

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

4:15pm, CBAB, 601 State Street, 1st Floor Conf. Room, Hood River, Oregon

MINUTES

Chair Rivers opened the work session. Present: Commissioner Perkins, Commissioner Benton, Commissioner Meyer, Commissioner Joplin, Counsels Carey and Davies and Administrator Hecksel.

Crystal Springs Water District Property Acquisition for Mid-Valley Reservoir – Doug Thiesies, Forest Manager

Doug Introduced Fred Schatts Jr Superintendent with Crystal Springs Water District. Fred handed out the same information that is in the commissioner's packet. Noted they just completed 2 years of planning and during the process the greater needs of the valley kept coming up while. From the health authority standpoint they need to be able to keep the water pressure up. In fixing that issue they fix the fire flow need as well. They were approached by several folks in the Odell area wanting to do industrial projects but they are currently not able to meet the fire flow needs. The fruit processors are at the point of pursuing expansion opportunities or thinking about it and they will have additional flow needs. The district has identified multiple reservoir sites and the primary one is on county forest property. It allows for feed from multiple directions. They are looking to the Oregon revolving fund to help with their estimated \$4.5M project, which includes putting in 18,600 ft of 10 in pipe to tie the existing reservoir to the new reservoir and a secondary feed into Odell. They have in the past run into some fire feed issues such as with the bin fire a few years back. They are looking for verbal support for the financial piece of their project as they move forward and then they want to talk about an exchange for a few acres of ground for the reservoir and the piping. Sees this as a benefit to the County which would help allow for industrial property to be developed and the needs of the users will be met.

Perkins asked how this plays into the cost and recovery for the fire protection. Does the district get compensated for providing that. Fred said no they do not. It doesn't have to be in their charter in order to provide the fire protection. It works best if they are working for water quality and fire protection. Long run they are looking at this for compliance reasons but it is getting more difficult to keep the 20 psi requirement for fire flows, so it is helpful for the users as well.

He would like to continue to work with staff and administration to find a solution for land acquisition for the reservoir.

Chair Rivers asked how many households the district serves. Fred reported approximately 5300. The district covers from approximately 8 miles above Parkdale, and down to China gorge - about a quarter of the population.

Meyer suggested giving the project a bit more visibility early than not. Doug said they are still negotiating how the land transaction will take place. Doug said Crystal Springs wants to be on Middle Mtn. Feels there are a few ways to make it work. His initial reaction is to go the land exchange route but since we are talking about just a few acres at mpst perhaps we are better using a lease. Perkins said that to keep the project cost down seems the lease option would be better.

Fred said the District would prefer the lease option but if we were looking at a larger piece of ground then a transfer would make sense.

Meyer suggests making the project more widely known so folks are not caught off guard; he also suggested getting on the CEDS list.

Tree Seed Opportunity through Northwest Tree Improvement Co-op (NTIC) and Medford Tree Improvement Cooperative (MEDTIC) – Doug Thiesies, Forest Manager - introduced Dr. Keith with OSU and the NWTIC

This opportunity could provide better tree seeds and Doug wanted to share the information with the Commission.

Dr. Keith said their program works similarly to how orchardists look for variety and better seeds for fruit tree, MEDTIC and NWTIC they do the same thing with forest trees. They go out into the woods and find good looking trees and propagate them, get quality seeds and keep the process going for multiple cycles.

Their seeds are creating about 75M trees a year that are planted in the PNW. Over a Billion trees have been planted over the last 25

years. They have Douglas fir, hemlock, and other types of seeds.

They are on the second generation of testing the seed qualities in some location and having good results. Test sites are mainly in the western part of Oregon and Washington.

The MEDTIC - would be a second generation program. Even though they have not had a test site in our area the weather, humidity, heat and cold is comparable to the Medford area and feels the seeds will work well in our forest.

Doug said that to join this program it would be \$4900 and that would get us into the MEDTIC and NWTIC that is the yearly cost. We would need to acquire seed. We would need to contact some of the existing cooperators to see if they have any extra and it would cost \$1000 per pound but that could grow about 30,000 trees so it could cost us about \$7,000 per year in seed. In order to get into the MEDTIC and the second generation - if we were joined it would cost a bit less. Each cooperators pays per acres of what they have for Douglas Fir. He has presented this to the Forest Advisory Committee and they said it seemed like a good thing to do for our tree farm to improve our growth. It takes time and cost up front but when you can see short term visual improvements of the growth of trees feels it is worth the initial investment.

