

10-1-2014

Judge Shaffer called the regular Gilliam County Court meeting to order at 10:07 a.m. The meeting was held at the Gilliam County Courthouse, Courtroom located at 221 S. Oregon St. Condon, OR.

Court members present were: Judge Steve Shaffer, Commissioner Dennis Gronquist and Commissioner Michael Weimar. Absent: None

IN THE MATTER OF ADDITIONS TO AGENDA

4.3 Discussion item: Road Shop has been assigned a time of 11:15 a.m.

IN THE MATTER OF CONSENT AGENDA: SEPTEMBER 17TH MINUTES / CLAIMS

Motion by Commissioner Weimar seconded by Commissioner Gronquist to approved September 17, 2014 minutes and September Claims pending review. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF CONDON SCHOOL DISTRICT: GOALS/CONSOLIDATION PROGRESS

Condon School District Superintendent Jay Kosik and School Board member Nichole Schott were present to provide an update on district goals and consolidation progress. Kosik stated Michelle Geer was un-expectantly detained at school so will not be in attendance today. A packet was distributed titled Condon School District Facilities update to the Gilliam County Court. Kosik stated the Board has made the decision to consolidate facilities to the high school campus and the decision was based on the following reasons: energy costs, maintenance costs, school improvement and more to devote to students/programs. It was noted Peter Mitchell with Port of Arlington has been a partner throughout the process to date. Additionally, Kosik provided an update on the facilities consolidation approach, facility consolidation committee, high school building remodel/classroom additions, grade school building being a big issue/hurdle including financial burden of continued maintenance and/or disposition and risk of losing community support. A preliminary architectural rendering of the 'consolidated' campus was distributed for review. It was pointed out an addition adjacent to the high school will be constructed in the parking lot above the pool; this addition will house the grade school students. Improvements to the high school would include kitchen addition/remodel to multipurpose room area, moving the current library to the ag classroom, equipment upgrades for science classroom, upgrading the locker room area, installing new retractable bleachers so the upper area of the gym can be utilized and other improvements including boiler and ADA upgrades will be done. Ms. Schott provided an update on the Board's Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis of the grade school building. Expressed the Board's desire to retain the playshed and cost associated with installing independent mechanical (HVAC) and electrical to the playshed. Ms. Schott provided update on the estimated yearly energy cost for playshed only, average utilities for grade school building, and estimated cost should grade school building be demolished. The remodel/addition to the high school campus will cost an estimated \$4.5 million. The Board's Funding approach for the consolidation includes: local bond, state support (SB 540), corporate sponsorship, and local government and grant opportunities. It was noted a component of the proposed SB 540 would provide funding to school districts for facility improvements. The Board's communication strategy includes a community meeting to be scheduled the month of November. In addition to community meetings information is disseminated via staff meetings, parent meetings, public meetings, updates to supporting entities i.e. county court and articles in The Times-Journal.

The County Court was asked to consider taking over, or partnering with another government entity to take over the grade school building, to provide lobbying support at Salem for SB 540, to help in identifying and/or connecting the School Board with corporate support for the consolidate project to provide support for the local bond campaign and grant applications, and for the Court to provide direct financial support. Commissioner Gronquist commented he is in favor of the consolidation concept based on enrollment and the district needs to be relieved of the financial burden of the grade school however he is not interested in the County owning the grade school building. Judge Shaffer expressed his concern with the estimated financial burden of \$5.2 million should the grade school be demolition. In response it was stated should a decision be made to demo the grade school it will be based on gathering public feedback. In response to the grade school being a brown field Peter Mitchell commented the floor tiles are asbestos and pipes are wrapped in asbestos however if neither is disturbed there is no issue. Commissioner Weimar inquired if solar and other options have been researched to minimize utility cost, the response was not at this time. The Court thanked Mr. Kosik and Ms. Schott for the update.

