

August 21, 2019

Judge Farrar called the regular Gilliam County Court meeting to order at 1:57 p.m. at the Gilliam County Courthouse in Condon, Oregon. Present were Judge Elizabeth Farrar, Commissioner Leslie Wetherell, Commissioner Sherrie Wilkins, Court Administrator Teresa Aldrich, and Mary Dyer, Recorder.

REVISIONS TO AGENDA

There were no revisions or additions to the agenda.

IN THE MATTER OF PUBLIC COMMENTS/CORRESPONDENCE

There were no public comments.

Judge Farrar acknowledged the following correspondence:

- Gilliam County Library Board Chairman Cindy Osterlund regarding funding for push-button entry and keyless entry systems for library doors.
- Arlington Saddle Club Vice President Jim Rucker requesting that the county consider selling or donating approximately .56 acres of property adjacent to the rodeo grounds in Arlington.
- Les Ruark, Rock Creek, regarding concerns about the railroad crossing on Cedar Springs Road.

Judge Farrar said that all three matters will be placed on the agenda for discussion at the Sept. 4 regular Court meeting.

IN THE MATTER OF CONSENT AGENDA

Motion by Commissioner Wetherell, second by Commissioner Wilkins, to approve the Consent Agenda. Farrar – Yes; Wetherell – Yes; Wilkins – Yes; **Motion Carried.**

The Consent Agenda included the following:

Approval of August 7 regular meeting minutes.

Approval of Oregon Youth Authority IGA #14275 for Juvenile Crime Prevention Basic Services.

Approval of Grant Submittal Request for Oregon Dept. of Justice Crime Victims' Services Division.

Approval of Restated Frontier Regional 911 IGA.

IN THE MATTER OF FRONTIER TELENET UPDATE

Judge Farrar noted that the Frontier Telenet Board of Directors won't meet until October. However, she reported that E-Rate funds in the amount of approximately \$230,000 for 2017-18 have been received.

IN THE MATTER OF SHUTLER STATION BATCH PLANT

Thompson Bros. has relinquished their lease for the concrete batch plant effective July 31. Hood River Sand and Gravel has indicated they are interested in leasing the plant, but they are concerned about paying monthly rent and would prefer paying on a per-use basis. They also asked if the county would consider allowing the batch plant to remain on the property if it was sold as surplus. The court agreed to move forward and offer the plant for sale as surplus and will discuss the possibility of leasing the land.

IN THE MATTER OF LEASE AGREEMENT WITH CITY OF CONDON

Judge Farrar presented an updated draft of a lease agreement between Gilliam County Special Transportation and the City's Ward Street shop, which would be used to store Special Transportation vehicles. Special Transportation would pay for upgrades to the building which would be credited toward a monthly lease payment of \$500. Upgrades would be funded from state grant funds. The City has proposed a cap of the credit at \$35,000. The court agreed that Jeff Schott of Pillar Consulting will be asked to look at the building and offer an opinion whether the building is in compliance with ADA requirements.

Motion by Commissioner Wilkins, second by Commissioner Wetherell, to approve the lease agreement with the City of Condon for the Ward Street shop as presented and subject to revisions deemed necessary and appropriate by legal counsel. Farrar – Yes; Wetherell – Yes; Wilkins – Yes; **Motion Carried.**

IN THE MATTER OF FIBER MANAGEMENT PARTNERSHIP

As directed by the Court earlier this year, Judge Farrar has been meeting regularly with Condon City Administrator Kathryn Greiner. The Court discussed parameters of the potential partnership and a proposed IGA drafted by the City's legal counsel. A final document will be available for review and consideration in early September.

IN THE MATTER OF OMEGA MORGAN LEASE

In summary, Judge Farrar noted that Omega Morgan has requested to remove the north 5.25 acres and the south 12.5 acres of their Shutler Station property lease as is allowed in the agreement.

MOTION by Commissioner Wetherell, second by Commissioner Wilkins, to approve Amendment 2 to the Shutler Station Lease with Omega Morgan. Farrar – Yes; Wetherell – Yes; Wilkins – Yes; **Motion Carried.**

IN THE MATTER OF WASTE MANAGEMENT QUARTERLY REPORT

Alan Anderson, Waste Management District Manager; and Leah Shannon, Environmental Manager, provided a report for the second quarter and year-to-date 2019. Anderson noted that volumes are up both second quarter and year-to-date at Chemical Waste Management and Columbia Ridge. Host fees paid by Chemical Waste

Management were \$38,751 for the second quarter and \$81,389 year-to-date. Host fees paid by Columbia Ridge were \$1,096,709 for the second quarter and \$2,413,015 year-to-date. Volumes from Portland Metro are increasing.

Anderson reported on an accident involving a tractor/trailer rollover at Columbia Ridge, and noted that both sites are still seeking employees for several positions.

IN THE MATTER OF LIBERTY THEATRE LOAN

In summary, it was noted that Don James has defaulted on a payment for a business development loan for purchase of the Liberty Theatre in Condon, with a current balance of \$10,604.24. The last payment was received in May 2018. James has requested that the Court consider extending the terms of the loan as the property is currently for sale. Judge Farrar commented that sale of the property may present the best opportunity for payment of the loan.

In response to a question by Commissioner Wetherell, Nathan Hammer said that the County has a lien on the property. After brief discussion, the court agreed to extend the loan for six months. County counsel will be asked to draft a new lease.

IN THE MATTER OF COURT MEMBER REPORTS

Commissioner Wetherell:

- Attended the last Tri-County Court meeting.
- Attempted to schedule a meeting with Portland Metro Counsel President but was unsuccessful.
- A scheduled meeting with wind company representatives was postponed until September.
- Plans to attend Rep. Greg Walden's Town Hall meeting in Arlington next week.
- Made reservations for the upcoming AOC conference and advised that others who plan to attend should make reservations as soon as possible.

Commissioner Wilkins:

- Attended a recent meeting of the NORCOR Board of Directors. The board is still working on updated by-laws.
- Attended a Port of Arlington meeting last week. She also noted an open position on the Port Commission.
- The City of Arlington Planning Commission has scheduled a hearing next week regarding WatCo's request to construct a building on Railroad Avenue in Arlington. She plans to attend.

- Noted that she and Nathan Hammer spent a day cleaning and inventorying the grain lab. Another workday will be scheduled.

Judge Farrar:

- Noted that an office swap involving the Planning Commission/Economic Development office and the Transportation office is scheduled for Sept. 10-11. The current Planning Commission/Economic Development office will be painted and re-carpeted.

IN THE MATTER OF ANNOUNCEMENTS

Judge Farrar noted the following:

- A work session regarding tax incentives and other tools for economic development, including the potential creation of a RRed Zone (Rural Renewable Energy Development), will be presented by Art Fish, Business Incentives Coordinator for Business Oregon, in Arlington on Tuesday, Oct. 1.
- Fish will also present a workshop at the Courthouse the following day for further discussion of RRed Zone designations. The court will set a time for the workshop at the next court meeting.
- The next regular meeting of the Gilliam County Court will take place Wednesday, September 4 at 10 a.m. in Condon.
- The second meeting in September will be held in Arlington.

IN THE MATTER OF ADJOURNMENT

It appearing to the Court that there was no further business to be conducted at this time and no additional matters to be considered, Judge Farrar adjourned the meeting at 2:57 p.m.

GILLIAM COUNTY COURT

By _____

Elizabeth Farrar, Judge

By _____

Leslie Wetherell, Commissioner

By _____

Sherrie Wilkins, Commissioner

Mary H. Dyer/Recorder _____