

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

WORK SESSION MINUTES

April 25, 2018

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

Commissioner Magruder called the meeting to order.

OREGON TOURISM FUNDING:

Chuck Daughtry, CCET Director, and Casey Garrett were present for discussion on the Oregon Tourism funding that's available. It was decided that the cities, chambers, County and CCET will form a stakeholders committee to determine how to move forward with the funding. It was also noted that there is currently an open seat on the State of Oregon Tourism Commission for our region. Casey Garrett has shown an interest in that seat.

SCAPPOOSE ECONOMIC DEVELOPMENT MEETING:

Commissioner Tardif reported on the Scappoose Economic Development meeting he attended last week. He put a plug in for transportation.

CHAPMAN LANDING - REVIEW OF ORIGINAL GRANTS:

Commissioner Magruder stated that Sarah Hanson has reviewed the original grant documents for Chapman Landing and she cannot find anything that would prohibit the transfer of this property to the City of Scappoose. The County can now move forward in the process once the grantors sign off.

SOLID WASTE TIPPING FEE STUDY REPORT:

Todd Dugdale, LDS Director, came before the Board along with Consultant Peter Moy and Matt Hobson of FCS Group. They provided the Board with a summary of the study document in the meeting packet including the methodology used in determining the revenue requirement for Transfer Station operations and fees required to meet the revenue requirement. The Study recommended no increase in current fees since the current fees were determined to meet the revenue requirement for the next five years. Todd added that staff is recommending that the Board forego the automatic CPI adjustment this year in light of the study results. The only action required by the Board would be to adopt a Board Order to forego the CPI since no changes in fee are proposed. Based on this recommendation, staff was directed to prepare an Order to forego the CPI.

DEVELOPMENT FEE STUDY REPORT:

While present, Todd and Consultant Peter Moy and Matt Hobson of FCS Group provided the Board with a summary of the study document in the meeting packet

including the methodology used to determine individual fee amounts necessary to achieve full County cost recovery and the percentage of full cost recovery achieved by current fee levels. The study found that, overall, current fees are offsetting 94% of costs for the Building Program, 26% for the Planning Program and 49% for the On-Site Program. Todd then reviewed the individual fee cost recovery results and staff's recommendations for each program. Staff recommended setting individual fees using one of the following options: 1) full cost recovery, 2) keep current fee or 3) an amount between current fee and full cost recovery. Due to the time, the review of Planning and On-Site program fees were deferred to a future work session. No action taken.

COUNTY OWNED PROPERTY:

Jacyn Normine, Board Office Specialist, was present to discuss the disposition of the following County owned properties:

- TL # 435051: The Board agreed by consensus to transfer this property to the Road Department;
- TL #18559: The Board directed Jacyn to send a letter to Mr. Walker, adjoining property owner, to see if he is interested in making an offer on this property.
- TL #7052 & #7053: Additional research needs to be done before any action can be taken on these 2 parcels.
- TL #20793: Additional research needs to be done before any action can be taken on this parcel.

EXECUTIVE SESSION UNDER ORS 192.660(2)(h) - Litigation

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, ***Commissioner Tardif moved and Commissioner Heimuller seconded to approve the Settlement Agreement #20-2018 with Kellie Smith and authorize Sarah Hanson to sign. The motion carried unanimously.***

ROSS ROCK PIT:

Tristan Wood, Assistant Road Department Director, along with Michael Russell, Road Department Director, came before the Board to discuss rock crushing in the Ross Pit in St Helens. Tristan and Mike informed the Board that they viewed this as an area to save funding on department maintenance costs. The department is looking at crushing 9000 yards of rock that has been previously shot in the pit. The cost to complete the crush, along with the costs to load the rock, and the necessary County fees would cost \$60,750. Tristan stated that with added depletion fees, along with labor and equipment usage to load rock at the pit location, the rock would cost \$5.57 per ton. This is a significant savings to other rock sources in the County.

Commissioner Heimuller asked why we wouldn't crush more at this time. Tristan explained that this would be enough to last roughly 18 months. On a typical year, this

should be enough for the St Helens and Vernonia districts. Further, this is what is currently available. Future usage will be evaluated, the rock needed for a longer period of time, and blast/crush will be determined.

A contract with Braxling Inc. for the crushing has been prepared and reviewed by Counsel. At this time, Tristan is requesting approval of the contract.

After discussion, **Commissioner Tardif moved and Commissioner Heimuller seconded to approve the C22-2018 - Public Services Contract with Braxling, Inc. as presented. The motion carried unanimously.**

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

Dated at St. Helens, Oregon this 25th day of April, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner

By: _____
Jan Greenhalgh
Board Office Administrator