



WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
APRIL 20, 2011

PRESENT: Sherry Holliday, Chair of County Commission  
Scott C. Hege, County Commissioner  
Rod L. Runyon, County Commissioner  
Tyler Stone, Administrative Officer  
Kathy McBride, Executive Assistant

At 9 a.m. Chair Holliday called to order the Regular Session of the Board of Commissioners.

**OPEN TO PUBLIC**

Richard Murray stated that there is a problem with bicycles on County roads. He mentioned his encounters with bicyclists on Highway 30 and in town. Murray suggested that the County place a \$10 fee on bicycle riders.

Commissioner Hege asked Murray if he has seen other places doing something which might be helpful to address his concerns.

Murray responded by stating no. He felt that Wasco County should set the standard. The legislature could use it as an example to change the law.

**OPEN TO DEPARTMENTS**

Mike Davidson, Emergency Manager, is here if the Board has any questions pertaining to the Professional Services Contract between Wasco County, Oregon and Ecology and Environmental, Inc. The Contract is Item #3 on today's Consent Agenda.

Commissioner Hege asked that Davidson provide the Board with an overview.

Davidson stated that the County's Emergency Operations Plan was adopted in early 2007. The Plan is required to be updated every five (5) years. Ecology and Environmental, Inc. was the company that wrote the original Plan. The standards and rules have changed so he feels it is best to rehire the company to update our Plan. If the Plan is not updated the County will not be in compliance with NIMS. The update is being funded by a Homeland Security Grant.

Gary Nychyk, Interim Planning & Development Director, presented to the Board of Commissioners his letter of resignation, (Attached as Exhibit A). He read a prepared statement at this time.

Monica Morris, Finance Manager, introduced Kaden a Trout Lake High School Freshman. Morris noted that Kaden is interested in accounting so he is spending the day in her office to see what government accounting is like.

Chair Holliday asked if there were any corrections or additions to today's Agenda.

Chair Holliday stated that she would like to pull off the Agenda the adoption of the Position Approval Policy. This item was removed from the Board's Agenda.

There were no other corrections or additions.

<b>CONTINUATION OF OPEN TO PUBLIC</b>
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Bill Summerfield, Mosier Community School Board Member, stated that he is here to discuss the Mosier School, which is owned by the North Wasco County School District #21. Summerfield noted that District #21 was interested in transferring the school to the Mosier Community School, a non-corporation. The District has asked them to form a Parks and Recreation District which would allow them to take ownership of the school. The school would then be leased to the Mosier Community School.

Summerfield stated that the Mosier Community School Board is wondering if the Board of Commissioners is receptive to forming the non taxing District on their behalf. The statute requires the Board to conduct two public hearings before the District could be formed. Once formed the School District could transfer the school to the special district. The school would be supported by the Mosier Community School.

Summerfield noted that the Mosier Community School is taking on all of the maintenance of the school this year. He is here to see if the County would be

open to the County sponsoring the formation, or will they be required to collect signatures on a petition.

Chair Holliday stated that she is familiar with the process. It is important when we get a request from a community that it is supported by the whole community. She would like to see a petition to ensure that the whole community is supportive of the formation of a special district.

Some discussion occurred.

Summerfield noted that they just signed a new charter for an additional 10 years. The issue of a Parks and Recreation District came up when the School District learned that they could not transfer the school to the Mosier Community School since they were not a governmental entity.

Summerfield noted that they are having difficulty in running down the old legal description of the former Mosier School District. School District #21 would like to complete the transfer by the end of June, 2011. That is what is driving their request. Summerfield stated that he does not know anyone that is against the transfer of the Mosier School. They will be required to get the support of the City of Mosier since a portion of the Parks and Recreation boundary will lay within the City limits of Mosier.

Commissioner Runyon stated that he agrees with Chair Holliday. We need to see that support from School District #21 and the community.

Commissioner Hege stated that he has never been through this process before. He is not sure if we would need them to do a petition. There needs to be a demonstrated community wide support. Commissioner Hege stated that the Board will be in Mosier this evening. People could come and talk to us regarding this request.

Commissioner Hege suggested that some of these things be put on paper.

Commissioner Runyon requested some background material ahead of time.

**AMANDA HOEY, MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT.  
Appointment of individuals to the Wasco County Economic Development  
Commission and the prioritization of Needs and Issues Projects.**

Amanda Hoey, Executive Director of Mid-Columbia Economic Development District, and Joan Silver, Chair of the Wasco County Economic Development

Commission, were present to discuss the recommendation of the Economic Development Commission on the prioritization of Needs and Issues Projects, (Attached as Exhibit B).

Commissioner Hege thanked Hoey for the distribution of the information to the public through the news media.

Chair Holliday stated that she did not receive any comments from members of the public. Neither did Commissioners Runyon or Hege.

Some discussion occurred regarding the proposed projects and the ranking of the Needs and Issues Projects by members of the Wasco County Economic Development Commission.

Hoey briefly explained how the top five (5) projects in the categories of Technical Assistance and Public Works/Infrastructure are used when Mid-Columbia Economic Development District prioritizes projects regionally under the SEDS process.

**{{{Commissioner Hege moved to approve the recommendation of the Wasco County Economic Development Commission on the prioritization of the Countywide Technical Assistance and Public Works Projects. Commissioner Runyon seconded the motion; it was then passed unanimously.}}}**

Joan Silver stated as Chair of the Economic Development Commission she would appreciate the Board of Commissioners attendance at their meetings to get a sense of direction, or a particular venue that they would want the Commission to pursue.