Bob asked if the county currently nurseries any of our own trees. Doug said we purchase or collect our own seed and have someone grow it for us. We do bid the service out so it is not always the same folks. Les asked about survivalists based on drought. Doug said that is not the reason he would choose to do this but if you are getting a genetic influence from farther south it would make sense that it would benefit us if drought continues to be an issue in our area. You are always going to have some mortality - but if you continue to plant the cost is part of what we already do and the overall cost is small generally. Doug said we are still focusing on breeding the sub local but we would be able to cross test from the MEDTIC seeds and there is testing involved before you plant it. With trees the testing takes decades.

Joplin asked about the genetically altered seed is there any issue with the quality of wood. Perkins said we are not genetically modifying seeds we are breeding. There are no quality issues or market restrictions. Doug said that you can select for a lot of different characteristics such as wood quality, snow break, etc. There are 70M trees a year being planted from this program and it is not affecting the market that he has heard of. If you only focus on tree size then it could affect the outcome so it is something that you want to watch.

Meyer asked about mass timber - Doug said he feels it could only really help that. But if you were only going for one type of characteristic it might not be good. But to grow wood faster it could help us. Feels that our wood would be a great candidate for mass marketing. Meyer asked if we can use this to fill our yield hole. Doug said it will help - it still will take time but it will take less time.

It was noted that Weyerhaeuser is also looking at joining MEDTIC/NWTIC.

RARE AmeriCorp Program Energy and Sustainability Coordinator-Marla Harvey introduction -

Kate McBride representing the City of Hood River here to introduce Marla Harvey who is the new RARE worker focusing on energy and sustainability. The application was a joint effort by the Cities of Hood River, Cascade Locks, the Ports of Hood River and Cascade Locks and the County. Energy Trust of Oregon is also a partner.

Marla stated she is happy to be here and the main purpose of the position is to organize the energy movement in the county and head everyone in one direction. She just started last week and is still getting to know the area and the players. A steering committee is going to be looked into and they will work with Marla on what the community really wants, needs. Looking for some feedback as to who should sit on the committee.

Marla noted she graduated from Witman College and has some experience working in the NW, when she worked with Wallowa Resources for one summer.

County Park Infrastructure – Mikel Diwan, Public Works Director

Tucker Park received a new restroom on the west end of the campground in 2013 and just this year that septic system failed requiring a shutdown of that restroom facility and a 1/3 of the campsites for the last two months. All of the septic systems are severely undersized for the volume of visitors we are getting. We are seeing a 60-70 percent increase in usage just this year.

He has been working with Mike Matthews on what can be done and the sanitarian at both Tucker and Tollbridge and it is obvious we need to do some fairly sizable improvements. This past year we received funding to replace one of the septic systems at Tollbridge and that work has started.

Mikel noted the majority of funds coming from the parks gets rolled back into the general fund. He would like to see a large portion of that money go back into the parks department in order to fix the septic system problems and general maintenance on the parks that has not been done for many years. We need working restrooms and shower facilities or we will not have visitors, which results in no revenue.

Mike Matthews said there are systems we can get to make it work. We need to have a good overall look at where these systems can provide the most benefit for the long term. The strength of the waste going into the systems is much stronger than that of a single family dwelling, which is what the current systems are sized for. We are looking at a treatment system as well as a septic system. Because of the size of the facility needed we will need to work with DEQ.

Benton asked if these is a Park Management Plan. Diwan stated there is not but we are really starting it now with the conversations about the septic systems. Two years ago during the last budget cycle a county building maintenance plan was started, he is doing that for PW equipment replacement and now it is time to start that process for the Parks as well. A capital improvement and maintenance plan needs to be developed. Meyer asked how much money we are talking about to upgrade the existing septic systems. Mikel estimates between \$500K-\$1M for both Tucker and Tollbridge Parks. That would cover the five other systems that need to be addressed outside of the one in the works that received grant funding.

Perkins asked if it is possible to increase the capacity to add more campsites to increase revenue over time. Diwan said that is possible but we are looking at constructing systems for what we have right now. The focus would need to shift a bit to increase the system size to handle more for future development. He sees Tollbridge being able to increase campsites but not sure about Tucker. Perkins said that incrementally if you build more than you need on the front end seems to make sense.

Benton said he feels this can be figured out. Rivers asked if there are grants this could fit in. Mikel stated yes there are but you have to be awarded the grant first. He would like to see some of the funds we are receiving from fees be used for maintenance of the parks.

Meyer said we could do some sort of inter fund load to get things going and payback within a period of time.

Meyer asked about Oregon Travel Experience are there funds there. Mike Matthews said there are fixture changes you can do to use less water, but that costs as well.