IN THE MATTER OF ARLINGTON TV COOPERATIVE: INTERNET AND CABLE TV

Alan Cunningham and John Neys with Arlington TV Cooperative and Peter Mitchell with Port of Arlington were present to provide an update on fiber optic upgrade to Arlington TV Co-op. Cunningham distributed a handout and proceeded to explain the fiber optic upgrade and ultimate goal of supplying affordable fiber directly to every home in Gilliam County. It was stated the TV Co-op Board has made the decision to upgrade existing analog system to digital and establishing a regional 'hub' for internet and TV services. TV Co-op's plan includes being able to offer digital TV with more stations than competitors, to offer high speed internet to every home (20 mbps), to offer local telephone on fiber system and all at affordable and competitive rates. The upgrade will cost an estimated \$1.9 million and will take about one year to complete. Judge Shaffer inquired about the logistics of expanding beyond Arlington; Cunningham responded that would be in the next phase and the specifics are being worked on. Judge Shaffer commented yes, fiber connectivity from Arlington to Condon is a priority for the County however with the technology advances he is not sure it is necessary to provide direct fiber access to every home and envisions a combination of fiber and wireless being the answer. Cunningham stated the TV Co-op plans to provide direct line access to homes no wireless. Judge Shaffer commented a real concern in the Condon area is upload speeds not download speeds and encouraged Cunningham to do research. It was stated the TV coop is able to borrow everything from USDA however would be seeking County support to repay loan sooner. Cunningham stated if all of the project funding was borrowed the Co-op estimates at being able to offer service for around \$130 a month to user. Commissioner Gronquist commented he is concerned whether there is enough local support for the project. Commissioner Gronquist commented he is not a fan of the County being asked for continual support of projects and is more favorable towards a one-time request. Cunningham asked the Court to consider the Arlington TV Co-op in future funding discussions and specifically to consider providing assistance to buy down the USDA loan. Judge Shaffer encouraged the TV Co-op to bring their proposal to Frontier Telenet of which the County is already a partner and whose focus is broadband. Commissioner Weimar commented he would like to see a business plan which Cunningham responded it was just finished and would gladly get a copy to the Court. Cunningham was thanked.

IN THE MATTER OF COUNTY ROAD SHOP: FIRE DAMAGE UPDATE

Roadmaster Dewey Kennedy was present for the discussion. It was prefaced Pillar Consulting Group has distributed the request for proposal (RFP) to demolition the road shop building. Kennedy commented in reviewing the RFP he found some concerns and has forwarded them to Jeff Schott with Pillar Consulting Group to address. Kennedy stated one issue is the Road

Department will not be hauling any of the debris from the demo and the concrete flooring removal needs to be included in the demolition. In response to Commissioner Gronquist question City County Insurance Services will be paying for the demolition of the road shop. The entire process beginning with the start of the fire to today with the request for proposals was reiterated. Commissioner Gronquist stated there should not be charge for disposing of concrete at Waste Management (WM) just hauling cost. Discussion took place on there being a priority to recycle as much of the demolition materials as possible. Kennedy commented he has identified a 'fill' area that can be used to dispose of appropriate materials, noting the location is the same distance as it would be to travel to WM. The onsite walk through for the demolition with interested contractors is scheduled for tomorrow. In response to question Kennedy stated the replacement building will be 50 x 100 foot and he'd like an addition of a lean-to off one side of the building to offer coverage for machinery that is currently stored in the open. It was noted the area is currently barricaded. Judge Shaffer commented on the course of events that have taken place stating government has a certain process to follow and complimented Court Administrator Leanne Durfey on keeping the process moving.

IN THE MATTER OF ARLINGTON SCHOOL DISTRICT NEW SUPERINTENDENT

A member of the audience included the new Arlington School District Superintendent Kevin Hunking. Hunking was asked to come forward and meet the Court members. Hunking commented he is also serving as the districts athletic director and football coach among other duties for the district. In response to question about the district's new PTE building, Hunking stated the district is working with Pinnacle Architecture out of Bend about the proposed building and a facility committee has been formed. Currently the district is building programs that will be housed in the PTE building. The district is currently partnering with North Gilliam County Health District to offer EMT training/classes to those over 16 years of age. Hunking commented the goal is to begin construction spring of 2015. In response to question Hunking stated students are enrolled in classes at Columbia Gorge Community College and in classes through the Eastern Promise Program at Eastern Oregon University. Commissioner Gronquist asked Hunking to continue to keep the County Court informed of the progress i.e. forward copies of building plans etc. Hunking was thanked for the impromptu update.

