

INFORMAL MINUTES

November 6, 2006

2:00 p.m.

Oval Office

PRESENT: Commissioners Leslie Lewis, Kathy George, and Mary P. Stern.

Staff: John M. Gray, Jr., John Krawczyk, Steve Mikami, Richard Sly, Ron Huber, Ken Friday, Paul May, and Bruce Tindall.

Guests: David Bates, News-Register; and Celia Wheeler, McMinnville Chamber of Commerce.

* indicates item forwarded to formal agenda

Leslie called the meeting to order.

* Personnel - Steve Mikami presented personnel requests from various departments. See agenda for details. Lt. Huber discussed the need to equalize the reserve deputy pay schedule and agreed to send a final copy of the policy to Accounting, along with a list of the affected deputies.

He also presented a request to designate a fourth Field Training Officer in order to have one available for each of the four shifts. He reported that he had recently negotiated an agreement to reduce the Jail’s emergency room costs by thirty percent, which will save the department \$8000-\$10,000 per year. The Board scheduled a tour of the Jail for 9:00 a.m. on November 9, 2006.

Richard stated that he would like to begin recruiting for the new Program Supervisor position which was approved in the budget process. Steve stated that the salary range should be 22 to 25 in order to be comparable with non-bargaining units and said that Richard will have a final recommendation by Wednesday, based on his research with other counties.

Steve stated that from a market standpoint, there is a need and justification to adjust the Facilities Maintenance Supervisor salary from Range 22 to Range 24. John K stated that Brian Dunn is doing more project management now and has more employees working under his supervision. He suggested changing Brian’s job title to Facilities Maintenance Manager and making the salary change effective with the next pay period. John G noted that a new job description would be needed before the change could be made.

* Land Use - Ken briefed the Board on Planning Dockets PAZ-04-06 and PA-02-06, which will be on Wednesday’s public hearing schedule.

Chamber Membership - Celia Wheeler stated that the McMinnville Chamber of Commerce has recently restructured its membership. She explained that individual memberships no longer exist, but county employees may want to join together for one “Yamhill County” membership. She reviewed handouts which summarized the membership tiers and associated benefits, as well as the benefits available a la carte. She provided an update on the chamber’s Drug-Free

Workplace pilot program.

Emergency Manager Update - Lt. May stated that the county is currently under a flood watch, although it doesn't appear that the normal flood areas are in immediate danger of flooding. He discussed last week's Public Health exercise and stated that he will present the Emergency Operations Plan short form at Management Roundtable tomorrow. He explained that the short form describes the duties of each department in the event of an emergency. Leslie suggested having the pages laminated and spiral bound. Kathy suggested including a list of emergency contact numbers. Lt. May discussed the upcoming training for Public Information Officers (PIOs). The Board agreed that certain departments should send representatives to the training. The issue will be discussed at Management Roundtable.

Lt. May discussed the need for an emergency situation room and stated that Room 32 seems like the most practical location. The Board agreed to have him contact Murray Paolo about setting the room up for cable broadcasting.

Special Assessments - Bruce Tindall reviewed a handout with proposed legislative changes to ORS 92.095 (see attachment) to address the payment of back taxes for subdivision plats, which may be filed as a result of Measure 37 claims. The group had a lengthy discussion about the potential effects of the changes in various situations and concluded that the changes would be too punitive. Bruce noted that back taxes are eventually paid on the vast majority of one-acre subdivisions, although the law is unclear as to whether those taxes are the responsibility of the original property owner, the developer, or the buyer. The Board expressed appreciation for Bruce's work on the issue and for raising the issues of unfairness which need to be addressed by the legislature.

* Measure 37 - Consideration of approval of M37-39-06, a Measure 37 claim authorizing Charles and Gloria Dreske to make application to divide 17.25 acres into 2.5-acre lots and to establish a dwelling on each vacant lot. John G stated that Dave Lawson is comfortable with the January 1, 1976 acquisition date.

He stated that M37-34-06 still hasn't been signed by claimant Dwight West because Mr. West's lawyer intends to resolve the issue through power-of-attorney. The Board tabled the claim for another week.