<b>CONTINUATION OF OPEN TO PUBLIC</b>
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Meredith Van Valkenburgh dropped off to the Board his application for the County Representative on the Columbia River Gorge Commission. Van Valkenburgh briefly noted his experience and involvement in local issues. One of his biggest concerns with the Gorge Commissioner Position is seeing that the Commissioner reflects the interest of Wasco County. There is a balance to be established with the beautification of the gorge and making the gorge prosper. He does not feel the balance has been good.

Commissioner Hege stated that one item to be discussed is on the issue of where this person resides to be eligible to apply for the opening on the Gorge Commission. We have not had any discussion on whether the person needs to

live within the scenic area. The Gorge Commission rules are that the person needs to reside within the County and not within the scenic area.

Van Valkenburgh responded by stating that we are all affected by the Scenic Area. The act does not require any designation for members to be in the scenic or gorge area. Other members on the Commission have not lived in the scenic area.

**CONSIDERATION AND APPROVAL of the Regular Session Consent Agenda of April 20, 2011, (Attached as Exhibit C).**

Commissioner Hege had a question in regards to the Oregon Liquor Control Commission Liquor License Application on today's Consent Agenda.

Kathy McBride, Executive Assistant, explained the process for the County's consideration of Liquor License Applications.

**{{{Commissioner Runyon moved to approve the Regular Session Consent Calendar of April 20, 2011 as presented. Commissioner Hege seconded the motion; it was then passed unanimously.}}}**

**BARBARA SEATTER, MID-COLUMBIA CENTER FOR LIVING. Discussion on applying for a Community Development Block Grant.**

Barbara Seatter, Executive Director of Mid-Columbia Center for Living, met with the Board to discuss the County sponsoring the Community Development Block Grant for Center for Living for the construction of an office building. Seatter presented to the Board some additional information pertaining to the proposed Block Grant, (Attached as Exhibit D).

Seatter noted that since the Board's last meeting she has met with Tyler Stone, Administrative Officer, Amanda Hoey, Executive Director of Mid-Columbia Economic Development District, and the Oregon Business Development Department in regards to the scope of work for the project.

Seatter went over her handout at this time.

Discussion occurred.

Stone stated he is much more comfortable with the project and the impact to staff after meeting with Seatter and Hoey and knowing what MCEDD and Center for

Living is to handle. The staff member from Center for Living will handle all of the financial aspects and the public notices.

Monica Morris, Finance Manager, asked who in Wasco County will be the key person in providing the oversight to the project.

Stone stated that initially it will be her working with Seatter and MCEDD. MCEDD will provide the grant administration for the project.

Morris stated that she feels the financial management will lie within her office.

Further discussion occurred as to the responsibilities of the various agencies.

Bill Lennox, former County Commissioner, stated prior to Seatter coming on as Executive Director Sharon Guidera worked diligently to make this project happen. This project is real important to the community.

**\*\*\*It was the consensus of the Board of Commissioners to move forward with the Mid-Columbia Center for Living's Community Development Block Grant Project\*\*\*.**

The Board recessed at 10:24 a.m.

The Board reconvened at 10:29 a.m.

**DAVID PETERS, COLUMBIA CASCADE HOUSING CORPORATION.  
Update on the Wasco County Home Repair Loan Program and possible future grant.**

Dave Peters, Columbia Cascade Housing Corporation/Mid-Columbia Resource Center, presented an update on the Wasco County Home Repair Loan Program. He noted that 10 loans have been approved for a total of \$220,000, leaving a balance of \$100,000 to loan out.

Peters noted that they have done a Home Repair Loan Program in Sherman County, Wasco County and one has been approved in Hood River County. He noted that the Oregon Business Development Department has in the past subcontracted out the administration to Oregon Housing and Community Services. There was a once per year grant application process. That process has now been changed to a quarterly process. There is approximately \$900,000 available at the end of June, 2011. The grant limit is \$400,000.

Peters noted the areas of the County where grants were awarded and the different types of projects undertaken with the loan funding. The grant is two-third spent. The funding needs to be expended by December, 2011.

Peters stated that he recently spoke to John Hutchison. Hutchison suggested that we wait to reapply for additional grant funding. Columbia Cascade Housing Corporation is currently working on the Mortgage Protection Loan Program; 85 loans within the three County area. The unspent money was going to be sent back to the state but they changed their plans and the Loan Program will be reopened.

Some discussion occurred regarding the Home Repair Loan Program and the County applying for a new grant.

Stone suggested as we move into the next grant cycle that Peters have their grant team come in and meet with him, Morris and McBride so that we can get the grant process more streamlined.

**\*\*\*It was the consensus of the Board of Commissioners that the County look at moving forward with a new Community Development Block Grant for the Home Repair Loan Program\*\*\*.**

**CONSIDERATION of items listed on the Discussion List of April 20, 2011,  
(Attached as Exhibit E).**

Item #1

McBride updated the Board of Commissioners on the County's past practice for the advertisement of the Wasco County Representative on the Columbia River Gorge Commission.

Some discussion occurred regarding whether the applicants should be required to live within the National Scenic Area or just within Wasco County.

Commissioner Hege stated that the scenic area affects everyone in the County. He does not want to limit who can apply for the opening on the Gorge Commission to just those residing within the scenic boundaries. He favors looking at those people who are interested in serving and making a decision based on whatever criteria we come up with.

Chair Holliday stated that she does not feel where a person lives is the most important thing to consider when selecting an individual to serve on the Gorge Commission.

Commissioner Hege feels that we need to let the press know what is expected of a Gorge Commission Member.

Staff was directed to amend the Public Service Announcement to read that applicants must be a "Wasco County resident" and not "a resident of the Columbia River Gorge National Scenic Area". The deadline for applying will be extended from April 28, 2011 to May 12, 2011.

**KEITH CLEVELAND, CODE COMPLIANCE OFFICER. Approval of Enforcement Action by the Wasco County Hearings Officers.**

Keith Cleveland, Code Compliance Officer, presented the Board of Commissioners with some background information on the illegal dwelling and structures violation on property owned by Robert and Terrie Bryce, Jr.