IN THE MATTER OF MAINTENANCE DEPARTMENT STAFF REPORT

Maintenance Staff Darryl Houghtelling distributed copies of written report then provided a summary. Houghtelling highlighted the following: Courthouse and grounds included new security cameras and card-reading doors have been installed; new carpet in Judges office, Court Administrator office and adjoining small conference room has been installed after the asbestos floor was abated; new ADA toilets and assist bars have been installed in lower level restrooms; maintenance staff cleans and is available five days a week at the courthouse; additional lighting to be installed in server room; and new storage cabinet in lower conference room. Burns Park update included the park will be closed for the season November 1st; plan to paint the bathroom floor with an epoxy concrete paint while closed for the winter; lots of activity at the park/pavilion this summer and has plans to obtain quotes for pavilion enhancements and painting of buildings at Burns Park this year. Shutler Station Industrial Park update included the water at the reservoir is tested quarterly, the Grain Laboratory is cleaned once a week and will be obtaining quotes to replace 11 sacrificial anodes in the water tank. On an as needed basis Houghtelling drives for transportation program. Road Department and Library bathrooms are cleaned once a week and windows are cleaned quarterly. As time allows maintenance department cleans and washes motor pool vehicles. Safety inspections of all County buildings are done quarterly. Houghtelling reported he was just released from light duty and while he was out on sick leave Taylor Hardie and Herb Caughman were helpful during Houghtelling's leave especially since both maintenance

staff members un-expectedly ended up being gone at the same time for duration of a week during the fair. Houghtelling was thanked for the report.

IN THE MATTER OF RESOLUTION NO. 2014-17 REQUESTING CONGRESS TO PROVIDE PAYMENTS IN LIEU OF TAXES (PILT) FUNDING

Judge Shaffer commented payment in lieu of taxes (PILT) is critical to those Oregon counties that receive it and without it, essential services would be not be available and it is important to advocate for the continuation of the PILT funding. Judge Shaffer stated the County itself is now experiencing a different situation with similar impacts; the now Cottonwood Canyon State Park and potential of other large ranches resulting in the same tax implications. It is important for the federal government to continue the PILT funding.

Motion by Commissioner Gronquist, seconded by Commissioner Weimar; **Question:** Commissioner Weimar inquired about there not being any financial reference listed in the resolution; Judge Shaffer stated when the draft resolution was sent it did not include those particulars and honestly he did not think about it, Commissioner Weimar commented the dollars would drive a point but in the interest of time okay with adopting the resolution. **Call for question.** Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF CONDON FOOD PANTRY REQUEST FOR BUDGETED FUNDS

Motion by Commissioner Weimar, seconded by Commissioner Gronquist to approve Condon Community Food Pantry request for budgeted funds in the amount of \$11,000.00 for fiscal year 2014-15. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF ARLINGTON HELP CENTER REQUEST FOR BUDGETED FUNDS

Motion by Commissioner Weimar, seconded by Commissioner Gronquist to approve Arlington Help Center request for budgeted funds in the amount of \$6,500.00 for fiscal year 2014-15. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF RECIPROCAL AGREEMENTS WITH MORROW AND SHERMAN COUNTIES FOR TAX APPRAISAL SERVICES

Motion by Commissioner Gronquist, seconded by Commissioner Weimar to approve reciprocal agreements with Morrow and Sherman Counties for tax appraisal services associated with Gilliam County Board of Property Tax Appeals for the 2014 year. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF HOLIDAY EVENTS

Judge Shaffer asked the Commissioners to start thinking about the holiday season and he will present a proposal at the next court meeting.

IN THE MATTER OF LOW INCOME RENTAL HOUSING AND POTENTIAL TAX EXEMPTION

Assessor Dave Messenger informed the Court that Columbia Hills Manor living facility may apply to the County to request tax exempt status. Columbia Hills Manor missed the deadline to apply last year but is preparing to apply this year. Messenger commented according to Oregon Revised Statutes and under the section about property subject to taxation; exemptions among the

qualifying criteria is low income rental housing. The jurisdiction/governing body (County) needs to establish a process outlining the criteria and adopting an Ordinance to govern the approval/disapproval of applications. Messenger stated Columbia Hills Manor will be assessed and required to pay taxes for the 2014 tax year. Columbia Hills Manor needs to make application/letter of request for tax exemption by December 1 of the calendar year immediately preceding the first assessment year for which exemption is requested. Request and application need to be made to the County Court. The County Court within 60 days of the filing of an application needs to take final action. Messenger stated if an exemption is granted it is good for duration of 20 years provided the entity continues to meet the original criteria. In response to question the exemption status can be total tax exemption or partial it is up to the Court's determination. It was explained Summit Springs Village is an assisted living facility and does not qualify for tax exemption under this guideline. If an exemption is granted the compliance of such exemption would fall to the governing body (County Court) and/or Assessor Office. In response to question Messenger replied the County Court would have the ability to reevaluate exemption status and the Court can elect to allow flexibility with respect to criteria; for example if the scenario of a unit being rented to an over income renter should take place in an effort to keep occupancy the Court would have the authority to reassess the tax exemption. In response to Commissioner Weimar's question about whether the process could apply to landowners who choose to rent to qualifying low income, yes, the landowner could apply if they meet all of the prescribed criteria. Discussion took place on the Court being allowed to change criteria in the future, yes, the Court could reevaluate the program but any entity previously granted tax exemption would not have to comply with changes; they would be required to meet and be in compliance with the criteria they were granted tax exemption under. Commissioner Weimar suggested legal counsel be consulted. The Court thanked Messenger for the heads up and will begin the discussion/process to allow low income rental housing to apply for tax exemption.

