

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION / AGENDA WEDNESDAY, March 20, 2013
LOCATION: Wasco County Courthouse, Room #302
511 Washington Street, The Dalles, Oregon

Public Comment: Individuals wishing to address the Commission on items not already listed on the Agenda may do so during the first half-hour and at other times throughout the meeting; please wait for the current speaker to conclude and raise your hand to be recognized by the Chair for direction. Speakers are required to give their name and address. Please limit comments to three minutes, unless extended by the Chair.

Departments: Are encouraged to have their issue added to the Agenda in advance. When that is not possible the Commission will attempt to make time to fit you in during the first half-hour or between listed Agenda items.

NOTE: This Agenda is subject to last minute changes. **Meetings are ADA accessible.** For special accommodations please contact the Commission Office in advance, (541) 506-2520. TDD 1-800-735-2900. Wasco County does not discriminate against individuals with disabilities.

9:00 a.m.

CALL TO ORDER

Pledge of Allegiance

Items without a designated appointment may be rearranged to make the best use of time.

- Corrections or Additions to the Agenda
- Administrative Officer - Tyler Stone: Comments
- [Discussion Items](#) (Items of general Commission discussion, not otherwise listed on the Agenda) [Public Health Contracts](#), [Treasurer's Report](#), [AOC Dues](#)
- [Consent Agenda](#) (Items of a routine nature: minutes, documents, items previously discussed.) [Minutes: 3.6.2013](#)

9:30 a.m. [Biennial Prevention Plan](#) – Debby Jones

9:50 a.m. [Public Hearing: Open Space Special Assessment Requests](#) – Joey Shearer

10:20 a.m. [One Community Health \(formerly LaClinica\) Update](#) – Shawn Wahlen, Dr. Elizabeth Aughney, Dr. Art Ticknor

10:40 a.m. [Codes Violation](#) – Kate Foster

10:50 a.m. [Head Start & Early Learning Hubs](#) – Matthew Solomon

11:35 a.m. [Delegation Ordinance – First Reading](#) – Dan Boldt, John Roberts, Marty Matherly

11:50 a.m. [Boiler Replacement Quotes](#) – Fred Davis

LUNCH

1:30 p.m. [Wetlands Technical Advisory Committee](#) – John Roberts, Michael Held

1:50 p.m. [IS Audit](#) – Marty Willie, Tyler Stone

NEW / OLD BUSINESS
COMMISSION CALL / REPORTS
ADJOURN



WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 20, 2013

PRESENT: Rod L. Runyon, Chair of Commission
Scott Hege, County Commissioner
Steve Kramer, County Commissioner
Tyler Stone, County Administrator
Kathy White, Executive Assistant

At 9:00 a.m. Chair Runyon opened the Regular Session of the Board of Commissioners with the Pledge of Allegiance. Mr. Stone asked to add the CIS Risk Management Incentive Application to the Discussion List.

Discussion List – CIS Risk Management Incentive Application

Mr. Stone explained that for the last two years Wasco County has taken advantage of a program that mitigates risks that may result in workers compensation claims. The County would receive a \$10,000 grant for a safety project within the County. Mr. Stone suggested that the money be applied to the handicap access ramp being completed at the County annex building. He advised that the County would have to agree to continue with CIS for three years as a requirement of the grant. He added that he did not anticipate the County wanting to leave CIS, but wanted the Board to be aware of the requirement.

{{{Following a brief discussion, Commissioner Kramer moved to approve the CIS Risk Management Incentive Application. Commissioner Hege seconded the motion which passed unanimously.}}}

Commissioner Kramer announced he has been working with Lynn Long towards the zero-scaping planned for the annex grounds; they are talking to the Master Gardeners Club hoping to enlist their help in creating a landscaping plan for the area.

Discussion List – Public Health Contracts

Public Health Director Teri Thalhofer explained that the quote submitted for the Board's approval is for creating a fiscal system for Public Health once the uncoupling from Wasco County is finalized. The system would be configured to allow Wasco County to continue to provide in-kind fiscal support.

Chair Runyon asked for some clarification regarding the delay from the planned July 1, 2013 date for Public Health's separation from Wasco County.

Ms. Thalhofer responded that it has become clear to her that there are significant difficulties in meeting the July 1st timeline. She explained that the IGA has not been finalized; they cannot move forward with PERS without the IGA. She reported that an IGA was approved at the Board of Health meeting this morning; PERS meets in March and May, if they do not approve the IGA until May that tightens the timeline considerably. In addition, she said EDEN cannot be in place before August. Sherman County Commissioner Smith would like to target the end of the 2013 calendar year to complete the separation process. She noted that she has also been conferring with Commissioner Hege about the timing; it has not been determined whether the separation will occur at the end of the 2013 calendar year or the 2013-2014 fiscal year.

Commissioner Hege stated that Eden has been the biggest hurdle and that approving the quote and subsequent contract will help, an August start date is too late for the separation to occur July 1st. He observed that the quote is for \$16,500 for software; the remainder of the \$67,000 is for training, services and travel. He voiced concern that all the services and travel may not be necessary and said he is confident there are ways to reduce those costs pointing out that Public Health staff are already using the County Eden system.

Ms. Thalhofer responded that the document being considered today is a quote; the Board of Health will work with Eden to create a fair contract. The Board of Health will be asking the Contract Review Board to approve an exemption to the Contracting Rules for sole source provider.

{{{Commissioner Hege moved to approve the Eden quote as proposed with the goal of cost reduction when negotiating the contract. Commissioner Kramer seconded the motion. Discussion: Ms. Thalhofer asked if the Board

wanted her to sign the quote. The Board determined that since they are the review board for the contract, they would sign the quote. The motion passed unanimously.}}

Ms. Thalhofer explained that the National Association of Local Boards of Health has awarded North Central Public Health funds to use for tobacco prevention. This contract formalizes that award.

{{{Commissioner Hege moved to approve the National Association of Local Boards of Health Sub-award Agreement. Commissioner Kramer seconded the motion which passed unanimously.}}}

Discussion List – Treasurer’s Report

Chair Runyon reviewed the changes reflected in the February and March Treasurer’s report. He noted that it is his understanding that the current investment plan is dated and should be reviewed. The Board and Mr. Stone will continue to request that the County Treasurer attend a BOCC session to review the plan with the Board.

Discussion List – AOC Invoice

The Board discussed the merits of membership in the Association of Oregon Counties which provides support and education for elected officials and staff as well as a lobbying arm.

*****The Board was in consensus to authorize payment of the annual Association of Oregon Counties dues.*****

Consent Agenda – 3.6.2013 BOCC Regular Session Minutes

{{{Commissioner Hege moved to approve the Consent Agenda. Commissioner Kramer seconded the motion which passed unanimously.}}}

Chair Runyon brought forward a proposed change to the introductory language included in the agenda. He pointed out that often the Board is filling time trying to wait for the next appointment on the agenda which ties up everyone’s time needlessly. He suggested that language be added to allow them to take items

that are not time sensitive early should the preceding item not consume the budgeted time. He explained that items such as public hearings and codes violations would still be viewed as unalterable as far as their appointed time is concerned, but other items could be taken early so that staff could get back to work.

*****The Board was in consensus to accept the new language for the introductory portion of the agenda:**

Old language: This Agenda is subject to last minute changes.

New language: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early.***

Agenda Item – Biennial Prevention Plan

Prevention Coordinator Debby Jones came forward and thanked the Board for their interest in Youth Think activities. She explained that their support and involvement as decision makers inspires and motivates her and the volunteers who give their time and energy towards prevention of risky behaviors in the County's youth population.

Ms. Jones went on to say that the biennial plan is a State requirement; funding for the program rose from \$50,000 to \$70,000 last year which pays for a coordinator and a marketer with the remainder going toward programs – it is not enough to support Youth Think activities. The rest of the money comes from grants. At the end of 2011, Youth Think exhausted the last of a 10-year grant. The City of The Dalles has awarded them a \$10,000 annual grant and they are hoping to be awarded an additional \$50,000 grant for which they have applied.

Ms. Jones reviewed the data included in the Board Packet, pointing out improvements in 29 of 37 measurements. The six areas in which there was not improvement relate to youth perception of the risk of harm related to the use of alcohol, tobacco and marijuana; that helps Youth Think know where to target future efforts.

Ms. Jones explained that they are highlighting the return on investment for prevention efforts. She outlined some of the costs of abuse: higher rate of drop-outs costing the school district \$7,000 per lost student – last year the county had 82 drop-outs, drugs and alcohol were involved in 80% of the Wasco County youth incarcerated in NORCOR last year at a cost of \$170 per day per detainee. She expressed gratitude for the in-kind support provided by Wasco County and asked that the Board future-think about their investment in prevention. She pointed out that the County received \$90,000 last year from the alcohol tax and \$35,000 from the cigarette tax. She suggested that some of that money could be channeled into prevention efforts.

Chair Runyon recognized the uphill battle fought in prevention – the proliferation of websites condoning drug use, pop culture glamorizing substance abuse and the perception of kids that if it is prescribed it must be okay all make it more difficult to convince kids of the dangers.

Ms. Jones replied that they need to do a better job of educating kids and parents; they want to get to kids earlier, perhaps in the 4th or 5th grade.

Chair Runyon called a recess at 9:48 a.m.

The session reconvened at 9:53 a.m.

Agenda Item – Public Hearing: Open Space Special Assessment Requests

Chair Runyon opened the hearing at 9:53 a.m. explaining the process to be followed for the hearing. He called upon Planning Director John Roberts and Senior Planner Joey Shearer to present the staff report. Mr. Roberts explained that the issue is fairly straightforward having more to do with administration than planning and land use. He stated that they are required to complete this process to satisfy State rules. He reminded the Board that at a previous session they had approved a fee waiver for these same two properties.

Mr. Shearer began the presentation by saying this is an assessment issue – zoning is not a factor. He went on to review the power point and reports included in the Board Packet.

Commissioner Hege pointed out that these open space areas may inhibit urban growth.

Mr. Shearer responded that the City of The Dalles is backing out of non-developable lands; of the 2,000 acres being considered, only about 650 acres are developable. Much of the land being assessed as open space is not developable and should have minimal effect on expansion.

Commissioner Hege asked about public access to the properties. He noted that one good thing about these properties is the opportunity to connect urban areas with public access.

Mr. Shearer replied that the same issue was discussed at the Planning Commission hearing but that the owners are still reviewing that possibility.

Mr. Shearer concluded by reminding the Board that Columbia Land Trust could apply for and be granted status to pay no property taxes. The special assessment they are requesting would net the County approximately 17% of the property taxes that would be paid by a private owner.

Chair Runyon and Commissioner Hege both expressed concern that the City of The Dalles had not been included in the process. While the City is not a decision maker in this particular process, they are a stakeholder and in the future should be made aware of what is occurring to give them the opportunity to weigh in.

Mr. Roberts added that this is, in effect, a backdoor to zoning; while land trusts do not exist in perpetuity, they usually have language in place that requires future owners to continue their intent for use. It is very difficult to bring the property back out of trust.

Chair Runyon closed the staff portion of the hearing and opened the floor to any who wished to be heard.

Bruce Lumper, representing the Trust, thanked the court for engaging in the process. He expressed a desire to be good neighbors which is why they want to pay at least a portion of the property tax rather than filing for an exemption from property taxes. He compared the status they are seeking to a farm deferral property tax. He went on to say that they are working to determine what level of

low impact recreational activities would be appropriate for these properties before they make a decision about public access. He concluded by saying that he agrees that the City should be involved and said he would contact the City planning department to be sure they are aware. He added that the Trust is looking at two other properties to purchase in the area.

Commissioner Hege asked what their ultimate goal would be.

Mr. Lumper replied that they want to keep the habitat intact. For the property behind Murray's Addition, they hope to develop a trail from Kortge's to Chenoweth Creek and the Riverfront Trail.

Commissioner Hege asked if there were concerns regarding wildlife.

Mr. Lumper answered that they are protecting habitat for certain species of birds, insects and plants as well as migration lanes. In addition, it will be beneficial to wind farming to have the open space.

Mr. Shearer added that Fish and Wildlife has designated a portion of the property as winter big game habitat.

{{{Commissioner Hege moved to approve the Special Assessment of Open Space Land for PLAQJR -13-01-0001. Commissioner Kramer seconded the motion which passed unanimously.}}}

{{{Commissioner Kramer moved to approve the Special Assessment of Open Space Land for PLAQJR-13-01-0002. Commissioner Hege seconded the motion which passed unanimously.}}}

Chair Runyon closed the hearing at 10:25 a.m.

