

3-16-2016

Judge Shaffer called the meeting to order at 10:02 a.m. The meeting was held in Arlington at the Arlington City Hall. Present were Judge Steve Shaffer, Commissioner Mike Weimar and Commissioner Dennis Gronquist. Absent: None.

IN THE MATTER OF ADDITIONS TO THE AGENDA

WI Construction Lease Agreement

Arlington Charter School Update

Gilliam County Road Department Warehouse Change Order No. 9

IN THE MATTER OF EXECUTIVE SESSION ORS 192.660 (2) (e) (h)

Judge Shaffer declared the meeting to be in Executive Session pursuant to ORS 192.660 2 (e) Real Property Transactions and (f) Exempt Public Records. Separate minutes were taken and will be filed in the office of the County Clerk.

IN THE MATTER OF BUSINESS DEVELOPMENT LOAN APPLICATION 2016-01

Gilliam County Treasurer Nathan Hammer, Port of Arlington Manager/Economic Development Officer (EDO) Peter Mitchell and loan applicants Vicki and Chuck Ackerman were present to resume discussion of their Gilliam County Business Loan application they plan to use to purchase Gubby's Drive-In. The Ackermans informed they negotiated with the Gubser's and they have come down slightly in price for the Drive-In. As a result the Ackermans lowered their loan request to \$158,500 and proposed a reducing the duration of the loan from 15 years to ten years. Commissioner Weimar presented a concept he has seen work in other instances of a tiered interest rate that would initially be set below the market and would escalate at intervals over the life of the business loan. The next step after the initial period, the applicant would try and secure conventional bank financing. If successful, the County could adjust the interest rate to a percentage over what the bank would charge. If unsuccessful, the interest rate could either remain the same for another period of time, or bump up toward the market rate, depending on how well the business is doing. Mitchell pointed out that banks are very reluctant to lend to restaurants. Commissioner Weimar noted the Ackermans only have ten months of

operating history to access a loan on and a bank would want to see multiple years of operations before making a business loan. The County business loan would help them establish a history they could take to the Bank of Eastern Oregon. There was a general Court discussion of various interest rate scenarios and corresponding loan payments and at what intervals to increase interest rates.

Motion by Judge Shaffer, seconded by Commissioner Weimar to approve a Gilliam County business loan to Vicki and Chuck Ackerman in the amount of \$158,500 with an initial interest rate of four percent interest for three years, adjusting to five percent for the second three years and and the last four years the interest rate will be set at a commercial lending rate plus 2%; Shaffer – Yes; Gronquist – Yes; Weimar – Yes;

Motion carried.

IN THE MATTER OF COTTONWOOD CANYON STATE PARK

Cottonwood Canyon State Park Ranger Tom Peterson and Oregon State Parks District Manager David Slatt were present for an initial discussion of developing a small boat launch at Hay Creek. Also in attendance was Gilliam County Road Master Dewey Kennedy and local area landowners. Peterson informed there have been increasing requests for day trip floats on the John Day River. Slatt said there isn't funding in the current fiscal biennium for the project, but wanted to initiate discussion of the proposal. Current locations for boat traffic are Rock Creek and McDonald's Ferry. Both are approximately 22 miles stretches of river and too far for a day float. The Park's proposal would include a 20 car gravel parking lot, a vault toilet and a shallow boat ramp at Hay Creek. They plan to use fencing, signage and gates to manage traffic flow and security. Adjacent landowners Marta Mikkalo and Ron Wilson thought installing a gate and closing the road at Hay Creek would be a good solution to keep traffic off their property. They expressed concern about the threat of fires from tourist and campfires. Matt Kamerrer also expressed concern about fires and thought it was a matter of when not if. Kamerrer said as wheat farmers in the event of fire they could have serious crop loss. Trespassers have been a problem. Area land owner David Mann said he has already experienced increased traffic and vandalism since the Park opened on and around his property. Illegal hunting on his property has also been a problem. He purchased his property for personal hunting. Unless there would be a way to limit Hay Creek to dawn to dusk access he would not support development. Kennedy said road improvements would be necessary from both directions to Hay Creek. The Devils Butte side would require about \$150,000 in improvements and the Mikkalo side would cost about \$50,000. The other variable would be what would be necessary on Hay Creek Road. There would need to be surveys, environmental and archeological impact studies and permits before any work could begin.

