

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

STAFF MEETING MINUTES

September 28, 2016

The Columbia County Board of Commissioners met in scheduled session with Commissioner Anthony Hyde, Commissioner Henry Heimuller and Commissioner Earl Fisher.

Commissioner Hyde called the meeting to order.

MEETING WITH UNION REPRESENTATIVES:

Present were Jean Ripa, Erin O'Connell and Deb Jacob, and introduced Micaela Shapiro, new AFSCME Council representative. Discussion was held regarding responses to illegal marijuana grow complaints and the resulting safety concerns. Erin brought up some concerns about certain planned organizational changes and concerns about some personnel involved. Erin reported on the work being done by the Communications Committee. General discussion followed on increased staffing opportunities and economic development in the county.

CODE COMPLIANCE INVESTIGATIVE FEE:

Todd Dugdale and Robin McIntyre were present to discuss a proposed Code Compliance Investigative Fee. Todd reviewed the purpose for this proposed uniform Code Compliance Investigation fee, to be payable in conjunction with any LDS approval or permit required to correct a code violation. The fee would reimburse the County for the expense of code enforcement related activities up until the approval or permit is applied for. There was Board consensus to set a public hearing date on this matter for October 19, 2016.

SCAPPOOSE PARK & RIDE:

Michael Ray, CC Rider, updated the Board on discussions held with ODOT this previous week. At issue was the fact that STIP funding for the Scappoose Park & Ride cannot be transferred to local governments so that the locals can manage the project, thus saving time and resources. Local processes do not need to meet the same level of federal oversight as having the funds managed by ODOT. In his conversations with Jamey Dempster, ODOT Public Transit Program Coordinator, they came up with some viable options. These options would require approval by the Board.

Some of the options under consideration are:

1. Using the Transportation Infrastructure Bank (TIB). The TIB is a branch of ODOT that allows local jurisdictions to borrow funding at very low interest rates. Currently the TIB has about \$2 million dollars earmarked for transit projects. Jamey indicated that interest rates are significantly below market rates and in some instances could be at 0%. A TIB loan could be re-paid with the STIP dollars, once the STIP dollars are available to spend down. Jamey is looking into

- the particulars. Michael indicated the TIB is how Tillamook County Transit District is funding their transit center remodel.
2. County funds could purchase the property in advance of ODOT completing the environmental process. This would require an appraisal by the County and by the seller. If a mutually agreed upon price was established, the County would use its funds to purchase the property and ODOT would reimburse the County when the STIP funds for acquisition are released. This would tie-up County funds for at least a year, but the project could move through the process faster than waiting for ODOT to finish the environmental process.
 3. The County could also rent the property from the seller until the time of purchase through ODOT. This would require the seller to vacate the two homes on the property. The drawback to this is that the County would be renting vacant property with no income derived.

While these considerations are weighed, everyone agreed that it would be in the County's best interest to have an appraisal done, so that there is a starting point for negotiations on the property. History shows that the current owner has been asking anywhere from the mid \$300,000 to nearly \$1 million for the property. A search on Zillow values the property at \$467,000. The lot is actually comprised of three separate tax lots.

Michael mentioned that another property that was considered in the 2012 Feasibility Study for Park and Ride locations in Scappoose is now on the market. This property is located at the SW corner of Scappoose-Vernonia Highway and Hwy 30, north of the Scappoose Fire Station. This property was originally considered but has some issues regarding access, being in a flood plain, and not available at the time of the study. Again, the property is now on the market.

After discussion, the Board directed Michael to contact the real estate agent to determine the asking price and the size of the parcel; and the County Road Department to discuss access onto Scappoose-Vernonia Highway. Without access available onto Scappoose-Vernonia HWY, buses would have to travel on NW/SW 1st Avenue to SW Maple Street to access HWY 30 at a light. This could affect route scheduling.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 28th day of September, 2016.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Anthony Hyde, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Jan Greenhalgh
Board Office Administrator

By: _____
Earl Fisher, Commissioner