Agenda Item – One Community Health (formerly LaClinica) Update

Jim Ferguson, Interim CEO for One Community Health, Introduced Dr. Ticknor, Lead Physician, and Shawn Whalen, Special Projects Manager. He explained that one of their goals is to share services with other medical entities in the area.

Dr. Ticknor explained that he is one of two family physicians at OCH along with a physician's assistant. While they still embrace their original mission to take care of the migrant population, they have expanded to see all comers with a sliding fee scale for the uninsured. He mentioned that they see a lot of veterans and collaborate with the Veterans Administration for care. In addition they see all other commercially insured patients as well as those covered by Medicaid and Medicare. He concluded by saying that most of their inpatient care is through Mid-Columbia Medical Center and they are in frequent contact with their emergency room staff.

Chair Runyon stated that he is happy to see the name change which will more clearly reflect the broad scope of the work being done.

Mr. Whalen explained that they had received a six million dollar grant to build a new facility. The original plan was for an 18,000 square foot building but they have been able to increase that to 21,000 square feet. There will not only be medical care but dental care as well which is very important for the uninsured.

Mr. Stone stated he had been unaware that the clinic was seeing veterans and suggested that he connect them with Wasco County Veterans Service Officer Russ Jones for collaboration.

Mr. Ferguson agreed that it would be a good connection, stating that they are trying to avoid duplication of effort. He believes there will be a lot of inspired integration that will be brought about by the Community Care Organizations.

Chair Runyon suggested that Northern Oregon Regional Correctional Facility might be another opportunity for collaboration.

Mr. Ferguson replied that they would be open to exploring that.

Agenda Item – Codes Violation

Mr. Roberts explained that when formulating their strategic plan they designated seven high-priority projects, one of which is to update their codes. Codes Compliance Officer Kate Foster is working on some of those changes. One of their intentions is to remove the Board of County Commissioners from the codes violation process. It is their opinion that bringing each violation before the Board

is unnecessary and in fact is unique among Oregon counties. He stated that they would be bringing that change to the Board sometime in the near future.

Ms. Foster explained that the codes violation being presented is a case of a former owner having been noticed but the notice not being filed. That allowed the sale of the property without the buyers being aware of the violation. The current owners are now aware of the violation; this filing will be recorded so that a future buyer will be aware, through a standard title search, of the violation that will need to be corrected.

{{{Commissioner Kramer moved to approve Hearings Officer Order #13-072. Commissioner Hege seconded the motion which passed unanimously.}}}

Agenda Item – Head Start/Early Learning Hubs

Mid-Columbia Children's Council Executive Director Matthew Solomon along with Associate Director Doreen Hotchkiss explained that they felt that with the upcoming formation of an Early Learning Hub, this would be a good time to present to the Board since MCCC's business is early learning.

Mr. Solomon led the group through the PowerPoint presentation included in the Board packet, emphasizing the importance of the 0-5 formative years in success later in life. He also advocated for the holistic approach to early learning which examines the child as a whole human being rather than just a student to be taught.

He went on to explain some of their programs, noting that the KinderCare program formed through a partnership with the North Wasco School District and Safe Schools Healthy Students is now becoming a pilot program for the State.

Commissioner Hege asked if the controversy around Head Start slots in Tygh Valley two years ago had been satisfactorily resolved. Mr. Solomon provided some background and concluded that they were able to find a solution that satisfied all concerned.

Ms. Hotchkiss came forward to explain some of their teaching strategies based on 38 objectives measured throughout the program which allows them to make

mid-year adjustments to improve outcomes. She reported that last year, 93% of their children were cognitively ready for kindergarten. She reported that the children seem to be less prepared in the area of math and they are focusing efforts to improve in that area by working with parents and home visitors to encourage math readiness at home.

Mr. Solomon pointed out that many of the children they serve come from families in crisis facing poverty, homelessness, disabilities and domestic violence. In addition, Head Start is charged with ensuring that medical screenings are done. He went on to say that their programs are different in each community to respond to the needs of that community. While the program is expensive, studies show that every dollar invested in early childhood yields a \$7-\$9 reduction in later costs.

Further discussion ensued around Head Start being involved in the conversations leading to the formation of Early Learning Hubs. MR. Solomon believes they will soon be invited to join in the planning process.

Agenda Item – Boiler Replacement Quotes

Facilities Manager Fred Davis provided the Board with the grading system they used to establish their recommendation (attached). Since there were no local businesses they felt would be qualified to do the work required, they contacted companies outside the area, sending the scope of work and minimum requirements to four qualified companies. They received quotes from three of the four. He explained that not only is the Hunter-Davisson quote the lowest, he is familiar with their work and satisfied that they would be the best choice for the work. He went on to say that he intends to commission a third party engineer to monitor the installation for efficiencies. The total for both the installation and engineer would still be approximately \$7,000 under budget which allows for contingency funds. He added that they will also be replacing the corroding chimney stack while still maintaining the integrity of the chimney cap which has historical value.

{{{Commissioner Hege moved to approve the staff recommendation to engage Hunter-Davisson to replace the Courthouse boiler for up to the amount budgeted for the project. Commissioner Kramer seconded the motion which passed unanimously.}}}

Chair Runyon called a recess at 11:39 a.m.

The session reconvened at 11:42 a.m.

Agenda Item – Delegation Ordinance

Public Works Director Marty Matherly came forward to explain that the initial motivation for the ordinance was to streamline the process for both the County and citizens. The original ordinance was thought to be too broad in scope. The revised ordinance included in the Board Packet narrows the definition of the authority being granted to County staff.

Chair Runyon noted that the Public Works Director could still bring matters forward to the Board if there is a need.

Chair Runyon read the title and number of the proposed Delegation Ordinance in full. The ordinance will come before the Board again at the April 4th session where it will be read for a second time and the Board will consider its approval.

Chair Runyon recessed the session for lunch at 11:48 a.m.

The session reconvened at 1:30 p.m.

Agenda Item – Wetlands Technical Advisory Committee

Mr. Roberts introduced Michael Held, Development Specialist for the Port of The Dalles and stated that they were appearing to ask the Board's support for the Wetlands Technical Advisory Committee. He explained that the Wal-Mart approval process had brought to light how complicated aquatic issues can be in the Port area. There are 400 acres of vacant, developable land. The Port is exploring proactive solutions; one avenue is the pursuit of an EPA grant.

Mr. Held added that the length of time required to be shovel-ready for businesses interested in development is a hindrance to siting businesses in the Port area. He went on to say that they want to work with partners to determine how best to do this. The advisory committee would bring those partners together to work towards solutions. The grant is for \$60,000 and would be used for the studies and assessments needed to make informed decisions.

Mr. Held explained that once that is done, they can scope out with development interests and agencies what can and cannot be developed. That will allow the Port to accurately inform developers where they can locate a business. He added that the Port has already received positive feedback from MCEDD, the City of The Dalles, WCEDC, and others for this project.

Mr. Roberts stated that he has experience with the difficult process of applying for EPA grants. He has reviewed the Port's application and feels it has a good chance.

Chair Runyon asked who would be taking the lead on this project. Mr. Roberts replied that while he will serve on the committee, the Port will take the lead.

*****The Board was in consensus to provide a letter of support for the Port's EPA grant application.*****

Mr. Held thanked the Board and reported that the committee will begin to meet next month and will be sending out a progress report each month.

Chair Runyon recessed the session at 1:45 p.m.

The session reconvened at 1:50 p.m.

Commission Call

Commissioner Kramer reported that he has recently attended meetings with MCCOG, the Road Advisory Committee, Urban Renewal, and P-3. He also stated that the ELC group is looking at possibilities for a lead for the Early Learning Hub.

Chair Runyon stated that he has been talking with Jennifer at the Department of Energy regarding Brush Canyon. He expects there will be an open house this spring.

Agenda Item – Information Systems Audit

Chair Runyon explained that two years ago the decision was made to look at each County department to see where they might improve efficiency. This has

already been done in other departments – most recently it has been completed for the Information Systems department.

Martin Willie came forward to introduce himself as the Director of the local StRUT program; prior to that he worked for the technology department of the ESD in Wasco and Hood River County. He went on to say that he has been working with the County's IS department and Mr. Stone to conduct this audit. He reported that everyone was very cooperative and he believes that made for a thorough and accurate audit.

Mr. Willie reviewed the audit included in the Board Packet saying he had already reviewed the document with both Mr. Stone and IS Manager Paul Ferguson. He clearly outlined the suggestions for improvement within the department emphasizing the need for a trouble ticket system, server software upgrades and adding a director to the staff who could provide vision and a connection to other departments that would allow IS to be proactive rather than reactive.

Further discussion ensued regarding the costs and benefits of making the suggested changes. Mr. Willie added that communication would be the key to success. He complimented the IS department for taking advantage of the systems offered by Google.

Mr. Ferguson reported that they have already purchased the hardware necessary to adopt the software upgrades but have not purchased the software. Both Mr. Ferguson and Mr. Willie recommend the 2008 software upgrade as the 2012 software has not been proven. The software currently being used by the County is no longer supported. Mr. Willie suggested contacting another county who has already done the upgrade to learn what challenges they encountered.

Mr. Ferguson added that he had proposed the addition of a director and programmer to the IS Department in last year's budget. He went on to say that the IS Department has accomplished 75-85% of the goals set out in their 5-year strategic plan. When Mr. Stone moved into the position of County Administrator it left a gap in IS. Right now, he feels the IS department is only staffed to keep things running.

Further discussion ensued regarding County management meetings. Chair Runyon stated that they changed the name to management meetings so that managers would feel welcome to attend.

Mr. Stone expressed his thanks to Mr. Willie for the work he had done which turned out to be more time consuming than initially thought. The Board joined Mr. Stone in thanking Mr. Willie for his work. Mr. Willie responded that he thinks Mr. Stone is doing a great job for the County and said the IS Department was great to work with.

Mr. Stone asked the members of the Board if there was anything out of the ordinary expected in the way of expenditures from the Commission budget for the upcoming fiscal year. He asked that they send anything to him via email so that he could include that information in the budget talks.

Chair Runyon adjourned the session at 3:00 p.m.

Summary of Actions

Consensus

- Accept the new language for the introductory portion of the agenda:
 - New language: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early.
 - Old language: This Agenda is subject to last minute changes.
- Provide a letter of support for the Port's EPA grant application.

Motions Passed

- Approve the Consent Agenda – 3.6.2013 Regular Session Minutes
- Approve the Eden quote as proposed with the goal of cost reduction when negotiating the contract.
- Approve the National Association of Local Boards of Health Sub-award Agreement with Public Health.

- Approve the Special Assessment of Open Space Land for PLAQJR -13-01-0001.
- Approve the Special Assessment of Open Space Land for PLAQJR-13-01-0002.
- Approve the staff recommendation to engage Hunter-Davisson to replace the Courthouse boiler for up to the amount budgeted for the project.
- Approve Hearings Officer Order #13-072.
- Approve the CIS Risk Management Incentive Application.

WASCO COUNTY BOARD
OF COMMISSIONERS



Rod L. Runyon, Commission Chair



Scott Hege, County Commissioner



Steve Kramer, County Commissioner

**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 20, 2013**

DISCUSSION LIST

ACTION AND DISCUSSION ITEMS:

1. [Public Health Contracts](#)
2. [Treasurer's Report](#)
3. [AOC Membership](#)

ON HOLD:

1. Wasco County website improvement

Discussion List Item
Public Health Contracts

- [Eden Quote](#)
- [National Association of Local Boards of Health
Sub-award Agreement](#)



Public Health
Prevent. Promote. Protect.

NORTH CENTRAL PUBLIC HEALTH DISTRICT

"Caring For Our Communities"

419 East Seventh Street, The Dalles, OR 97058

Telephone: 541-506-2600 Fax: 541-506-2601

Website: www.wshd.org

**Wasco County Board of Commissioners/Contract Review Board
Eden Fiscal Management Software System**

Purpose:

The North Central Public Health District is interested in purchasing certain modules of the Eden fiscal management system for the health district. NCPHD is requesting an exemption from the competitive bid process of the Public Contracting Regulations. The specific exemption is under Section 23: Sole-source Procurements Exemption, 2 (b) That the goods or services required for the exchange of software or data with other public or private agencies are available from only one source;

Background:

Through a facilitated agreement reached by Wasco, Sherman and Gilliam Counties to provide public health services to the three County region, Wasco County agreed to provide administrative services in the areas of finance, human resources, information technology and facilities in lieu of a total cash contribution. For the finance support to be provided, both Wasco County and the new entity must share financial programs. Wasco County currently uses Eden by Tyler Technologies. It is proposed that NCPHD purchase complimentary software to achieve the operational agreements of the Parties.

NCPHD received an initial quote from Eden and Teri Thalhoffer and Kathi Hall met with Monica Morris to review the quote and determined the modules that would be needed. Kathi Hall communicated those determinations to the Eden representative and received a revised quote which is attached.