IN THE MATTER OF WEED CONTROL ASSESSMENT HEARING

At 11:10 am Judge Shaffer opened the Public Hearing on the Gilliam County Weed Control Special Assessment. The purpose of the hearing was to gather evidence as to the need, who will benefit and to take public input on adoption of Special Weed Control Assessment Ordinance 2016-01. The rate for fiscal year 2016-17 has been set at seven cents per acre. The Public Hearing is in accordance of ORS 536.350-569.495. Weed Control Officer Don Farrar was present for a public hearing. With no public comments Judge Shaffer closed the Public Hearing at 11:15 am.

Motion by Commissioner Weimar, seconded by Commissioner Gronquist to approve Ordinance 2016-01 in the matter of a Special Weed Assessment in Gilliam County in the amount of 48,566.56 at seven cents per acre; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF OSTER PROFESSIONAL GROUP ENGAGEMENT LETTER

Oster Professional Group sent Gilliam County an engagement letter and audit contract for fiscal year ending June 30, 2016. The anticipated the additional costs related to assisting in the preparation of the financial statements will not exceed \$6,120. The audit contract states the county agrees to pay Oster Professional Group the sum of \$30,610.

Motion by Commissioner Gronquist, seconded by Commissioner Weimar to approve the engagement letter, not to exceed \$6,120 for the preparation of the financial statements and related Management's Discussion and Analysis and the audit contract in the amount of \$30,610 from the Oster Professional Group for a total of \$36,730, for the fiscal year ending June 30, 2016; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF ROAD DEPARTMENT WAREHOUSE CHANGE ORDER NO. 9

Gilliam County Road Department Warehouse No. 9 is to cover the cost for additives for cold weather concrete in the amount of \$2,484.

Motion by Commissioner Weimar, seconded by Commissioner Gronquist approve Gilliam County Warehouse Change Order No. 9 in the amount of \$2,484; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF DISTRICT ATTORNEY'S OFFICE REQUEST TO SUBMIT GRANT APPLICATION

Gilliam County Victim/Witness Assistance Director April Aamodt appeared before the Court to request approval to apply for a one-time Department of Justice Victims' Services Division grant in the amount of \$7,000. The \$1,750 cash match will come from Aamodt's already allocated salary. The training she is interested in uses a different healing modality that seeks to go beyond conventional group therapy to help heal a victim's mind, body and soul. She has used this modality in the past and found it helped victims to heal more quickly. In addition to training Aamodt plans to use the funds to purchase books and videos that will be free and available in Gilliam County and will help alleviate the travel barrier that often exists. Aamodt would also like to have Gilliam County District Attorney Weatherford attend a training. Aamodt asked the Court to approve sending a one-time letter to the Department of Justice that would allow Weatherford to sign the grant application and oversee how the funds are spent. Aamodt would continue to request permission of the Court for each grant. Members of the Court agreed that would be reasonable.

Motion by Commissioner Gronquist, seconded by Commissioner Weimar to approve the grant submittal request by the District Attorney's office to apply for a \$7,000 Victims of Crime Act grant; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF ARLINGTON SCHOOL UPDATE

Arlington Charter School Superintendent Kevin Hunking was present to give Arlington Charter School update. Hunking informed the school board met on Monday and signed him to a new three year contract. Students and staff are doing well. The budget has come in line. Revenue now matches with expenditures and they have been able to incorporate their Music Department into the general fund. The Science Room renovation has been completed, except for the exhaust fan, and students are back in the classroom. There will be a Science Fair in May. The CTE Building is temporarily on hold while they search for a contractor to install the dry wall. The building is currently over budget because the fire suppression system needed a dedicated water line. They are hoping to move equipment into the building over Spring Break. There will be an Open House in May or June. They have finished consolidating the electric meters. Hunking found Pacific Power frustrating to work with throughout the project. The current student population is 165, but Hunking is expecting enrollment to increase. Between twenty and twenty five students come from Boardman. Hunking thought the student population would increase further if Arlington had more affordable housing.

IN THE MATTER OF THE CONSENT AGENDA

Motion by Commissioner Gronquist, seconded by Commissioner Weimar to approve the February 3rd Executive Session Minutes, the February 17th Regular Session Minutes, the March 2nd Regular Session Minutes and the March 2nd Executive Session Minutes; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF SALE OF GILLIAM COUNTY SURPLUS EQUIPMENT

Commissioner Gronquist spoke to Oregon Heavy Equipment Sales in The Dalles about selling the trucks that were leased to WI Construction. They conduct their auctions online. They would come and photograph the equipment so there wouldn't be any transportation costs. They charge a seven percent fee. Commissioner also spoke to Rocky Webb from the Auction Sales Company in The Dalles. They conduct auctions on site and feature a video simulcast. Their fee is 10%, plus the cost of transporting equipment to The Dalles which would cost approximately \$150 each. After a brief discussion the Court decided it would be easiest to try Oregon Heavy Equipment Sales first.

