

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

WORK SESSION MINUTES

May 16, 2018

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

Commissioner Magruder called the meeting to order.

BOARD DISCUSSION ITEMS:

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

APIARY ROAD CLOSURE FOR CULVERT REPLACEMENT:

Tristan Wood, Assistant Road Department Director, came before the Board to discuss the road closure of Apiary Road at MP 16.1. Tristan reminded the Board that this was a previously discussed project with the Upper Nehalem Watershed Council, with support from Columbia County. The roadway would need to be closed from August 27th thru September 28th. This would give the contractor ample time to complete excavation and the project details needed to open the roadway. The plan is that once the contractor gets the Notice to Proceed, the Road Department will begin notifying neighbors of the upcoming closure, posting road signs at construction site, and also working with ODOT to have notices of the closure during construction. Tristan will work with Karen Kane on a press release for the various papers and agencies within the County of the closure, along with sending notices to the various contacts from previous road closures.

After discussion, ***Commissioner Tardif moved and Commissioner Heimuller seconded to approve the closure of Apiary Road from August 27th thru September 28th. The motion carried unanimously.***

EQUIPMENT DISPOSAL:

While present, Tristan discussed the upcoming auction of 30 various pieces of equipment the department would like to surplus. He requested that the Board approve the surplus on the consent agenda, then distribute the list to the various agencies and departments within the County before auctioning or selling the equipment. If equipment is not needed by local agencies within the state, we would then put the items out for a public sale utilizing GovDeals.com for the equipment sale. The Board supported the request to dispose of the equipment and will look over the details of the equipment when ready for the consent agenda. No action was made on this item at this time.

LDS DEVELOPMENT FEES:

Todd Dugdale, LDS Director continued discussion from a previous work session regarding the results of the 2018 Development Fee Study completed by FCS Group of

Seattle, Washington. Todd focused on the Planning and On-Site program fee study full cost recovery findings for fees charged for these services and staff's recommended fees in light of these findings. He reviewed several policy questions that needed to be answered for each fee type before a recommended fee could be arrived at. He noted that Staff took these policy questions into account in making a recommendations for full cost recovery, current fee or some fee amount between the two. There was considerable discussion concerning two progressive value and/or quantity based fees, Design Review and Grading. It was noted that the Study methodology does not lend itself to accurate cost recovery numbers for fee based on valuation or quantities. Erin O'Connell answered the Board's questions regarding the types of fee services and fee levels for the On-Site program. Todd noted that fees for types of permit services that are most frequent were most frequently recommended for a higher level of cost recovery, keeping in mind that the program should ideally pay for itself and the bulk of staff time and resources are devoted to these services. Erin noted some services that should not be at or near full cost recovery, such as hardship dwelling reviews which involve applicants with special needs. It was pointed out that the County's current fee waiver request process can be used by applicants that may have an economic hardship in a particular case. ***Commissioner Tardif moved and Commissioner Heimuller seconded a motion to refer the staff recommended development fees to a public hearing on June 20, 2018. The motion passed unanimously.***

The Board asked staff to provide some enhanced notice to the public including: **1)** mailed hearing notices with proposed building fees to regular Department contractors and development professionals; **2)** work with the Public Information Officer on some newspaper hearing information; and **3)** include an expanded fee comparison table showing existing, full recovery and proposed fees in the hearing packet to be posted on the Board's hearing agenda website.

MIKE PAUL:

Michael Paul informed the Board that the Environmental Health Inspector has submitted his notice of intent to retire on 12/31/18. After discussion, the Board agreed by consensus to transfer the program from the Public Health Foundation to the County on 1/1/19. This will result in cost savings and 3.0 FTE environmental health specialists at the County to create the program described in ORS 431.143.

DISPOSITION OF COUNTY LANDS:

The Board recessed the regular session to go back into Executive Session as allowed under ORS 192.660(2)(e). Upon coming out of Executive Session, the Board made the following decisions by consensus:

- 1) TL #22398 - The Board would agree to sell the property back to the previous owner after some additional research is conducted;
- 2) TL #18559 - Based on the recommendation to retain this property, Sarah will prepare an Order for the county to retain for road purposes.

3) TL #18377 - The Board directed staff to move forward with the sale of this property to Carl Runyon.

4) TL #7052 & #7053 - The Board directed staff to move forward with the sale of this property to Trevor Rogers.

The Board recessed the meeting to reconvene on Monday, May 21, 2018 at or after 3:00 pm.

EXECUTIVE SESSION UNDER ORS 192.660(2)(a) - Employment:

The Board immediately recessed the regular session to go into Executive Session as allowed under ORS 192.660(2)(a). Upon coming out of Executive Session, the decision was made to recess this meeting and reconvene on Monday, May 21, 2018 at 1:00 pm.

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

Dated at St. Helens, Oregon this 16th day of May, 2018.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Jan Greenhalgh
Board Office Administrator

By: _____
Alex Tardif, Commissioner