

8/21/2013

Judge Shaffer opened the regular Gilliam County Court meeting at 10:00 a.m. at the Gilliam County Courthouse-Condon, Oregon.

Commissioners Present: Judge Steve Shaffer, Commissioner Dennis Gronquist and Commissioner Michael Weimar. Absent: None.

#### IN THE MATTER OF PUBLIC HEARING: CDBG

This being the time and place advertised Judge Shaffer opened the Public Hearing and read the following for the record:

Gilliam County is eligible to apply for a 2013 Community Development Block Grant from the Oregon Business Development Department. Community Development Block Grant funds come from the U.S. Department of Housing and Urban Development. The grants can be used for public facilities and housing improvements, primarily for persons with low and moderate incomes.

Approximately \$12 million will be awarded to Oregon non-metropolitan cities and counties in 2013. The maximum grant that a city or county can receive is \$2,000,000.

Gilliam County is preparing an application for the 2013 Community Development Block Grant from the Oregon Business Development Department for Gilliam County and Wheeler County and cities therein (City of Arlington, City of Condon, City of Lonerock, City of Fossil, City of Spray and City of Mitchell) with purpose of housing rehabilitation. It is estimated that the proposed project will benefit at least 30 persons, of whom 100% will be low to moderate income.

A public hearing will be held by the Gilliam County Court at 10:00 am on August 21, 2013 at the Gilliam County Courthouse, 221 S. Oregon Street Condon, Oregon. The purpose of this hearing is for the Gilliam County Court to obtain citizen views and to respond to questions and comments about: community development and housing needs, especially the needs of low- and moderate- income persons, as well as other needs in the community that might be assisted with a Community Development Block Grant project; and the proposed project.

Written comments are also welcome and must be received by August 14, 2013 at PO Box 427 Attn: Michelle Colby Community Development Dept. Condon, OR 97823. Both oral and written comments will be considered by the Gilliam County Court in deciding whether to apply.

The location of the hearing is accessible to person with disabilities. Please contact Leanne Durfey, Court Administrator at 541-384-3303 if you will need any special accommodations to attend or participate in the meeting.

More information about Oregon Community Development Block Grants, the proposed project, and records about Gilliam County's past use of Community Development Block Grant funds is available for public review at Pioneer Community Development Corporation Attn: Kim Farrar 135 S. Main Street Ste. 114 Condon, Oregon or call 541-384-3769 during regular office hours (Tuesday-Thursday). Advance notice is requested. If special accommodations are needed, please notify Kim Farrar at 541-384-3769 so that appropriate assistance can be provided.

Permanent involuntary displacement of persons or businesses is not anticipated as a result from the proposed project. If displacement becomes necessary, alternatives will be examined to minimize the displacement and provide required /reasonable benefits to those displaced. Any low- and moderate- income housing which is demolished or converted to another use will be replaced.

Present for public hearing: Pioneer Community Development Corporation Executive Director Kim Farrar, Gilliam County Community Development Michelle Colby and Pioneer Community Development Corporation board member Mac Stinchfield.

Stinchfield stated the program has been very successful updating many Gilliam and Wheeler County homes, which benefits the overall livability of the area. Supports the application process moving forward.

Farrar reported the program assists vulnerable citizens with home upgrades and improvements which has reportedly lowered energy costs. Supports the application process moving forward.

There being no further input or comment Judge Shaffer closed the Public Hearing at 10:10 a.m.

#### IN THE MATTER OF ADDITIONS/REVISIONS TO AGENDA

Judge Shaffer made the following additions:

- 3.6 IGA for Community Development Block Grant
- 3.7 Condon Child Care budget request
- 4.3 Kevin Potter letter submission: Former Hawk property

#### IN THE MATTER OF CDBG IGA

MOTION: Commissioner Gronquist moved to accept the Community Development Block Grant application and the Intergovernmental Agreement in support of a Community Development Block Grant from the 2013 Community Development Block Grant Program administered by the Oregon Business Development Department, Infrastructure Finance Authority.