Requested Action:

Request that the Contracting Board approves exemption for NCPHD from the competitive bid process of the Public Contracting Regulations. The specific exemption under Section 23: Sole-source Procurements Exemption, 2 (b).



Quoted By: Christina Hendrickson
Date: 02/27/2013
Quote Expiration: 05/30/2013
Quote Name: Wasco County - Health Department
database
Quote Number: 48324

Sales Quotation For:

Kathi Hall
Wasco County
511 Washington St Suite 207
The Dalles, OR 97058

Phone: (541) 506-2628
Fax:
Email: kathih@co.wasco.or.us

1 Software

Model #	Description	Quantity	Price	Extended Price	Discount	Software Total
FA-BUDP-SW-B	Budget Preparation - Software	1.00	\$2,000.00	\$2,000.00	\$400.00	\$1,600.00
FA-GLAP-SW-B	General Ledger/Purchasing/AP - Software	1.00	\$9,000.00	\$9,000.00	\$1,800.00	\$7,200.00
HR-PAYR-SW-B	Payroll - Software	1.00	\$7,500.00	\$7,500.00	\$1,500.00	\$6,000.00
HR-POSB-SW-B	Position Budgeting - Software	1.00	\$2,000.00	\$2,000.00	\$400.00	\$1,600.00
					Total:	Total:
					\$4,100.00	\$16,400.00

2 Services

Model #	Description	Quantity	Price	Extended Price	Discount	Services Total
SV-PRMT-CS-B	Project Planning Services - Consulting-B	1.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
SV-SYST-CS	EDEN Installation and Admin Training	3.00	\$1,200.00	\$3,600.00	\$0.00	\$3,600.00
SVC-TVL-EST	Estimated Travel Expenses	7.00	\$2,000.00	\$14,000.00	\$0.00	\$14,000.00
					Total:	Total:
					\$0.00	\$20,600.00

Consulting

Model #	Description	Quantity	Price	Extended Price	Discount	Consulting Total
FA-BUDP-CS-B	Budget Preparation - Consulting	1.00	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00
FA-GLAP-CS-B	General Ledger/Purchasing/AP - Consulting	2.00	\$1,200.00	\$2,400.00	\$0.00	\$2,400.00
HR-PAYR-CS-B	Payroll - Consulting	1.00	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00
HR-POSB-CS-B	Position Budgeting - Consulting	1.00	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00
					Total:	Total:
						\$6,000.00

Training

Model #	Description	Quantity	Price	Extended Price	Discount	Training Total
FA-BUDP-TR-B	Budget Preparation - Training	2.00	\$1,200.00	\$2,400.00	\$0.00	\$2,400.00
FA-GLAP-TR-B	General Ledger/Purchasing/AP - Training	10.00	\$1,200.00	\$12,000.00	\$0.00	\$12,000.00
HR-PAYR-TR-B	Payroll - Training	7.00	\$1,200.00	\$8,400.00	\$0.00	\$8,400.00
HR-POSB-TR-B	Position Budgeting - Training	1.00	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00
					Total:	Total:
						\$24,000.00

Total Other Services:	Total Consulting:	Total Training:	Total Conversion Services:	Total Services:
\$20,600.00	\$6,000.00	\$24,000.00	\$0.00	\$50,600.00
Total Training Days: 20				Total Consulting Days: 5

3 Maintenance

Model #	Description	Quantity	Price	Extended Price	Discount	Maintenance Total
FA-BUDP-SP-B	Budget Preparation - Support	1.00	\$360.00	\$360.00	\$0.00	\$360.00
FA-GLAP-SP-B	General Ledger/PG/AP - Support	1.00	\$1,620.00	\$1,620.00	\$0.00	\$1,620.00
HR-PAYR-SP-B	Payroll - Support	1.00	\$1,350.00	\$1,350.00	\$0.00	\$1,350.00
HR-POSB-SP-B	Position Budgeting - Support	1.00	\$360.00	\$360.00	\$0.00	\$360.00
Total:						\$0.00
						Total: \$3,690.00

Summary

	Fees	Maintenance
Total Software	\$16,400.00	\$3,690.00
Total Services	\$50,600.00	
Summary Total	\$67,000.00	\$3,690.00

Comments

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Prices submitted in the quote include Estimated travel expenses incurred and will be billed in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use, excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the canceled services if Tyler is unable to re-assign its personnel.

Optional Software and Services - not included in Totals

Model #	Description	Quantity	Price	Extended Price	Discount	Software and Services Total
FA-GLAP-CV-B	General Ledger/Purchasing/AP - Conversion	1.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00
HR-HRIS-CS-B	Human Resources - Consulting	1.00	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00
HR-HRIS-SP-B	Human Resources - Support	1.00	\$630.00	\$630.00	\$0.00	\$630.00
HR-HRIS-SW-B	Human Resources - Software	1.00	\$3,500.00	\$3,500.00	\$700.00	\$2,800.00
HR-HRIS-TR-B	Human Resources - Training	4.00	\$1,200.00	\$4,800.00	\$0.00	\$4,800.00
HR-PAYR-CV-B	Payroll - Conversion	1.00	\$3,600.00	\$3,600.00	\$0.00	\$3,600.00
SV-CVFI-CS-B	On Site Data Mapping - Consulting - Fin	3.00	\$1,200.00	\$3,600.00	\$0.00	\$3,600.00
SV-CVHR-CS-B	On Site Data Mapping - Consulting - HR	3.00	\$1,200.00	\$3,600.00	\$0.00	\$3,600.00

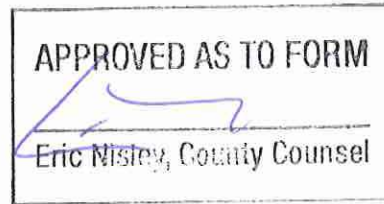
Unless otherwise indicated in the Contract or Amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Total: \$26,230.00

Customer Approval: _____
Print Name: _____

Date: _____
P.O. #: _____

All primary values quoted in US Dollars



Sub-Award Agreement

THIS SUB-AWARD AGREEMENT (the "Agreement") is entered into on the subscribed date by the National Association of Local Boards of Health (NALBOH), 1035 Devlac Grove, Bowling Green, Ohio 43402, and the following Awardee, hereinafter referred to as "Awardee":

North Central Public Health District
Director Teri Thalhofer, RN,BSN
419 East 7th Street
The Dalles, Or. 97058
terit@co.wasco.or.us
(541)506-2614

WHEREAS, NALBOH has received federal grant number 3U38HM000512-05, CDFA number 93.283 from the Centers for Disease Control and Prevention (CDC), and
WHEREAS the parties hereto desire to enter into an Agreement calling for collaboration on the project called: Sustaining North Central Public Health District's Tobacco Control Programs.

In consideration of the promises and the covenants herein contained, the parties agree as follows:

1. Scope of Work:

The Awardee shall provide a scope of work as described below in the Description that includes all Deliverables listed. These services shall be provided in accordance with the terms and conditions of this Agreement.

Description:

The purpose of this Agreement is to clearly identify responsibilities through the Sustaining North Central Public Health District's Tobacco Control Programs. The Awardee will learn how to incorporate evidence-based recommendations into a new tobacco control use prevention and control action plan. The work of the Program must include representatives from the North Central Public Health District Health Department, the North Central Public Health District Board of Health, and all other related coalition members.

Deliverables:

The Awardee must complete and submit to NALBOH respective deliverables (as shown below).

Deliverable	Due
<p><i>Complete and submit the baseline survey report at:</i> http://naccho.us.qualtrics.com/SE/?SID=SV_00jvrXZ686Z7Qa1 <i>To complete this survey you will need to identify your past outcome indicators related to the guide available at:</i> http://www.cdc.gov/tobacco/tobacco_control_programs/surveillance_evaluation/key_outcome/index.htm</p>	2/19/13

<i>The health department staff (including the tobacco control coordinator, relevant supervisors, and preferably the board of health representative) will participate on one (1) 60 minute conference call to:</i>	6/30/13
<ul style="list-style-type: none"> • <i>Finalize Action Plan</i> • <i>Discuss coalition's plans moving forward</i> 	
<i>The health department staff will submit their final Action Plan to tricia@nalboh.org</i>	6/30/13
<i>The health department staff will submit June meeting summary notes to tricia@nalboh.org.</i>	6/30/13

2. Term of Agreement:

The term of this Agreement shall be from February 15, 2013, to June 30, 2013. The Agreement is contingent upon NALBOH's receipt of funds from CDC.

3. Payment:

3.1 The Awardee will be paid upon successful completion and approval of each deliverable by NALBOH and receipt of each required invoice.

3.2 Payments to the Awardee shall be made no later than 30 days after NALBOH's receipt of an invoice for deliverables completed by the Awardee, acceptance by NALBOH of deliverables completed by the Awardee, and pursuant to the conditions outlined in this section (Section 3) of the Agreement. Each invoice for services rendered must include the Awardee's Federal Tax Identification Number. Charges for late payment of invoices are prohibited.

The approximate payment schedule is as follows:

Payment	Associated Deliverable(s)	Amount	Approximate Payment Due Date
Payment #1	<ul style="list-style-type: none"> • <i>Baseline survey</i> • <i>Initial conference call</i> • <i>State strategic plan</i> • <i>Tobacco control program funding table</i> • <i>Coalition webinar</i> • <i>Second conference call</i> 	\$1,000	4/15/13
Payment #2	<ul style="list-style-type: none"> • <i>Program funding guideline webinar</i> • <i>Two 90 minute conference calls</i> • <i>April and May summary notes and surveys</i> 	\$2,000	5/15/13
Payment #3	<ul style="list-style-type: none"> • <i>Final conference call</i> • <i>Final action report</i> • <i>June summary notes</i> • <i>Final survey</i> 	\$2,000	7/15/13

view on proposed or pending legislation and other orders and which are directed to members, staff, or other employees of a legislative body or to government officials or employees who participate in the formulation of legislation or other orders.

Lobbying prohibitions also extend to include CDC/HHS grants and cooperative agreements that, in whole or in part, involve conferences. Federal funds cannot be used directly or indirectly to encourage participants in such conferences to impermissibly lobby.

Awardees should also note that using CDC/HHS funds to develop and/or disseminate materials that exhibit all three of the following characteristics are prohibited: (1) refer to specific legislation or other order, (2) reflect a point of view on that legislation or other order, and (3) contain an overt call to action.

It remains permissible for CDC/HHS grantees to use CDC funds to engage in activities to enhance prevention, collect and analyze data, publish and disseminate results of research and surveillance data, implement prevention strategies, conduct community outreach services, foster coalition building and consensus on public health initiatives, provide leadership and training, and foster safe and healthful environments.

Note also that under the provisions of 31 U.S.C. Section 1352, recipients (and their sub-tier contractors and/or funded parties) are prohibited from using appropriated federal funds to lobby in connection with the award, extension, continuation, renewal, amendment, or modification of the funding mechanism under which monetary assistance was received. In accordance with applicable regulations and law, certain covered entities must give assurances that they will not engage in prohibited activities.

Use of federal funds inconsistent with these lobbying restrictions could result in disallowance of the cost of the activity or action found not to be in compliance as well as potentially other enforcement actions as outlined in applicable grants regulations.

4.2 Food and Meals:

Costs associated with food or meals are NOT permitted unless included with per diem as a part of official travel.

5. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio and federal laws of the United States of America. In the event of any conflict, federal law will prevail.

6. Independent Contractor:

It is agreed that Awardee shall act as an independent contractor, and Awardee shall not be entitled to any benefits to which NALBOH employees may be entitled.

7. Payment of Taxes and Other Levies:

14. Notice:

Awardee may submit all claims for reimbursement, per provisions in Section 3 of the Agreement, to NALBOH at the following address:

*Tricia Valasek, MPH
National Association of Local Boards of Health (NALBOH)
1035 Devlac Grove
Bowling Green, OH 43402
Fax: (419) 352-6278
Email: tricia@nalboh.org*

15. Signatures:

Awardee and NALBOH acknowledge that they have read this Agreement, understand it, and agree to be bound by its terms and conditions.

IN WITNESS THEREOF, the parties have executed this Agreement as of the date herein set forth.

