

BE IT REMEMBERED THAT the Crook County Court met in Open Session on April 6, 2016 at 9:00 a.m. in the County meeting room located at 320 NE Court Street, Prineville, OR 97754. In attendance were: County Judge Mike McCabe; County Commissioner Ken Fahlgren; County Commissioner Seth Crawford; County Counsel Jeff Wilson; Assistant County Counsel Eric Blaine and County Court Secretary Colleen Ferguson.

Members of the public signing the attendance log: Darlene Harpster, Prineville; Sher Eriksen, Prineville; Dave Scott, Prineville; Teresa Rodriguez, Prineville; Craig Kilpatrick, On File; Crook County Parks and Recreation Director Duane Garner, Prineville; Pete Sharp, Prineville; Casey Daly, Crook County Fairgrounds Manager; Ruthie McKenzie, Crook County Historical Society; Brett Nelson, Prineville; Tom Jay, Prineville; Clint and Bobbie Brooks, Powell butte; Barbara Punch, Prineville; Craig Brookhart Prineville;

Public notice was provided to the media.

Judge McCabe called the meeting to order and asked Tom Kemper to lead the Pledge of Allegiance.

Consent Agenda

- 1.Approve minutes of February 3, 2016**
- 2.Approve Amendment # 5 to OHA IGA # 148006, public health funding**
- 3.Approve document transfer agreement with WEBCO, re: Early Learning Hub**
- 4.Approve Contract, East Cascade Security and Crook County**
- 5.Approve Amendment of Private Hangar Land Lease**
- 6.Approve Sixth Amendment to IGA 147786 for Financing of Community Addictions and Mental Health Service**
- 7.Approve Century West on-Call Engineering Services, 2nd Amendment**
- 8.Approve Mountain Ridge Estates/Land Development Inc. Agreement with County for completion of Phase 1 and II infrastructure**

The Court and Counsels reviewed the Consent Agenda. Assistant County Counsel Eric Blaine removed item number three: it is not complete at this time. Commissioner Fahlgren had a correction for the February 20, 2016 minutes, page 8, with the name of Bill but no last name. Added the name of Bill Harvey. Items 19 and 20, promotion and salary of position in DA Office and grade change and salary for position in GIS Department were removed from the discussion portion of the agenda and added to the Consent Agenda for approval.

Motion

Commissioner Fahlgren moved to approve the Consent Agenda with the changes, removal and additions as discussed. Commissioner Crawford seconded the motion. The vote was 3-0, motion carried.

Housing Works Annual Update / Housing Advocate Video/ Power Point/ Tom Kemper, Laura Craska Cooper, Bobbi Brooks, and Barbara Punch

Tom Kemper, Housing Works Director and Housing Works Commissioners Bobbi Brooks, Laura Craska Cooper and Barbara Punch presented an overview of Housing Works (originally Central Oregon Regional Housing Authority (CORHA) Legal Name) that began in 1977 serving Deschutes and Jefferson County and in 1998 adding Crook County for a tri-county organization. In 2006 the organization was rebranded

from CORHA to Housing Works. The Board members presented information on housing statistics, rent burden, housing stock, percentages of owner, rental and single family homes and City of Prineville data and need for many more rentals. The mission statement is Fostering Dignity through Housing and the goal is to have people move out of assistance and into their own homes. Information was provided on the resident programs: Learn and improve credit, match savings, kids programs and scholarships, on-site programs that allow people to stay employed. The program provides 81 vouchers and serves 165 people, 73 of the 81 being elderly or disabled. The average income is \$12,253 for the voucher holder.

Housing Works owns the 8 unit special needs home, Prairie House and operates the facility in partnership with Lutheran Community Services Northwest. Three years ago they acquired the Riverside Apartments, a 40 unit facility on South Main. The facility will be undergoing a major rehab beginning in July.