Mikel would like to also have a discussion in the future for putting the revenues back into the park system and not just for the septic systems. Chair Rivers said the group hears him and would like to see some sort of management plan and program of how to move forward with the parks department to continue to make improvements. Mikel stated we are making these parks run with 1.5 FTE employees. It has been difficult to recruited seasonal workers. Perkins said perhaps this is good opportunity to work with the city, port and county on maintenance. It seems like it can be done more efficiently. He realizes each entity is different but there are similarities. Mikel said with the upturn of usage in the parks he would like to see the running of them stay with the county. He is not asking for anything tonight he wants to make the commissioners aware of the situation regarding the septic systems.

Chair Rivers asked if there is anything else.

Mike Matthews, Environmental Health Supervisor – brought up a waste water issue regarding the City of Hood River. The City recently passed a Resolution that prohibits hooking into the city sewer unless the property is located in the city limits. Mike has been working with a home owner on Avalon, which is in the UGB, they have a failing system and the city sewer run in front of their home but cannot get a permit to hook in. The lot is small and there is no room for a typical system. He wanted the Commisison to be aware of this because there are several other houses in the Avalon area that either do have or will have failing systems and it seems now there is no way for them to get hooked onto the city sewer. Mike has met with his city counterparts on this issue and they are reluctant even though there are clauses that allow for hardships but this one he is working on Avalon they are not allowing them to hook in. The city says they have to annex in but they have to get their neighbors to annex as well. The neighbors are already on the city sewer.

Jeff said the city is using this situation as leverage to get the neighbors to annex in. Not sure what leverage that provides but that is their stance.

The resolution was passed just last month by the city. The homeowner was ready to get hooked up to the city sewer months ago and by the time they had the money for the work and got a contractor lined up the city passed the resolution and will not issue a permit.

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 Perkins, Commissioner Benton, Commissioner Meyer, Commissioner Joplin, Counsels Carey and Davies and Administrator Hecksel.

CONFLICTS OR POTENTIAL CONFLICTS OF INTEREST –

None

ADDITIONS OR DELETIONS FROM THE AGENDA –

Supplemental consent agenda was added: timber sale and a liquor license sign off.

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

REPORTS

County Administrator – Jeff stated the Prevention department was awarded the STOP grant applied for a few months back, this is a four year grant.

Commissioner Joplin- cultural of health prize was awarded \$25,000.

Commissioner Benton - attended the NORCOR meeting in Ron's place and discussion surrounded funding options. 3 options were kicked around: 1 being a permanent rate up to \$1.00 per thousand and a majority of NORCOR counties would need to pass it in order for it to pass. Benton asked Will to explain how that would work. Will Carey said that he thinks all four counties had to pass it but the way it was explained was each county could determine how they want to fund NORCOR and if 3 said a bond is the way to do it they could do that. There was the permanent rate and that would be the majority of the 4 county populations would need to pass it before it would go into effect - NORCOR would go out for that rate. NORCOR going out for a levy or each individual county would go out and if it passed then you would have that money to help with your portion. Benton stated the sales tactic that your tax dollars would not increase because we would roll over the current levy to this one is not going to work because that levy will retire at the end of September and it is too late to get the operating levy on a ballot and in place. So the taxes will go down and then you would have to have a new levy.

Meyer asked what Sheriff English thought about this. Benton said English was not there. Benton said that NORCOR Board needs to decide if they will go out as the entity or if they want to leave it up to each member county to do their own thing. Counsel Carey said that Doug Goe is the Bond Counsel that is being consulted. He put the NORCOR Bond together 20 years ago and is very well regarded.

Commissioner Perkins - attending CREA meetings for FID and the County. There is a lot of things happening with big utilities and PERPA which could have implications to any big projects that we might look at in the future. One company in the last year has gone after PERPA in the western states to drive down costs etc. He feels it is about 40 percent of his job right now dealing with CREA and PERPA issues. It is good, but consuming.

CONSENT AGENDA

- *Approve minutes from the following Board of Commissioner Meetings: August 22nd and August 29th, 2016
- *Adopt a Proclamation regarding Min Yasui as a tribute to what would have been his 100th Birthday in October 2016.
- *Authorize Chair Rivers to sign off on a state liquor license for Cooper Spur Mountain Resort.
- *Confirm the e-mail poll approval from September 7, 2016 that authorized out of state travel for Commissioner Joplin to attend the Behavioral Health and Justice Leadership Academy in Maryland September 20-23, 2016 (includes travel days).
- *Approve contracting with Davies Dunn, PC for general legal counsel, Annala, Carey, Thompson, Baker for land use counsel and Bruce Bischof for personnel counsel, authorizing the County Administrator to sign the Agreements.
- *Approve and sign the final plat for the Pine Crest Planned Unit Development, Phase 2 as presented.