Awardee

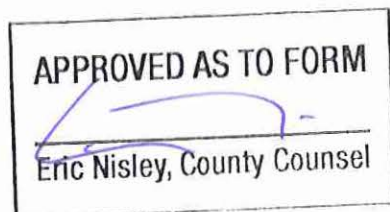
National Association of Local Boards of Health

Teri Thalhofer RN, BSN, Director

Anne Drabczyk, PhD, Chief Executive Officer

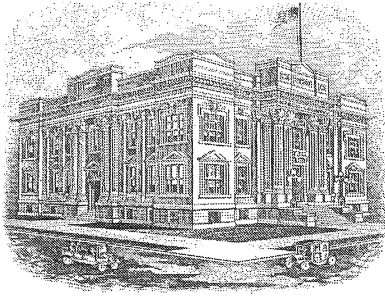
Date

Date



Discussion List Item
Treasurer's Report

- [February 2013 Treasurer's Report](#)
- [March 2013 Treasurer's Report](#)



WASCO COUNTY

Finance Department

Treasury
Chad Krause
Treasurer

Suite 207
511 Washington Street
The Dalles, Oregon 97058-2268
(541) 506-2772
Fax (541) 506-2771

February 8, 2013

TO: Wasco County Board of Commissioners
FROM: Chad Krause, Wasco County Treasurer
RE: Monthly Financial Statement

As of February 1, 2013, Wasco County had cash on hand of **\$22,288,869.92**

Funds on deposit at US Bank (a qualified depository for public funds under ORS 295):

\$ 1,203,529.40

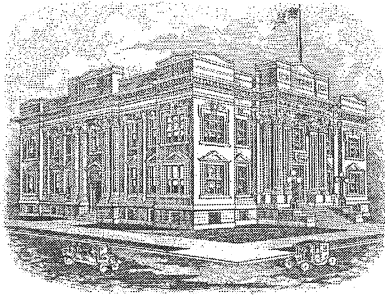
Funds available to earn interest do so at the annualized rate of 0.005%

Funds on deposit in the Local Government Investment Pool:

\$ 21,085,340.52

Funds available to earn interest do so at the annualized rate of 0.600%

Total outstanding checks of Wasco County: \$192,297.87



WASCO COUNTY

Finance Department

Treasury
Chad Krause
Treasurer

Suite 207
511 Washington Street
The Dalles, Oregon 97058-2268
(541) 506-2772
Fax (541) 506-2771

March 8, 2013

TO: Wasco County Board of Commissioners
FROM: Chad Krause, Wasco County Treasurer
RE: Monthly Financial Statement

As of March 1, 2013, Wasco County had cash on hand of **\$23,130,431.98**

Funds on deposit at US Bank (a qualified depository for public funds under ORS 295):

\$ 2,579,704.96

Funds available to earn interest do so at the annualized rate of 0.005%

Funds on deposit in the Local Government Investment Pool:

\$ 20,550,727.02

Funds available to earn interest do so at the annualized rate of 0.5400%

Total outstanding checks of Wasco County: \$451,034.28

Discussion List Item
AOC Dues

- [Invoice](#)



March 12, 2013

2013 DUES INVOICE

(For the period of January 1 to December 31, 2013)

Chair Rod Runyon
Wasco County
511 Washington St, Ste 302
The Dalles, OR 97058

rodr@co.wasco.or.us

INVOICE

AOC General Fund Dues *	\$7,531.80
Public Lands Fund Dues *	\$2,481.13
Video Lottery Defense Fund Dues (Voluntary dues)	\$196.07
The AOC Board of Directors agreed to an assessment of .2% of each County's Video Lottery Revenues that would be dedicated to legislative efforts to protect shared revenues.	
CFTLC Dues *	\$.00
Annual dues finance the activities of the Council of Forest Trust Land Counties (CFTLC), created to represent the interests of the 15 Oregon Counties that contain forest lands administered by the State Forestry Department. Assessments are based upon comparative acreages.	
CFTLC Special Voluntary Assessment Dues (Voluntary Dues)	\$.00
Forest Management Sub-Committee Dues *	\$1,082.00
Special assessment for Sub-Committee on Federal Forest Issues of Public Lands and Natural Resources Committee dues are based on national forest receipts payments to counties.	
PERS Alliance Dues (Voluntary Dues)	\$650.21
PERS Alliance - AOC is billing for PERS Alliance - Assessment is based on \$4.4535 per employee based on 2012 FTE.	
Total Due	\$11,941.21

* Required for membership

Please make checks payable to **Association of Oregon Counties** and return a copy of this invoice with your payment. Thank you.

**WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 20, 2013**

CONSENT AGENDA

1. [Minutes](#)

a. [3.6.2013 Regular Session Minutes](#)



WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
MARCH 6, 2013

PRESENT: Rod L. Runyon, Chair of Commission
Steve Kramer, County Commissioner
Tyler Stone, County Administrator
Kathy White, Executive Assistant

At 9:00 a.m. Chair Runyon opened the Regular Session of the Board of Commissioners with the Pledge of Allegiance and announced the absence of Commissioner Hege who is in Washington, D.C. with the Community Outreach Team.

Open to Public/Department Heads

District Ranger Janeen Tervo introduced herself as the District Ranger filling the position held by Mike Hernandez who retired January 1, 2013. While she is not permanent, she announced that she would be applying for the position. She wanted the Board to know that the doors are still open during this transitional period. Forest Supervisor Chris Worth is on leave; his position is currently being filled by Claire Lavedahl on an interim basis. Ms. Tervo articulated her intention to continue the positive working relationship the Forest Service has enjoyed with Wasco County.

The Board welcomed District Ranger Tervo and thanked her for coming saying they looked forward to working with her.

Discussion List – Surplus Property

Emergency Manager Mike Davidson came forward to explain that all of the equipment listed in the surplus order has been replaced over the last few years. It is equipment that has been used by the amateur radio volunteers and he would like to surplus it to them; they would sell the equipment to help fund their activity. It is all housed in the 9-1-1 complex, most of it in storage.

{{{Chair Runyon moved to approve Order #13-071 surplussing Wasco County amateur radio equipment. Commissioner Kramer seconded the motion which passed unanimously.}}}

Consent Agenda – 2.20.2013 BOCC Regular Session Minutes

{{{Commissioner Kramer moved to approve the Consent Agenda. Chair Runyon seconded the motion which passed unanimously.}}}

Discussion List – Sheriff's Office Position

Sheriff Rick Eiesland reminded the Board that Emergency Manager Mike Davidson would be retiring in approximately 5 weeks. The position was opened internally for applications and two candidates were interviewed. Kristy Beachamp, Public Health Emergency Preparedness Coordinator, was selected for the position. Her current position is very similar to Mr. Davidson's and she has had all the same training. Based on her experience, Sheriff Eiesland asked the she be started in the position at Step 3 rather than Step 2. He went on to explain that half of the funding for this position comes from the Federal Government through the State of Oregon and although the County can access up to \$47,000 for the position they have budgeted only \$39,000 in matching funds, some of which comes from participating cities within the county.

Sheriff Eiesland announced that two of the recently purchased Sheriff's vehicles have been delivered. He added that Chief Deputy Lane Magill would be returning from the FBI Law Enforcement School in three weeks. Chief Deputy Magill took plaques to Arlington Cemetery for local heroes and was escorted to each grave site for delivery. In addition, he visited the Police Memorial where the names of local downed officers are inscribed.

Chair Runyon asked if the Sheriff would have his budget ready for next week. Sheriff Eiesland replied that 9-1-1 and Emergency Management budgets are already prepared and he would be ready next week.

Chair Runyon reminded all that items brought before the Board that would have a financial impact should always be vetted through the Finance Manager before coming to the Board.

Finance Manager Monica Morris added that due to an oversight which caused back pay to be taken from this year's budget, the emergency management budget is tight this year; had Mr. Davidson been working the full year, they would have had to have taken funds from Materials and Services to cover the shortfall. She stated that Mr. Davidson has vacation time on the books; if he works all his days and cashes out his vacation it will cause the department to go over budget.

However, if Mr. Davidson uses his vacation before retiring, they can remain within their budget for FY 2012-2013. She added that the difference in Ms. Beachamp's pay from Step 2 to Step 3 would be approximately \$1,000 for the remaining quarter of the year. Mr. Davidson interjected that he has already agreed to take his vacation before he retires.

Chair Runyon asked Ms. Morris to confirm to him that, overall, there is money in the budget to finance the Sheriff's request. Ms. Morris responded that although it will be tight, leaving only \$4,000 in Materials and Services, it will be within budget. Chair Runyon asked if a budget adjustment would need to be done. Ms. Morris replied affirmatively. Sheriff Eiesland added that he does not anticipate needing the Materials and Services funds for anything else.

Chair Runyon asked Ms. Morris how the Emergency Management position looked going forward. Ms. Morris said that as long as we continue to get matching funds, we should be fine. She asked Mr. Davidson if he had any information regarding the matching funds. Mr. Davidson replied that as far as he knows, we will continue to receive matching funds for this program.

*****The Board was in consensus for Sheriff Eiesland to start Ms. Beachamp at Step 3 pending the finalization of a budget adjustment.*****

Agenda Item – Public Health Contracts
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Public Health Director Teri Thalhofer stated that the Intergovernmental Agreement is for the sharing of a Nurse Practitioner with Hood River Public Health. She explained that both Wasco County and Hood River County were losing their clinician at approximately the same time. Since each County only needs a clinician for two days per week, it seemed an advantage to both to share the position between the two Public Health entities. She added that a change had been made to the agreement; in section 8(D) the designated Court shall be Wasco County Circuit Court rather than Hood River County Circuit Court, governed by the laws of Wasco County and the State of Oregon.

Chair Runyon conveyed Commissioner Hege's preference that the clinician be an employee of Hood River Public Health rather than North Central Public Health. Ms. Thalhofer said they had looked at that and felt it better to have them employed through Wasco County.

{{{Commissioner Kramer moved to approve the Intergovernmental Agreement for Provision of Family Planning Nurse Practitioner dated December 18, 2012 with the above stated changes. Chair Runyon seconded the motion which passed unanimously.}}}

Ms. Thalhofer went on to explain that the NACHO contract represents a competitive grant for the Medical Reserve Corps which has been on-hold awaiting funding. They have been awarded \$7,000 to conduct Healthy Activity and Healthy Nutrition classes at The Dalles Middle School.

{{{Commissioner Kramer moved to approve the National Association of County and City Health Officials Contract #MRC 13-2464-C. Chair Runyon seconded the motion which passed unanimously.}}}

County Surveyor Dan Boldt stated that the Chief Deputy Assessor had notified him of a ten by fifty foot piece of land that is a gap between two parcels; the land. Located between 10th and 12th street in Thompson's Addition on the east side of The Dalles, needs to be sold to one neighbor or the other. He asked for some direction as to what process to follow. The Board directed him to meet with Mr. Stone and Ms. White to determine what would be appropriate.

Chair Runyon asked Mr. Stone to also draft a memo to department heads regarding the process for bringing items having a financial impact before the Board. Mr. Stone suggested he could address that issue at the next management team meeting.

Agenda Item – Delegation Ordinance

Mr. Boldt, Planning Director John Roberts and Public Works Director Marty Matherly came forward to explain the Delegation Ordinance. Mr. Boldt reminded the Board that this was first discussed at a previous BOCC session in conjunction with the acceptance of a right-of-way. Mr. Boldt had discovered through research that many counties throughout the State designate a staff member to accept rights-of-way on behalf of the County. However, he added, he and his colleagues believe the ordinance, as written, is too broad. Mr. Roberts stated it would be more appropriate to limit it to partition plats. Mr. Matherly concurred.

Chair Runyon asked that they bring the ordinance back before the Board once they have made the necessary changes. He asked Mr. Matherly if he was aware

that the Wamic Grade Project did not make the top ten in the MCCED Needs and Issues being presented at 10 a.m. Mr. Matherly replied that they had presented to MCCED and although that support is important, he believes it will not have an effect on their application for funding. He is optimistic that the County will receive Federal funding for the Wamic Grade Project due, in part, to the support of the Board.

Mr. Roberts stated he had sent out his monthly update yesterday which included their top seven projects which included:

- A comprehensive plan
- Streamlining Eden procedures
- Polishing the Planning website – the website receives more than 600 hits each month, more than double all other contacts with the department
- Changes to the fee schedule – predominantly, adding new fee items
- New County interactive web map, which has already cut Mr. Boldt's traffic
- GIS web-mapping – 70% complete

Further discussion ensued regarding how to improve the website navigation and inform the public that the GIS application is available

Chair Runyon called a recess at 9:54 a.m.

The session reconvened at 9:59 a.m.

Agenda Item – MCEDD Needs and Issues

MCEDD Executive Director Amanda Hoey and MCEDD Board Member Joan Silver came forward to present the 2013 MCEDD Needs and Issues Report which is included in the Board packet. Ms. Hoey explained that the original list was modified in response to input from the Port of The Dalles; a housing project was added and QLife was moved up into the top ten.

