

Any item or issue not on the agenda you have a question, comment or statement about please bring up under Items from the General Public.

BOARD OF COMMISSIONERS WORK SESSION AGENDA
5:45pm, CBAB, 601 State Street, 1st Floor Conf. Room, Hood River, Oregon

Chair Rivers opened the work session. Present: Commissioner Joplin, Commissioner Benton, Commissioner Perkins, Interim Administrator Meriwether and County Counsel Davies.

MINUTES

OACES State Highway Funding Proposal – Mikel Diwan, Public Works Director reported road funds received from the state come to counties based on the county population of registered vehicles. At some point it was probably equitable however now it doesn't pencil out particularly for eastern Oregon counties - they have a lot of miles but not necessarily residents or vehicles. No one wanted to look at the existing funding formula but there is talk and traction for new revenue options however some of the larger counties started to feel the proposed way of disbursing new revenue was not going to be advantageous.

They looked at the special county allotment fund - monies from the state that are distributed to the counties they currently take \$500K off the top then distributed and \$250K from the state fund so there is \$750K in a pot of money, and is used to supplement counties receiving \$2K yr or less. There are only 5 counties able to take advantage of that. It was looked at what it would look like - Proposal is to increase the off the top amount to \$5M and then split the rest the way it has been done before. Since there were only 5 counties that qualified they were adjusting how it would be distributed as well and counties that had \$200K registered vehicles or more would qualify. OACES group is supportive of the idea and will be submitting their recommendation to AOC this fall. There is no tax increase or dollar amount attached to it. Hood River falls right in the middle, it is slightly positive. The benefit we would see comes from the transportation package itself. Mike wanted to bring the idea forward now to make the commissioners aware of what will be happening, in case the proposal makes it into a measure it would not be a surprise.

BOARD OF COMMISSIONERS REGULAR MEETING AGENDA
6:00pm, CBAB, 601 State Street, 1st Floor Conf. Room, Hood River, Oregon

MINUTES

Chair Rivers opened the work session. Present: Commissioner Joplin, Commissioner Benton, Commissioner Perkins, Interim Administrator Meriwether and County Counsel Davies.

CONFLICTS OR POTENTIAL CONFLICTS OF INTEREST –

Commissioner Benton declared a conflict with the public hearing regarding the zone change as he is the applicant. Also noted a potential conflict of interest with the Barker Road consideration since he owns property on Barker Road.

ADDITIONS OR DELETIONS FROM THE AGENDA –

A minor clerical revision to the 3rd Addendum of the Agreement with the HRC History Museum was brought forward by staff. (item is on the consent agenda)

PUBLIC HEARINGS –

First Amendment to Lease Agreement with TimberNet Inc

ACTION: Approved the 1st Amendment to the Lease Agreement with TimberNet Inc., as submitted.

Chair Rivers opened the hearing and asked if there was any one from TimberNET that wanted to say anything. There are a few folks here but nothing to add at this point.

Doug Thiesies, Forest Manager stated we have had this lease for some time but have never received any revenue from the lease. TimberNET had the lease and ATT was the original entity that benefited from that lease. There are other co locations on the tower such as Verizon and Crown Castle. Over time things have evolved and TimberNET contacted him 4 years ago and Verizon wanted some changes to the tower site and looking at the least it resulted in question and consequently negotiating an amendment in the lease. The legal counsels involved worked together to make some changes and as a result we were able to get a substantial revenue stream.

Other matters may be discussed as deemed appropriate by the Board.

For the next 12-13 years we are still working under the original lease term but were able to negotiate revenue that was not there before but in 2029 when the new lease would take over the rate takes a fairly good jump.

Chair Rivers asked for more comments and hearing none he closed the hearing and asked for deliberations.

Commissioner Perkins moved to approve and sign the cell tower lease amendment as presented. Benton seconded the motion.

Vote on the motion was as follows:

Commissioner Benton – yea
Commissioner Joplin – yea
Commissioner Perkins – yea
Chair Rivers – yea

Motion carried.

Leavens Right of Way Exchange

ACTION: Approved the Real Estate Exchange Agreement between Hood River County & Roland and Doris Leavens

Chair Rivers opened the quasi judicial hearing at 6:10pm and asked for testimony from anyone.

