

BOARD ORDERS AND MINUTES

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY (“the Board”) sat for the transaction of county business in formal session on May 17, 2006 at 9:00 a.m. in Room 32 of the Courthouse, Commissioners Leslie Lewis, Kathy George, and Mary P. Stern being present.

Also present was John M. Gray, Jr., County Counsel; John Krawczyk, Director of Administrative Services; Mike Brandt, Planning Director; Cassie Sollars, candidate for commissioner; David Bates, News-Register; Cleo Westphal, 915 Cedar Street, McMinnville; Merrill Denney, 16275 SE Alderman Road, Dayton; John Englebrecht; and Bob Youngman, 1013 N. Springbrook Road, Suite D, Newberg.

Commissioner Lewis called the meeting to order.

A. **PUBLIC COMMENT:** This thirty-minute time period is reserved for public comment on any topic other than a quasi-judicial land use matter or other topic scheduled for public hearing. Unless extended or restricted by the Chair or majority of the Board, public comment will be limited to three minutes per person. None offered.

B. **CONSENT AGENDA:** Ms. Stern moved approval of the consent agenda. The motion passed, Commissioners Lewis, George, and Stern voting aye.

Personnel

1. **B. O. 06-319** - Approve the employment of the following individuals as on-call relief in the Juvenile Department, \$7.50/hour:

- a. Bryan Smith, Keizer, effective May 17, 2006;
- b. Alisa Niehliser, Portland, effective May 24, 2006.

2. **B. O. 06-320** - Approve the change of status of Jacqueline Terrill-Cooke to extend part-time contract employee status, effective July 1, 2006 through June 30, 2007.

3. **B. O. 06-321** - Approve a request for extended leave without pay for Jackie Lee, Juvenile Department, effective May 30, 2006 through June 16, 2006.

Contracts/Grants

4. **B. O. 06-322** - Approve an agreement between HHS Family & Youth and Rainbow Family Services for services to youth in Treatment Foster Care contracted beds, retroactive to January 1, 2006 through June 30, 2006.

5. Accept the apparent low bid from G&S Maintenance for janitorial services in the Stern Building and the Fenton House and authorize the chair to execute the following contracts, subject to approval by County Counsel:

- a. **B. O. 06-323** - Stern Building, \$6650 for 2006-07, \$6850 for 2007-08;
- b. **B. O. 06-324** - Fenton House, \$5610 for 2006-07, \$5784 for 2007-08.

6. **B. O. 06-325** - Approve Amendment #1 to the Regional Housing Center Grant Agreement #639 between Yamhill County and Oregon Housing and Community Services regarding cash requests and quarterly reporting forms.

7. **B. O. 06-326** - Authorize a sublease agreement between Mountain Union Telecom, LLC and Cricket Communications, Inc. for a portion of the leased premises, effective following the effective date of Verizon Wireless LLC's transfer of its interest in the MAC-582 Option and Site Lease Agreement to Mountain Union Telecom, LLC.

8. **B. O. 06-327** - Ratify the 2005-08 collective bargaining agreement between Yamhill County and the Federation of Oregon Parole and Probation Officers

Roads

9. **B. O. 06-328** - Approve Public Works Docket RV-4-2006, a request for vacation of a portion of County Road #185, petitioners Darrell Mount and Columbia Empire Farms, Inc., no public hearing required pursuant to ORS 368.351.

10. **B. O. 06-329** - Approve Public Works Docket RV-5-2005, a request for vacation of a portion of Redmond Hill Road, no public hearing required pursuant to ORS 368.351.

11. **B. O. 06-330** - Rescind Board Orders 04-666 and 05-1071, designating residence districts on Wheatland Road and Grand Island Road.

Carlton Fire District

12. **B. O. 06-331** - Set the first public hearing on a petition for a new Carlton Fire District for June 14, 2006.

OLD BUSINESS:

1. **B. O. 06-332** - Consideration of M37-122-05, a Measure 37 claim authorizing W.N. and Harriet Gahr to make application to subdivide 349 acres into lots of various sizes to be used for residential development, RV and camping sites, a restaurant, sales, and educational purposes, as continued from May 10, 2006.