Housing Works has also been working with the school district on the possible acquisition of the vacant Ochoco School and finds this area is challenged but will be a rural renewal and bring up surrounding values as has been done in other communities. Mr. Kemper presented the goals for the Ochoco School project. It will include a gym and 30 two bedroom units with a possible early childhood learning center. The access will have to be changed due to an ODOT planned roundabout and the challenges of the bordering sixth street. There is a large expanse of green space. Housing Works finds it an exciting opportunity. The consultants are working on this project regarding City requirements and codes. It is a great opportunity to save the building. Mr. Kemper presented a video on Housing Works, economics and affordable housing for the communities.

Request for funding, Pee-Wee Rodeo, Dave McMichael

The Court heard the presentation of a request for funding of the Pee-Wee Rodeo scheduled for April 30 and May 1, May 21 and 22, June 4 and 5, July 23 and 24, and July 27 and 28 . Awards are presented at the Carey Foster Hall on the last weekend. This event is an economic driver with contestants, families and viewers arriving on Friday of the weekend and staying for the weekend using restaurants, fuel, motels and local shopping. Any amount would be appreciated toward the total costs of over \$5,000 for use of the Fairgrounds facilities.

This request will be considered during budget hearings.

Hillsboro AERO, update on operations, Kevin Quackenbush

Kevin Quackenbush, Hillsboro AERO Academy presented information on the focus of flight training and flight operations. The company is operating at the Crook County/Prineville Airport and is now up to 8 to 10 aircraft. The goal is 5300 flight hours, but at this time they are on track to beat that goal. There have been 15 students from China here since last June for about 9 months of training in addition to the 30 students that have been run through the program. The interest in training here has a lot to do with the weather. Along with the Company operations, there are economic perks for the community. There are six apartments and one house rented to accommodate up to 46 people, the use of \$141,000 of fuel burned so far, the purchase of a new van purchased locally from Robberson Ford, and the addition of five offices in the Administration building, use of the former Les Schwab big hangar. Mr. Quackenbush said that Airport Manager Kelly Coffelt is great to work with and he will be setting up an Airport users meeting soon.

Mr. Quackenbush presented information on the Connect Oregon grant and the ramp space that will be built and a great addition. He said his company owners thank everyone here in the area; the company has received a warm welcome from the community. The weather is great, the housing is a challenge.

Commissioner Fahlgren expressed his appreciation of the fuel sales, and Commissioner Crawford extended the Court's appreciation of the company being here in Crook County. Judge McCabe asked about presentations. Mr. Quackenbush said he just did a presentation on women in aviation, and they usually take a helicopter to career day. Mr. Quackenbush said the community has been welcoming to the foreign students and the company is so glad they located here.

Formal request by Crook County Parks and Recreation Director Duane Garner to use the County's green storage facility located at the Fairgrounds for use as a laundry facility and meeting room for the Crook County RV Park.

Crook County Parks and Recreation District Director Duane Garner presented a request to the Court to repurpose the building located between the RV Park and the Fairgrounds currently being used for storage by the County and Parks and Rec. Mr. Garner believes it would be great for a community meeting room and an on-site laundry facility for the RV Park and Fairgrounds guests. He presented information on the proposed remodel and repurposing and believes it is affordable to the RV Park. County Maintenance staff has already started the emptying and clean-up of the facility. Discussions between the County and Parks and Recreation have gone well and the cleanup of the building has already begun. This plan will allow use of the entire back portion of the building. A portion of the front will need to be retained for storage. Mr. Garner said it is a simple renovation of the existing building and the location is good, being adjacent to the office of the RV Park.

Commissioner Fahlgren said he sees no issue in going forward, but we do need some storage area. Mr. Garner said he will pursue getting all the numbers together for the project.

The consensus of the Court is to lease a portion of the building to Crook County Parks and Recreation District for the uses as discussed.

Consider award of successful bid for the RV Park Pavement Project

The Court considered the information provided regarding the RV Park Pavement project. There was a March 31, 2016 bid opening of bids received in response to the RFP put out for the paving project that includes the RV park roads, parking stalls and spaces. There were two alternatives: #1, bid on all the roads, stalls and spaces: and #2, repair of the specified areas in most need.

