owner. He read the portion of the statute that applies to this.

Commissioner Bernhard asked if this will open up issues with other similar road situations and setting a precedence. Commissioner Corsiglia stated that, according to the statute, it would only go back six years on any future road legalizations. His bottom line is that the County just makes this right for the property owners. He doesn't agree with putting the burden on the property owner. The county should be the one to check the records. He suggested that a form letter also go to the property owners and those who are not seeking compensation from the county can sign the form stating such. There are those who have already said they are not pursuing this and, having the signed form, would lessen the burden on the research end of it.

After discussion, it was agreed to check with the Assessor today to see what they can do as far as checking the records prior to the letter being sent out.

**JOHNSON OIL PROPERTY:**

Cynthia Zemaitis, Natural Resources Administrator, informed the Board that the county has taken deed to the Johnson Oil property in Clatskanie. The Board is aware that the City officials are concerned about this property and the possible contamination on it. Cynthia previously spoke to the Board about, once title is taken, turning it over to the DEQ Brownsfield program. At this time, Cynthia needs direction from the Board to do that.

Commissioner Corsiglia stated that this is the same process used for the Estby Station in Rainier and asked how that was working out. Cynthia stated that it is working and a site inspection was done a couple of weeks ago. A work plan has been developed and approved by DEQ. They intend to start work on their site assessment the second week in December.

The same process could be done for the Johnson Oil property, we can get the site assessment done under the DEQ Brownsfield program without any cost to the County. If contamination is found, there are grants available to help with cleanup. After discussion, the Board directed Cynthia to move forward with contacting DEQ to add this property to the Brownsfield list.

**SALE OF SURPLUS PROPERTY:**

Cynthia updated the Board on a small parcel on Kingsley Road that is owned by the County. It is directly across from Scappoose RFPD and it has an old house on it. The County donated the house for the RFPD to burn it down, which has been done. They are very interested in purchasing this property. It appears the fire station has no water and fairly certain that there is water on the county property and they could dig a well for the fire station. The Board had previously directed Cynthia to hold on to this property because of the proximity to the CZ trail. The Board would like to see more information on the property before taking any action.

**ROOM FOR EMPLOYEE MEDICAL NEEDS**

Jean Ripa approached the Board with a proposal to provide some type of private room for county employees, under the ADA Act, who might need a room for medical purposes. Effective January 1, 2008, the county is under a legal obligation to provide this. She is suggesting that one of the small rooms on the 3<sup>rd</sup> floor near the Commission on Children & Families Office. The room would need to be private with the ability to lock the door. The State Courts have taken over two of the rooms and the third room is used for client/attorney meetings, however it is rarely used. The County is not legally obligated to provide an area for attorney/client meetings, so she would suggest that the third room be designated for the employees. If the Board is in agreement, she would suggest a letter be sent to the Bar stating that this room will no longer be available. After discussion, the Board directed Jean to move forward with this and draft a letter for Board signature.

**SCAPPOOSE HIGH STUDENT COMMENT:**

Taija Belwood, 32915 Stonebrook Road, Warren: She is a student at Scappoose High School and lives in Warren. There is a very dangerous corner near her home at Fullerton and Stonebrook. She

asked what could be done to make it safer. Her suggestion would be to install a mirror on the power pole so people can see cars coming. The Board appreciates the comments and suggestions and will contact the Road Department to check into this.

**EXECUTIVE SESSION UNDER ORS 192.660(2)(h):**

The Board recessed the regular session to go into Executive Session as allowed under ORS 192.660(2)(h). Upon coming out of Executive Session, no action was taken by the Board.

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

Dated at St. Helens, Oregon this 27<sup>th</sup> day of November, 2007.

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

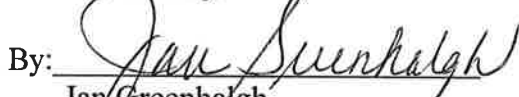
BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Rita Bernhard, Chair

By:   
Anthony Hyde, Commissioner

By:   
Joe Corsiglia, Commissioner

Board Secretary:

By:   
Jan Greenhalgh