Cleveland noted that the Hearings Officers have two documents which need to be approved. The first is Hearings Officer Order #11-077 Recorded Property Lien and the second is the Recorded Property Lien.

Cleveland noted that the violation has gone through the process and the violation has been approved by the Hearings Officers.

Gary Nychyk, Interim Planning & Development Director, stated that this was a result of a citizen complaint.

Cleveland stated that the complaint was received from a citizen. The County has received urgings from State Forestry and the police.

Cleveland noted that the process is designed to get compliance. The ultimate goal is voluntary compliance; to remove the violation. Cleveland stated that he spoke to the property owners.

Further discussion occurred.

**{{{Chair Holliday moved to approve Hearings Officer Order #11-077 for Recorded Property Lien on Robert and Terrie Bryce Jr. property. Commissioner Hege seconded the motion; it was then passed unanimously.}}}**

**{{{Chair Holliday moved to approve the Recorded Property Lien for Robert and Terrie Bryce, Jr. Commissioner Runyon seconded the motion; it was then passed unanimously.}}}**



Cleveland mentioned that if the property owner clears up the violation they will be given a Notice of Compliance which can then be recorded in the property records.

Cleveland presented the Board of Commissioners with some background information on the illegal dwelling and structures violation on property owned by Bridewill Properties.

Cleveland noted that the Hearings Officers have two documents which need to be approved. The first is Hearings Officer Order #11-078 Recorded Property Lien and the second is the Recorded Property Lien.

Chair Holliday pointed out that the property owner has other options; a camper could be parked on the property for a period of time.

Cleveland stated that the camper could be parked on the property for 60 straight days or during hunting season and then pulled off of the property.

Cleveland noted that it was complaint driven. There are other violations up there but no one has complained about the other violations. The County is acting on the citizen complaint.

Some discussion occurred in regards to if the cabin could be legalized. The only two options for a structure in the F (2) Zone is a fee hunting establishment or a permanent facility for the harvesting of the timber. Cleveland noted that there are two property owners in the area working on permitting their illegal structure.

**{{{Commissioner Hege moved to approve the Hearings Officer Order #11-078 for Recorded Property Lien on Bridewill Properties, LLC. and the Recorded Property Lien for Bridewill Properties, LLC Et Al. Commissioner Runyon seconded the motion; it was then passed unanimously.}}}**

**Other Business:**

**{{{Commissioner Runyon moved to approve the Amended Quitclaim Deed between Wasco County and the Francis O. Bradford Bypass Trust, Stanley H. Ashbrook, Peggy E. Skiles and Barbara A. Thomas and the Amended Quitclaim Deed between Wasco County and William E. Hammel and Barbara K. Hammel. Commissioner Hege seconded the motion; it was then passed unanimously.}}}**

**CONTINUATION OF THE CONSIDERATION of items listed on the  
Discussion List of April 20, 2011.**

Item #2

**\*\*\*It was the consensus of the Board of Commissioners to approve the request from Brian Goodwin, North Wasco County School District #21 Director of Grants and Special Programs, for a letter of support for the District's grant to the National Science Foundation\*\*\*.**

Item #3

None of the members of the Board of Commissioners are interested in attending the National Association of Counties Conference in Portland, Oregon due to the cost of the registration. However, they are interested in volunteering when able. Commissioner Runyon will contact Multnomah County to let them know of the County's interest in volunteering.

Items #4 & #5

**{{{Commissioner Hege moved to designate Chair Sherry Holliday as Wasco County's Certifying Officer for the Wasco County Home Repair Loan Program and to appoint Commissioner Rod Runyon to the Wasco County Home Repair Loan Committee. Commissioner Runyon seconded the motion; it was then passed unanimously.}}}**

Kathy McBride, Executive Assistant, will continue to serve as the Administrator of the Wasco County Home Repair Loan Program Grant.

Item #7

Some discussion occurred in regards to the email received from the Oregon Government Ethics Commission.

Stone suggested that the County respond to the offer by the Oregon Government Ethics Commission to offer a free ethics training on the afternoon of May 13<sup>th</sup>.

On Hold Item #2

Staff was directed by the Board of Commissioners to request that the Mid-Columbia Economic Development District prepare a proposed scope of work for the Board's consideration for the EDC Staffing Contract in the amount of \$40,000.

The proposed Contract will be considered by the Board on May 18, 2011.

On Hold Item #3

Commissioner Hege suggested that the Board talk with the City of The Dalles and the Northern Wasco County People's Utility District in regards to the Pure Power Program of the Northern Wasco County People's Utility District.

**Other Business:**

Gary Nychyk, Interim Planning & Development Director, requested that the County take time to review the Planning Director and Senior Planner Job Descriptions. He wants the Board and new Director John Roberts to evaluate the job descriptions to determine if the Senior Planner is a long term planner or a Planner that they plan to promote one day to the Director position. The descriptions are very similar with a difference in the pay schedule.

At 12:05 p.m. the Board recessed until 2 p.m.

The Board reconvened at 2 p.m.

**JOHN CARTER. Consideration of the request to sale property located on Three Mile Road.**

John Carter presented to the Board of Commissioners his letter dated March 31, 2011, (Attached as Exhibit F).

Carter requested that the County sell to him a piece of property that was originally combined with the property that he owns. The purchase would allow him to place a home on the property. He has a money earnest agreement with Dr. Bruce Schwartz. Carter noted that the County acquired the property back in 1937. The property has been owned by Carter for approximately 30 years. During this time the County has not used the rock pit since it was mined out years ago. He would like to recombine the property which will allow him to finalize the sale. Carter is willing to pay cash for the property. The property would become taxable and the development of the property would increase the taxes received by the County. In addition he is willing to grant an easement to the rock that is there and to allow the Public Works Department to straighten out the road sometime in the future if they have the funding to do so.