Four bids were received. For #1, Knife River bid \$292,000 high and 7 Peaks bid \$178,000 low. For alternative #2, Knife River bid \$155,000 and 7 Peaks bid \$70,828.63. 7 Peaks was the low bidder on both but all bids exceeded the County and District budget. There would need to be approximately \$10,000 more in funds to make option #2 affordable. If the \$10,000 is available, County Counsel recommends award of the project to 7 Peaks. All bids received were in compliance with the terms of the solicitation.

Judge McCabe asked if a walk through was done on alternative #2 and Mr. Garner said that it had been. There had been some confusion to the contractors with the two alternatives, which lead to some conversations with contractors prior to the bids being submitted.

Discussion was held regarding ideally, the whole park should be done. If that is not possible, do alternative #2. The County Roadmaster and Mr. Garner measured the worst damage in the park area to be repaired and provided the square footage to the contractors.

Commissioner Fahlgren reviewed the project so far; Crook County and Parks and Recreation have been working on the project for two years. The County has provided \$80,000 toward the project and will now need to expend an additional \$10,000 to meet the \$70,000 bid. Mr. Garner said the RV Park has a good occupancy rate and there is \$82,000 in reserve. They could use \$10,000 out of the park RV reserve fund. There is a grant time line to use \$60,000 and that time is complete in September.

Motion

Commissioner Fahlgren moved to award the bid to 7-peaks for \$70,828.63. Commissioner Crawford seconded the motion to award the bid to 7 peaks for the alternative #2 plan. The vote was 3-0, motion carried.

Public hearing, Ordinance 294, creating an exemption from property taxation pursuant to SB1513 (2016) for the surviving spouses of certain emergency service personnel and declaring an emergency, first reading, public hearing

Assistant County Counsel Eric Baine presented the staff report on Ordinance 294, exempting ad valorem taxation a certain valuation of real property for the surviving spouses of certain emergency service personnel. There are an estimated 70 police and 55 fire personnel that have lost their lives in the line of duty statewide since approximately 1970. The revenue loss is not expected to be significant, \$2700 to \$3900 per year exemption. The emergency clause would allow Crook County citizens to use the exemption at the same time as the state law is put into effect, June 2, 2016. At this time, County staff members are aware of no one who would in Crook County qualify.

Motion

Commissioner Fahlgren moved to read Ordinance 294 by title only. Commissioner Crawford seconded the motion. Judge McCabe read Ordinance 294 by title only. The vote was 3-0, motion carried.

Judge McCabe opened the public hearing.

Sheriff Gautney said Crook County is very fortunate to have not had to deal with the loss of life of police or fire personnel on duty. He expressed his appreciation that this exemption will be available for survivors.

There being no further comments, Judge McCabe closed the public hearing.

Motion

Commissioner Fahlgren moved to approved Ordinance 294 with the emergency clause on the first reading. Commissioner Crawford seconded the motion. There was no further discussion. The vote was 3-0, motion carried. This matter will be continued to the meeting on April 20, 2016 for a second reading and final approval

Public hearing, Ordinance 293, to add an aggregate site to County inventory, Second reading, public hearing, vote (Stafford)

Planning Director Bill Zelenka presented a brief staff report for the second reading of Ordinance 293, an addition of an aggregate site to the County aggregate site inventory. The Planning Commission held hearings regarding the comprehensive use map and ESEE analysis. The Commissioner recommends adding the site to the inventory map and accepting the analysis. The Planning Commission has approved the conditional use subject to the approval of the Court.

Motion

Commissioner Crawford moved to read Ordinance 293 by title only. Commissioner Fahlgren seconded the motion. Judge McCabe read Ordinance 293 by title only. The vote was 3-0, motion carried.

Judge McCabe opened the public hearing. There were no comments from the public. Judge McCabe closed the public hearing.

Motion

Commissioner Crawford moved to approve Ordinance 293 on the second reading. Commissioner Fahlgren seconded the motion. There was no discussion. The vote was 3-0, motion carried.