Chair Runyon asked where the decision makers are from. Ms. Silver replied that they have county-wide representation including members from Maupin and Dufur. She added that it has been more difficult to get representation from Mosier, but they continue to work with that community. She went on to say that

while most of the representation is from The Dalles as that is where population is concentrated, they have worked to develop relationships with leaders from the unincorporated parts of the County.

Chair Runyon communicated Commissioner Hege's submitted questions regarding the report: "Unclear what the 'Pine Hollow Reservoir Maintenance' is all about and what authority our EDC has to put in for a project not reviewed by the County. I'm not interested in being on the hook for activity related to recreation development in the County (boat launch and restrooms for example). I may be off base here, but I have no idea what this project is and why our EDC put in for it."

Ms. Hoey explained that at a pre-Needs and Issues meeting, then-Commissioner Holliday had talked with the EDC regarding her concerns over uncertain ownership and the inability to take on the project. Commission staff had added the project based on that conversation. She went on to say they are looking for non-county ownership and hope to set up committee, perhaps including Sherry Holliday, to determine an ownership structure and look for solutions.

Mr. Stone added that he had already spoken with Jessica Metta and made her aware that the County is not in a position to monetarily support the project. Ms. Silver stated that they just need to develop clarity for the project so a solution can be found.

Chair Runyon continued with Commissioner Hege's submitted questions: "From a County perspective, I feel that the 'Wamic Market Grade Reconstruction' should be a higher priority. I was not at the meetings, so perhaps we are fine with this, but my initial thinking is that I would like to see that project higher up the list - perhaps in the top 10 and not just 'another' project."

Ms. Silver explained that the scoring for the Wamic Grade project was probably lower due to the perception that funding for the project had become a struggle. She added that they try to put things on the list they believe can actually happen.

Chair Runyon shared Mr. Matherly's comments that he did not think the project not making the top ten would affect the funding at this point. Noting that Ms. Metta has been on maternity leave, Chair Runyon asked who would be the liaison between the Wasco County Economic Development Commission and the

Board of County Commissioners. Ms. Hoey responded that Ms. Metta has returned on a part-time basis and that she would pick-up the slack herself until Ms. Metta returned full-time.

{{Chair Runyon moved to accept the Needs and Issues Prioritized List as presented by the WCEDC. Commissioner Kramer seconded the motion which passed unanimously.}}

Ms. Hoey asked for a letter of support for the Klickitat County projects to improve and expand the regional airport located in Dallesport, Washington.

*****The Board was in consensus to provide the letter and directed Ms. White to work with Ms. Hoey to draft such a letter for their signature.*****

Ms. Silver noted that she had heard the discussion earlier about the County's GIS online mapping application and pointed out that MCEDD had played a significant role in its development. The project was at the top of their Needs & Issues list for three years.

Mr. Roberts echoed Ms. Silver's sentiments, acknowledging that MCEDD was instrumental in the process.

Agenda Item – County Annex Building Vacancy

Mr. Stone explained that this item is a response to the Board's request for an update. La Clinica has built their new facility and will be moving out on April 9, 2013. He reported having met with La Clinica along with Wasco County Facilities Manager Fred Davis for a walk-through of the County building being vacated by La Clinica; they discussed the logistics of the move.

Chair Runyon asked if rent would be paid through the month of April. Mr. Davis replied that it is in the lease that rent would be pro-rated, therefore they will only pay through their last day in the building. He went on to say that he had determined the cost of utilities for the building to be \$1.18 per square foot as compared to \$1.22 for Annexes A & B and \$1.00 for the Courthouse. La Clinica occupies 5,174 square feet with an annual utility cost of \$6,100. He added that they are updating the entrance to 9-1-1 which is located in the same building. They are also working on low-maintenance landscaping. He stated that work is ongoing to prepare for the annex's tobacco-free policy which takes effect in May.

Chair Runyon brought forward Commissioner Hege's submitted suggestions that Facilities assist with the policy prep which would also help to prepare for showing the property to lease. Chair Runyon commented that based on Mr. Davis' statement, the facilities department is already working on those items.

Mr. Stone related that the move represents an annual loss of \$95,000 in revenue for the County. He explained that he is looking for another medical entity since the building is already configured for that. He is trying to work with Windmere to help make those connections.

Chair Runyon asked if the Port of The Dalles had been informed. Mr. Stone responded affirmatively.

Chair Runyon inquired about the space Mid-Columbia Center for Living is leasing from the County. Mr. Stone and Mr. Davis replied that MCCFL will be moving which represents a \$40,000 loss of lease income to the County. Mr. Stone added that there is also space in Annex B which would require a significant investment to make it leasable space; for now, it is being used for storage.

Mr. Davis reported that the janitorial crew is back in full-force. One of the janitors has had a schedule change to accommodate family health issues; Mr. Davis noted that it has actually been beneficial to have the janitor in earlier in the day which allows him to interact with his "customers" and better meet their needs.

Mr. Davis stated they have discovered deterioration of the sheet metal exhaust shaft. They are working to find an economical solution to the problem. He noted that they may install a new boiler this year and will have to move the repair of the stack to next year; they should soon receive a final quote on the boiler and will have a better idea of when they can address the stack issue.

Chair Runyon asked about the office being prepared for the County Treasurer. Mr. Davis responded that they will be cleaning the carpet today and hope to move the furniture in on Friday.

Mr. Davis related that a cat has taken up residence under the Courthouse steps through a small sink hole that has developed. They have secured a live trap from the local animal shelter and hope to capture the cat at which time they will repair the hole.

Mr. Stone stated that there is a leaking pipe in the Dew Drop at the fairgrounds. They will probably have to turn off all the water at the fairgrounds to address the issue as most of the buildings do not have dedicated shut-off valves.

Commission Call

Commissioner Kramer had nothing to report.

Chair Runyon reported his attendance of The Oregon Consortium meeting which he found valuable.

Chair Runyon related Commissioner Hege's submitted notes - Board of Property Tax Appeals (BOPTA): We completed all appeals last week and in general it went well. Staff did a very good job of providing information to help in the process. There were some challenging issues that were difficult to decide on, but our Board did their best. We need to be on the lookout for more members of this Board to provide some continuity going forward. I am working on this, but if you have but if you have suggestions, let me know. If you have questions on this element, grab me and we'll chat.

Chair Runyon adjourned the session at 10:39 a.m.

Summary of Actions

Consensus

- Sheriff Eiesland may start Ms. Beachamp at Step 3 for the Emergency Manager position pending the finalization of a budget adjustment
- Provide a letter of support for the Klickitat County's initiatives to improve the regional airport in Dallesport, Washington.

Motions Passed

- Approve Order #13-071 surplussing Wasco County amateur radio equipment.
- Approve the Consent Agenda – 2.20.2013 BOCC Regular Session Minutes
- Approve the Intergovernmental Agreement for Provision of Family Planning Nurse Practitioner dated December 18, 2012 with the stated

changes: in section 8(D) the designated Court shall be Wasco County Circuit Court rather than Hood River County Circuit Court, governed by the laws of Wasco County and the State of Oregon.

- Approve the National Association of County and City Health Officials Contract #MRC 13-2464-C.
- Accept the Needs and Issues Prioritized List as presented by the WCEDC.

WASCO COUNTY BOARD
OF COMMISSIONERS

Rod L. Runyon, Commission Chair

Scott Hege, County Commissioner

Steve Kramer, County Commissioner

Agenda Item
Biennial Prevention Plan

- [Alcohol Comparison](#)
- [Tobacco Comparison](#)
- [Marijuana Comparison](#)
- [2013-2015 Biennial Prevention Implementation Plan](#)

**YOUTHTHINK/Wasco County Data Last 5 Year Comparison
2008 - 2012 (Alcohol)**

Outcome Measurement	2008	2012
YOUTHTHINK Facebook	None	375 Likes
Monthly Newsletter Subscribers	100	478
Past 30-day use of alcohol 6 th grade	No data	8%
Percentage of 6 th grade youth who think most students have had at least on drink past 30 days	No data	70%
Past 30-day use of alcohol 8 th grade	34%	32%
Percentage of 8 th grade youth who think most students have had at least on drink past 30 days	No data	80%
Past 30-day use of alcohol 11 th grade	44%	35%
Percentage of 11 th grade youth who think most students have had at least on drink past 30 days	No data	61.5%
Perception of risk or harm for alcohol use 6 th grade / think it is harmful	No data	55%
Perception of risk or harm for alcohol 8 th grade / think it is harmful	44%	50%
Perception of risk or harm for alcohol 11 th grade / think it is harmful	59%	48%
Perception of parental disapproval of alcohol use by 6 th grade	No data	96%
Perception of parental disapproval of use alcohol use by 8 th grade	82%	86%
Perception of parental disapproval of use alcohol by 11 th grade	80%	87%
Age of on-set alcohol 6 th grade	No data	9
Age of on-set alcohol 8 th grade	10.5	10.7
Age of on-set alcohol 11 th grade	12.6	13.1
Attitude toward peer use of alcohol 6 th grade / think it is wrong	No data	95%
Attitude toward peer use of alcohol 8 th grade / think it is wrong	78%	83%
Attitude toward peer use of alcohol 11 th grade / think it is wrong	66%	71%
Percentage of 6 th grade youth who have never drank alcohol	No data	95%
Percentage of 8 th grade youth who have never drank alcohol	35%	44%

Percentage of 11 th grade youth who have never drank alcohol	29%	51%
Percentage of 6 th grade youth who have binge drank in past 30 days	No data	2%
Percentage of 6 th grade youth who think students have binge drank.	No data	47%
Percentage of 8 th grade youth who have binge drank in past 30 days	18%	15%
Percentage of 6 th grade youth who think students have binge drank.	No data	58%
Percentage of 11 th grade youth who have binge drank in past 30 days	21%	13%
Percentage of 6 th grade youth who think students have binge drank.	No data	49.5%
MIP-Alcohol citations during summer months	87	34

**YOUTHTHINK/Wasco County Data Last 5 Year Comparison
2008 - 2012 (Tobacco)**

Outcome Measurement	2008	2012
Past 30-day use of tobacco 6 th grade	No data	3%
Past 30-day use of tobacco 8 th grade	15%	9%
Past 30-day use of tobacco 11 th grade	17%	5%
Perception of risk or harm for tobacco use 6 th grade / think it is harmful	No data	81%
Perception of risk or harm for tobacco 8 th grade / think it is harmful	81%	86%
Perception of risk or harm for tobacco 11 th grade / think it is harmful	80%	78%
Perception of parental disapproval of tobacco use by 6 th grade	No data	99%
Perception of parental disapproval of use tobacco use by 8 th grade	96%	95%
Perception of parental disapproval of use tobacco by 11 th grade	94%	94%
Age of on-set tobacco 6 th grade	No data	9 yrs 6 months
Age of on-set tobacco 8 th grade	11 yrs 3 months	11 yrs 9 months
Age of on-set tobacco 11 th grade	12 yrs 8 months	13 yrs 4 month
Attitude toward peer use of tobacco 6 th grade / think it is wrong	No data	100%
Attitude toward peer use of tobacco 8 th grade / think it is wrong	No data	91%
Attitude toward peer use of tobacco 11 th grade / think it is wrong	No data	87%
Percentage of 6 th grade youth who have never tried tobacco	No data	95%
Percentage of 8 th grade youth who have never tried tobacco	74%	85%
Percentage of 11 th grade youth who have never tried tobacco	70%	82%
Percentage of 6 th grade youth that believe that tobacco is very to sort of easy to obtain.	No data	25%
Percentage of 8 th grade youth that believe that tobacco is very to sort of easy to obtain.	63%	48%
Percentage of 11 th grade youth that believe that tobacco is very to sort of easy to obtain.	82%	61%

**YOUTHTHINK/Wasco County Data Last 5 Year Comparison
2008 - 2012 (Marijuana)**

Outcome Measurement	2008	2012
Past 30-day use of marijuana 6 th grade	No data	5%
Past 30-day use of marijuana 8 th grade	14%	14%
Past 30-day use of marijuana 11 th grade	19%	14%
Perception of risk or harm for marijuana use 6 th grade / think it is harmful	No data	72%
Perception of risk or harm for marijuana 8 th grade / think it is harmful	60%	62%
Perception of risk or harm for marijuana 11 th grade / think it is harmful	66%	49%
Perception of parental disapproval of marijuana use by 6 th grade	No data	98%
Perception of parental disapproval of use marijuana use by 8 th grade	97%	92%
Perception of parental disapproval of use marijuana by 11 th grade	87%	91%
Age of on-set marijuana 6 th grade	No data	10 yrs 4 months
Age of on-set marijuana 8 th grade	11 yrs 9 months	11 yrs 9 months
Age of on-set alcohol 11 th grade	13 yrs 8 months	14 yrs one month
Attitude toward peer use of marijuana 6 th grade / think it is wrong	No data	94%
Attitude toward peer use of marijuana 8 th grade / think it is wrong	No data	74%
Attitude toward peer use of marijuana 11 th grade / think it is wrong	No data	66%
Percentage of 6 th grade youth who have never tried marijuana	No data	95%
Percentage of 8 th grade youth who have never tried marijuana	79%	77%
Percentage of 11 th grade youth who have never tried marijuana	64%	69%
Percentage of 6 th grade youth that believe that marijuana is very to sort of easy to obtain.	No data	20%
Percentage of 8 th grade youth that believe that marijuana is very to sort of easy to obtain.	46%	46%
Percentage of 11 th grade youth that believe that marijuana is very to sort of easy to obtain.	67%	62%

YOUTHTHINK/Wasco County Prevention Coalition has worked with its community partners and coalition members in developing this substance abuse prevention plan. The coalition has utilized the Oregon Healthy Teen Survey, PRIDE survey, Oregon Student Wellness survey in addition to other community and participant feedback resources. The coalition intends to utilize the Community Readiness Model assessment tool during the biennium which will further enhance the coalition's efforts and outreach.

