

COLUMBIA COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING

MINUTES

October 11, 2017

The Columbia County Board of Commissioners met in a scheduled session with Commissioner Henry Heimuller, Commissioner Margaret Magruder and Commissioner Alex Tardif, together with Robin McIntyre, County Counsel and Jan Greenhalgh, Board Office Administrator.

Commissioner Heimuller called the meeting to order and led the flag salute.

**MINUTES:**

Commissioner Magruder moved and Commissioner Tardif seconded to approve the minutes of the October 4, 2017 Board meeting. The motion carried unanimously.

The minutes of the October 4, 2017 Staff meeting was pulled and held over.

**VISITOR COMMENTS:**

None.

**DELIBERATIONS: APPEAL OF LUCS FOR DEER POINTE MEADOWS MHP:**

This is the time set for deliberations, " In the Matter of an Appeal of the Administrative Decision by the Land Development Services Director for the Issuance of the Oregon DEQ Land Use Compatibility Statement (LUCS 17-44) for Deer Pointe Meadows Mobile Home Park".

Robin gave the background on this application. When asked, Commissioner Heimuller declared that he stopped by the site to obtain a visual on the site of a motor home, however he did not talk with anyone. The motor home was hooked up with a water hose, and a sewer pipe, not a hose but more like a pvc drain pipe running into the ground.

Commissioner Magruder spoke with Mr. Strom after the hearing and discussed the speed bumps and also talked with Mr. Krause about the passing of his brother, but nothing discussed on this matter.

Commissioner Tardif declared no exparte.

Robin recommended the Board reopen the hearing to allow any testimony, specific to the exparte contact.

With that, Commissioner Magruder moved and Commissioner Tardif seconded to reopen the hearing to allow testimony on the exparte contact. The motion carried unanimously.

**Dale Strom**, owner of Deer Pointe Meadows, wanted to address the motor home that was in the park and whether or not it was hooked up. He noted that he is relying on his discussions with his park manager. The owner of the motor home planned to live in it, but it was not to be hooked up to the septic services and the owner stated he was not using the septic system. Dale was surprised to hear that Commissioner Heimuller viewed it as being hooked up. Dale has since told his manager to have the motor home removed. Commissioner Heimuller shared his photos with Dale to explain what he saw. Dale responded that he was not aware of the motor home being hooked up but thinks it might be just be hooked up to the managers system. If this is an inappropriate hookup, he will be sure to have it dealt with immediately.

**Andrew Stamp**, Attorney for Don Campbell, heard some interesting testimony. He appreciates Commissioner Heimuller confirming what was testified to during the hearing. Dale Strom is an absentee landowner living in Beaverton and really does not have awareness of the day to day operations of the park. Dale instructed his park manager not to add new units, and that order was either ignored or violated. The county should open a code violation, and fine Mr. Strom \$50,000.00. This is a trustworthiness blatant violation, this is space 23A and the owner doesn't even know what space this is or even if it is a space. This seems to be the most important part of this whole hearing. It really goes to show the state of mind of the applicant. Andrew recommends that the 1996 order be revoked.

**Tim Ramis**, Attorney representing Dale Strom, wanted to make the point that the testimony just given by Andrew Stamp exceed the scope of what was permissible in terms of the notice. We are here to deal with the facts and he believes that the Board is perfectly competent in making those decisions.

With no further testimony coming before the Board, the hearing was closed for deliberation. Commissioner Magruder asked how long Mr. Strom has owned this property - answer December 2012. Commissioner Heimuller felt it is important to note that this mobile home park has had sewer issues from back in the 60's. The application for this repair gives DEQ the ability to authorize a fix. Currently, there is an enforcement order, and hopefully DEQ will limit spaces until the work is complete and in confirmed working order. He feels the county should continue their enforcement order, however he does not feel the Board has a legal standing to deny the LUCS.

Commissioner Magruder doesn't have the long history with this, but has learned a lot since this past January. Mr. Strom has owned this park since 2012, which makes her pause that he doesn't appear to have taken steps to correct this issue. She would encourage him to take the appropriate steps to fix it.

Commissioner Tardif agrees with both Commissioner Heimuller and Magruder. He does not want to be responsible for displacing families. This is a public health and safety concern for many.

