

COLUMBIA COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING

MINUTES

September 7, 2016

The Columbia County Board of Commissioners met in scheduled session with Commissioner Anthony Hyde and Commissioner Henry Heimuller, together with Sarah Hanson, County Counsel and Jan Greenhalgh, Board Office Administrator. Commissioner Earl Fisher was not present.

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

**MINUTES:**

Commissioner Heimuller moved and Commissioner Hyde seconded to approve the minutes of the August 31, 2016 Board meeting and August 31, 2016 Staff meeting. The motion carried unanimously.

**VISITOR COMMENTS:**

Mark Kreutzer came before the Board on behalf of the Oregon Fire District Directors Association and Columbia River Fire & Rescue. He wanted to publicly thank the Board for the passing of Resolution 43-2016, adopting Senate Bill 15-13. Hopefully we will never have to use it, but again he wanted to thank the Board for their support. Commissioner Heimuller just wanted to comment that he doesn't feel this ordinance goes far enough because of all the other public servants out there who put their lives on the line every day. Further, if this is something the State wanted to support, then they should have done it fully and funded it.

**1<sup>ST</sup> READING OF ORDINANCE NO. 2016-7:**

This is the time set for the 1<sup>st</sup> reading of Ordinance No. 2016-7, "In the Matter of an Intergovernmental Agreement Creating the Oregon Association of County Engineers and Surveyors".

Sarah Hanson gave a brief explanation of the purpose of this ordinance and, with no objections, gave the first reading of Ordinance No. 2016-7, by title only. The second reading will be scheduled for 9.21.16.

**HEARING: TRANSFER OF COUNTY PROPERTY TO COMMUNITY ACTION TEAM:**

This is the time set for the public hearing to consider the transfer of county property to Community Action Team, Inc. for low income housing.

Sarah explained that this hearing is to take public input on this transfer of property. These are two properties, one in the City of St. Helens and one in the City of Clatskanie,

that have been in the county since 2010 through tax foreclosure. These properties have gone to auction but have not sold. Community Action Team is interested in acquiring these properties to use for low income housing. The county can transfer property to a qualifying non profit corporation for low income housing.

The hearing was opened for public testimony.

**Casey Mitchell, CAT, 326 Lakeview Drive, Vernonia:** He is very excited about this project. This is a great first step in acquiring affordable housing for those in need. CAT has veterans that get vouchers for housing, but can't use them because there is no housing available for them to move into. They end up living in tents and the voucher goes unused and the money goes back to Feds. This isn't going to fix everything, but this is a great first step. At the request of Commissioner Heimuller, Casey explained the process used to rehab these properties. They run a pilot for USDA and they take these derelict houses, do full inspections on them and then match them up to a family that has a good work ethic. Sweat equity houses have the lowest foreclosure rate because people just do not let these houses go back to the bank after they have worked so hard on them. Another way is a partnership with Wauna that helps with construction financing. When they have a house that needs work, they not only fix what's broken, they bring it up to the standards for weatherization and energy efficiency.

With no further testimony coming before the Board, the hearing was closed for deliberation. Commissioner Heimuller declared a potential conflict of interest because he sits on the Board of Directors for Community Action Team. That said, he totally supports this. Commissioner Hyde also supports this transfer of property. We have a housing shortage in this county and vouchers are going to waste because of the lack of affordable housing. This is a great program and a real good use of county resources.

Sarah explained what steps still need to be taken to complete this transfer should the Board approve it. Once there details are sorted out, there will be a transfer agreement as well as an order directing the sale and a deed that will be coming before the Board at a later date. The Board directed staff to move forward with the paperwork.

### **CONSENT AGENDA:**

Commissioner Hyde read the consent agenda in full. Item (G) was pulled for discussion. With no other changes/additions, Commissioner Heimuller moved and Commissioner Hyde seconded to approve the consent agenda as follows:

- (A) Ratify the Select to Pay for week of 9/5/16.
- (B) Approve updated FLSA Exempt Salary Range Effective December 1, 2016.

- (C) Approve refund of Building Permit Fees to Tracy Cotthoff in the amount of \$2,518.59.
- (D) Final Order No. 55-2016, "In the Matter of the Application by the RAD Nursery Products for an Indoor Marijuana Growing Operation in the Primary Forest (PF-80) Zone near Rainier, Oregon (Application No. MO 16-08)".

**AGREEMENTS/CONTRACTS/AMENDMENTS:**

- (E) Intergovernmental Agreement No. 165-170030-16 with the Oregon Secretary of State Elections Division and authorize the Chair to sign.
- (F) Courthouse Art Project Agreement with Carol Mason.
- (G) Earnest Money Agreement with Ray Vanderwall for Lots 4-16, and Lot 24 Block 11, Columbia Acres No. 2; Lot 2 Block 10, Columbia Acres No. 2; Lots 14 and 15, Block 20, Columbia Acres No. 3; and Lots 10-12, Block 19, Columbia Acres No. 3, in the City of City of Scappoose, Columbia County, Oregon, and authorize the Chair to sign. ***(Pulled for discussion)***
- (H) Earnest Money Agreement with David Babad Living Trust for Lots 20, and 24-29 Block 12, Columbia Acres No. 2, in the City of Scappoose, Columbia County, Oregon and authorize the Chair to sign.
- (I) Earnest Money Agreement with the Brian Rosenthal, Trustee, Rosenthal Revocable Living Trust, for Lots 18-21, Block 12, Columbia Acres No. 2, In the City of Scappoose, Columbia County, Oregon, and authorize the Chair to sign.

The motion carried unanimously.

**ITEM (G) - AGREEMENT WITH RAY VANDERWALL:**

Sarah Hanson explained that there was an error in the legal description on the Earnest Money Agreement with Ray Vanderwall. He will be coming in to signed a corrected version. At this time, Commissioner Heimuller moved and Commissioner Hyde seconded to approve the corrected version of the Earnest Money Agreement with Ray Vanderwall. The motion carried unanimously.

**COMMISSIONER HYDE COMMENTS:**

Commissioner Hyde attended the retirement of our State Forester yesterday in Salem. He sat on the panel to interview the final two applicants for the position.



Dated at St. Helens, Oregon this 7<sup>th</sup> of September, 2016.

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: \_\_\_\_\_  
Anthony Hyde, Chair

By: \_\_\_\_\_  
Henry Heimuller, Commissioner

By: \_\_\_\_\_  
Earl Fisher, Commissioner

By: \_\_\_\_\_  
Jan Greenhalgh  
Board Office Administrator