John Gray stated that Mr. Gahr has decided not to extend the deadline on the Measure 37 claim, but has clarified his intentions and reduced the property under consideration from 349 acres to approximately twelve, which consists of portions not affected by the conservation easements. He read the operative part of the Board Order and recommended that the Board take action on it today.

Mike Brandt discussed concerns raised by Yamhill County Soil & Water Conservation

District (SWCD) and stated that the Gahrs would not lawfully be able to rent RV hookup sites connected to the septic system. He also noted that public health and safety issues will be considered later during the land use process.

Ms. Lewis moved approval of M37-122-05 as modified by the claimants. Ms. Stern stated that she would vote no because the number of proposed units would constitute a subdivision, which she does not believe was the intent of the voters in passing Measure 37. Ms. George stated her belief that development of the subject property would be done with concern for the ecology of the land and that SWCD would be able to comment on any potential ecological problems during the land use process. Ms. Lewis expressed her appreciation to the Gahrs for revising their plan to focus on a small number of acres. She added that the education center and wildlife viewing area would be beneficial to the community.

The motion passed, Commissioners Lewis and George voting aye and Commissioner Stern voting no.

D. OTHER BUSINESS (Add-ons and non-consent items):

1. **B. O. 06-333** - Consideration of approval of an intergovernmental agreement between the counties of Yamhill, Linn, and Polk, the cities of Salem and Independence, and Linn Soil & Water Conservation District concerning Willamette River channel maintenance.

Ms. Stern stated that this is a good concept, although she is concerned because SWCD felt there was not enough information for them to be a party to the agreement. Ms. Lewis stated that investing \$2500 of economic development funds for grant writing to get a study done on channel maintenance will support the county's large investment in Rogers Landing, which is a big tourism draw. John Krawczyk and John Gray agreed that this would be a suitable use of economic development funds.

Ms. George moved approval of the intergovernmental agreement. The motion passed, Commissioners Lewis, George, and Stern voting aye.

2. Consideration of a request to locate and excavate old trash sites located on county property currently under construction. *[No formal action taken at this time.]*

Ms. Stern presented a request from Wayne Stocks to look on the McNamee (Sitton) and Hoff sites for buried trash bundles for historic purposes. Mr. Gray suggested talking to project manager Chris Johnson first to see if it would cause any problems with his deadlines and efforts to coordinate the movement or salvage of the houses. Ms. Stern said she would forward the request to Mr. Johnson and bring it back to the Board for discussion on Monday.

3. **B. O. 06-334** - Consideration of approval of the employment of Leofuldo Tblanza, Salem, as on-call relief in the Juvenile Department, \$7.50/hour, effective May 17, 2006.

Ms. Stern moved approval of the employment of Leofuldo Tblanza. The motion passed, Commissioners Lewis, George, and Stern voting aye.

E. PUBLIC HEARINGS:

1. Consideration of a request for a residential district on Alderman Road between mile posts 1.24 and 1.52 and between mile posts 1.74 and 2.03. *[Continued to June 14, 2006.]*

Ms. Lewis suggested that the hearing be rescheduled since notices had not been sent to the residents on Alderman Road.

Ms. Lewis opened the public hearing and noted for the record that Alderman Road is not a collector road.

Merrill Denney stated that he had spoken to the owner of Carlton Plants, who had no objection to the request for a residential district.

Ms. Lewis moved to continue the public hearing to June 14, 2006. The motion passed, Commissioners Lewis, George, and Stern voting aye.

F. ANNOUNCEMENTS:

1. The following positions are open to the public. Contact the Commissioners' Office for applications.

- a. Parks Board, two positions;
- b. Commission on Children & Families, one youth position and one alternate position.

2. Northwest Senior & Disability Services has openings for Yamhill County residents on the following regional councils:

- a. Senior Advisory Council, one position;
- b. Disability Services Advisory Council, one position.

For more information, contact Sally Lawson at (503)304-3473 or by e-mail at Sally.Lawson@state.or.us.

The meeting adjourned at 9:37 a.m.

Anne Britt
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair LESLIE LEWIS

Commissioner KATHY GEORGE

Commissioner MARY P. STERN