Some discussion occurred.

Dan Boldt, Public Works Director/County Surveyor, stated that they went out earlier this week and worked up a sketch of what is on the site, (Attached as Exhibit G). They ran the northerly property line and plotted the road between the

northerly line and the northeast line. It is actually 2.22 acres. The rock pit that ends at the northerly boundary extends onto Gary and Ann Copper's property. He met with Gary Copper, the neighbor to the north. Copper understands that the sale of the property would complete the quarter section of the land. Boldt recommends returning the property to the parent parcel.

Some discussion occurred on the map sketched by Boldt and the recommendation of Marty Matherly, Wasco County Roadmaster, (Attached as Exhibit H).

Tyler Stone, Administrative Officer, did not have a recommendation.

**{{{Commissioner Hege moved to approve offering the property described as Township 1 North, Range 13 East, Section 13, Tax Lot 1700 to John and Karen Carter at a cost of \$1,000 per acre. Chair Holliday seconded the motion; it was then passed unanimously.}}}**

**{{{Commissioner Runyon moved to approve Resolution #11-007 in the matter of supporting the transfer of property not obtained by foreclosure and Order #11-079 in the matter of the sale of certain County Lands. Commissioner Hege seconded the motion; it was then passed unanimously.}}}**

Dan Ericksen stated that they do have an application that has been handed in. The property currently does not qualify for a lot of record, a non-farm or farm dwelling. Acquiring and recombining the property was the last resort to qualify for a dwelling on the property.

The Board recessed at 2:20 p.m.

**COMMUNITY MEETING IN MOSIER. The Board will be inspecting some community projects, followed by an open forum for anyone wishing to address the Board.**

The Board reconvened at the Mosier Creek Terrace in the City of Mosier at 4:54 p.m.

Dotty DeVaney, City of Mosier Planner, presented a PowerPoint Presentation on Mosier's Main Street and Industrial Area Projects.

The prioritized listing of community projects were reviewed and discussed. DeVaney noted that the Mosier Cemetery has been reactivated.

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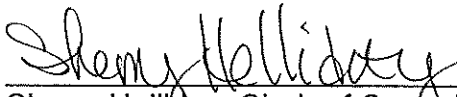
Kathy Fitzpatrick, Mosier City Councilor, Andrea Rogers, Mayor of the City of Mosier, Emily Reid, Mosier Farmers Market, and Susie Conklin, Gorge Grown Food Family Network, also participated in the discussion on community projects, such as the Farmers Market, community garden, UPRR Acquisition, ODOT Rock Pit, restoration of Rock Creek and the development of the City owned property below Thirsty Woman.

The Board signed:

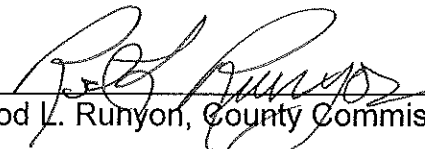
- Order #11-075 in the matter of the appointment of Mike Zingg to the Wasco County Economic Development Commission.
- Order #11-076 in the matter of the appointment of Fred Justesen to the Wasco County Economic Development Commission.
- Professional Services Contract between Wasco County, Oregon and Ecology and Environmental, Inc.
- Amendment #01 ODOT Flexible Service Agreement between the Oregon Department of Transportation and Wasco County.
- Standard Form of Contract with Friend & Reagan, P.C.
- Regular Session Minutes of March 16, 2011.
- Oregon Liquor Control Commission Liquor License Application from Swafford's NW LLC
- Special Session Minutes of February 23, 2011.
- Executive Session Minutes of February 23, 2011.
- Special Session Minutes of March 7, 2011.
- Executive Session Minutes of March 7, 2011.
- Special Session Minutes of March 21, 2011.
- Resolution #11-007 in the matter of supporting the transfer of property not obtained by foreclosure.
- Order #11-079 in the matter of the sale of certain County Lands.
- Amended Quitclaim Deed between Wasco County and the Francis O. Bradford Bypass Trust, Stanley H. Ashbrook, Peggy E. Skiles and Barbara A. Thomas.
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- Hearings Officer Order #11-078 for Recorded Property Lien on Bridewill Properties, LLC.
- Recorded Property Lien for Bridewill Properties, LLC Et Al.
- Order #11-077 for Recorded Property Lien on Robert and Terrie Bryce Jr. property.
- Recorded Property Lien for Robert and Terrie Bryce, Jr.

The meeting adjourned at 6:25 p.m.

WASCO COUNTY BOARD  
OF COMMISSIONERS

  
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Sherry Holliday, Chair of Commission

  
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Scott C. Hege, County Commissioner

  
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Rod L. Runyon, County Commissioner

Date: April 20, 2011

To: Wasco County Board of Commissioners and Administrative Director  
511 Washington Street  
The Dalles, Oregon 97058

RE: Letter of Resignation

Good Morning,

This letter serves to advise that I am resigning my position as Senior Planner / Interim Planning Director as of May 12, 2011.

When I accepted this position four and a half years ago, I took a substantial pay cut from my previous job. Since then I have worked above the Senior Planner position in every way I could to learn the requirements of the Planning Director position. My annual evaluations repeatedly verify that my time has been increasingly dedicated to managing this Department. I performed my job so well that the former Planning Director was able to spend eight months working uninterrupted on a single project with little attention paid to other matters of the Department. At the time I would get frustrated because I felt I was doing the Director's job at the Senior Planner's salary, and that a Long Range Planner was receiving Director-level compensation. However, I acknowledged that the former Director was better suited to conducting those projects and I was best suited to manage the Department. So I accepted the additional workload as first class training to becoming the Planning Director, which would allow me to return to a salary similar to what I had before I left Florida.