YOUTHTHINK/Wasco County Prevention Coalition utilizes the Strategic Prevention Framework in its implementation which includes:

- Assessment
- Capacity Building
- Strategic Planning
- Implementation
- Evaluation

YOUTHTHINK will utilize the following prevention strategies:

- Information dissemination
- Community Mobilization
- Education
- Alternative Activities
- Environmental Strategies

The Coalition will continue to develop its individual comprehensive awareness and sustainability plan. The Coalition completed its funding with the Drug Free Communities program in 2012 and depends on funding from the state prevention dollars and local community support. The Coalition has been able to continue but understands that to move forward and enhance its efforts it must effectively utilize the above mentioned prevention strategies. In addition, an effective problem identification and referral strategy will be implemented. The Community Readiness Model will assist in this process. On-going outreach efforts, that involve specific partners, will continue to be established that provide financial, in-kind and administrative support.

Through evaluation efforts and assessment tools the coalition has identified two target populations. In an effort to achieve the priority outcomes specific prevention efforts will focus on the following:

- Youth ages 10 – 14 (5th through 8th grade)
- Parents and adults who are involved with youth ages 8 – 14 (3rd through 8th grade)

Priority outcomes include:

- Decrease current use youth rates of alcohol, tobacco, and marijuana and prescription drug misuse.
- Increase youth perception of risk/harm for underage drinking, tobacco and marijuana use and prescription drug misuse.
- Increase youth perception of parental disapproval regarding underage drinking, tobacco and marijuana use and prescription drug misuse.
- Decrease the percentage of binge drinking among county youth.
- Increase the percentage of youth who have never tried alcohol, tobacco, and marijuana or misused prescription drugs.
- Decrease the perception among youth who believe that most youth are using alcohol, tobacco, and marijuana or misusing prescription drugs.
- Increase parental knowledge regarding youth alcohol, tobacco, and marijuana use and prescription drug misuse.

Through the comprehensive efforts of YOUTHTHINK/Wasco County, county residents will see the following benefits:

- Continuation of the prevention and overall reduction of youth alcohol, tobacco, and marijuana use and prescription drug misuse.
- Reduction in substance abuse-related problems in the community and individual communities (such as increase in high school graduation rates, decrease in DUI's and Emergency Room visits, etc.).
- Continued capacity building at the county and individual community levels regarding prevention.
- Permanent funding for prevention efforts.

YOUTHTHINK/Wasco County Biennial Prevention Implementation Plan

2013 - 2015

Prevention funds will be allocated in an 88/12 split between the 1) Prevention Specialist position and a sub-contracted Marketing Consultant and 2) Specific Evidence Based strategies and or programs.

- The first initiative involves the Prevention Specialist and Marketing Consultant positions. Responsibilities will focus on coalition and program development.
- The second initiative will involve implementation of evidence based strategies and programs including the social norms campaign MOST of US, Project Alert, and Reality Tour, etc.

Proposed Initiatives	Proposed Outputs	Proposed Outcomes	Budget
1) Prevention Specialist and Marketing Consultant	1a) Completion of Coalition sustainability plan (CM)	1a) Prevention Specialist and Marketing Consultant will work with YOUTHTHINK Executive Board to complete the Sustainability Plan that will enable the coalition to exist beyond 2015. 1b) Plan will include individual sector case statements and cost benefit analysis. 1c) Plan will include a SWAT analysis. 1d) Specific partners will be identified and recruited to assist in financial, in-kind and administrative support.	\$ 123,200.00
	2a) Monthly Newsletter (ID/ED)	2a) Prevention Specialist will produce a monthly education/awareness newsletter. 2b) Newsletter subscription numbers will increase by 15% (500 to 575).	
	3a) School and Community Teach-Ins (ID/ED/EV)	3a) Prevention Specialist will conduct a minimum of 20 school presentations to middle and high school youth that concentrate on underage drinking, marijuana, Rx drugs and MOST of Us perception education. 3b) Prevention Specialist will conduct a minimum of 8 community presentations that will focus on education/awareness of teen brain science, alcohol and other drug use in the community and positive role modeling. Presentation will be given to groups such as school boards,	

YOUTHTHINK/Wasco County Biennial Prevention Implementation Plan

2013 - 2015

	<p>4a) Successful implementation of Reality Tour events (ID/CM/A/ED)</p> <p>5a) Successful implementation of Parent to Parents program (ID/CM/ED)</p> <p>6a) Implementation of Challenge Day event and positive youth development follow-up activities (CM/ED/EV)</p> <p>7a) Completion of a comprehensive Community Readiness Assessment regarding underage drinking and youth marijuana use (ID/CM/ED/EV)</p> <p>8a) Implementation of the Community Readiness Model in key YOUTHTHINK initiatives/programs (ID/CM)</p> <p>9a) Implementation of Parents Who</p>	<p>city council, county court, service clubs and faith community, etc.</p> <p>4a) Prevention Specialist and Marketing Consultant will conduct a total of four Reality Tour events with a total of 120 youth and adults being trained.</p> <p>4b) Program will include a pre/post tool and will receive an 75% awareness increase score</p> <p>5a) A minimum of 10 Parent to Parent in-home presentations will be completed.</p> <p>5b) Outside evaluator will be consulted to design a program specific tool to evaluate effectiveness of presentations/programs.</p> <p>6a) Prevention Specialist will work with School District to host a minimum of 4 days of the Challenge Day program.</p> <p>6b) Prevention Specialist and Marketing Consultant will create a group of high school student leaders who will create and implement a minimum of 12 positive youth development activities with middle school youth.</p> <p>7a) Prevention Specialist and Marketing Consultant will utilize the Community Readiness Model tool to assess community readiness and awareness changes surrounding underage drinking and marijuana use.</p> <p>8a) Prevention Specialist will work with outside evaluator to utilize the Community Readiness Model for specific YOUTHTHINK programs such as Parents Who Host Lose the Most, Challenge Day and Reality Tour.</p> <p>9a) Prevention Specialist and Marketing Consultant will</p>	
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YOUTHTHINK/Wasco County Biennial Prevention Implementation Plan

2013 - 2015

	<p>Host Lose the Most initiative (ID/CM/ED/EV)</p> <p>10) Saturday Free Family Movie Program (ID/CM/A/ED)</p>	<p>implement the Parents Who Host Lose the Most media campaign.</p> <p>9b) Two billboards, minimum of 50 yard signs, 4 banner placements, 50 radio spots and 2 Op-Eds will be utilized.</p> <p>9c) MIP alcohol citations during the months of May – August will decrease from current number of 34.</p> <p>10a) Prevention Specialist and Marketing Consultant will work with YOUTHTHINK volunteers to implement the Saturday Free Family Movie Program</p> <p>10b) Sixteen movies will be shown with 16 separate “Parent Tip” hand outs delivered at each movie.</p> <p>10c) Program will average 350 participants per movie.</p>	
2) Evidence Based Initiatives/Programs	<p>1) Reality Tour (ID/CM/A/ED)</p> <p>2) Project Alert (E)</p> <p>3) Challenge Day (CM/A)</p> <p>4) Parents Who Host Lose the Most (ID/CM/EV)</p> <p>5) Life of an Athlete (ID/ED/EV)</p>	<p>1a) Four Reality Tours will be conducted</p> <p>2a) The Dalles Middle School and Dufur 6th graders will be trained in Project Alert.</p> <p>3a) A minimum of 400 The Dalles Middle School 8th graders will complete Challenge Day program.</p> <p>3b) A minimum of 20 high school teen leaders will be trained to conduct Challenge Day follow-up activities.</p> <p>3c) A minimum of 12 positive youth development activities will be conducted by high school teen leaders.</p> <p>4a) Parents Who Host Lose the Most media campaign initiatives will be conducted during the months of May through August.</p> <p>5a) Life of an Athlete program will be implemented in North Wasco and Dufur schools.</p> <p>5b) Post Life of an Athlete attitude and behavior survey will</p>	<p>\$ 16,800.00</p> <p>Currently the City of The Dalles has partnered with YOUTHTHINK and has agreed to provide \$21,000 per year in funding to directly support YOUTHTHINK programs. This funding source must be requested and applied for</p>

	<p>6) Above the Influence (CM/A/ED)</p>	<p>be conducted in May of each year to help determine improvement in perception of risk/harm of alcohol, tobacco and marijuana to athletic performance.</p> <p>5c) Baseline data for athletic code violations due to alcohol, tobacco or other drug use data will be established for both North Wasco and Dufur high schools.</p> <p>5d) Number of students receiving athletic code violation due to alcohol, tobacco and other drug use will decrease by 10%.</p> <p>5e) By 2015 South Wasco School District will agree to implement Life of an Athlete program.</p> <p>6a) A minimum of 50 middle school youth will participate in the Above the Influence project through the Builders Club program.</p> <p>6b) A minimum of 3 youth groups will be recruited through the faith community to participate in the Above the Influence project.</p> <p>6c) A minimum of 30 youth photos will be produced demonstrating how youth choose to live above the influence and will be displayed in downtown locations.</p>	<p>annually.</p>
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Agenda Item
Open Space Special Assessment Requests

- [Memo – Senior Planner](#)
- [PLAQJR – 13-01-0001 - Summary](#)
 - [Attachment A – Staff Recommendation](#)
 - [Attachment B – Maps](#)
 - [Attachment C – Staff Report](#)
- [PLAQJR – 13-01-0002 - Summary](#)
 - [Attachment A – Staff Recommendation](#)
 - [Attachment B – Maps](#)
 - [Attachment C – Staff Report](#)



Wasco County Planning Department

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MEMORANDUM

Hearing Date: March 20, 2013

From: Joey Shearer, Senior Planner

Subject: Submittal for Board of County Commissioners Hearing
PLAQJR-13-01-0001 & PLAQJR-13-01-0002

Attached are two documents and related attachments pertaining to Columbia Land Trust's request for Special Assessment of Open Space Land. On December 19, 2012, the BOC approved a fee waiver for the two applications which initiated this Planning Department review.

- 1) PLAQJR-13-01-0001, Summary of Information, Attachments A-C
- 2) PLAQJR-13-01-0002, Summary of Information, Attachments A-C

Staff prepared a report addressing the criteria applicable for each request. These two reports were finalized on February 26, 2013, in advance of the Planning Commission hearing as required by law. After finalization of these reports, Staff received additional information from the Wasco County Assessor, describing the property tax implications of the request. This new information is summarized below:

Map & Taxlot	Acct#	Acres	Actual 2012 Taxes	Estimated 2012 Taxes with Open Space Assessment	Percent Decrease
2N 13E 30 400	1370	121.6	\$1,014.56	\$258.32	74.5%
2N 13E 30 BD 900	2457	1.2	\$352.26	\$2.69	99.2%
1N 12E 14 1600	7078	20.9	\$292.47	\$42.97	85.3%
	16983	76.5	\$946.61	\$138.36	85.4%



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SUMMARY OF INFORMATION

Prepared For Board of County Commissioners Hearing

FILE # PLAQR-13-01-0001

PLANNING COMMISSION HEARING DATE: March 5, 2013

BOC HEARING DATE: March 20, 2013

REQUEST: Special Assessment of Open Space Land

RECOMMENDATION: Approval

APPLICANT/OWNER INFORMATION:

Columbia Land Trust
1351 Officer's Row
Vancouver, WA 98661

PROPERTY INFORMATION:

Map and Tax Lot	Acres	Acct. #	Zoning
2N 13E 30 400	121.6	1370	A-1 (160)/R-R (5)/R-R (1) GMA
2N 13E 30 BD 900	1.2	2457	R-R (1) GMA

Location: The subject properties are located 0.5 miles due west of the intersection of Sevenmile Hill Rd and Chenoweth Creek Rd, north and west of Murray's Addition, in The Dalles, OR. **Address:** None

ATTACHMENTS:

STAFF REVIEWER: Joey Shearer, Senior Planner

- A. Summary & Staff Recommendation
- B. Maps
- C. Staff Report

ATTACHMENT A – SUMMARY & STAFF RECOMMENDATION

SUMMARY

On a vote of 6-0, the Planning Commission voted to recommend approval of the proposed Special Assessment of Open Space Land.