*Authorize the Forestry Department to submit a County Opportunity Grant to the Oregon Parks & Recreation Department for development, design and engineering of plans for a new campground and day use at Kingsley Reservoir, authorize the Administrator to sign the grant application and approve and sign a Resolution showing the Commissions support of the grant application.

*Approve a 15 foot Easement to the East Fork Irrigation District for installation of a 15 inch PVC pressure irrigation pipeline.

*Approve and sign the Sub Lease between the Hood River County School District and the Hood River Valley Recreation District as the Master Lessor of Golden Eagle Park, and approve and authorize Chair Rivers to sign a sewer easement for the project once drafted and or approved by legal counsel.

Supplemental consent:

*Award the Ichabod timber sale #17-4 to the highest bidder: Boise Cascade Wood Products, LLC – La Grande

*Authorize Chair Rivers to sign off on the OLCC application for Draper Girls Cider Company.

Commissioner Benton made a motion to approve the consent and supplemental consent agenda as presented. Commissioner Perkins seconded the motion.

Vote on the motion was as follows:

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

Motion carried.

ITEMS FROM THE WORK SESSION

Crystal Springs Water District Property Acquisition for Mid-Valley Reservoir

Perkins feels we need to get them a support letter for their funding application. Reading the report opened his eyes about the fire support and there is no compensation to Crystal Springs to supply that. They are required to provide the service and keep it at a certain size but there are no funds for maintenance.

Tree Seed Opportunity through Northwest Tree Improvement Co-op (NWTIC) and Medford Tree Improvement Cooperative (MEDTIC) Agreement

Meyer made a motion to move forward and sign the MOU with MEDTIC AND NWTIC. Commissioner Perkins seconded the motion.

Vote on the motion was as follows:

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

Motion carried.

County Park Infrastructure

No formal action. Consensus to have Staff provide some sort of park plan.

CURRENT BUSINESS

Community Development

Emergency Marijuana Moratorium Ordinance

RECOMMENDATION: Approve setting a date for a public hearing on October 17, 2016 at 6:00pm to consider an emergency ordinance regarding marijuana businesses and facilities in the county.

County Counsel Carey - the planning department is recommending we advertise for a public hearing to pass an ordinance providing a moratorium on marijuana for Oct 17th. The current ordinance expires on the 15th but that is a Saturday. So when that happens you get to use the following week day which is Oct 17th. After the hearing the commission would decide if you want to pass a new Ordinance restoring the moratorium or not. That could have something to do with how you feel about the draft ordinance. What we have done with the moratorium is to hold things off until we were able to get the regular ordinance in place.

The BOC feels it makes sense to have a hearing to consider the emergency ordinance it will provide time for the regular ordinance to be fully reviewed.

Commissioner Meyer made a motion to approve setting a public hearing on Monday, October 17, 2016 at 6:00pm to consider an emergency ordinance placing a moratorium on marijuana businesses in Hood River County. Commissioner Benton seconded the motion.

Vote on the motion was as follows:

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

Motion carried.

EXECUTIVE SESSION per ORS 192.660

None

ADJOURNMENT – Chair Rivers adjourned the meeting at 6:30pm.

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

Sept 19	4:15 & 6:00pm	Board of Commissioners work session & business meeting, CBAB, 601 State Street, Conf Room 1 st Floor (3 rd Mon. ea. mo)
Sept 20	7:00pm	Library District Board meeting, Library, 502 State St., Conf. Room (3 rd Tues ea. mo. - subject to change)
Sept 21	3:00pm	Department Head Meeting – CBAB, 601 State Street, 1 st Floor Conf Room
Sept 27	2:00pm	Safety Committee Meeting, Courthouse, 309 State Street, 1 st Floor (4 th Tues. ea. mo.)
Sept 28	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)
Oct 3	1:00pm	Tri-County Mental Health Board, Mid Col. Center for Living-TD (1 st Mon. ea. mo.-generally)
Oct 5	2:00pm	HRC Water Planning Group, 601 State St, 1 st floor conf. room (1 st Wed. ea.mo. – generally)
Oct 12	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)
Oct 17	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)
Oct 18	7:00pm	Library District Board meeting, Library, 502 State St., Conf. Room (3 rd Tues ea. mo. - subject to change)
Oct 19	3:00pm	Department Head Meeting – CBAB, 601 State Street, 1 st Floor Conf Room