Now, my horizon has shifted and the possibility of upward mobility within this company has vanished. After only three years with the County, I have peaked and I can no longer foresee becoming anything more than the Senior Planner.

Furthermore, since the Planning Director's job description and the Senior Planner's job description are so inexcusably similar, I can only assume that I will continue to be "empowered" to perform those parts of the Director's job he doesn't yet understand or finds unappealing. I see my duties as the Senior Planner growing to include being the de facto Personnel Manager, Policy Manager, Budget Expert, Executive Assistant to the Director, and Personal Trainer to the Director without any reimbursement or teeth to make changes in the Department as I see fit. This holds especially true since the Director's background is so completely specialized in Long Range Planning, with zero Oregon Land Use Experience. This feels too much like déjà' vu to me. If you assume that this is only whining and self serving conjecture on my part, I can only state that this belief is based exclusively on prior experience in this Department, and recent experience with the Board of Commissioners.

Additionally I have asserted that my strengths lie in team leadership, and there is an innate conflict with a Senior Planner who tries to lead a Department. Either he will be the resident dumping ground as described above, or the Director will bat him back into his rightful place. Those who know me, and even some of those who don't, will attest that I'm not one to be batted by anyone, and I am done making the Director's job look easy.

I admit that I am disappointed in not getting the appointment to Planning Director. However, I must assert that I am far more disappointed in how that decision came about. I am more than happy to expound on my particular grievances, but that is a conversation best left for some other time.

I extend my deepest apologies to the people of Wasco County and especially to the wonderful Staff of the Planning Department and other Departments for not helping them navigate through these changes, but I refuse to be the floor mat for a new Director or a new set of Commissioners.

Now, on to Better Things,  
A. Gary Nychyk

## **WASCO COUNTY ECONOMIC DEVELOPMENT COMMISSION**

515 East Second Street The Dalles, OR 97058 ♦ 541-296-2266 ♦ [www.co.wasco.or.us/county/wcedc](http://www.co.wasco.or.us/county/wcedc)

**To:** Wasco County Board of Commissioners

**From:** Jessica Metta, Wasco County Economic Development Commission Coordinator

**Date:** March 30, 2011

**Subject:** Prioritized 2011 Wasco County Needs and Issues Projects for Approval

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**Action Requested:** The Wasco County Economic Development Commission requests approval by the Wasco County Board of Commissioners of its prioritized list of 2011 Wasco County Needs and Issues projects.

**Background:**

Each year the Wasco County Economic Development Commission (EDC) requests information from organizations and agencies countywide to develop a list of Technical Assistance and Public Works/Infrastructure needs and issues. This list helps direct the actions of EDC staff to support economic development in the County and is used to develop a list of prioritized needs and issues. The prioritized list can be used by project proponents to show local support when seeking funding sources and the top five projects are included in the regional Comprehensive Economic Development Strategy prepared by Mid-Columbia Economic Development District for federal funding.

Wasco County EDC received information from 18 entities about 42 new or ongoing needs and issues projects. These groups presented their projects to the EDC on February 17, 2011. The EDC then individually ranked each project based on its readiness to proceed, the need for the project, the level of local funding available and whether the project had adequate leadership. Individual scores were compiled and then reviewed by the full EDC on March 17, 2011. At this meeting, the EDC agreed on the top ten Technical Assistance and Public Works/Infrastructure needs and issues for Wasco County. This list is presented below. The Wasco County EDC respectfully presents the prioritized list for review and approval by the Wasco County Board of Commissioners at their meeting on April 6, 2011. For informational purposes only, the projects that were not scored in the top ten are also listed below.

**Technical Assistance Projects**

For Approval: Top Ten Priorities

1. Mosier groundwater sustainability study, Mosier Watershed Council
2. Historic vehicle display & curation building, Fort Dalles Museum
3. Dedicated water line to reservoir, City of Dufur
4. Downtown parking structure, City of The Dalles
- 5a. (tie) Thompson Park Aquatic Facility, Northern Wasco Co. Parks & Rec.
- 5b. (tie) Simnasho Multi-Use Facility, Confederated Tribes of Warm Springs
7. Auditorium Restoration, Civic Auditorium
8. Senior Center building expansion project, Mid-Columbia Senior Center
9. UPRR Land Acquisition, City of Mosier
10. Gorge Applied Training Center, Mid-Columbia Council of Governments



For Information Only: Other Technical Assistance Projects (in no particular order)

Wastewater Mutual Agreement & Order, City of Dufur  
West Lot planning and development, phase 1, NORCOR  
South Basin water storage, City of Dufur  
Pool replacement, Dufur Parks & Rec District  
Hood River Road Reconstruction, Wasco County Public Works  
Water System Upgrade, Wamic Water and Sanitary Authority  
Stormwater system, City of Dufur  
Mosier Creek Bike/ Ped Bridge, City of Mosier

**Infrastructure Projects**

For Approval: Top Ten Priorities

1. Runway strengthening, Columbia Gorge Regional Airport
2. Downtown riverfront undercrossing, City of The Dalles
3. Airport water distribution system, Columbia Gorge Regional Airport
4. Underground irrigation system, Dufur Parks & Rec District
5. Industrial park waterline upgrade, City of The Dalles
6. Westend Bathrooms, Dufur Parks & Rec District
7. Industrial Land Infrastructure, Port of The Dalles
8. Mosier Middle School Temporary Facility, Mosier Middle School Board
9. Kah-Nee-Ta Wastewater system, Confederated Tribes of Warm Springs
10. Simnasho Arsenic Remediation, Confederated Tribes of Warm Springs

