

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

STAFF MEETING MINUTES

April 5, 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.

BOARD DISCUSSION:

- **AOC Resolution:** The Board discussed the request to all counties from the Association of Oregon Counties to support the passage of a transportation funding package in the 2017 legislative session. AOC offered a draft resolution to prepare for Columbia County. After discussion, the Board directed Jan to prepare the Resolution for signature by Friday and ratify on the next agenda.
- **Title III Funding Application:** Commissioner Heimuller gave a brief overview of Title III Funding, where it comes from and what it can be used for. Jan explained that she advertised for Title III Project Submissions and only one was received. It was from Casey Garrett, County Parks Department, for equipment to be used for maintaining adequate access for emergency vehicles along the CZ Trail. This is an authorized use of Title III funds. Jan requested the Board give their preliminary approval so that she can send out the 45-Day Notice for Comments. **After review, Commissioner Magruder moved and Commissioner Tardif seconded to give preliminary approval of the Parks Department's project submission for maintenance equipment. The motion carried unanimously.**
- **St. Helens Municipal Court:** General discussion was held on the City of St. Helens wanting to close their municipal court and have the County Circuit Court take over their court cases. Steve Atchison, District Attorney, is attending a meeting over at the City of St. Helens right now to get more information. Steve has stated that, in doing this, it will have a big financial impact on his department. Commissioner Heimuller was informed that, under State Statute, the Justice of the Peace cannot preside in a jurisdiction where there is already an existing circuit court. Steve will report back to the Board on his findings.
- **AOC Meeting Changes:** Discussion was held on the change in dates for the AOC Committee meetings, specifically that they now start on Sunday and end on Monday, instead of just having a Monday meeting. Commissioner Heimuller explained why they did this, which didn't make a lot of sense, and it has produced some very unproductive meetings. Will just wait to see if this new schedule works out.
- Commissioner Magruder mentioned that she gave Dan Brown, CAT, some information on a multi-family HUD repo in Rainier.

PLANCHON REPORT:

Steve Planchon, Land's Administrator, and Sarah Hanson, County Counsel met with the Board to discuss several issues related to County foreclosed properties.

- **Senior Deferred Tax Payment (Tax No. 62411):** The first item discussed was a request to repay the State of Oregon for senior deferral tax payments made on Tax Account No. 62411, 62411 Nehalem Highway, Vernonia, also known as the "Bishop" property. A memo from Steve Planchon was discussed. Steve Planchon explained that the property was acquired in 2013 after the death of both prior property owners, Frances and Orval Bishop. The Bishops had enrolled in the Oregon senior deferral program with the State of Oregon. With this program the State of Oregon pays the owed taxes annually to the County. The State then has a lien on the property for amounts paid plus interest. After the Bishops died the property came out of deferral. The State has requested that the County pay the State the deferred taxes plus interest, in the amount of \$3,156.22. Sarah Hanson suggested that the County may be able to negotiate with the State to reduce interest amounts due. Steve Planchon will contact the State to request a reduced payment. If that is not successful, the Board members expressed no objection to making the payment out of the County land fund.
- **Transfer of Vernonia Property (Tax No. 29603):** The second item discussed was a proposal to transfer property to the City of Vernonia. A memo from Steve Planchon on the subject was discussed. The parcel, Tax Account No. 29603, was acquired in 2004. It is a narrow strip of property between 5 private parcels. The property is not buildable and its assessed value is less than \$15,000, making it eligible for a direct sale. The property management team is recommending that the County transfer the property to the City of Vernonia for public utility purposes. The County has no use for the property. The County may transfer the property as a direct sale for not less than 15% of the assessed value, or in accordance with ORS 271.330(1), which would require notice and hearing. The cost of the transfer process under ORS 271.330 is higher than a direct sale. The Board members indicated agreement with the concept of transferring the property to the City, which will be approved when documents are presented to the Board for approval. Steve Planchon will approach the City with a proposal to transfer the property to the City for \$75.00 under the direct sale statute.
- **Realty Services Contract:** The third item discussed was a request for approval of a notice of intent to award a contract for realty services to Robert Braud. A memo from Steve Planchon was discussed. An RFP was issued and three proposals were received. Steve Planchon described the review team ranking of the three proposals and recommended that the County proceed with a contract for Robert Braud. Sarah Hanson explained that the next step is for the County to issue a Notice of Intent to Award the Contract, which will begin the required appeal process. Commissioner Magruder moved and Commissioner Tardif seconded to approve a notice of intent to award for Realty services to Robert Braud. Commissioner Heimuller abstained from voting because he knows

Robert Braud from the NOHA Board. The motion carried. Steve Planchon will work on a draft notice of intent to award.