The full staff report with all proposed findings of fact and conclusions of law is enclosed as **Attachment C** and was available at the Wasco County Planning Department for review one week prior to the March 5, 2013 Planning Commission hearing. The full staff report is made a part of the record. This summary does not supersede or alter any of the findings or conclusions in the staff report, but summarizes the results of Staff's review and recommendation.

Columbia Land Trust has requested a special assessment of open space land for two parcels in Wasco County.

BOARD OF COUNTY COMMISSIONERS OPTIONS

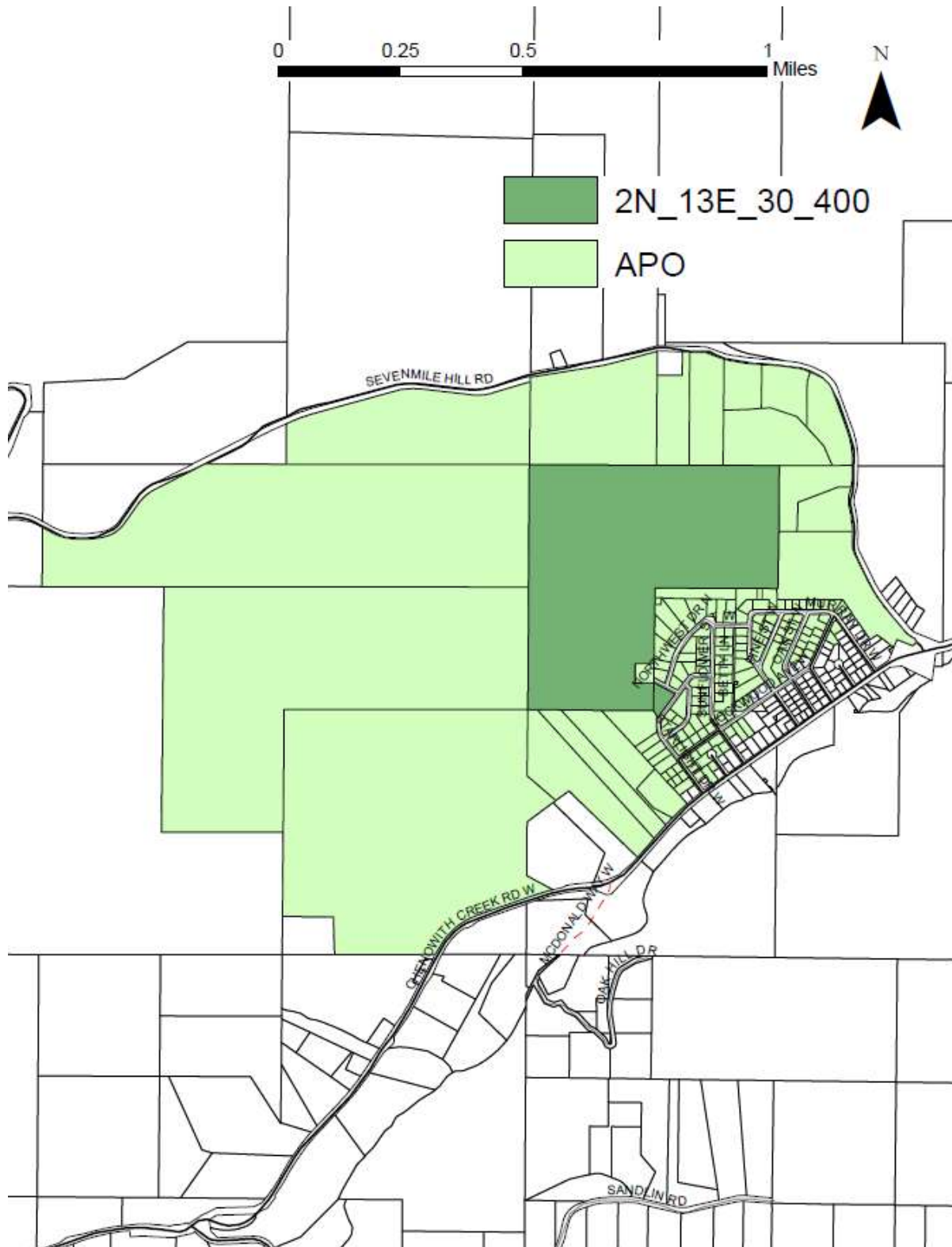
- A. Approve** the request for Special Assessment of Open Space Land in its entirety; OR
- B. Approve** the request with amended findings and conclusions; OR
- C. Deny** this request as submitted; OR
- D. Continue** the hearing, to a date and time certain, if additional information is needed to determine whether standards and criteria are sufficiently addressed.

STAFF RECOMMENDATION

Staff recommends **Option A – Approve the request for Special Assessment of Open Space Land.**

ATTACHMENT B – MAPS

Vicinity Map and 750' Adjacent Property Owner (APO) Notification Radius



ATTACHMENT C – STAFF REPORT

File Number: PLAQJR-13-01-0001

Applicant/Owner: Columbia Land Trust

Request: Special Assessment of Open Space Land

Staff Recommendation: Approval

Hearing Date: March 5, 2013

Location: The subject properties are located 0.5 miles due west of the intersection of Sevenmile Hill Rd and Chenoweth Creek Rd, north and west of Murray's Addition, in The Dalles, OR. Also described as:

<u>Existing</u>	<u>Previous</u>
2N 13E 30 400	2N 13E 30 900
2N 13E 30 BD 900	2N 13E 30 CA 500

Acct# 1370 (2N 13E 30 400) and 2457 (2N 13E 30 BD 900)

Zoning: 2N 13E 30 400 (121.6 acres) is zoned A-1 (160) Large Scale Agriculture and R-R (5)/R-R (1) Rural Residential. 2N 13E 30 BD 900 (1.2 acres) is zoned R-R (1) Rural Residential. Both properties are in the General Management Area of the Columbia River Gorge National Scenic Area in Wasco County.

Contiguous Ownership: None

Past Actions:	<u>2N 13E 30 400</u>	<u>2N 13E 30 BD 900</u>
	REP-04-101	None
	LPD-04-109	

Procedure Type: Quasi-Judicial Review by the Planning Commission

Prepared by: Joseph Shearer, Senior Planner

I. APPLICABLE STANDARDS

A. OREGON REVISED STATUTE (ORS)

Chapter 308A — Land Special Assessments

Section 308A.306	(Application for open space use assessment; contents of application; filing; reapplication)
Section 308A.309	(Submission of application for approval of local granting authority; grounds for denial; approval; application withdrawal)
Section 308A.312	(Notice to assessor of approval or denial; recording approval; assessor to record potential additional taxes on tax roll; appeal from denial)

B. WASCO COUNTY LAND USE & DEVELOPMENT ORDINANCE (LUDO)

Chapter 2 – Development Approval Procedures

Section 2.060.B.1.	(Recommendation to County Governing Body on a (Legislative or Quasi-Judicial Plan Amendment – Comprehensive Plan)
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II. BACKGROUND

- A. Legal Parcel:** Taxlot 2N 13E 30 400 (Acct# 1370) was legally created by Deed 73-1405, which was recorded with the Wasco County Clerk on June 26, 1973. Taxlot 2N 13E 30 BD 900 (Acct# 2457) encompasses Lots 1, 2 and 3, Block G, West Hi-Land Addition Subdivision, which was filed with the Wasco County Clerk on November 18, 1961.
- B. Site Description:** Taxlot 2N 13E 30 400 (TL 400) is characterized by gently rolling grasslands dotted in the northwest with a few lower lying areas that collect water and may be considered wetlands. Taxlot 2N 13E 30 BD 900 (TL 900) appears relatively flat and is covered in grass. All of TL 400, except for the southern 500', is zoned A-1 (160) GMA. The southern 500' along is mostly zoned R-R (5) with a small portion of R-R (1) adjacent to Murray's Addition. TL 900 is zoned R-R (1). TL 400 has not been improved, and the land is assessed as "Tract EFU Vacant" (Wasco County Property Class Code: 450). TL 900 has also not been improved, and the land is assessed as "Residential Vacant" (Wasco County Property Class Code: 100).
- C. Surrounding Land Uses:** Most of the property surrounding the subject parcels to the north, west and south is in farm deferral, though cultivation appears limited to properties adjacent to Sevenmile Hill Road and some sporadic plantings of vineyards and orchards south of the subject parcels. The subject parcels themselves surround the

northwest portion of the Murray's Addition subdivision which is comprised of dozens of lots ranging in size from 0.25-1.0 acres.

- D. Public Comment:** Notice was given by publication in The Dalles Chronicle on February 12, 2013. Additionally, property owners within 750' of the subject properties, along with interested agencies, were provided notice of this request on February 13, 2013 and given 20 calendar days to submit comments. No comments were received as of February 26, 2013.

III. FINDINGS

A. OREGON REVISED STATUTE (ORS)

308A.306 Application for open space use assessment; contents of application; filing; reapplication. *An owner of land desiring current open space use assessment under ORS 308A.300 to 308A.330 shall make application to the county assessor upon forms prepared by the Department of Revenue and supplied by the county assessor. The owner shall describe the land for which classification is requested, the current open space use or uses of the land, and shall designate the paragraph of ORS 308A.300 (1) under which each such use falls. The application shall include such other information as is reasonably necessary to properly classify an area of land under ORS 308A.300 to 308A.330 with a verification of the truth thereof. Applications shall be made to the county assessor during the calendar year preceding the first assessment year for which such classification is requested. If the ownership of all property included in the application remains unchanged, a new application is not required after the first year for which application was made and approved. [Formerly 308.750]*

FINDINGS: The Columbia Land Trust has submitted the "Application for Special Assessment of Open Space Land" form and describes the land as 2N 13E 30 400 AND 2N 13E BD 900. Applicant describes the current open space uses of the land as "wildlife habitat" and "open space".

308A.309 Submission of application for approval of local granting authority; grounds for denial; approval; application withdrawal.

(1) Within 10 days of filing in the office of the assessor, the assessor shall refer each application for classification to the planning commission, if any, of the governing body and to the granting authority, which shall be the county governing body, if the land is in an unincorporated area, or the city legislative body, if it is in an incorporated area. An application shall be acted upon in a city or county with a comprehensive plan in the same manner in which an amendment to the comprehensive plan is processed. In determining whether an application made for classification under ORS 308A.300 (1)(b) should be approved or disapproved, the granting authority shall weigh:

- (a) The projected costs and other consequences of extending urban services to the affected lot or parcel;*
- (b) The value of preserving the lot or parcel as open space;*

- (c) The projected costs and other consequences of extending urban services beyond the affected lot or parcel; and*
- (d) The projected costs and other consequences, including the projected costs of extending urban services, of expanding the urban growth boundary in other areas if necessary to compensate for any reduction in available buildable lands.*

FINDINGS: Staff received the application on December 26, 2012, and is processing the application through the Planning Commission as required for an amendment to the Comprehensive Plan per Section 2.060.B.1 of the Wasco County LUDO. Section 2.060.B.1 is addressed below.

The subject parcels are located approximately 0.75 miles due west of the City of The Dalles' Urban Growth Boundary (UGB). Staff finds it is unlikely that urban services will be extended to or beyond the subject parcel unless the UGB is extended to include the subject parcel and/or a Goal Exception is approved by the State.

- (2) The granting authority shall not deny the application solely because of the potential loss in revenue that may result from granting the application if the granting authority determines that preservation of the current use of the land will:*
 - (a) Conserve or enhance natural or scenic resources;*
 - (b) Protect air or streams or water supplies;*
 - (c) Promote conservation of soils, wetlands, beaches or tidal marshes;*
 - (d) Conserve landscaped areas, such as public or private golf courses, which enhance the value of abutting or neighboring property;*
 - (e) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open spaces;*
 - (f) Enhance recreation opportunities;*
 - (g) Preserve historic sites;*
 - (h) Promote orderly urban or suburban development; or*
 - (i) Affect any other factors relevant to the general welfare of preserving the current use of the property.*

FINDINGS: Columbia Land Trust is a non-profit organization that proposes to conserve the property for wildlife habitat and open space. Columbia Land Trust's non-profit status also allows them to qualify for a tax exemption that could allow them to pay no taxes on the subject properties. Therefore, Staff finds that even the reduced rate that would result from assessment as "Open Space" would be favorable compared to an exemption from property taxes altogether.

