

**05-04-16**

Judge Shaffer called the regular Gilliam County Court meeting to order at 10:04 a.m. The meeting was held at the Gilliam County Courthouse in Condon, OR. Present were Judge Steve Shaffer, Commissioner Michael Weimar and Commissioner Dennis Gronquist. Absent: None.

**IN THE MATTER OF ADDITIONS TO THE AGENDA**

Add April 6, 2016 Minutes to the Consent Agenda

Columbia Hills Manor request for additional funds

Columbia Hills Manor request for budgeted funds

**IN THE MATTER OF GILLIAM COUNTY OSU EXTENSION PROPOSAL**

Gilliam County Oregon State University (OSU) Extension Ag Agent Jordan Maley and Gilliam County 4-H Agent Monica Mitchell were present to request approval to use OSU Extension reserve funds to fund a one quarter FTE position for Mitchell. Maley said the reserve fund has \$124,000. The one quarter FTE would cost approximately \$13,195.20. Mitchell presented that the Gilliam County 4-H Program has seen a 21% increase in the past six months since her position was increased to full time. The program now has 100 youth and 35 volunteers. Maley said the long term goal would be for OSU to fund the FTE increase, and to that end, using the reserve dollars would demonstrate an FTE increase made a difference.

**Motion** by Commissioner Weimar, seconded by Commissioner Gronquist to approve the use of Oregon State University Reserve Funds to pay for a one quarter FTE increase for the 4-H program; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

**IN THE MATTER OF CONDON CHILD CARE REQUEST FOR PROJECT SUPPORT**

Judge Shaffer informed the Court received a capital support request from Condon Child Care for support for their capital project in addition to the in-kind donation from the Gilliam County Road Department for site work ahead of construction. The in-kind donation value is \$27,750. Commissioner Gronquist said he supported their project, but that he didn't think there would be funds available in fiscal 2016-17. Perhaps fiscal 2017-18 might be a better year. After a general Court discussion Members of the Court agreed that while they support Condon Child Care's project, a large capital investment in fiscal 2016-17 would not be possible.

## IN THE MATTER OF COLUMBIA HILLS MANOR REQUEST FOR ADDITIONAL FUNDS

Judge Shaffer informed that he met with Columbia Hills Manor Board members Alcenia Wright and Nancy Proctor regarding their prior request for additional funds. They asked the Court to approve an additional \$250,000 to pay for landscaping, furnishings, solar panels and for a construction contingency for their Arlington Community Center project. They intend to apply for an Energy Trust of Oregon grant to pay for the solar installation and would forward those funds to the County. Judge Shaffer discussed with them the possibility of a County loan ahead of grant funding to keep the project going. Morrow County has office furniture they are going to be getting rid of and Judge Shaffer suggested they look there first. After a general Court discussion it was decided to ask Columbia Hills Manor to look to fundraising to cover the cost of landscaping portion of the project.

## IN THE MATTER OF COLUMBIA HILLS MANOR REQUEST FOR BUDGETED FUNDS

Judge Shaffer informed the Court had received a request from Columbia Hills Manor for \$545,200 in previously budgeted funds to pay for the first phase of the Arlington Community Center.

**Motion** by Commissioner Weimar, seconded by Judge Shaffer to approve the release of previously budgeted funds in the amount of \$545,200 to pay for the first phase of the Arlington Community Center project. Discussion: Commissioner Gronquist thought it was important for the Columbia Hills Manor Board to give monthly progress reports, along with copies of receipts, of exactly how budgeted funds are being spent. Vote: Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

## IN THE MATTER OF COMPENSATION BOARD RECOMMENDATION

Gilliam County Treasurer Nathan Hammer presented the Compensation Board recommendation for fiscal 2016-17. The Board recommended increasing Gilliam County Sheriff Gary Bettencourt's salary 2.5% from 97.5% of Judge Shaffer's base salary to 100% of his base salary. They felt that the Sheriff works additional hours that other elected official don't and that the Sheriff is vital to the safety and security of Gilliam County.

**Motion** by Commissioner Gronquist, seconded by Commissioner Weimar to approve the Compensation Board recommendations to approve a CPI and "step" increase and a 2.5% increase to bring Sheriff Bettencourt to 100% of Judge Shaffer's base salary; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

## IN THE MATTER OF NEW GILLIAM COUNTY APPRAISER HIRE

Gilliam County Assessor Dave Messenger, Gilliam County Appraiser Chet Wilkins and Gilliam County Deputy Assessor Jamie Aamodt were present to formally request

permission to offer the Gilliam County Appraiser position to certified Appraiser Darlene Lufkin. Messenger informed Lufkin has been a certified Appraiser for 22 years and recommended Gilliam County hire her at the top end of the advertised salary range. Her target start date is June 1, 2016. Messenger said there are funds in the current part time help line item to cover Lufkin's salary for the month of June. There was a brief Court discussion where Members of the Court agreed that having a certified appraiser on board will help with Wilkins transition to Assessor. Messenger will next send Lufkin a letter formally offering her the job as Gilliam County Appraiser, as well as letters to the other applicants who interviewed for the position.

#### IN THE MATTER OF GILLIAM COUNTY GRAIN LAB OPERATING AGREEMENT

Judge Shaffer informed that the Economic Development Administration (EDA) has weighed in on the proposed Intergovernmental Agreement between Gilliam County and the Port of Arlington for operation of the Gilliam County Grain Lab. The EDA had four conditions they want included in the intergovernmental agreement before they would give approval.