After discussion, Commissioner Magruder moved and Commissioner Tardif seconded to tentatively approve the DEQ Land Use Compatibility Statement for the Deer Pointe Meadows Mobile Home Park (Application No. LUC 17-44). The motion carried unanimously.

**CONSENT AGENDA:**

Commissioner Heimuller read the consent agenda in full. With no changes/additions, Commissioner Tardif moved and Commissioner Magruder seconded to approve the consent agenda as follows:

- (A) Ratify the Select to Pay for the week of 10.04.17.
- (B) Approve Personnel Action for Steve Pegram effective 10/01/17 and authorize the Chair to sign.
- (C) Approve Personnel Action for Karen Kane effective 11/01/17 and authorize the Chair to sign.
- (D) Approve 2015 Foreclosure Deed and Authorize the Chair to sign.
- (E) Order No. 73-2017, "In the Matter of Conveying Certain Real Property Located at 58442 Nehalem Highway, South, Vernonia, Oregon to Ryan M. Drake and Anthony W. Vanella (Tax Map Id No. 4n4W08-DO-0050: Tax Account No. 24097)".
- (F) Quitclaim Deed Conveying Property Located at 58442 Nehalem Highway South to Ryan M. Drake and Anthony W. Venalla ( Tax Map No. 4N4W08-DO-0050; Tax Account No. 24097).

**AGREEMENTS/CONTRACTS/AMENDMENTS:**

- (G) Purchase and Sale Agreement with Ryan M. Drake and Anthony W. Vanella for Property located at 58442 Nehalem Highway south, Vernonia, Oregon; Tax Map ID No. 4N4W08-DO-00500, Tax Account No. 24097.
- (H) Amendment to Purchase and Sale Agreement with Daniel and Josephine Leno extending the Removal Deadline to December 4, 2017 and authorize the Chair to sign.
- (I) Oregon Department of Transportation Agreement No. 31587 for Emergency Culvert Replacements at Apairy Road Mile Post 16.1.

The motion carried unanimously.

**COMMISSIONER HEIMULLER COMMENTS:**

Commissioner Heimuller appreciate his colleges for standing in on county business while he was attending a transportation conference in Pendleton.

The transportation meeting turned into a traffic safety issue. He gave some statistics on deaths on our roads this year. We have already surpassed last years total.

It was an emotional moment as he described a trailer he saw with the car inside that a young college student died in, paid for by a family to carry the message not to text, or do things that distract you from driving. The parents paid for this trailer as a reminder for us to carry the message that we need to pay attention and drive safe.

**COMMISSIONER MAGRUDER COMMENTS:**

Commissioner Magruder agreed that this is a message that we need to send out to everyone, not just young people. It is a real temptation to use your phone or other devices while driving, but don't do it.

The Dollar General Store broke ground in Clatskanie recently, which is pretty exciting for North Columbia County.

United Way would like to invite all to attend a fundraising dinner, to be held Friday night October 13<sup>th</sup>, at the Rainier United Methodist Church. The Board will also be sending a letter to all employees to encourage them to participate in the United Way campaign. All money raised in Columbia County stays in Columbia County. This year, they are focusing on the Meals on Wheels program.

Halloweentown this weekend and it will be packed. Enjoy and be safe.

**COMMISSIONER TARDIF COMMENTS:**

A shout out to SHEDCO who hosted the Bite of Columbia County. If you were not able to attend, he would encourage people to make a list of all our restaurants and stop by and visit them all.

He attended the Boot Scooten Benefit last weekend. This focuses on barn buddies. It allows foster children to bond with the animals. It teaches them about hard work, dedication, and the rewards from learning these life skills.

**EXECUTIVE SESSIONS:**

The Board recessed the regular session to go into Executive Session as allowed under ORS 192.660(2)(h)(e). Upon coming out of Executive Session, Commissioner Tardif moved and Commissioner Magruder seconded to reject Eric Miller's offer to purchase County property known as Tax Map ID 3N2W12-DB-0220. The motion carried unanimously.

Additionally, Commissioner Magruder moved and Commissioner Tardif seconded to approve the Release Agreement with First Transit and authorize the Chair to sign. The motion carried unanimously.

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

Dated at St. Helens, Oregon this 11<sup>th</sup> day of October, 2017.

NOTE: An audio CD of this meeting is available for purchase by the public or interested parties. A video of the meeting is also posted on our website at [www.co.columbia.or.us](http://www.co.columbia.or.us)

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