

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

STAFF MEETING MINUTES

October 5, 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.

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

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

IGA WITH CITY OF CLATSKANIE - LAW ENFORCEMENT SERVICES:

Sheriff Dickerson and Greg Hinkelman, City Manager for the City of Clatskanie, discussed a proposed Intergovernmental Agreement that would have the Sheriff's Office provide law enforcement services in the City of Clatskanie. The IGA and a memo prepared by Greg Hinkelman was presented and discussion was held on the key details of the Agreement. The Agreement is proposed to be effective October 17, 2016, with a transfer of employees beginning November 1st, at which time the Sheriff's Office will take over law enforcement services. The City of Clatskanie will vote on the proposed Agreement tonight. The Board discussed whether it would be beneficial to approve the Agreement today to show the City Council that the County is supportive. With that, ***Commissioner Fisher moved and Commissioner Heimuller seconded to approve the Intergovernmental Agreement by and between Columbia County and the City of Clatskanie for Law Enforcement Services. The motion passed unanimously.***

Sarah Hanson, County Counsel, explained that the Agreement is written for signature in counterparts and she will prepare an original for signature by the Board and Sheriff.

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

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

AMENDMENT TO AGREEMENT WITH NW NATURAL GAS:

Sarah Hanson presented two proposed contract amendments to the Board. The first amendment is to a confidentiality agreement with NW Natural Gas. This agreement allows NW Natural to provide the County with confidential information related to the Mist Gas Field so that the County can administer its leases. The amendment provides that NW Natural can provide any such confidential information to the County's

contracted Natural Resources Administrator, Planchon Consulting. The Board discussed the details of the agreement. After discussion, ***Commissioner Fisher moved and Commissioner Heimuller seconded to approve the Amendment to the Confidentiality Agreement with Northwest Natural Gas Company. The motion carried unanimously.***

AMENDMENT TO CONTRACT WITH PLANCHON CONSULTING:

Sarah Hanson then addressed a related contract amendment. This amendment is to the Personal Services Contract with Planchon Consulting which is proposed to be amended to provide for the confidential information being provided to Planchon Consulting under the NW Natural Confidentiality Agreement. The Board reviewed the amendment and discussed the details. With that, ***Commissioner Fisher moved and Commissioner Heimuller seconded to approve the First Amendment to Personal Services Contract by and between Columbia County and Planchon Consulting, LLC for Natural Gas Resource and Real Property Administration Services. The motion passed unanimously.***

RESOLUTION 57-2016 - EXTENDED ENTERPRISE ZONE BENEFITS:

The Board discussed proposed Resolution No. 57-2016 which was pulled from the consent agenda in the morning. Commissioner Heimuller expressed concern that the resolution doesn't specify where the 10% economic development fee would be paid. Commissioner Hyde and Sarah Hanson explained that the details of the payment would be addressed in the extended enterprise zone agreement that would be negotiated with every applicant for extended enterprise zone abatement. The Board of Commissioners will need to sign each such agreement before the extended abatement is approved because the County is a zone sponsor. Those agreements would include the detail about where payments would be made for economic development purposes, and could change from agreement to agreement. Sarah explained that the resolution merely provides CCET, the zone manager, with direction to include a 10% fee while negotiating with the businesses, without giving CCET authority to bind the zone sponsors. There was Board consensus to add this Resolution to the next consent agenda, with updated language that the resolution is subject to review and approval by the Board of Commissioners of all extended enterprise zone agreements.

CZ TRAIL EASEMENT:

Dave Hill met with the Board, along with Robin McIntyre, Sarah Hanson and Lonny Welter. Robin explained that the City of Scappoose approved a conditional use permit for Durham School Services to operate their school bus transportation services out of the property at the old Cinnamon Tree Restaurant at the north end of Scappoose. Dave mentioned that ODOT will not allow access to Highway 30, therefore the only access to the property is by the existing access off of Scappoose - Vernonia Road. That driveway is a fairly nice paved road with the exception that the access where it meets Scappoose - Vernonia Road is primarily gravel.

The Road Department commented to Scappoose that the applicant must obtain an access permit from the Road Department and an easement to cross the CZ Trail. Because school has already started and bus operations are obviously critical for school operations, the Road Department indicated that we could issue a temporary permit for the operations to cross the CZ Trail, considering that the easement will take a legal description and a negotiated agreement between the two parties. Dave noted that an application for an access permit, easement or temporary crossing permit has not been made by Durham Bus Services.

The Road Department will work with County Counsel to develop conditions for the easement across the trail and contact the property owner and Durham School Services to initiate the easement and permits for this crossing and access to Scappoose - Vernonia Road.

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

Dated at St. Helens, Oregon this 5th day of October, 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