SECOND: Commissioner Weimar.

Discussion: Plan to apply for the maximum amount of \$400,000 which will cover projects and grant management expenses. PCDC is actively looking for at least twenty five bases of need submissions from interested qualified clients. If there is not enough interested submissions the amount of grant request may be decreased, which will be addressed within the next two weeks. Farrar has plans to work with local food pantries and senior meal sites noting these may provide greatest pool of clientele.

The CDBG Intergovernmental Agreement incorporates six cities and two counties: each of these entities will sign a separate IGA with PCDC and all parties will be provided copies of the signed IGAs. Wheeler County has approved the CDBG application process.

<u>Vote</u> :	3-0
Yes:	Judge Shaffer, Commissioner Gronquist and Commissioner Weimar
No:	None
Abstained:	None
Absent:	None

Motion Passed.

#### IN THE MATTER OF LETTER OF REQUESTING PROPERTY ABATEMENT

Kevin Potter, adjacent property owner to 110 North Lincoln Street in Condon, OR submitted a letter requesting the Court abate said property.

Potter noted that on October 9, 2012 a Petition signed by Lincoln Street residents was submitted to the Gilliam County Court supporting an expedited foreclosure process. Potter stipulated the Petition was not a mandate, but the foreclosure was based on the despondent shape of the property.

Potter reported the foreclosure is complete and the property rests with the County to abate or sale. He and his wife attended the Sheriff Auction and there were no bidders. The Court has met the bidding requirements with no purchaser; Potter is asking the Court to move forward on the abatement of the hazardous property. If the Court tries to sell the property as is there are always risks of default and repetition of the process, leaving the property in violation of County and City Ordinances.

Potter used the tax accelerated Fox property located on the corner of Church and Summit in Condon, Oregon as a reference: The County tore down the structure, removed debris which provided a buildable lot which sold at previous Sheriff's Auction. Lincoln Street residents work very hard to maintain their property, the former Hawk property has been in disrepair for thirty years: house structure is separating, windows are broken, no foundation.

Potter stated he believes the home cannot be rehabilitated. Potter added if the County cleans up the property he will mow the yard until the property is sold.

## IN THE MATTER OF MAINTENANCE STAFF REPORT

Maintenance Department staff Darryl Houghtelling reported the following:

Courthouse and Grounds: Boiler was updated with the installation of a new electronic board; cooling tower is being fit with an injection system to prevent hard water buildup, new cool/heat units were installed in the Appraiser's office and Computer Server room, Weed Department fertilized lawn and sprayed weeds, regular cleaning/maintenance performed by Maintenance Dept. five days a week. Reviewing painting and carpet replacement and making winter project schedule.

Judge Shaffer reported there had been a battery backup power failure incident during a power failure recently. The Computer Server room's temperature was ninety one degrees when it was discovered few days after the power failure which occurred on a weekend. The updated systems installed in the Computer Server room should prevent this in the future.

Burns Park: Installed information kiosk and pay box, mowed two county owned lots. Plan to budget \$10,000-\$15,000 next year for Pavilion improvements including stainless steel cupboard and barbeque. At this time there is \$26,000 in RV fees to pay for improvements.

Shutler Industrial Park: Water system was flushed and had chlorine added after water tested positive last year. Houghtelling has been water testing quarterly and results have been clean. IBR is still working on installing updated light fixtures.

Houghtelling drove Special Transportation clients as needed through April 1, 2013.

Road Department Shop and Library: Bathroom and sinks are cleaned weekly. The new library building is requiring two partial days a week to clean and wash windows. Windows will be done on a quarterly schedule or as needed.

Safety inspections on County buildings are performed quarterly.

Houghttelling added there had been a discussion between Court Administrator Leanne Durfey and Maintenance Staff Darryl Houghttelling and Dawn Parm about the possibility of Maintenance cleaning the County fleet and Special Transportation vehicles. At this time the vehicles have not been cleaned. Discussion on hiring a vehicle cleaning service: No decisions made.