IN THE MATTER OF REQEUST FOR LETTER OF SUPPORT TO OREGON STATE PARKS FOUNDATION REGARDING FUNDING COMMITMENT

Judge Shaffer stated Oregon State Parks Foundation has started a capital campaign to raise funds to construct the Cottonwood Canyon Experience Center. Part of the strategy is to secure funding from Gilliam County and Sherman County and communities/entities there within. It was noted Oregon Parks and Recreation Department's proposal is to have all of the funds raised and accounted for by March 2017. Discussion took place. It was agreed to provide a letter of intent to support the project and that a financial commitment would be made in the future as consensus on amount could not be reached at this time and the Court would prefer not allocating funds this fiscal year.

IN THE MATTER OF CORRESPONDENCE

Acknowledged letter from Oregon Parks and Recreation Department Director Lisa VanLaannen stating the Parks financial commitment towards supporting emergency communications at Cottonwood Canyon State Park has been met.

Acknowledged letter from Oregon Workforce Policy Advisor Agnes Balassa stating request to form a Local Workforce Area consisting of Crook, Deschutes, Gilliam, Hood River, Jefferson, Klamath, Lake, Sherman, Wasco and Wheeler counties has been approved by the Oregon Workforce Investment Board and resolutions have been received from each county the request is not being forwarded to Department of Labor for final approval.

Acknowledged thank you for contribution to the 2014 Livestock auction pool from 4-H member Heriberto Cazares.

Acknowledged receipt of copy of Gilliam County Historical Society 2014 fall newsletter/annual membership drive.

Acknowledged receiving individual thank you notes from Metro representatives for recent visit to Gilliam County.

IN THE MATTER OF COURT MEMBER REPORTS

Commissioner Weimar reported he attend a CAPECO meeting since the Court last met and CAPECO has development new promotional/marketing materials including a brochure.

Judge Shaffer reported he attended Senator Greg Walden's town hall meeting last Saturday. Reported there are plans to migrate the AS400 data to a Windows based server. Attended Morrow County's Courthouse Clock Tower Rededication and groundbreaking for the new administration building held on September 29, 2014. Port of Morrow has been seeking County support regarding their dock issue. Commissioner Gronquist commented it is difficult to lend support when Gilliam County faced a similar situation and support was not offered. Working on submittal to the Let's talk trash film contest sponsored by Metro. Eric Schmidt with Association of Oregon Counties is assisting with the copy and Levi Anderson will be filming the project; it should be under \$5,000 and Judge Shaffer suggested the consulting line item for payment of services.

Commissioner Gronquist reported he signed an Outside Services Agreement with Waste Management (WM) for the storage of rail car(s) at Shutler Station Industrial Park and is waiting for WM to return the agreement. Commissioner Gronquist stated the previous agreement was \$2/per car per day and he negotiated for \$3/per car per day for this agreement. The agreement is for 36 months with an end date of September 22, 2017. Commissioner Gronquist commented receiving a call from a company inquiring about utilizing the rail siding at Shutler Station and as he knows more he will share.

IN THE MATTER OF NEXT MEETING

The next Gilliam County Court meeting will be held on October 15, 2014 beginning at 10:00 a.m. and will be held in the Gilliam County Courthouse at Condon, OR.

It appearing to the Court there was no further business to be conducted at this time and not additional matters to be considered Judge Shaffer adjourned the meeting at 12:39 p.m.

GILLIAM COUNTY COURT

By _____
Steve Shaffer, Judge

By _____
Dennis Gronquist, Commissioner

By _____
Michael Weimar, Commissioner

Recorder: M.Colby