Bill Dick, 601 Washington St - he is subbing for Jason Corey who reps Mr. And Mrs. Leavens - He believes this has been approved by staff and Mr. Corey was not able to make the meeting this evening. The agreement is pretty self explanatory and hopes the commission will approve the exchange.

Mikel Diwan, PW Director - he has been working with Doug Thiesies, Will Carey and Jason Corey on this issue for some time. This is for two rights of way for one. The property is being used now, one request we had in return of this is for dedication around Tollbridge Road. The criteria and meeting the Ordinance requirements of alienation of forestland we did not get appraisals of the property because there is not real exchange happening it is an exchange of rights of way and Counsel Carey concurred that was acceptable. Based on the exchanges of the ROW the value is equal or more being received than we are giving up.

Chair Rivers called for other comments, and hearing none closed the hearing and asked for the commissioners deliberations.

Commissioner Benton made a motion to approve the real Estate Exchange Agreement between Hood River County & Roland and Doris Leavens as presented. Commissioner Joplin seconded the motion.

Vote on the motion was as follows:

Commissioner Benton – yea
Commissioner Joplin – yea
Commissioner Perkins – yea
Chair Rivers – yea

Motion carried.

Comprehensive Plan & Zone change application submitted by Robert Benton (Catapult, LLC)

ACTION: Approved the Planning Commission's recommendation to approve the proposed Comprehensive Plan and Zone Change request by Catapult, LLC as presented, authorized Chair Rivers to sign the Order when drafted by legal counsel.

Commissioner Benton recused himself from the discussions.

Chair Rivers opened the hearing and asked for staff report. Eric Walker Principal Planner - went over the staff report in the packet: the request is to convert 3 parcels from light industrial to commercial – property is located adjacent to Windmaster corner. Application was reviewed appropriately. The application looked at the 8 essential issues and staff and the Planning Commission have approved the application and recommends the Commissioners approve the application.

Approval of this zone change will add land to the light industrial zoned land base in the county. Public facilities are adjacent and available to the lots. No applications under the newly proposed zoning have been received but when and if that happens they will be subject to the light industrial zoning requirements.

Other matters may be discussed as deemed appropriate by the Board.

The Planning Commission recommends two conditions - if you are proposing a light industrial use that would not be allowed in a farm or forest zone then you are restricted in size, if that is not the case you would not be held to restricted size.

The Planning Commission recommends approval with 6 conditions of their approval as outlined in June 15, 2016 staff report.

Chair asked for other comments from the public.

Bill Summerfield, 718 State Street, Hood River; attorney for the applicant. Stated he has nothing really new to add. This request is a down zone and the land owner feels this is a more appropriate zone and fits well with the surrounding lands.

Hearing no other comments Chair Rivers closed the hearing and went into deliberations.

Commissioner Perkins moved to approve the zone change with conditions outlined by the Planning Commission as presented
Commissioner Joplin seconded the motion.

Vote on the motion was as follows:

Commissioner Joplin – yea
Commissioner Perkins – yea
Chair Rivers – yea

Motion carried.

Commissioner Joplin moved to have Chair Rivers sign the Order once drafted by legal. Commissioner Perkins seconded the motion.

Vote on the motion:

Commissioner Benton – abstained
Commissioner Perkins – yea
Commissioner Joplin – yea
Chair Rivers – yea

Motion carried.

UNSCHEDULED ITEMS FROM THE GENERAL PUBLIC (limit 5 minutes per person per subject)

None.

REPORTS

Interim Administrator – David thanked the Commissioners for the send off party last week, it was great. Reported he attended a forum organized by MCEDD last Thursday on the regional economy where Dalles Fridley and his Washington equivalent spoke about what is going on in this regional. Both concurred things are really good right now in this area and better than most areas of the either state.

The exception might be Skamania County because of restrictions on forest lands etc. The presentation was really interesting. He would like to invite Dalles to the next Commission meeting to present on Hood River specifically. Of course Dalles pointed out the cost of housing in HRC is really getting crazy - the average sales price in HRC is \$370,000. There is a lot of work that needs to be done to make it more affordable.

