

2-19-14

At a regular meeting of the Gilliam County Court held Wednesday, February 19, 2014 at the Gilliam Judge Shaffer opened the regular Gilliam County Court meeting at 10:02 a.m. Court members present were Judge Steve Shaffer, Commissioner Dennis Gronquist and Commissioner Michael Weimar.

#### IN THE MATTER OF ADDITIONS TO AGENDA

Judge Shaffer added the following items to the agenda:

3.5 Funding commitment to Columbia Hills Manor

4.4 Property easement in City of Condon

#### IN THE MATTER OF CONSENT AGENDA

**Motion** was made Commissioner Weimar, seconded by Commissioner Gronquist, to approve the February 5<sup>th</sup>, 2014 County Court meeting minutes with a correction to the spelling of Scott Clements name. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; All in favor - **Motion Carried**.

#### IN THE MATTER OF WATERSHED COORDINATOR INTRODUCTION AND REPORT

Newly hired Watershed Coordinator Wes Garth was introduced. Garth is replacing Sandy McKay whom has recently been hired to take the SWCD Director position following the retirement of Walter Powell. Garth provided information on his background and provided a report on department activity including grants update and culvert projects. Discussion followed regarding the purpose of watershed councils and information on how the program is funded.

#### IN THE MATTER OF SWCD REPORT

Sandy McKay, newly hired SWCD Director and SWCD Chair Chet Wilkins were present. McKay updated the Court on SWCD projects. He also distributed information regarding State, Federal, and other funding brought in by the Gilliam SWCD and Gilliam-East John Day Watershed Council, noting they currently employ 3.5 FTE and have brought in over \$9 million for capacity and projects in the last 10 years. Detail was provided in the handout providing data on positions, capacity funding, projects and outside funding. He explained they are in beginning phases of developing a long term business plan. He encouraged County Court input noting they are looking at diversifying funding sources, cost saving, and ways to generate revenue. McKay noted they will be presenting a funding proposal in the near future and would like to add Gilliam County as a partner. McKay said State and Federal funding sources are flat at best, noting they need the County's help if they are going to continue providing their high level of service to the area.

In response to Judge Shaffer's question, McKay spoke about farm ground and range ground soil testing noting the potential for farmers, saying they would like to build on it as something they can offer to local growers.

#### IN THE MATTER OF APPOINTMENT TO MCCOG BOARD

Judge Shaffer reported Denise Ball is willing to accept appointment to Mid-Columbia Council of Governments Board.

**Motion** was made by Commissioner Gronquist, seconded by Commissioner Weimar, to appoint Denise Ball as the Cities Representative to the Mid-Columbia Council of Governments Board. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; All in favor - **Motion Carried**.

#### IN THE MATTER OF STEVE WATSON PROPERTY PURCHASE

Steve Watson was present and asked the Court for permission to make the final payment on the contract of sale for the property at 503 S. Washington Street in Condon thereby finalizing the agreement.. Watson brought copies of receipts for roofing materials for the large house as well as the building permits for the electric and plumbing in both buildings. He assured the Court that although the contract of sale would be completed he will continue with the renovation of the home. He is currently focusing on the small house so can stay in it while working on the bigger house. He said the building is waterproof but still needs plumbing and wiring. He further explained the need to install a new sewer line to the house was a setback on schedule and financing.

**Motion** was made by Commissioner Gronquist, seconded by Commissioner Weimar, to accept Mr. Watson's final payment on the contract for the sale of real property at 503 S. Washington in Condon and execute the bargain and sale deed. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; All in favor - **Motion Carried**.

#### IN THE MATTER OF APPOINTMENT TO THE NORTH CENTRAL PUBLIC HEALTH DISTRICT BOARD

**Motion** was made by Commissioner Gronquist, seconded by Judge Shaffer, to appoint David Anderson, new administrator and paramedic at the Arlington Medical Center, to the North Central Public Health District Board as a Gilliam County representative, term to expire 12/31/14. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; All in favor - **Motion Carried**.