**Motion** by Commissioner Weimar, seconded by Commissioner Gronquist to accept the Intergovernmental Agreement between Gilliam County and the Port of Arlington for operation of the Grain Lab with the following Economic Development Administration changes/additions: 1. The term of this agreement shall commence March 1, 2016 and end on February 28, 2017, unless both parties agree to an extension. 2. The parties agree that Port will comply with all EDA financial assistance award terms and conditions, and applicable regulations, including nondiscrimination under 13 CFR 302.20. 3. The parties will provide notice to EDA if this agreement is amended or terminated. All amendments must be reviewed and approved by EDA. 4. The real property described in the Covenant of Purpose, Use and Ownership dated June 10, 2005, which included the entirety of the wheat laboratory, may only be used for the general and specific purpose of the EDA financial assistance award. Any and all additional uses or changes in use require prior EDA written approval. Other economic development purposes may be permitted, but require prior written approval by EDA; Shaffer – Yes; Gronquist – Yes; Weimar – Yes;  
**Motion carried.**

#### IN THE MATTER OF LEASE OF BUSINESS PROPERTY TO WI CONSTRUCTION

Judge Shaffer informed the lease agreement between Gilliam County and WI Construction, Inc. for business property at Shutler Station Industrial Park is complete and he would entertain a motion to accept the agreement.

**Motion** by Commissioner Weimar, seconded by Commissioner Gronquist to accept the month-to-month lease of business property agreement between Gilliam County and WI Construction, Inc. in the amount of \$750 per month with an additional \$5.00 per cubic

yard for concrete produced on site, effective May 4, 2016. At the end of each month WI will submit a report of yards produced, even if that amount is zero. Discussion: Commissioner Gronquist offered to obtain WI's signature. Vote: Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

#### IN THE MATTER OF CONDON CHILD CARE REQUEST CONTINUED

Condon Child Care Director Jennifer Bold appeared before the Court and asked the Court to be the funder of last resort for their new building. She was informed of Court's earlier discussion voicing support for her project, but said they were not in a position to make that level of financial commitment at this time. The County will provide site preparation in-kind donation values at \$27,750.

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

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

#### IN THE MATTER OF REAL PROPERTY TRANSACTION

The Court came out of Executive Session and Judge Shaffer for the record informed no decisions were made.

#### IN THE MATTER OF THE CONSENT AGENDA

It was noted that the County Court Administrative Assistant Rachel Weinstein had made a clarification of Judge Shaffer's clarification of the stated three year plan to the April 6<sup>th</sup> regular minutes as per the Court's request. Commissioner Gronquist had one correction regarding the length of the on-line auction of formally leased County equipment in the April 20<sup>th</sup> minutes. The length of the agreement is 60 days. There was a brief Court discussion.

**Motion** by Commissioner Weimar, seconded by Commissioner Gronquist to approve the April 6 and April 20 minutes, with the above correction and the April Claims pending review; Shaffer – Yes; Gronquist – Yes; Weimar – Yes; **Motion carried.**

#### IN THE MATTER OF CORRESPONDENCE

Judge Shaffer informed the Court had received a note of thanks from Vicki and Chuck Ackerman for the business loan the County Court approved for their purchase of Gubby's Drive-In.

#### IN THE MATTER OF COURT MEMBER REPORTS

Judge Shaffer and Commissioner Weimar attended an all-day Mid-Columbia Council of Governments (MCCOG) meeting in The Dalles. The main goal of the meeting was to develop a comprehensive Board of Directors goal. Wasco and Hood River Counties took issue with the MCCOG use of Building Code funds to fund transportation. It was also noted the resignation of MCCOG board member Denise Ball. It was agreed that Ball will be difficult to replace.

There was a Tri-County Court meeting May 2<sup>nd</sup> in Condon at the new South Gilliam County RFPD building at 220 N. Main Street. The main topic of discussion was high speed broadband in the Tri-County region. Sherman County's project is progressing and the Sherman County High School is not connected to fiber. Once completed, having Sherman off of the Frontier Telenet microwave system should help service in Gilliam and Wheeler Counties. Ryan LeBlanc with Day Wireless informed that Frontier Telenet is looking to upgrade microwave capabilities from the current 150 mbps to 1gigabit service, which would provide for health, safety, education and increase bandwidth for the retail market. LeBlanc thought based on history that upgrade should provide enough bandwidth for ten or more years. There was discussion of a less costly upgrade for fiber compatibility and then using the remaining \$400,000 toward the fiber build from Arlington to Condon.

Commissioner Gronquist said Metro will be having meetings in June and thought it was important for the all three Members of the Court to attend. He said he would distribute the dates.

#### IN THE MATTER OF THE NEXT COURT MEETING

The next Gilliam County Court meeting will be held on May 18, 2016 beginning at 10:00 a.m., at Gilliam County Courthouse in Condon. Gilliam County Budget Committee meeting 1:00 p.m.

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 12:00 p.m.

GILLIAM COUNTY COURT

By \_\_\_\_\_  
Steve Shaffer, Judge

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

By \_\_\_\_\_  
Michael Weimar, Commissioner *R. Weinstein/Recorder*