IN THE MATTER OF PORT OF ARLINGTON LEASE AGREEMENT

Commissioner Gronquist asked where the County is in process with the lease agreement with the Port of Arlington for management of the Gilliam County Grain Lab. Judge Shaffer informed the contract is waiting on a response from the Economic Development Agency. In the interim the Port is operating the Lab under the signed letter of intent. Commissioner Gronquist wanted to make sure the contract contained a provision for continued use of the Lab's conference room providing adequate notice.

IN THE MATTER OF SHERIFF DEPARTMENT SURPLUS EQUIPMENT

Gilliam County Sheriff Gary Bettencourt was present to ask the Court to approve Resolution No. 2016-04 allowing the Sheriff Department to surplus used equipment.

Motion by Commissioner Gronquist, seconded by Commissioner Weimar to approve Resolution No. 2016-04 declaring radio, camera and other miscellaneous County owned equipment as listed on a four-page attachment as surplus equipment; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF COURT MEMBER REPORTS

Commissioner Gronquist informed he hasn't heard from Waste Management regarding the Host Fee agreement with Gilliam County. He will give them one more day and then contact them.

Commissioner Weimar attended the Governor's Transportation Vision Forum. The primary topic of conversation was transportation issues after a major Cascadia Subduction Zone earthquake. Highway 97 is expected to be the major supply distribution thoroughfare and they are working on how to get the highway back up and running as quickly as possible. Redmond is the key supply storage site. They are expecting a complete transportation breakdown west of the Cascades. The earthquake was also a topic at the Association of Oregon Counties Transportation Steering Committee meeting. Klamath Falls is lobbying to have the Crater Lake – Klamath Regional Airport utilized for air distribution. Commissioner Weimar is expecting the earthquake to remain a hot topic. There was also discussion of how to get a Transportation Package passed during the 2017 Legislature. The consensus was there is currently a lack of leadership to marshal a package through the Legislature. The Committee is looking for ways to raise an additional \$1 to \$2 billion for anticipated road construction/maintenance needs.

Judge Shaffer attended a Workforce Investment meeting. Gilliam County is part of the Mid-Columbia Central Cascade Workforce Investment group which consists of Hood River, Wasco, Sherman, Gilliam and Wheeler counties. The meeting was to target a business cluster the region can coalesce around to create employment opportunities and tailor regional education curriculums to meet those needs. Workforce Investment thinks value added agriculture presents the most growth opportunities. The Counties themselves were split between value added agriculture and the need for technical training for the various technology industries in the area. The meeting ended without selecting a business cluster to focus on.

IN THE MATTER OF LEASE AGREEMENT WITH WI CONSTRUCTION, INC.

Jack Ingram of WI Construction was present to finalize discussion of the lease agreement with Gilliam County for rental of the concrete batch plant at Shutler Station Industrial Park. Premises on which the batch plant is located comprise approximately one acre. Ingram has signed the agreement. There was a discussion of WI and Gilliam County surplus equipment and auction options. Richie Brothers is coming to analyze WI's surplus equipment and could look at Gilliam County's also. The Court thought that was a good idea. Commissioner Weimar asked if the 821C Case front end loader should be included in the lease. Ingram thought it should be and that it is good for the loader to be started on a regular basis. Commissioner Weimar thought it important the loader included in the lease agreement. County insurance agent John Anderson is planning on surveying the

inventory for insurance purposes. After a general Court discussion Members of the Court agreed to write in and initial the 821C Case front end loader in the lease.

Motion by Commissioner Gronquist, seconded by Commissioner Weimar to approve the lease agreement between Gilliam County and WI Construction, Inc. for the concrete batch plant and 821 C Case Loader for 30 days unless both parties agree to extend for one or more additional 30-day intervals; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

IN THE MATTER OF THE NEXT COURT MEETING

The next Gilliam County Court meeting will be held on April 6, 2016 beginning at 10:00 a.m., at Gilliam County Courthouse in Condon.

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 1:38 p.m.

GILLIAM COUNTY COURT

By _____

Steve Shaffer, Judge

By _____

Dennis Gronquist, Commissioner

By _____

Michael Weimar, Commissioner

R. Weinstein/Recorder