Court members noted they are pleased with the appointments of both Dave Jones and David Anderson on the NCPHD Board.

#### IN THE MATTER OF ASBESTOS ABATEMENT

Judge Shaffer reported the asbestos abatement project, approved at the previous Court meeting, is going well. The Courthouse project went well and crew is now at the former Hawk house. He noted the courthouse carpet will be installed by Denney's Floorcovering noting the bid was under \$5,000.

#### IN THE MATTER OF PLANNING DIRECTOR STAFF REPORT

Planning Director Susie Anderson presented a quarterly staff report including updates and discussion on the following items:

- Gilliam County Transportation System Plan Grant Update
- Change of Ownership of AES Wind Power
- Morrow County Military Airspace Advisory Committee
- Shutler Station Industrial Zone Language-Court asked Anderson to draft language and present at a future court meeting
- Mikkalo Code Violation
- Year-end Reports
- Saddle Butte Wind Park Contested Case

- SB 1531 Medical Marijuana Facilities
- Comp Plan and Zoning Ordinance Update
- Brent Lake is limiting his consulting services so Anderson will begin using Dan Meader for land use consulting

Discussion followed regarding SB 1531 regarding medical marijuana dispensaries and proposed actions being taken by other cities and counties. Anderson was asked to work with Sheriff Bettencourt on this matter. Judge Shaffer noted this is moving fast and said he will be looking to Sheriff Bettencourt for a recommendation. Commissioner Weimar expressed concern about added regulations.

#### IN THE MATTER OF THE LIBERTY THEATER

Owner of the Liberty Theatre Don James joined the meeting by speaker phone. Judge Shaffer opened the discussion noting he had been contacted by Don James because he is faced with having to close the Liberty Theatre. James explained movie cinemas are being forced to move to digital projection systems. He estimated the cost at approximately \$41,000 for the digital system including some sound upgrades, noting if he is not able to make the switch over he will likely close the theatre in the next three to six weeks as film prints are becoming very difficult to get. He said he can't afford to do this on his own and is looking for help. He mentioned there are added benefits to a digital system such as big screen presentations; super bowl, state basketball tournaments, digital advertising for businesses, possibly pay for view, older movies, etc.

Commissioner Weimar asked James if he has approached Co-Arts or others from the cultural portion of the community. James said he has but no one has come up with a solution. Commissioner Weimar said if 25% to 50% of the funds needed were raised by the community it would make a difference to him as County Commissioner what he might be willing to do. He feels it would be more appropriate if the Chamber or Cultural Coalition were to take the lead on a fundraiser. The discussion was tabled until later in the meeting.

#### IN THE MATTER OF THE COURT ORDER 2014-01 DIRECTING SHERIFF TO SALE FORMER LIBRARY

As a follow up to decision made at the previous court meeting **Motion** was made by Commissioner Weimar, seconded by Commissioner Gronquist, to approve Court Order 2014-01 directing the Sheriff to conduct the sale of the former library building at 310 S. Main Street in Condon, Oregon. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; All in favor - **Motion Carried**.

The County Court recessed for lunch at 12:00 pm and reconvened at 1:10 pm.

#### IN THE MATTER OF AMENDMENT NO. 2 TO IGA FOR DHS AGREEMENT NO. 14140

The above stated amendment was tabled until more information is available.

#### IN THE MATTER OF DISCUSSION ON FUNDING COMMITMENT TO COLUMBIA HILLS MANOR

Judge Shaffer noted it was his understanding the thought of the Court at that time the funding commitment was made the non-profit Columbia Hills Manor (CHM) it was not specifically for a senior center but rather for a community center for the entire community. Commissioners agreed. Judge Shaffer explained that CHM is considering locations other than they first thought of west of the independent living facility. CHM is requesting the Court consider allowing them to utilize the funding to purchase the Columbia River RV Mobile Home Park which is in bank foreclosure. Commissioner Gronquist noted it is assessed at a market value of approximately

\$400,000. Discussion followed regarding the request to amend the original agreement on how the funds could be spent. Commissioner Gronquist proposed the Court agree to allow up to \$300,000 of the original funding commitment to purchase the property but everything else in the agreement would still stand.

