

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

STAFF MEETING MINUTES

January 7, 2013

The Columbia County Board of Commissioners met in scheduled session with Commissioner Henry Heimuller, Commissioner Anthony Hyde and Commissioner Earl Fisher. Others present were Robin McIntyre, Cynthia Zemaitis, Glen Crinklaw and Dave Hill.

Commissioner Heimuller called the meeting to order.

2012 FORECLOSED PROPERTIES:

Cynthia Zemaitis, Natural Resources Administrator, was present to update the Board on several properties the County received in October 2012 through foreclosure, and, in certain cases, seeking direction from the Board on recommended action.

TMID # 4N1W19-AD-01400. The Board is familiar with this property on Old Portland Road, where the County conducted an abatement a few years ago. Although Robert Crain, Code Enforcement Officer, advised the former property owner, Leland Ebert, that the County now owned this property and he needed to vacate, Mr. Ebert is still living in the old trailer sited there. Cynthia has been contacted by Melissa at CAT, who advised that Mr. Ebert is getting help from Pastor DeShazer and his wife, including the delivery of meals. Pastor DeShazer has asked CAT for help and agreed to bring Mr. Ebert into CAT for a discussion on how they can help him to seek shelter elsewhere. Cynthia would like to send out a 10-day notice to vacate and have a sheriff's deputy personally serve the notice on Mr. Ebert. Commissioner Heimuller stated that Mr. Ebert had approached him a couple of weeks ago at Safeway and admitted he was still at the property with a live-in girlfriend. Commissioner Heimuller has also heard from the

neighbors that there is a second girlfriend, who is pregnant, that sometimes stays there as well. He wanted to be sure that CAT was aware of this. After some discussion, it was agreed that Cynthia should send out the notice.

TMID # 4N1W04-AA-02100. This is the house on 7th in St. Helens where the former owner, Patricia James, is still living there. Counsel's office has been in contact with Ms. James, and it appears as if she is going to pay all back taxes, interest, etc.

Commissioner Heimuller said he also wanted to be sure that she paid an administrative fee to recoup the amount of time and effort that has been spent on this matter.

Cynthia stated she would get the paperwork before the Board to reconvey the property once the payment is made.

TMID # 4N2W27-DC-00600. This is a delapidated house located on Deane Dr. just off the Scappoose-Vernonia Road near Scappoose which is filled with trash and debris.

Cynthia passed around pictures of the property and briefly discussed the problems that have been reported with transients coming to the house in the middle of the night and staying for several hours. She has had the power turned off and the property posted, but is recommending that the County take steps to have the house torn down and all debris removed. There was general discussion around how to best accomplish this, including a suggestion made by Commissioner Hyde that we ask the Road Department if they'd like to do this work. Cynthia was asked to contact the Road Department to make this inquiry. It was also generally agreed that the County would hold on to this property given its proximity to the C-Z Trail.

TMID # 4N1W08-BB-02500. This is a nice piece of property, approximately .5 acre of bare land on the corner of Fir and Firlock in St. Helens which the County took deed to in 2009. Betty Nelson, the former owner, has written the Board a letter asking that the property be returned to her for the payment of back taxes, etc., claiming she never received notice of the foreclosure and has cancer. Cynthia stated that we have evidence that Ms. Nelson did receive the one-year notice of redemption on July 20, 2007, by her signature on the certified mail return receipt. Cynthia recommended that, given the number of years the Nelsons were behind in taxes at the time of foreclosure, and the

number of years between taking deed and this first contact, that this request be denied and the property placed for auction. Commissioner Fisher moved and Commissioner Heimuller seconded to deny this request for reconveyance; the motion passed unanimously. Cynthia will let Ms. Nelson know.

DISCUSSION ON POTENTIAL FOR AUCTION:

Cynthia also wanted to discuss whether the Board wanted to hold an auction of surplus properties in the near future. She stated that we now have a couple of houses that should not sit vacant for too much longer. Commissioner Hyde would want to see the properties before they were placed for auction. Commissioners Fisher and Heimuller discussed that maybe it would be better to give these houses to CAT or some other agency, who could fix them up and help the homeless by providing some place to live. Cynthia stated that she wasn't entirely sure we could just give those houses away. She was asked to check the statutes and advise the Board on the possibility of doing this.