#### IN THE MATTER OF FAIRGROUND WEED SERVICE DISCUSSION

Fair Board members Frank Bettencourt and Tom Greiner voiced concerns over a weed control invoice for services at the Gilliam County Fairgrounds. Bettencourt stated the invoice had several chemicals listed and twelve hours of labor included. Bettencourt met with Weed Department Don Farrar to discuss invoice: Farrar removed the labor charge leaving a balance of \$898 for chemicals. The Fair Board has paid the invoice but is advising the Court they are not willing to pay another one.

The Court stated the Road Department and Industrial Park transfer funds to the Weed Department for weed control expenses. It was noted Courthouse Maintenance pays for the chemical used on Courthouse and Burns Park and applied by the Weed Department.

Commissioner Gronquist added the billing process needs to be consistent across the board. The Weed Department is working on a system to track weed control costs effectively.

Commissioner Weimar added his support to fund the Weed Department through the General Fund. The Weed Department generates revenue from: Weed Assessment, BLM/Union Pacific contracts and grants.

The Court added the Fairgrounds are Gilliam County property, but the Court is not advised on matters at the property. The Court asked the Fair Board members for better communication. Frank Bettencourt requested the Court set a time to tour the Fairgrounds.

#### IN THE MATTER OF IBR MEETING REQUEST

IBR Manager Keith Cross contacted the Court and asked them to tour the building. The Court agreed on Friday, August 30, 2013. Court Administrator Leanne Durfey will provide the Court a meeting time.

#### IN THE MATTER OF WASTE MANAGEMENT QUARTERLY REPORT

Waste Management report has been rescheduled for September.

## IN THE MATTER OF CONSENT AGENDA

MOTION: Commissioner Gronquist moved to approve the regular County Court meeting minutes from August 7, 2013.

SECOND: Commissioner Weimar.

Vote: 3-0

Yes: Judge Shaffer, Commissioner Gronquist and Commissioner Weimar

No: None

Abstained: None

Absent: None

Motion Passed.

## IN THE MATTER OF 110 NORTH LINCOLN PROPERTY SALE

Judge Shaffer stated he has walked around the former Hawk property and agrees with Kevin Potter the structure cannot be rehabilitated. The Court discussed the process and cost of tearing down the structure and removing debris and tree/trunk removal.

There are concerns the home may have historic importance since it is said to be local Nobel Prize winner Linus Pauling residence. Lincoln Street resident Kevin Potter added Pauling promoted healthy living and he feels Pauling would support removing the health hazard from the community.

Judge Shaffer will contact Roadmaster Dewey Kennedy and discuss property demolition and get a timeline for the process to be completed.

Commissioner Gronquist added legal counsel should be contacted to ensure the process is done correctly.

Consensus to move forward with the property abatement.

Judge Shaffer added local rental owner David Hudson contacted him regarding the need of rental homes in Condon. Hudson has several units which are full and he has a waiting list of potential renters. Hudson asked if the absent owners of Condon homes could offer alternative rental opportunities in Condon.

It was noted the Condon Chamber of Commerce would be a better partner for Hudson.

## IN THE MATTER OF TRI-COUNTY CORRECTIONS PLAN

The Court acknowledges a letter of support submitted by Sheriff Gary Bettencourt and Gilliam County Local Public Safety Coordinating Council recommending the County Court approve the 2013-2015 Tri-County Community Corrections Plan.

MOTION: Commissioner Weimar moved to approve the 2013-2014 Tri-County Corrections Plan.

SECOND: Commissioner Gronquist.

Vote: 3-0

Yes: Judge Shaffer, Commissioner Gronquist and Commissioner Weimar

No: None

Abstained: None

Absent: None

Motion Passed.

MOTION: Commissioner Gronquist moved to approve Intergovernmental Agreement # 4807 between the State of Oregon Department of Corrections and Gilliam County.

SECOND: Commissioner Weimar.

Vote: 3-0

Yes: Judge Shaffer, Commissioner Gronquist and Commissioner Weimar

No: None

Abstained: None

Absent: None

Motion Passed.