* Contracts/Grants - See agenda for details.

* Minutes - See agenda for formal minutes to be adopted. Kathy moved approval of the following informal session minutes. The motion passed, Leslie, Kathy, and Mary voting aye.

B. O. 06-901 - January 20, 2006 work session

B. O. 06-902 - February 13, 2006

B. O. 06-903 - March 10, 2006 work session

B. O. 06-904 - July 24, 2006

B. O. 06-905 - August 25, 2006 work session

Fair Audit - Mary stated that Julia Staigers has been unsuccessful in trying to hire a college student at minimum wage to pull the invoices for the Fair audit. She suggested increasing the offered pay to \$10 per hour. Leslie suggested opening the position up to high school students.

Pension Plan - John K stated that he and Steve Mikami had discussed the possibility of changing the county's pension plan from Diversified Investments to ICMA because of customer service problems with Diversified Investments. He stated that there would be a 2.7% penalty for the transfer of each individual account with money in a fixed account unless the funds were moved over a five-year period. He noted that it would be possible to shelter about 40% of the funds from the penalty. Leslie stated that employers need to be careful about directing employees what to do with investment funds.

The meeting recessed at 4:15 p.m. and reconvened at 4:21 p.m. with Steve present for the remainder of the discussion. Steve stated that Lincoln County is still using Diversified Investments. He agreed to check with their Human Resources manager to see if they have been having customer service issues as well. The Board agreed that if Lincoln County is also having problems, the two counties could write a joint letter to the company to try to improve the service, and if they aren't having problems, Yamhill County could try to work with the same customer service representative used by Lincoln County.

The meeting adjourned at 4:40 p.m.

Anne Britt
Secretary

92.095 Payment of taxes, interest or penalties before subdivision or partition plat recorded.

(1)(a) A subdivision or partition plat may not be recorded unless all ad valorem taxes have been paid, including additional taxes, interest and penalties imposed on land disqualified for any special assessment and all special assessments, fees or other charges required by law to be placed upon the tax roll that have become a lien upon the land or that will become a lien during the tax year.

(b) For land located within an exclusive farm use zone that is or has been specially assessed as exclusive farm use zone farmland as qualified under ORS 308A.062, a subdivision plat may not be recorded unless all potential additional taxes have been paid. For purposes of this paragraph, potential additional taxes shall be calculated using the calculation method and number of years described in ORS 308A.703.

(2) After July 1, and before the certification under ORS 311.105 of any year, the subdivider or partitioner shall:

(a) If the exact amount of taxes, penalties, special assessments, fees and charges can be computed by the assessor, pay the amount to the tax collector. The assessor is authorized to levy and the tax collector is authorized to collect the amount.

(b) If the assessor is unable to compute the amount at the time, either:

(A) Pay the amount estimated by the assessor to be needed to pay the taxes, penalties, special assessments, fees and other charges to become due; or

(B) Deposit with the tax collector a bond or irrevocable letter of credit with a good and sufficient undertaking in an amount the assessor considers adequate to ensure payment of the taxes to become due. The bond or irrevocable letter of credit amount may not exceed twice the amount of the previous year's taxes, special assessments, fees and other charges upon the land.

(3) Taxes paid or for which security is given under subsection (2)(a) or (b) of this section are entitled to the discount provided by ORS 311.505.

(4) ORS 311.370 applies to all taxes levied and collected under subsection (2) of this section, except that any deficiency constitutes a personal debt against the person subdividing or partitioning the land and not a lien against the land and must be collected as provided by law for the collection of personal property taxes.

(5) If a subdivision or partition plat is recorded, any additional taxes, interest or penalties imposed upon land disqualified for any special assessment become a lien upon the land on the day before the plat was recorded. [1965 c.393 §2; 1973 c.696 §17; 1979 c.350 §3; 1981 c.804 §69; 1983 c.462 §1; 1989 c.772 §14; 1991 c.331 §23; 1991 c.459 §336; 1993 c.19 §1; 2005 c.399 §11]