Public hearing, Ordinance 288, Establishing procedures for the adjudication of contested case administrative proceedings for environment health programs, first reading, public hearing

Assistant County Counsel Eric Blaine presented the staff report on the Crook County and State of Oregon Environmental Health Inspection program. This involved the portion of the County Environment Health Department that conducts inspections and certifications of restaurants. The state statutes have been redone and these will now be incorporated into the Crook County Code. This will create a user friendly code direction and puts all the rules, regulations and procedures in one area. Mr. Blaine said this contemplates that the County would contract with a professional hearing officer if a hearing is required. Mr. Blaine has received names of hearing officers from other counties. There is no emergency clause. The second reading will be April 20, 2016 and if approved will go into effect in 90 days.

County Health Director and Environmental Health Director Muriel Delavergne-Brown said that this hardly ever happens but the County needs to have this in place just in case.

Motion

Commissioner Crawford moved to read Ordinance 288 by title only. Commissioner Fahlgren seconded the motion. Judge McCabe read Ordinance 288 by title only. The vote was 3-0, motion carried.

Judge McCabe opened the public hearing. There being no comments or concerns from the public, Judge McCabe closed the public hearing.

Motion

Commissioner Fahlgren moved to approve Ordinance 288 on the first reading. Commissioner Crawford seconded the motion. The vote was 3-0, motion carried.

The second reading will be held on April 20, 2016.

Consider Property Tax Abatement Agreement, Iberdrola/Aurora

County Counsel advised the Court that this matter and HB3492 still need further research. This matter will be brought back before the Court on April 20th.

A brief discussion was held regarding the April 20, 2016 meeting to be held in Paulina Oregon. A 15 passenger van will be available for those wishing to attend and will be leaving by 8:00 a.m. from the back County Courthouse parking lot. Please notify Colleen if you wish to ride in the van. Casey Daly will be driving.

Consider Road Department Sign Quotes

County Roadmaster Bob O'Neal presented sign quotes from five vendors. Zumar was the low bidder at \$13,864.22. Mr. O'Neal recommends purchasing the signs from Zumar.

Discussion was held on the bids being so different in the final costs but the products all being the same.

Motion

Commissioner Fahlgren moved to accept the bid from Zumar for the Road Department signs. Commissioner Crawford seconded the motion for acceptance of the bid at \$13,864.22. The vote was 3-0, motion carried.

Public addition

Teresa Rodriquez presented information regarding a proposed wilderness area that she had found out about recently named the Hidden Springs Wilderness proposal. She said it was important to have public input and has heard from some concerned citizens. Ms. Rodriquez proposed holding another town hall to have an opportunity for the public to be heard and educated and would like to have it before the first of May. Last time there were two town hall meetings, one for the City and one for the County. This time it would be good to have it all at once.

Commissioner Fahlgren asked if Ms. Rodriquez had talked to ONDA to see if there was anything new on the proposal since 2012. He does not believe there has been anything new since 2012. Ms. Rodriquez said she has not heard anything and does not know the intentions. She feels it is under the carpet. The Court advised her that the wilderness study has been going on for 30 years. More discussion was held on Oregon Wild, recreation, Oregon Wilderness, and the premature calling for a vote on the Oregon Wild, the process of holding the educational meetings and the town halls, communication, monthly newsletters, keeping people educated and engaged, and keeping Oregon Wild as priority one. Keeping the focus, Congressman Walden's visit, quarterly meetings, and explaining the process were also discussed.

Approved June 15, 2016

Commissioner Fahlgren said he has called and talked with ONDA. They are not doing anything toward the wilderness Ms. Rodriguez is talking about today. Ms. Rodriguez was invited to come into the office and meet with Commissioner Fahlgren. More discussion was held regarding town halls and strategic planning. Judge McCabe ended the conversation saying his priority is Oregon Wild, but with 23 departments in the County, everyone stays busy.

There being no further business before the Court in Open Session, Judge McCabe adjourned the Court into Executive Session under ORS 192.660(2)(e) Real Property Transactions.

Executive Session under ORS 192.660(2)(e) Real Property Transactions

The Court discussed the Real Property matter with County Counsel.

Following the discussion in Executive Session, Judge McCabe adjourned the Court out of Executive Session under ORS 192.660(2)(e) Real Property Transactions and adjourned the meeting.

There were no decisions made regarding the Executive Session discussion.

Respectfully submitted,

Colleen Ferguson

Colleen Ferguson
Crook County Court Secretary