Commissioner Joplin – reported she has been working on collecting funding resources on the call to action and has a proposal from a consultant that can offer assistance for \$20,000 - the Ford Foundation has offered to put in \$5,000 the State Criminal Justice System she is hoping they will put in the rest and the Data Driven Initiative has pledged \$5000. She will keep everyone posted.

Chair Rivers - this is David's last official meeting before the new Administrator comes on board.

CONSENT AGENDA

*Approve minutes from the following commission meetings: June 20th, 29th and July 11th, 2016

*Confirm e-mail poll that awarded the following timber sales to the highest bidders: Ginger Timber Sale #17-2 to Boise Cascade Wood Products, LLC and the Westside Salvage-2016 sale #16-10 to J.W. Logging.

Other matters may be discussed as deemed appropriate by the Board.

*Approve and authorize Chair Rivers to sign the "Certifying Officer" document which designates John Roberts, County Community Development Director as the Certifying Officer for the 2016 CDBG Housing Rehabilitation Project.

*Approve and sign a Resolution re-adopting a Section 3 Plan for Community Development Block Grant Projects.

*Approve and sign the Third Addendum to the Agreement with the Hood River County Heritage Council as presented.

*Approve setting a public hearing for August 15, 2016 at 6pm, or thereafter, to consider an appeal, filed by Rebecca Rawson, of the Planning Commission's decision to uphold the Planning Department's approval of a wireless transmission tower near Windmaster Corner. Hearing will be held On the Record.

*Approve setting a public hearing for August 15, 2016 at 6pm, or soon thereafter to consider an Ordinance regulating submission of ballot items into the State Voter Pamphlet.

Commissioner Perkins made a motion to approve the consent agenda with the correction to the Agreement with the HRC Heritage Council. Commissioner Joplin seconded the motion.

Vote on the motion was as follows:

Commissioner Joplin – yea

Commissioner Benton – yea

Commissioner Perkins – yea

Chair Rivers – yea

Motion carried.

CURRENT BUSINESS

Public Works

Barker Road Expenditures and Repairs

ACTION: Approved and signed a Resolution authorizing Public Works to use county funds to make repairs to Barker Road that are pertinent to public safety.

Mikel Diwan, PW Director - last month the WMURD Agency approved adding the reconstruction of Barker Road to the Plan. He said it could be 1-1.5 years before we can get to it, and the staff feels it might be more like 2 yr. At the same meeting the commission was interested in seeing maintenance option(s) now for Barker to deal with safety concerns on the road until it can be reconstruction.

Mike noted that a repair of Barker Road was done one time before many years ago. He feels it is the best idea to not limit ourselves with a dollar amount but to address the safety issues as needed. There is a Resolution to consider that would allow for repairs as they come up to address safety needs.

Benton is concerned about the two year comment being tossed around to the public when we really do not know how long it will be until all the projects are flushed out. He would like to not have the two year comment promised because it might not happen. Feels we need to address the safety issues as needed until the reconstruction can be done.

Commissioner Joplin asked if this plan of temporary fixing can be addressed with the citizens living on the road and business - it might make sense to have a mailing to the residents letting them know the recent developments of the road being added to the WMURD Plan -

Commissioner Joplin made a motion to approve the Resolution regarding repairs on Barker Road as presented. Commissioner Benton seconded the motion

Vote on the motion was as follows:

Commissioner Joplin – yea

Commissioner Benton – yea

Commissioner Perkins – yea

Chair Rivers – yea

Motion carried.

Community Development

Other matters may be discussed as deemed appropriate by the Board.

Construction Excise Tax Ad Hoc Committee

ACTION: Approved the charge of the CET Ad Hoc Committee and appoint the following members: Les Perkins, Kate McBride, Gordon Zimmerman, Elizabeth Turner, Randy Holmstrom, Anne Mendenbach, John Kelter-Gehrig, Will White, Bob Benton, Henry Fisher, Elizabeth Weilan and Nate DeVol. Staffing will be provided by John Roberts and Joel Madsen.

John Roberts, CD Director - The committee the BOC asked staff to develop last month is here for consideration. John and Joel with MCHA also recommend adding Henry Fisher and Elizabeth Weilan to the committee. Commissioner Benton stated he would like to be added to the committee as well.