- **Sheriff's Sale - Reynolds Property:** The final item discussed was the potential sale of property with tax account No. 24097, at 58442 Nehalem Highway South, Vernonia, also referred to as the "Reynolds" property. A memo from Steve Planchon was discussed. The state of the property was then discussed; that being a solid waste nuisance. The home is also filled with what appears to be flammable material, possibly due to hoarding. However, the contents of the home is not subject to the Solid Waste Ordinance. There are one or more potential buyers of the property. However, before the County can offer the property for private sale it must first be offered at a Sheriff's Sale. Steve explained that the property management team recommends that the property be offered at a Sheriff's Sale in the near future. A draft order for the sale is being circulated, which would then be placed on the Board's agenda for approval. The draft was provided to the Board for discussion. Steve indicated that a sale would be subject to cleaning up the property and verification that there is no solid waste nuisance remaining on the property. The Board members were in general agreement with offering the property for sale at a Sheriff's Sale in the near future, to be approved when a final order is provided for approval. Sarah Hanson recommended that the prior property owner be given one last opportunity to remove any personal property that they want before the property is sold at a Sheriff's Sale. Two opportunities have already been given.

REQUEST FOR FULL RECONVEYANCE FOR 1610 N. MIST DRIVE, VERNONIA:

Sarah Hanson, County Counsel, met with the Board to discuss a request from Community Action Team for the Commissioners to approve the reconveyance of a trust deed to Tempie Nance under CDBG Loan Number D97003. A letter from Community Action Team, a Request for Full Reconveyance document, and a Revolving Fund Donation agreement were distributed for discussion. Sarah explained that this is a loan administered by CAT for rehabilitation funds. The loan has been fully repaid and the trust deed needs to be reconveyed. A check in the amount of \$7,440.00 was received with the request for reconveyance. Sarah also referred to Board Order No. 27-2014 in which the Board determined that Rehabilitation Revolving Loan Program repayment funds are to be allocated to Community Action Team for use in its rehabilitation program. The Finance Director will issue a check to Community Action Team in the amount of the repayment. After **discussion, Commissioner Tardif moved and Commissioner Magruder seconded to approve the Reconveyance of the Trust Deed for 1610 N. Mist Drive, Vernonia, Oregon, and authorize the Chair to sign. The motion carried unanimously.**

AMENDMENT #2 TO AGREEMENT WITH OREGON BUILDING CODES DIVISION:

Todd Dugdale, Land Development Services Director, explained the purpose and provisions of the current agreement and recommended that the Board authorize him to sign the amendment which extends the agreement from June 30, 2017 to June 30, 2020. After discussion, **Commissioner Tardif moved and Commissioner Heimuller seconded to approve Amendment #2 to the Agreement with the State of Oregon,**

Department of Consumer and Business Services, Building Codes Division and authorize Todd Dugdale to sign. The motion carried unanimously.

SCAPPOOSE PARK & RIDE:

Michael Ray met with the Board to update them on the Scappoose Park and Ride site. He explained that in conversations with the property owner, that the property owner is willing to vacate the property prior to the environmental work commencing, but he would need to be compensated for the lost revenue. The environmental process can take up to a year to complete. This would result in the County paying rent of \$1,825/month for 12 months, totaling \$21,900. There is no guarantee that at the end of the environmental process that the property would be purchased by the County. Commissioner Heimuller was especially concerned that the environmental work would show excessive levels of contamination, thereby resulting in a hefty clean-up process that the county would be on the hook for in order to complete the development.

There were also concerns as to why the environmental process is less cumbersome without tenants on the property than if there were tenants on the property. Michael explained that with tenants still occupying the property when environmental work commenced that the process would trigger an environmental justice component, where the County would have to consider the implications of displacement of low-income tenants in a housing market that has fallen short of providing low-income residential properties. Michael will get more clarification on that from ODOT and report back to the Board.

Michael also mentioned that a new parcel at the intersection of Hwy 30 and Scappoose Vernonia Hwy is available. It has its own constraints, primarily access, but is 1/3 the cost for approximately the same acreage. Access would need to happen off of NW 1st Street and would most likely require upgrades.

Michael will contact the County Road department and the City of Scappoose about access and the 1st Street concerns and report back to the Board.

PROPOSAL TO INCREASE COUNTY TRANSPARENCY:

Karen Kane was out of the office today so this matter was tabled.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 5th day of April, 2017.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Henry Heimuller, Chair

By: _____
Margaret Magruder, Commissioner

By: _____
Jan Greenhalgh
Board Office Administrator

By: _____
Alex Tardif, Commissioner