

COLUMBIA COUNTY BOARD OF COMMISSIONERS

BOARD MEETING

WORK SESSION MINUTES

September 11, 2019

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

Board Discussion:

The County Fair Board submitted recommended applications for new members to the Columbia County Fair Board. It was agreed that Ingrid Chamberlain can be reappointed without having to do the interview process again. Ingrid will be required to be sworn in again with her reappointment with the County Clerk. She had stepped down due to personal reasons. Jacy was directed to schedule time with Jamie Carr and Samantha Dolynuik Rosenlund to interview with the Board of Commissioners.

Louise Kallstrom brought the application for the ODA Grant to the Board for discussion. After discussion Commissioner Magruder moved and Commissioner Tardif seconded the ODA application as presented and authorized the Chair to sign. The motion carried unanimously.

Phase 1 Environmental Evaluation- Fischer Property:

Casey Garrett met with the board to provide a summary of a Phase I Environmental evaluation conducted at the county owned "Fischer Property" near the Justice Facility in St. Helens, OR. Casey was accompanied by the City of St. Helens Administrator, John Walsh, and the City's Planning Associate, Jennifer Dimsho. The evaluation was made possible by a grant obtained for the City of St. Helens to provide financial assistance property owners who are considering developing on land that may have been contaminated by prior owners.

Casey provided a brief explanation of the findings determined by the evaluation, then recommended the County choose not to conduct any further evaluation, since no evidence of contamination was uncovered. Jenifer Dimsho and John Walsh expressed the City's desire to see development happen on the property sooner, rather than later, and asked if the County had any plans to do so within the near future. They explained the City feels improvements on this particular piece of land would likely encourage development to the adjacent properties. Part of the City's reasoning was the current City water main stops just prior to the Fischer Property, so as improvements were made water service would be extended along Old Portland Rd., which would increase adjacent property values and encourage commercial/industrial growth allowed in current zoning rules.

Casey explained the County did not have immediate plans for development and is not interested in selling the land at this time. The County will likely keep the land due to its proximity to the Justice Facility and may consider developing office and/or court space on it sometime in the future. Casey also pointed out that the Phase 1 evaluation was of value to the County, since it would be necessary to do prior to following through with any future developments.

After further discussion, the commissioners thanked the City's representatives for conducting the evaluation, but did not provide any commitments or timeline for property improvement to take place. No action was taken.

Facilities Discussion:

Casey Garrett reported to the Board on his plan to increase the effectiveness and efficiency of General Services by having workers who are flexibly classified as Facilities Services Technician. This would mean his hiring an FST instead of a Parks Maintenance Worker to fill a current vacancy and, in the future, to look at reclassifying the existing Parks Workers to Facilities. There was discussion on the efficiency this would bring to the County in terms of being able to assign people based on their skills and also based on location that particular day.

Jean Ripa noted that the cost to the County (comparing Step 9 of each worker level) would be about \$6,000 per year (with FICA and PERS) to hire Facilities over Parks. Casey noted that, initially, the cost would be less than that due to the placement in the range initially of the reclassification of the Parks Worker. Commissioner Tardif requested a written business proposal on this idea. The Board directed Casey to return with a written outline of his proposal, along with official costs.

Executive Session:

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

Filling Road Worker 1 Vacancy:

Mike Russell, Public Works Director and Tristan Wood, Assistant Public Works Director asked the Board to fill two vacant Road Worker 1 positions. The group was also joined by Robin McIntyre, Assistant County Counsel. Mr. Russell said that one position has been vacant for a while as a result of a retirement and the other is relatively new in that an employee in Vernonia has given his two-week notice.

Commissioner Magruder moved to authorize the Public Works Director to fill the two vacant positions. Commissioner Heimuller seconded. The motion passed 2 – 1, with Commissioner Tardif voting against. Commissioner Tardif was not in favor of the

motion as the County as a whole has not developed a comprehensive staffing plan and he would like that to happen before he could support the motion.

Creating a new Mechanic Position:

Mr. Russell presented information related to the creation of a new Mechanic position for the Department. Commissioner Heimuller asked about the salary of the classification and wondered if we could get good, qualified people to apply.

Commissioner Tardif asked how this fit with the Board's direction on using Enterprise Fleet Management to handle fleet maintenance for new vehicle purchases. Mr. Wood said that the Department would need still need in-house mechanic expertise for the heavier equipment and did not see this as working against the Enterprise model, but rather as another tool in providing fleet maintenance service for the County.

Commissioner Heimuller asked if the Department could provide some analysis on the potential savings of creating another Mechanic position that could take on more in-house work compared to the outsourcing that occurs now. Mr. Russell said that he could provide that to the Board and reschedule the item for further consideration.

Other Updates from Public Works:

Commissioner Tardif asked for an update on the Gable Road Improvement project. Mr. Wood informed the Board on the status of the project and that it was on schedule. Commissioner Tardif was concerned that we may have missed an opportunity by not laying conduit for future fiber optic communications. Mr. Wood said that the project does incorporate a planter strip all along the road that could easily accommodate future utilities without having to dig up the newly constructed road.

Commissioner Tardif asked about an update on the Parking Ordinance. Ms. McIntyre, Assistant County Counsel said that the ordinance is on her desk and is being finalized for the Board's consideration soon.

Executive Session:

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

Under ORS statute Jacyn Normine under full disclosure has stated that the County has received interest in a property located in Clatskanie, OR. Jacyn has family members that own property that adjoin the County's foreclosed surplus property and will ask Kathy Coddington to work with the interested party during the negotiation process.

Sheriff's Department Contracts:

Sheriff Pixley came before the Board to request authorization to sign for the ESOPH contract. After discussion Commissioner Magruder moved Commissioner Tardif seconded to approve the ESOPH contract as presented and authorize Sheriff Brian Pixley to sign. The motion carried unanimously.

Sheriff Pixley gave a refresher on a medical contract that pertains to the COLA increase amounts for the life of the contract that he brought before the Board previously and asked if they had any additional questions or concerns. No action was taken.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Henry Heimuller, Chair

By: _____
Margaret Magruder, Commissioner

By: _____
Alex Tardif, Commissioner

By: _____
Jacyn Normine
Board Office Administrator