TERMINATION OF ODOF COOPERATIVE AGREEMENT:

Cynthia received a letter from Mike Simek, Oregon Department of Forestry, forwarding a Cooperative Agreement for Forest Land Protection by ODOF, which was entered into on 08.03.83, and asking that the County agree to termination of the agreement. Mike indicates that ODOF no longer has the capacity for fire protection on Coon and/or Dibblee Islands. Both Glen Crinklaw and Dave Hill have agreed that the agreement should be terminated. Commissioner Hyde pointed out that we annually pay ODOF for fire protection on these types of lands, and, in that case, ODOF should continue to provide fire protection. Commissioner Fisher agreed. Cynthia pointed out that this agreement was outdated and that ODOF had not billed for any services under this agreement since 1992, and suggested that perhaps we could explore a new agreement with ODOF. Commissioner Hyde stated that he would like to meet with ODOF and

discuss the issue of fire protection and the likelihood of a new agreement. It was agreed that Cynthia would draft a letter agreeing to the termination of the 1983 agreement and asking ODOF to meet with the Board.

The Board recessed the meeting at 1:45 p.m. to attend Senator Merkley's town hall meeting at the Columbia City Community Hall. At 3:45 p.m. the Staff meeting was reconvened in the Commissioner's meeting room, with the full Board present.

Commissioner Heimuller called the meeting back to order.

VEHICLE PURCHASE FOR PARKS DEPARTMENT:

Glen Crinklaw, Parks Department, came before the Board to request authorization to purchase a Ford F250 4x4 pickup. He explained the intent is to replace three current parks vehicles with the new vehicle. A proposal was solicited from Northside Ford Truck Sales, a State bid contract holder, for an cost quote of \$29,215.36. The FY 2012/13 Parks budget has \$30,000 for a truck purchase. With Dave Hill present, Commissioner Heimuller asked about the possibility of assigning one of the Road Department vehicles currently used by the mechanics to the Parks Department to save the expense of a new vehicle. After some discussion on the pros and cons of the current fleet use practices, Commissioner Heimuller requested that the local Ford dealership be given the opportunity to match the quote provided by Northside Ford. Glen stated that he would contact the St. Helens Auto dealership. After some further discussion, *Commissioner Hyde moved and Commissioner Fisher seconded to approve the vehicle purchase for the Parks Department, Commissioner Heimuller opposed. The motion carried.*

CZ TRAIL - HAWKINS CREEK BRIDGE PROJECT:

While present, Glen updated the Board on the Hawkins Creek bridge project which has commenced and the preliminary site work and surveying is being conducted. This project is being funded by both Title II and Title III grants for a total of \$76,459.00. However, the only way to complete the project within the budget restraints is to perform the majority of the construction work himself and Lori Baker, Parks Maintenance worker.

Glen explained that he needed his 40 hour work time restoring in order to complete this project before a tentatively planned trail opening event in early June. He further explained his desire to give Lori an opportunity to work on a significant CZ Trail development project. After discussion, *Commissioner Hyde moved and Commissioner Fisher seconded to grant Glen Crinklaw an additional 10 hours per week for the Hawkins Creek Bridge project. The motion carried unanimously.*

TANDY CREEK BRIDGE:

Dave Hill, Public Works Director, was present to discuss his prior email to the Board regarding a potentially serious issue at Tandy Creek, west of Clatskanie. The stream is silting in with mud and rocks, to the extent that there is currently only about 8 inches of clearance between the stream and the bridge. He believes this is partly due to the private stream crossing about 100 yards downstream. Around 2005, a landowner placed culverts and planking across the creek to access his residence. This private crossing is now buried with rock and silt, and water is flowing by the landowners house and barn. If the private crossing were to be removed, then the elevation of rock and silt would lower and leave more room for water under the county bridge. The Board addressed the concerns that if the private crossing is removed, it would be a hardship for the landowner who is already suffering from loss of property from the high water. It was decided that Dave would work with County Counsel's office to prepare a letter to the landowner, citing the Road Hazard statutes and informing him that he will need to resolve the private crossing issue.

BOARD DISCUSSION:

- Commissioner Heimuller briefly reported on his meeting with the Sheriff and Judge Wally Thompson.
- Commissioner Fisher reviewed his schedule and time out of the office due to an upcoming surgery.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 7th day of January, 2013.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____

Henry Heimuller, Chair

By: _____

Anthony Hyde, Commissioner

By: _____

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Earl Fisher, Commissioner

By: _____

Jan Greenhalgh,

Board Office Administrator