**Motion** was made by Commissioner Gronquist, seconded by Commissioner Weimar, to allow Columbia Hills Manor group co-chaired by Tiah Devin and Nancy Proctor to use up to \$300,000 of the \$1,894,357 funding commitment for the Community Center to be used only for the purchase the Columbia River RV Mobile Home Park, with the understanding if CHM is not successful in the purchase of the mobile home park, the funds remain as originally committed by the Court. Discussion: Judge Shaffer concerned about \$300,000 limit. Discussion followed and the assessed value was reviewed. Commissioner Gronquist and Commissioner Weimar accepted an *amendment to the motion to use up to \$400,000* of the \$1,894,357 for the purchase of the mobile home park. Shaffer – Yes; Gronquist – Yes; Weimar – Yes; All in favor - **Motion Carried**.

#### IN THE MATTER OF REQUEST FOR PROPERTY EASEMENT

Judge Shaffer said City of Condon Public Works Superintendent Larry Durfey contacted him to ask about the possibility of the County granting easements on a vacant lot owned by the County. The easements would facilitate the City's sewer infrastructure project. Brief discussion was held with a consensus that the Court is open to consider options noting the matter will be discussed further with the City of Condon and brought back to the Court at a subsequent meeting.

Judge Shaffer will ask the Assessor's office for maps showing county owned lots in both Arlington and Condon.

Larry Durfey was asked to join the meeting. He briefly explained why easements on the county owned lot would benefit the sewer infrastructure project. Durfey noted depending on what the bid comes in at, they may not be able to include the area where the county owned lot is located.

No decisions were made.

#### IN THE MATTER OF COURT MEMBER REPORTS

Commissioner Gronquist reported the following:

- He attended Arlington Ambulance meeting last night noting he is encouraged by the hire of Paramedic David Anderson whom will also manage the Arlington Medical Clinic.
- He recently contacted Rick Multrey of Ness Campbell Crane regarding their lease at Shutler Station Industrial Park noting he encouraged him to discuss with the County Court their future building needs at any point they are interested in doing so.
- Peter Mitchell and Commissioner Gronquist were contacted regarding the Connect Oregon V Application scheduling them to give a presentation to the Rail Review Committee on March 3.

Judge Shaffer reported the following:

- An updated schedule for the Special Project Grant Application process was distributed.

- Wheeler County is going to make the payment on their one-third share of the Frontier Digital Network warranty contract.
- Reported on attendance at Columbia Gorge Bi-Regional Energy Zone (CGBREZ) meeting where there was discussion regarding the energy imbalance market future possibilities with potential benefits for the region.
- Marijuana dispensaries were a big topic at AOC meeting.

Commissioner Weimar reported the following:

- There was one appeal to the Board of Property Tax Appeals and they reached a compromise.

IN THE MATTER OF CONTINUING DISCUSSION ON LIBERTY THEATER

The Court reopened the discussion on the Liberty Theatre need for funding for a digital system. It was agreed the theatre is important to the community but not the County's responsibility to fully fund the new digital system. Commissioner Gronquist proposed committing \$20,000 as a loan if the community finds a way to raise the remainder of the funds. It was consensus that Judge Shaffer will contact Mr. James and notify him the County would offer a \$20,000 loan with flexible terms providing the remainder of the funds are raised. It was also stated the new equipment would need to be listed as collateral on the loan. It was noted the court members want to know what the collateral is on the existing loan.

IN THE MATTER OF NEXT MEETING

The next meeting is scheduled for Wednesday, March 5, 2014 at 10:00 a.m. and will be held in the Gilliam County Courthouse in Condon, Oregon.

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 2:54 p.m.

GILLIAM COUNTY COURT

By \_\_\_\_\_  
Steven Shaffer, County Judge

By \_\_\_\_\_  
Dennis Gronquist, County Commissioner

By \_\_\_\_\_  
Michael Weimar, County Commissioner

Recorder: Leanne Durfey