

**APPROVED BY ORDER # 12-06-412**

**MINUTES OF THE**

**LINCOLN COUNTY BOARD OF COMMISSIONERS**

**MEETING OF DECEMBER 13, 2006**

**CALL TO ORDER**

Chair Don Lindly convened the adjourned session of the Lincoln County Board of Commissioners. Present at the meeting were Commissioner Bill Hall; Commissioner Terry Thompson; County Counsel Wayne Belmont; Assistant County Counsel Rob Bovett; and Recorder Liz Sample. Also present were Health and Human Services Director Jan Kaplan; Kiera Morgan from KNPT radio; and Bill Wagner, Executive Director, Oregon Cascades West Council of Governments.

**ROLL CALL - ESTABLISHMENT OF A QUORUM**

**RECOGNITION/PROCLAMATION**

**ADOPTION OF CONSENT CALENDAR**

Chair Lindly introduced the Consent Calendar items. Assistant County Counsel amended item G.1.a: *Declaring certain County-owned vehicles as surplus, and authorizing their disposal* to add to add a possibility for non-profits to acquire some of the County-owned surplus vehicles for 10% below the blue book value. There was discussion regarding blue book value and revenue to the County; requests by cities and other local governments to purchase the County's vehicles; addition of a line in the resolution authorizing not only non-profits to purchase the County's vehicles, but also allowing local governments or other non-profit 501(c)(3) organizations to receive the 10% discount; and the expense of transporting vehicles to the State.

Commissioner Thompson made a motion to approve the Consent Calendar as amended. Commissioner Hall seconded the motion. The vote was taken and the motion passed unanimously.

**MOTION TO APPROVE CONSENT  
CALENDAR OF DECEMBER 13, 2006 AS  
AMENDED**

**CONSENT CALENDAR ITEMS**

*Minutes of the Board of Commissioners Meeting*

12-06-406 BOC Meeting Minutes of December 6, 2006  
Commissioner Appointments & Resignations

12-06-407 Quitclaim Deed from Lincoln County to Steven C. and Sylvia L. Aleckson, Map  
11-10-17-BA, Tax Lot 1000, purchase price \$3,500

License Applications or Renewals

Tax Foreclosure, Right-of-Way, Sales and Deeds

General Budget Resolutions

Acting as Governing Body of County Wide Service Districts

Documents and Recording Matters in the Commissioners Journal

Execution and recordation of:

06-13-12A Declaring certain County-owned vehicles as surplus, and authorizing their  
disposal

12-06-408 Satisfying a local improvement project ("LID") lien of assessment against certain  
real property due to payment in full

12-06-409 Authorizing acceptance of a public walkway and utility easement in Pacific  
Panorama, County jurisdiction under ORS 368.021, to provide access to the  
Pacific Ocean

Recordation of:

12-06-410 Agreement between Lincoln County and The Stratiform Group for assistance in  
evaluation of the County's voice, video and data networks

Execution of:

Subcontract Agreement between Lincoln County and Community Housing  
Services for services in administering the 2006 Lincoln County Housing and  
Rehabilitation Program, Oregon Community Development Block Grant #757,  
Project #HR606

ABHA 2007 Mental Health Organization Contract

**PUBLIC HEARING**

**DECISION/ACTION**

**Access Agreement between Meriwether Northwest Oregon Land and Timber, LLC and Lincoln County for use of a private logging road known as the 2850 Road as access to County's tower communication site located on land in Township 9 South, Range 11 West, Sections 28 and 29 only (known as the "Kafoury Property")**

Counsel Belmont stated that this agreement will provide the County with an alternative access route for emergency communications. Access has been an ongoing issue in that area for a variety of reasons. This agreement, if accepted, will be in effect through November 30, 2009, with an option to pursue negotiations for an extension. The County's cost will be \$150 per year for the first year and \$200 per year thereafter. Counsel Belmont recommended execution of the agreement. Commissioner Thompson made a motion to execute and record Order # 12-06-411 regarding an Access Agreement between Meriwether Northwest Oregon Land and Timber, LLC and Lincoln County for use of a private logging road known as the 2850 Road as access to County's tower communication site located on land in Township 9 South, Range 11 West, Sections 28 and 29 only (known as the "Kafoury Property"). Commissioner Hall seconded the motion. A vote was taken and the motion passed unanimously.

