

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

STAFF MEETING MINUTES

January 18, 2017

The Columbia County Board of Commissioners met in scheduled session with Commissioner Henry Heimuller, Commissioner Margaret Magruder and Commissioner Alex Tardif.

Commissioner Heimuller called the meeting to order.

**PLANCHON CONSULTING UPDATE:**

Steve and Shannon Planchon were present, along with Sarah Hanson, County Counsel for discussion on the following:

- ***Overview of Planchon Consulting Services:*** General discussion was held on services provided under the contract. No actions required or taken.
- ***Proposed Gas Lease Offering:*** Initial consultation on proposed offering of County mineral estate in the Mist Field. As proposed, the offering would be similar to the 2008/2009 offering, i.e., \$2.5 per acre bonus bid, \$5 per acre rent, 10-year term, 18.75% royalty, 5-year working date. Tracts would be larger, with development requirements that would encourage exploration or relinquishment. Also, all zones (i.e., deep rights) not under production at full development will revert to the County. Planchon Consulting was authorized to proceed to the next step in the process, sale design, including bidding procedures, lease template revisions and marketing recommendations.

- ***5 Acres in Lost Creek Park:*** The Board agreed that this parcel of land should be designated as County Forest, with the understanding that the Clatskanie Fire District would locate a fire response facility on the property in accordance with a yet-to-be negotiated County disposition transaction. Key outcome goals would be the County receiving timber revenues from the property and the Fire District being responsible for ongoing property stewardship (including demolishing and removing the existing home on the property) in return for the authority to use the property for a fire response facility. Planchon Consulting was authorized to proceed with transaction design that achieves these outcome goals.
- ***Recommendation for Sale of .22 Acres in Fishhawk Lake:*** After a brief discussion, Planchon Consulting was authorized to proceed with the \$7,000 sale in accordance with the details outlined in the 1/16/2017 briefing document.

#### **BIENNIAL 2017-2019 GRANT CYCLE FOR CC RIDER:**

Michael Ray, Transit Director, was present to discuss (3) grants he is recommending be submitted for transit operations and administration. He reviewed the grants and the purpose/use of each. (1) 5311 - General operating funds for fixed-line service; (2) 5311F - Intercity funding to continue and expand the Lower Columbia Connector - Co-sponsored by Sunset Empire Transit District in Clatsop County; (3) STF - State formulary funding. Can be used for almost anything, including matching the Federal 5311/5311F grants.

Michael explained that the STF Grant is not due to ODOT until mid February, but the submission date falls before the next CCCTAC meeting, who must make a recommendation to the Board prior to submission.

Commissioner Magruder inquired as to what happens in a scenario where CC Rider cannot come up with a complete match. Michael stated that the grant request could be scaled back, but that we should try to allocate enough funding to cover the match, should the entire grant be funded. Michael also explained that it is highly unlikely that ODOT will fund the entire 5311F grant, based on previous funding levels.

Commissioner Heimuller asked what the current level of ridership was on the Intercity service. Michael explained that ridership is almost double what was initially forecast back in 2015. Current ridership is over 700 boardings per month for Line 7.

Robin McIntyre requested that the Board authorize Michael to sign and submit the grant applications electronically on their due date. ***With that, Commissioner Heimuller moved and Commissioner Magruder seconded to approve the submission of the (3) grant applications and authorize Michael Ray to sign. The motion carried unanimously.***

#### **STANDARDIZED SOLID WASTE CARTS IN UNINCORPORATED AREAS:**

Kathleen Boutin-Pasterz, Solid Waste Program Coordinator summarized Waste Management's request to replace residential customer owned 32 gallon cans with standardized Waste Management provided 35 gallon carts. Representatives of Waste Management including Greg Johnson and Kirk Duncan answered Board questions regarding the proposed implementation of the program in April 2017 after a six weeks notice to affected customers. The proposal is rate neutral. A slight increase in rate from the 32 to the 35 gallon container reflects the additional capacity of the new container. No formal approval of the Board is required by the Solid Waste Ordinance so staff was

asking for advise and consent. The Board member were unanimous in their consent to this service change.

**BRIEFING ON CHRISTOPHER ARTHUR APPEAL:**

Todd Dugdale, LDS Director, along with Glen Higgins, Chief Planner, were present to review the appeal by Christopher Arthur of the Planning Commissions denial of his application for a Setback Variance for a Proposed Marijuana Grow in Warren.

Glen Higgins reviewed the public hearing packet and provided a summary of the appeal, zoning ordinance criteria which applies to the decision, staff findings, recommendations and history of the application. The purpose of the discussion today was to prepare the Board for the public hearing on this matter scheduled for Wednesday, January 25, 2017 and to answer any questions.

**BRIEFING ON HOMELAND SECURITY GRANT APPLICATIONS:**

Steve Pegram, EOC Director, was present to review and answer any questions the Board may have on the Homeland Security Grant applications. It was noted that, if we are successful, every effort will be made to source the material locally in Columbia County.

After discussion, Commissioner Magruder moved and Commissioner Tardif seconded to approve the following:

- Columbia County Unmanned Arial Unit (UAV) Program Application for 2016 State Homeland Security Program and authorize Steve Pegram to sign.

- NIMS Compliance Form for Columbia County Unmanned Aerial Unit (UAV) Program and authorize Steve Pegram to sign.
- Columbia County Special Response Team Application for 2016 State Homeland Security Program and authorize the Chair to sign.
- NIMS Compliance Form for Columbia County Special Response Team Program and authorize the Chair to sign.
- EOC Satellite Communication Project Application for 2016 State Homeland Security Program and authorize Steve Pegram to sign.
- NIMS Compliance Form for EOC Satellite Communication Project Application and authorize Steve Pegram to sign.
- Mass Care Shelter Infirmary Project Application for 2016 State Homeland Security Program and authorize Steve Pegram to sign.
- NIMS Compliance Form for Mass Care Shelter Infirmary Project and authorize Steve Pegram to sign.
- ARES Communication Project Application for 2016 State Homeland Security Program and authorize Steve Pegram to sign.

Staff Meeting

1.18.17

Page 6

- NIMS Compliance Form for ARES Communication Project and authorize Steve Pegram to sign.

The motion carried unanimously.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 18<sup>th</sup> day of January, 2017.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: \_\_\_\_\_  
\_\_\_\_\_ Henry  
Heimuller, Chair

By: \_\_\_\_\_  
\_\_\_\_\_ Margaret Magruder, Commissioner

By: \_\_\_\_\_  
Jan Greenhalgh  
\_\_\_\_\_ Tardif, Commissioner

By: \_\_\_\_\_  
Board Office Administrator Alex