#### IN THE MATTER OF FUNDS REQUEST: ARLINGTON CHILD CARE

The Court acknowledged a letter submitted by Arlington Child Care thanking the Court for the 2013-2014 Budget allocation of \$80,000. At this time the Child Care is requesting the funds to operate the child care and replace the heating and cooling system which costs \$11,000.

MOTION: Commissioner Gronquist moved to approve the release of funds in the amount of \$80,000 to the Arlington Child Care.

SECOND: Commissioner Weimar.

Vote: 3-0

Yes: Judge Shaffer, Commissioner Gronquist and Commissioner Weimar

No: None

Abstained: None

Absent: None

Motion Passed.

#### IN THE MATTER OF SWIMMING POOL CONTRACT RENEWAL

The Court reviewed an Intergovernmental Agreement stating the City of Condon has agreed to lease/operate the Condon swimming pool from September 17, 2013 through September 30, 2015.

MOTION: Commissioner Gronquist moved to approve an Intergovernmental Agreement which states the City of Condon will lease and operate the Condon swimming pool and Gilliam County agrees to provide up to \$50,000 for annual operations expenses, general maintenance and repairs.

SECOND: Commissioner Weimar.

Vote: 3-0  
Yes: Judge Shaffer, Commissioner Gronquist and Commissioner Weimar  
No: None  
Abstained: None  
Absent: None  
Motion Passed.

#### IN THE MATTER OF FUNDING REQUEST

Condon Child Care submitted a request asking for their 2013-2014 funding allocation of \$100,000 be released which will be used for program operation, expenses and staff training.

MOTION: Commissioner Weimar moved to approve the Condon Child Care's funds release request in the amount of \$100,000.

SECOND: Commissioner Gronquist.

Vote: 3-0  
Yes: Judge Shaffer, Commissioner Gronquist and Commissioner Weimar  
No: None  
Abstained: None  
Absent: None  
Motion Passed.

#### IN THE MATTER OF OREGON WWII MEMORIAL PLEDGE REQUEST

Judge Shaffer reported this will be a new virtual type of memorial which will be located in Salem. Visitors can enter a name and the memorial provides information on the veteran such as enlist/discharge dates, where stationed and battle involvement. The Oregon WWII Memorial Foundation have land secured, plans, permits and contractors in place and have raised 60% of funds. The Foundation needs to raise \$450,000 to complete project.

Consensus to pledge \$2,000 to the Oregon WWII Memorial Foundation project. Funds will be held until project has met proposed funding status.



IN THE MATTER OF VACANT LIBRARY PUBLIC HEARING SCHEDULE

The Court discussed the vacant Library building and scheduled a Public Hearing for October 6, 2013 at 6:00 p.m. to gather citizen input and comments for future use of the building.

IN THE MATTER COUNTY COURT MEMBER REPORTS

Judge Shaffer attended:

- MCCOG meeting where the fee schedule for Building Codes was discussed. Building Codes is operating with a reduced staff and even with the proposed increases the program will not be able to keep up with expenses. There were three fee schedule proposals discussed at the meeting and these proposals will be discussed at a Public Hearing.
- Transportation for the Eastern Oregon Coordinated Care Organization was discussed noting the transportation brokerage must be located in one of the EOCCO covered counties.
- Attended the AOC Summer Convention and reported it was highly informative.

IN THE MATTER OF NEXT MEETING

Next Court meeting is scheduled for Wednesday, September 4, 2013 at 10:00 a.m. and will be held in the Gilliam County Courthouse- Condon, Oregon.

It appearing to the Court there was no further business to be conducted at this time, and no additional matters to be considered, Judge Shaffer adjourned the meeting at 11:30 a.m.

GILLIAM COUNTY COURT

By \_\_\_\_\_

Steve Shaffer, Judge

By \_\_\_\_\_

Dennis Gronquist, Commissioner

By \_\_\_\_\_

Michael Weimar, Commissioner

*Marla Davies-Recorder*