**MOTION TO EXECUTE AND RECORD  
ORDER # 12-06-411 REGARDING AN  
ACCESS AGREEMENT BETWEEN  
MERIWETHER NORTHWEST OREGON  
LAND AND TIMBER, LLC AND LINCOLN  
COUNTY FOR USE OF A PRIVATE  
LOGGING ROAD KNOWN AS THE 2850  
ROAD AS ACCESS TO COUNTY'S TOWER  
COMMUNICATION SITE LOCATED ON  
LAND IN TOWNSHIP 9 SOUTH, RANGE 11  
WEST, SECTIONS 28 AND 29 ONLY  
(KNOWN AS THE "KAFOURY PROPERTY")**

**DISCUSSION/INFORMATION**

**Discussion of lease for Health and Human Services, Substance Abuse Treatment Services, consisting of a building and grounds known and numbered as 605, 607, and 609 SW Hurbert Street, Newport**

Counsel Belmont stated that this lease would house the Substance Abuse Treatment Services Program. Jan Kaplan, Health and Human Services Director, clarified that it will be called Addictions Treatment Program since it will house the gambling treatment, as well. Counsel

Belmont discussed details of the lease. It will cost approximately \$1.25 per square foot. The County is expected to occupy the space in the next 60-90 days.

Mr. Kaplan explained that the HHS department has been growing in a steady manner with the opening of the Lincoln Community Health Center, which has left the department with more people and services than is practicable for the space they currently occupy. They are hoping to centralize their addiction services. Mr. Kaplan commented on the treatment technique for addictions.

Counsel Belmont stated that this agreement is only up for discussion today, and the lease will be on the agenda for execution at next week's Board meeting.

The funding for this move will come out of existing funds and savings from other parts of the approved budget. Counsel Belmont noted that the County is trying to get all departments hooked up to the main computer and phone system, whereas currently, departments leasing space in other buildings are not necessarily part of the same network.

**Discussion of lease for Health and Human Services, Lincoln Community Health Center (Federally Qualified Health Center), in the Devils Lake Office Park, Devils Lake Boulevard, in Lincoln City**

Counsel Belmont stated that this is the lease for the site of the Lincoln Community Health Center and the Behavioral Health Program. He discussed details of the lease. The space is approximately 8,000 square feet. The base rent will be around \$1.11 per square foot, but there will be a great deal of renovations, and the improvement costs will raise the cost by around .35 a square foot. Counsel Belmont discussed the possibility of an option to purchase the building. The County will house approximately 80% of the building. Mr. Kaplan discussed current space issues in the department. Counsel Belmont stated that the renovation costs are estimated at \$330K. Mr. Kaplan discussed the positive effect this change will have on the budget.

Counsel Belmont stated this lease will be on next week's agenda for execution.

**BOARD OF COMMISSIONERS AS GOVERNING BODY OF COUNTYWIDE SERVICE DISTRICTS**

**REPORTS**

**Bill Wagner, Executive Director, Oregon Cascades West Council of Governments**

Mr. Wagner discussed improvements to the governor's proposed budget. One of the biggest issues will be the way county and regional governments are funded. Traditionally, only cost of living is analyzed, and the County falls short of what it would be paid if it was a State office. The governor is putting \$6 million in the General Fund, which will be matched by Medicaid

money, totaling \$12 million. That would mean an additional \$500K each year for Benton, Lincoln, and Linn counties.

Commissioner Thompson commented on the loss of payment from the Timber Bill to the counties and the schools. Commissioner Hall added that this issue was not discussed at the LGAC meeting.

Mr. Wagner mentioned that the pay equity could mean five more positions for COG. There was discussion regarding Oregon Project Independence; the Older Oregonians Act that would parallel the federal Older Americans Act; problems that are occurring with COG's building and costs of renovation; federal earmark funding for Pioneer Road; and how Oregon counties will be affected by the potential loss of timber payments. Commissioner Lindly added that there is a proposed increase to the regional investment program.

Commissioner Thompson mentioned that the Magnuson-Stevens Act, which affects local fisheries, was reauthorized.

### **CONSTITUENT INPUT**

### **EXECUTIVE SESSION**

The Board held Executive Sessions pursuant to ORS 192.660(2)(h) concerning potential litigation.

### **ADJOURNMENT**

The meeting adjourned at 10:55 a.m. These meeting minutes were read and approved this 20<sup>th</sup> day of December 2006.

## **LINCOLN COUNTY BOARD OF COMMISSIONERS**

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**DON LINDLY**, Chair

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**BILL HALL**, Commissioner

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**TERRY N. THOMPSON**, Commissioner