Commissioner Joplin made a motion to approve the charge, and membership including Bob, Henry Fisher and Elizabeth Weilan, for the Construction Excise Tax Ad Hoc. Commissioner Perkins seconded the motion.

Vote on the motion was as follows:

Commissioner Joplin – yea
Commissioner Benton – yea
Commissioner Perkins – yea
Chair Rivers – yea

Motion carried.

Intergovernmental Agreement for Westside Area Concept Plan

ACTION: Approved and authorized the Chair to sign the IGA with ODOT and the City of Hood River once the Statement of Work is finalized, and authorized the Administrator to sign other necessary documents related to administration of the TGM project as needed.

John Roberts, CD Director noted we received a TGM Grant and we are working with the City of Hood River on this project. We are about 6 months behind. The final scope of work is at DOJ and we are about ready to go. We have selected the consultant and they are a talented group. We did have to scale back the scope a bit but it is still going to be good.

The counties in-kind contribution is \$10,000 which will be easy to document.

Joplin asked for a reminder on how the 420 acres was selected. John said it goes back to areas surrounding the main collectors and the vacant lands surrounding the area to be included for housing discussion.

Commissioner Perkins made a motion to approve the agreement and authorize the Administrator, Chair and or other elected officials as required to sign the Intergovernmental Agreement, and or other documents needed once the Scope of Work has been finalized. Commissioner Benton seconded the motion.

Vote on the motion was as follows:

Commissioner Joplin – yea
Commissioner Benton – yea
Commissioner Perkins – yea
Chair Rivers – yea

Motion carried.

Set Public Hearings for Marijuana Businesses and Short-Term Rentals

ACTION: Moved the August work session and regular Commission meeting to August 22nd with a public hearing on Short Term Rentals starting at 6pm and set a special meeting for August 29th at 6pm for a public hearing on the Marijuana Ordinance.

John recommends doing Short term rental first and then Marijuana second.

August BOC meeting will be moved to August 22nd and the Short Term Rental hearing will be held that night. A special meeting will be held August 29th. All meetings will be held at 6pm.

John will provide recommendation and focus on key issues and he will make the extensive background information on the county website and a paper copies will be available in the administration office.

ADJOURNMENT – Chair Rivers adjourned the meeting at 6:53pm

Other matters may be discussed as deemed appropriate by the Board.

CALENDAR OF UPCOMING PUBLIC MEETINGS/EVENTS (note all dates and time subject to change with or without notice as required)

Jul 4	1:00pm	Tri-County Mental Health Board, Mid Col. Center for Living-TD (1 st Mon. ea. mo.-generally)
Jul 6	2:00pm	HRC Water Planning Group, 601 State St, 1 st floor conf. room (1 st Wed. ea.mo. – generally)
Jul 13	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)
Jul 18	4:00 & 6:00pm	Board of Commissioners work session & business meeting, CBAB, 601 State Street, Conf Room 1 st Floor (3 rd Mon. ea. mo)
Jul 19	7:00pm	Library District Board meeting, Library, 502 State St., Conf. Room (3 rd Tues ea. mo. - subject to change)
Jul 20	3:00pm	Department Head Meeting – CBAB, 601 State Street, 1 st Floor Conf Room
Jul 26	2:00pm	Safety Committee Meeting, Courthouse, 309 State Street, 1 st Floor (4 th Tues. ea. mo.)
Jul 27	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)
Aug 1	1:00pm	Tri-County Mental Health Board, Mid Col. Center for Living-TD (1 st Mon. ea. mo.-generally)
Aug 3	2:00pm	HRC Water Planning Group, 601 State St, 1 st floor conf. room (1 st Wed. ea.mo. – generally)
Aug 10	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)
Aug 15	4:00 & 6:00pm	Board of Commissioners work session & business meeting, CBAB, 601 State Street, Conf Room 1 st Floor (3 rd Mon. ea. mo)
Aug 16	7:00pm	Library District Board meeting, Library, 502 State St., Conf. Room (3 rd Tues ea. mo. - subject to change)
Aug 17	3:00pm	Department Head Meeting – CBAB, 601 State Street, 1 st Floor Conf Room
Aug 23	2:00pm	Safety Committee Meeting, Courthouse, 309 State Street, 1 st Floor (4 th Tues. ea. mo.)
Aug 24	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)