For Information Only: Other Infrastructure Projects (in no particular order)

Downtown Streetscape Phase III (3rd & 4th), City of The Dalles  
Wamic Grade Reconstruction, Wasco County Public Works  
Baseball backstop, Dufur Parks & Rec District  
Fire hall construction, City of Dufur  
Park shop / storage unit, Dufur Parks & Rec District  
Lewis & Clark Fountain, City of The Dalles  
Basketball court, Dufur Parks & Rec District  
Chenoweth Area Storm Sewer System, City of The Dalles  
Waldron Drug Building rehab, City of The Dalles  
Public Restroom Improvements, City of Shaniko  
Shaniko Community Hall Renovation, City of Shaniko  
Fire and Emergency Services Building, City of Shaniko  
School Park Upgrades, City of Shaniko  
School Kitchen Addition, City of Shaniko

**WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
April 20, 2011**

**CONSENT AGENDA**

1. Order #11-075 in the matter of the appointment of Mike Zingg to the Wasco County Economic Development Commission.
2. Order #11-076 in the matter of the appointment of Fred Justesen to the Wasco County Economic Development Commission.
3. Professional Services Contract between Wasco County, Oregon and Ecology and Environmental, Inc.
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10. Special Session Minutes of March 7, 2011.
11. Executive Session Minutes of March 7, 2011.
12. Special Session Minutes of March 21, 2011.

Mid-Columbia Center for Living  
Community Development Block Grant Additional Information  
For the Wasco County Board of Commissioners – April 20, 2011

History of the Project

- September 2010 – La Clinica announces \$6 million dollar award to develop a new primary health care clinic in The Dalles
- December 2010 - MCCFL and La Clinica collaborate to simultaneously make offers on land at 10<sup>th</sup> and Weber
- January 2011 - Driven by Health Care Reform, State of Oregon and Gov. Kitzhaber begin to set vision for integration of primary and behavioral health
- January 2011 - present MCCFL and La Clinica continue to collaborate on integrated program models and building plans (see diagram)
- Total project bring a number of benefits to Wasco County:
  - Economic Development* – total project approximately 7 million in construction costs
  - Agencies employ over 40 employees* (in TD) with total operating budgets of 6 million
  - Improved access* to both agencies
  - Improved health care* due to integration
  - State of the Art* buildings to serve low-income, high-risk, population with respect
  - Decreased cost shifting* to community ER's, police department and DHS with improved clinical outcomes
- December 31, 2011 – CDBG application due date
- September 2013 - Projected project completion date

CDBG responsibility details

Wasco County is ultimately responsible for all aspects of Grant Administration, including financial management and project oversight.

Duties related to the project will be shared by Wasco County, Mid-Columbia Economic Development, and Mid-Columbia Center for Living, with support and technical assistance from the Oregon Business Development Department.

- MCED has agreed to conduct grant administrative duties (CDBG provides funding up to \$25,000)
- MCCFL has agreed to complete the PNIF and Application Process
- MCCFL has agreed to provide staff (.2 FTE with ability to flex up when necessary) to Wasco County to support the project and financial management duties
- Oregon Business Development Department agrees to provide regular technical assistance and support to project from start to completion.
- MCCFL leadership and board of directors from Wasco, Sherman and Hood River counties are committed to the successful completion of this project and agree to support Wasco County until closeout of the grant occurs.

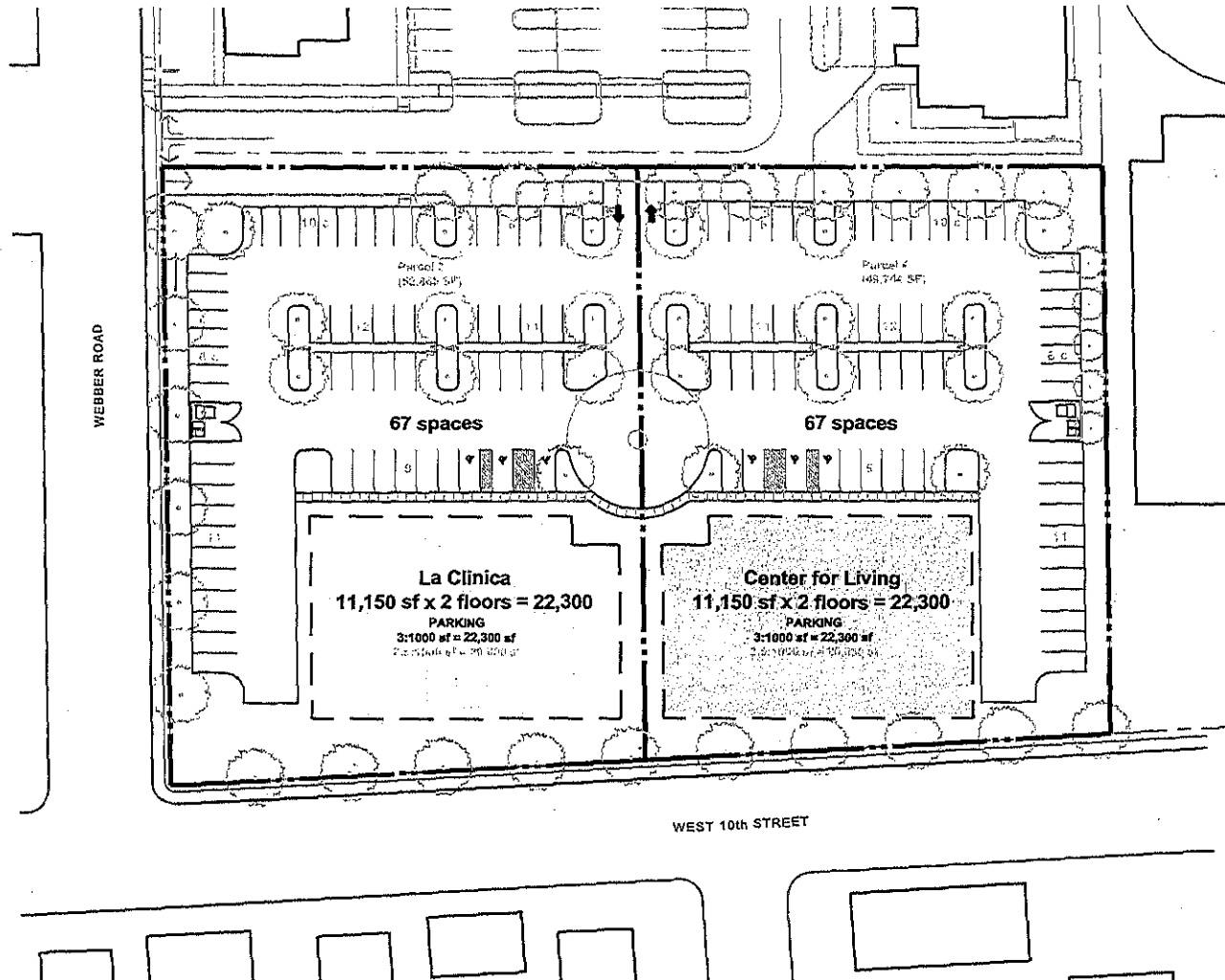
Thank you for your consideration and support of this valuable project.



