

COLUMBIA COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING

MINUTES

March 2, 2016

The Columbia County Board of Commissioners met in scheduled session with Commissioner Anthony Hyde, Commissioner Henry Heimuller and Commissioner Earl Fisher, together with Sarah Hanson, County Counsel and Jan Greenhalgh, Board Office Administrator.

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

**MINUTES:**

Commissioner Fisher moved and Commissioner Heimuller seconded to approve the minutes of the February 10, 2016 Board meeting; February 17, 2016 Board meeting; and February 17, 2016 Staff Meeting. The motion carried unanimously.

**ROAD DEPARTMENT EMPLOYEE RECOGNITION:**

The Board recognized 6 Road Department employees for their participation in the Oregon Roads Scholar Program. This is a continuing education program whereby in order to become a Road Scholar, participants must complete 10 core classes within a 5 year period. The following 6 employees have recently completed the program and, at this time, the Board presented each with a certificate, a plaque and a mug from the State of Oregon Technology Transfer Center: CT Brownlow; Max Culbertson; Eric Grau; Lars Sandstrom; Jeremy Tull; and Jay Gilliam. The Board congratulated each on their accomplishment.

**VISITOR COMMENTS:**

***Don Campbell, 75735 Price Road, Rainier:*** There are some additional issues with his driveway. His neighbor has an existing easement but is choosing to use Don's driveway instead. Another issue is that when he contacted the Sheriff's office, he was told they would not arrest anyone that was trespassing on his property. His questions is why not? Land Development spiked this problem by originally issued a building permit to the neighbor.

***Rosemary Lohrke, 56679 Mollenhour Road, Scappoose:*** She is here today to express her concerns with having the local vets notifying the county when a dog has a rabies shot. She thinks this discourages people from getting their dogs rabies shots, when it should be the other way around.

***Don Campbell*** also commented on his personal situation when his dog did have his rabies shot, but Animal Control wanted to fine him because the vet didn't report it to the county. Not a fool proof system.

**CONSENT AGENDA:**

Commissioner Hyde read the consent agenda in full. With no changes, Commissioner Heimuller moved and Commissioner Fisher seconded to approve the consent agenda as follows:

- (A) Ratify the Select to Pay for week of 2/22/16 & 2/29/16.
- (B) Approve the Job Description for the Transit Administrator.

**AGREEMENTS/CONTRACTS/AMENDMENTS:**

- (C) Services Contract with Community Action Team, Inc. for Child and Family Development Education Services.
- (D) Memorandum of Agreement with the Columbia County Deputy Sheriffs' Association for changes in shift schedules.
- (E) Amendment #2 to the Immediate Opportunity Fund Agreement with the State of Oregon for Improvements to Van Street at Highway 30.

The motion carried unanimously.

**NON-DEVELOPMENT COVENANT TO BIG RIVER APARTMENTS:**

Sarah Hanson was approached by the existing owner of the Woodland Park Apartments in St. Helens, who is planning to sell the property to Big River Apartments, LLC. There is a loan requirement by the lender to get the mineral rights removed. Because that is not the policy of the County, Sarah has prepared a Board Order two documents: an Board Order and a Non-Development Covenant Agreement with Big River Apartments, LLC to be approved individually, that will address the requirement.

After discussion. Commissioner Heimuller moved and Commissioner Fisher seconded to approve Order No. 4-2016, "In the Matter of Granting a Non-Development Covenant to Big River Apartments, LLC, Related to Mineral Rights [Tax Account No. 10396]". The motion carried unanimously.

Further, Commissioner Heimuller moved and Commissioner Fisher seconded to approve the Non-Development Covenant Agreement with Big River Apartments, LLC. The motion carried unanimously. Sarah noted that this agreement will not be recorded should the sale fall through.

**COUNTY CREDIT RATING:**

Commissioner Fisher wanted to mention that Moody's Investor Service reviewed Columbia County's financial status as of our most recent financials from FY15 and it maintains the Aa3 rating for our municipal government. The difficult budgetary choices made by the County Commissioners; operational conscientiousness of county elected officials and department heads, and partnership of the rank and file of the county workforce have all contributed to maintaining our credit rating. This is very important to the county and he wanted to thank our financial staff and all those who made this happen.

**COMMISSIONER HYDE COMMENTS:**

Commissioner Hyde met with FEMA and others yesterday to talk about the declaration of disaster that was approved for the December 2015 storm. The county had asked for 2 declarations; one for individual assistance and the other for public assistance. The government approved the public assistance, however they did not approve the individual assistance. He mentioned that over the past 20 year, Columbia County has done a lot in terms of mitigation, over \$80 million in the last 8 years. Because we have a comprehensive and FEMA approved hazard mitigation plan, that was just recently updated, we are eligible for hazard mitigation funds and access to some \$4 million dollars. That money can be used to help individual property owners.

He briefly reported on the NACo legislative conference he and Commissioner Heimuller attended in Washington DC last week. Very important issues, i.e. forest management plan; hill visits with our federal delegation; and priorities to be focused on in the next year.

**COMMISSIONER HEIMULLER COMMENTS:**

Commissioner Heimuller also reported on NACO conference he attended in DC last week. Housing was a big issue, but another topic of interest was on how important the opiate epidemic is in our country, effecting both small and large cites around the nation.

**COMMISSIONER FISHER COMMENTS:**

Commissioner Fisher added that the CCO's are working on how to deal with peoples pain without the use of opiates.

Commissioner Fisher attended a County Insurance Services conference last week. He sits on this Board where they set insurance rates. One of the topics were with the human costs that goes into being a police officer - divorce, suicide, and alcoholism because of the emotional stress they deal with on a daily basis. Another topic of discussion is that smaller entities, sometimes don't have a Human Resource department. Without that, a lot of mistakes are made and CIS has to pay the claims.

While in Bend, he had the opportunity to visit the Deschutes County Administrative building.

He attended the Traffic Safety Committee meeting this morning. He would like to be able to put information from that committee on our county website.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 2<sup>nd</sup> of March, 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: \_\_\_\_\_  
Jan Greenhalgh  
Board Office Administrator

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