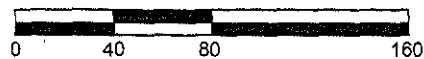
# OPTION C

## SITE PLAN FEATURES:

- Shared parking lot entry
- Shared drop off
- Individual buildings
- 67 Parking spaces on Parcel 3
- 67 Parking spaces on Parcel 4



Site Plan - Option C



**WASCO COUNTY BOARD OF COMMISSIONERS  
REGULAR SESSION  
APRIL 20, 2011**

**DISCUSSION LIST**

**ACTION AND DISCUSSION ITEMS:**

1. Discussion on the advertisement of the upcoming opening of the County's Representative on the Columbia River Gorge Commission.
2. Consideration of the request from Brian Goodwin, School District #21, for a letter of support.
3. Discussion on the upcoming National Association of Counties (NACo) Conference in Portland, Oregon.
4. Designation of Sherry Holliday as Certifying Officer for the Wasco County Home Repair Loan Program.
5. Redesignation of Grant Administrator for the Wasco County Home Repair Loan Program.
6. Approval of two Amended Quitclaim Deeds.
7. Discussion on email offering free Oregon Government Ethics Commission training.

**ON HOLD ITEMS:**

1. Discussion on the email received from Dan Hendrix in regards to County owned property located in Shaniko, Oregon. (On hold)
2. Discussion on the Economic Development Commission Staffing Contract (On hold depending upon budget process).
3. Discussion on continuing to support the Northern Wasco County People's Utility District Pure Power Program (On hold depending upon budget process).

John & Karen Carter  
(541) 296-9313



Exhibit F  
3803 Pleasant Ridge Rd.  
The Dalles, Oregon 97058

Wasco County Commissioners

April 20, 2011

We request that Wasco County Commissioners approve our purchase of 2.34 Acres (1N R13E Sec 13 Lot 1700) from Wasco County to recombine with our property (1N R13E Sec 13 Lot 1600). This would return our property to a full quarter section of 160 acres and allow a home to be built. This 2.34 acre property was transferred to Wasco County in 1937 to make the rock on the property available for road development in the area. The rock pit has long since been mined out and has not been used by Wasco County for any purpose for many years. Please consider the following advantages to Wasco County in approving the sale and determining fair market value:

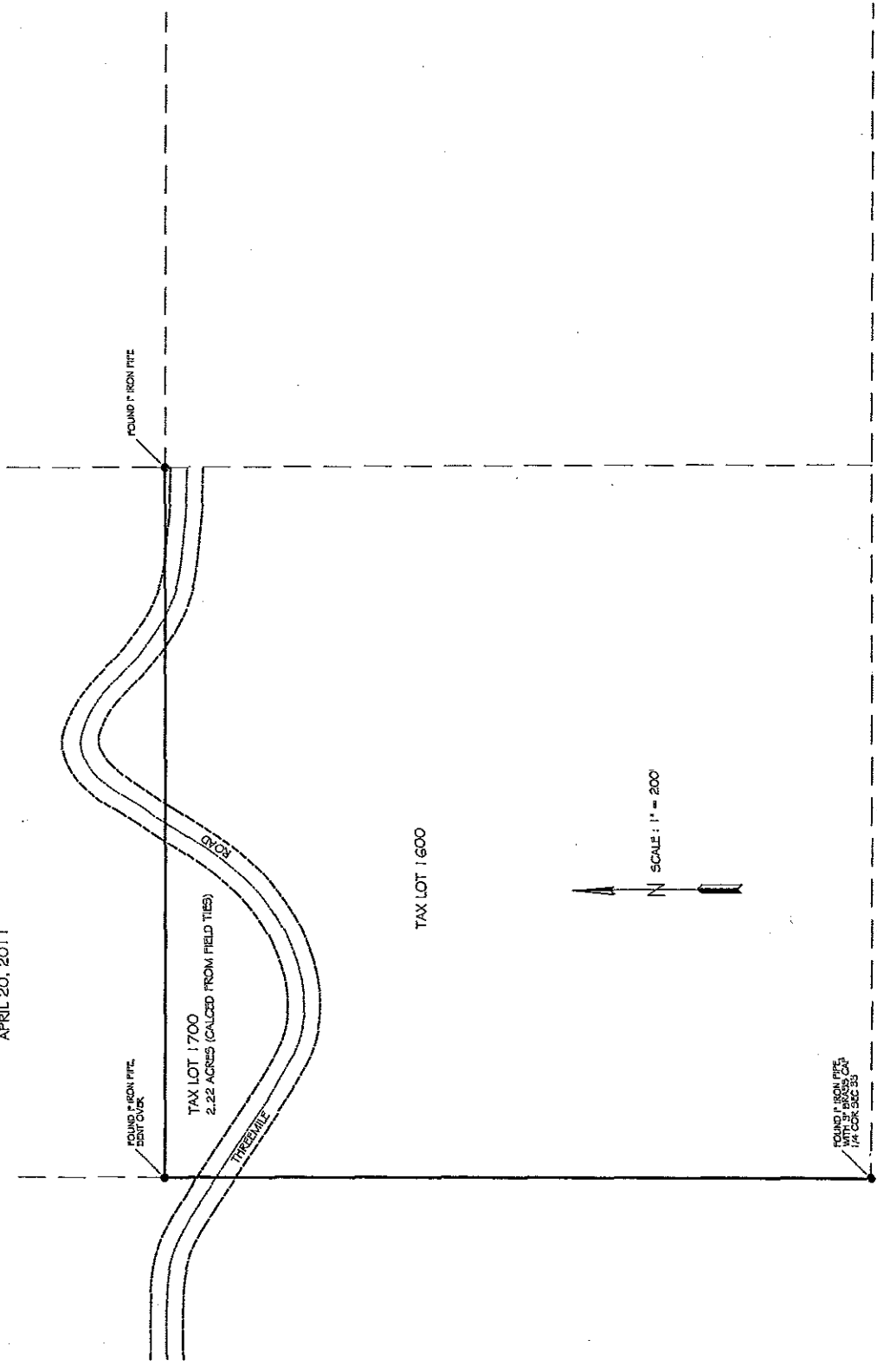
1. Cash payment to Wasco County for their unused property (Lot 1700).
2. Return of the property (Lot 1700) to the Tax Rolls.
3. Increased Taxes to Wasco County when home is built.
4. County Lot 1700 is unbuildable (lot size), not farmable (all rock, no water).
5. County would retain right to what little rock may be remaining with an easement.
6. County would also receive a new easement for future straightening of Three Mile Rd.
7. Returns our property to a full 160 acres allowing home development.

Thank you for your time and consideration.

Sincerely yours,

John Carter

SKETCH OF OBRIST PIT  
APRIL 20, 2011





## WASCO COUNTY PUBLIC WORKS

April 6, 2011

To: Wasco County Board of Commissioners

2705 EAST 2ND STREET  
THE DALLES, OR 97058-4097

From: Marty Matherly *Marty*  
Wasco County Roadmaster

541-506-2640  
FAX-506-2641

Re: County Owned Rock Quarry  
1N 13E Sec. 33, TL 1700

Attached is a letter from John and Karen Carter requesting Wasco County sell the above mentioned County owned parcel. Their letter explains why they would like to purchase the property.

Wasco County purchased the parcel in 1937 as a rock source to build roads. The quarry size is 2.34 acres and has been heavily mined throughout the years. There is material left but not a significant amount. The County Road Department has not taken rock from this quarry in many years.

As terms for the purchase, the Carter's are willing to stipulate rights allowing the County to continue to take rock from this quarry and allow the county, through an easement, to straighten Threemile Road when the county has the desire and is capable of doing so.

The Carter's are prepared to pay current market value for the property. The County Assessor's office has the parcel appraised at \$1,000 an acre. The Carter's provided a summary of facts and conclusions from a private appraisal done in 2009 of their 156.66 acre parcel abutting the quarry. That appraisal was set at \$1,500 an acre.

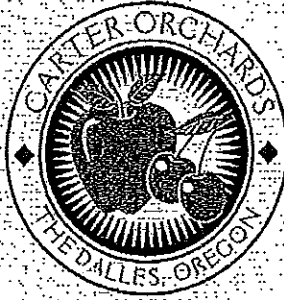
### Recommendation:

Selling the property would not impact the county's ability to maintain county roads in this area. Therefore, I recommend selling the property to the Carter's if the terms are included to allow the use of any rock in the quarry and allow the straightening of Threemile Road through an easement whenever the county has the desire. I also recommend the price range for payment to be somewhere in the \$1,000 an acre and \$1,500 an acre range.

Attachments: Carter Letter  
Property Maps (2)  
Photos (3)



John & Karen Carter  
(541) 296-9313



3803 Pleasant Ridge Rd.  
The Dalles, Oregon 97058

Marty Matherly  
RoadMaster  
Wasco County

3/31/2011

Dear Marty,

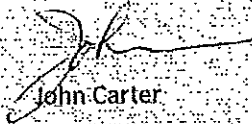
As per our discussion earlier this week, we would like to purchase 2.34 acres (1N R13E SEC 13 LOT 1700) from Wasco County to recombine with our property (1N R13E SEC 13 LOT 1600); thus returning our total acreage to a full quarter section of 160 acres. We are prepared to pay current market value for this property. This 2.34 acres was transferred to Wasco County in 1937 to make the rock on the property available for road development. The rock pit has long since been mined out and has not been used by Wasco County for any purpose for many, many years. The sale of this property to us provides many advantages to Wasco County as follows:

1. Cash payment to the County for an unused property.
2. Return the property to the tax rolls.
3. Rights allowing County to continue using any rock if desired.
4. A new road easement allowing the County to straighten Three Mile Road if desired.
5. Returning our property to a full 160 acre quarter section allows home development and future increases in taxable value.

Please let us know if there is any additional information for us that you require.

Thank you for your time and assistance.

Sincerely yours,

  
John Carter