- (3) The granting authority may approve the application with respect to only part of the land which is the subject of the application; but if any part of the application is denied, the applicant may withdraw the entire application. [Formerly 308.755]*

FINDINGS: Staff recommends an approval with respect to the entirety of the subject parcel. However, if any part of the application is denied, the applicant is so advised that they can withdraw the entire application.

308A.312 Notice to assessor of approval or denial; recording approval; assessor to record potential additional taxes on tax roll; appeal from denial.

- (1) The granting authority shall immediately notify the county assessor and the applicant of its approval or disapproval which shall in no event be later than April 1 of the year following the year of receipt of said application. An application not denied by April 1 shall be deemed approved, and shall be considered to be land which qualifies under ORS 308A.300 to 308A.330.*
- (2) When the granting authority determines that land qualifies under ORS 308A.300 to 308A.330, it shall enter on record its order of approval and file a copy of the order with the county assessor within 10 days. The order shall state the open space use upon which approval was based. The county assessor shall, as to any such land, assess on the basis provided in ORS 308A.315, and each year the land is classified shall also enter on the assessment roll, as a notation, the assessed value of such land were it not so classified.*
- (3) Each year the assessor shall include in the certificate made under ORS 311.105 a notation of the amount of additional taxes which would be due if the land were not so classified.*
- (4) The additional taxes noted under subsection (3) of this section shall be deemed assessed and imposed in the year to which the additional taxes relate.*
- (5) On approval of an application filed under ORS 308A.306, for each year of classification the assessor shall indicate on the tax roll that the property is being specially assessed as open space land and is subject to potential additional taxes as provided by ORS 308A.318, by adding the notation "open space land (potential add'l tax)."*
- (6) Any owner whose application for classification has been denied may appeal to the circuit court in the county where the land is located, or if located in more than one county, in that county in which the major portion is located. [Formerly 308.760]*

FINDINGS: Staff received the subject application on December 26, 2012 and has scheduled a public hearing before the Planning Commission on March 5, 2012. If approved by the Planning Commission, the matter will be addressed by the Board of Commissioners before April 1, 2013. If approved by the Board of Commissioners, Staff will forward the order to the Wasco County Assessor within 10 calendar days. Criteria (3)-(6) are not applicable to this review and would be addressed by the Wasco County Assessor.

B. WASCO COUNTY LAND USE AND DEVELOPMENT ORDINANCE (LUDO)

Chapter 2 – Development Approval Procedures

Section 2.060.B. The following matters shall be heard by the Planning Commission, pursuant to Sections 2.080, 2.090, 2.130, 2.140, 2.150, and 2.190 of this Ordinance:

1. *Recommendation to County Governing Body on a Legislative or Quasi-Judicial Plan Amendment (Comprehensive Plan)*

FINDING: ORS 308A.309.1, above, requires an application for open space assessment be reviewed in the same manner as an amendment to the Comprehensive Plan. Section 2.060.B.1 stipulates that such amendments shall be heard by the Planning Commission, and the Planning Commission will review the application on March 5, 2013.

IV. CONCLUSIONS:

- A. The request is for Special Assessment of Open Space Land.
- B. 2N 13E 30 400 (121.6 acres) is zoned A-1 (160) Large Scale Agriculture and R-R (5)/R-R (1) Rural Residential. 2N 13E 30 BD 900 (1.2 acres) is zoned R-R (1) Rural Residential. Both properties are in the General Management Area of the Columbia River Gorge National Scenic Area in Wasco County.
- C. Based upon the Findings in Section III, the request for a Special Assessment of Open Space Land complies with applicable requirements of Oregon Revised Statute and the Wasco County Land Use and Development Ordinance.



Wasco County Planning Department

"Service, Sustainability & Solutions"

2705 East Second St. • The Dalles, OR 97058
(541) 506-2560 • wcplanning@co.wasco.or.us
www.co.wasco.or.us/planning

SUMMARY OF INFORMATION

Prepared For Board of County Commissioners Hearing

FILE # PLAQR-13-01-0002

PLANNING COMMISSION HEARING DATE: March 5, 2013

BOC HEARING DATE: March 20, 2013

REQUEST: Special Assessment of Open Space Land

RECOMMENDATION: Approval

APPLICANT/OWNER INFORMATION:

Columbia Land Trust
1351 Officer's Row
Vancouver, WA 98661

PROPERTY INFORMATION:

Map and Tax Lot	Acres	Acct. #	Zoning
1N 12E 14 1600	97	7078 & 16983	A-1 (160)/F-F (10)/EPD 8

Location: The property is located north of Mill Creek Road, approximately 4.5 miles southwest of The Dalles, Oregon. **Address:** None

ATTACHMENTS:

STAFF REVIEWER: Joey Shearer, Senior Planner

- A. Summary & Staff Recommendation
- B. Maps
- C. Staff Report

ATTACHMENT A – SUMMARY & STAFF RECOMMENDATION

SUMMARY

On a vote of 6-0, the Planning Commission voted to recommend approval of the proposed Special Assessment of Open Space Land.

The full staff report with all proposed findings of fact and conclusions of law is enclosed as **Attachment C** and was available at the Wasco County Planning Department for review one week prior to the March 5, 2013 Planning Commissioner hearing. The full staff report is made a part of the record. This summary does not supersede or alter any of the findings or conclusions in the staff report, but summarizes the results of Staff's review and recommendation.

Columbia Land Trust has requested a special assessment of open space land for one parcel in Wasco County.

BOARD OF COUNTY COMMISSIONERS OPTIONS

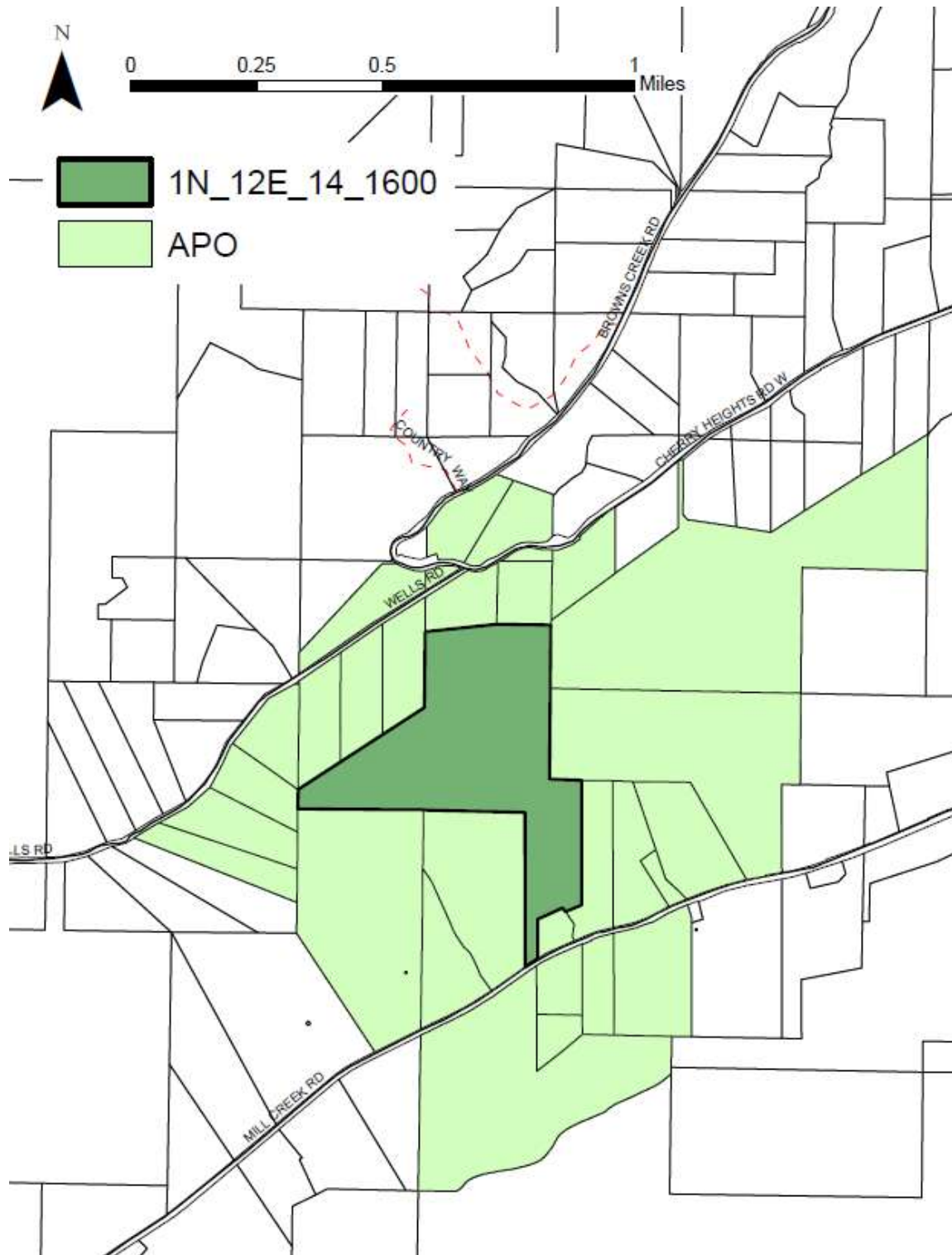
- A. Approve** the request for Special Assessment of Open Space Land in its entirety; OR
- B. Approve** the request with amended findings and conclusions; OR
- C. Deny** this request as submitted; OR
- D. Continue** the hearing, to a date and time certain, if additional information is needed to determine whether standards and criteria are sufficiently addressed.

STAFF RECOMMENDATION

Staff recommends **Option A – Approve the request for Special Assessment of Open Space Land.**

ATTACHMENT B – MAPS

Vicinity Map and 750' Adjacent Property Owner (APO) Notification Radius



ATTACHMENT C – STAFF REPORT

File Number: PLAQJR-13-01-0002

Applicant/Owner: Columbia Land Trust

Request: Special Assessment of Open Space Land

Staff Recommendation: Approval

Hearing Date: March 5, 2013

Location: The property is located north of Mill Creek Road, approximately 4.5 miles southwest of The Dalles, Oregon; more specifically described as:

<u>Existing</u>	<u>Previous</u>
1N 12E 14 1600	1N 12E 14 1301

Acct# 7078 and 16983

Zoning: A-1 (160) Exclusive Farm Use Zone and F-F (10) Farm-Forest Zone with EPD-8 Sensitive Wildlife Habitat Overlay in Wasco County

Contiguous Ownership: None

Past Actions: REP-06-102, PLA-04-105

Procedure Type: Quasi-Judicial Review by the Planning Commission

Prepared by: Joseph Shearer, Senior Planner

I. APPLICABLE STANDARDS

A. OREGON REVISED STATUTE (ORS)

Chapter 308A — Land Special Assessments

Section 308A.306	(Application for open space use assessment; contents of application; filing; reapplication)
Section 308A.309	(Submission of application for approval of local granting authority; grounds for denial; approval; application withdrawal)
Section 308A.312	(Notice to assessor of approval or denial; recording approval; assessor to record potential additional taxes on tax roll; appeal from denial)

B. WASCO COUNTY LAND USE & DEVELOPMENT ORDINANCE (LUDO)

Chapter 2 – Development Approval Procedures

Section 2.060.B.1.	(Recommendation to County Governing Body on a (Legislative or Quasi-Judicial Plan Amendment – Comprehensive Plan)
--------------------	---

II. BACKGROUND

- A. Legal Parcel:** The parcel was legally created in its current figuration by REP-06-102, a reconfiguration of three parcels. The final plat (2006-0013) was recorded with the Wasco County Clerk on July 24, 2006.
- B. Site Description:** From Mill Creek Road, the property slopes up steeply to the north/northwest towards Wells Road. The elevation at Mill Creek Rd is approximately 680' and at the top of the ridge, the elevation is upwards of 1,400'. The land zoned A-1 (160) stretches up from Mill Creek Road towards the ridgeline, and the land zoned F-F (10) is located at the top of the ridge. The subject parcel has not been improved, and the land is assessed as "Tract EFU Vacant" (Wasco County Property Class Code: 450).
- C. Surrounding Land Uses:** The subject parcel is bordered to the west, northwest and north by 5-12 acre residential parcels abutting Wells Road. To the east, there are several 2-8 acre plantings of orchards and vineyards spanning both sides of Mill Creek Road. Similar farmland runs along the south side of Mill Creek Rd to the west of the subject parcel. Most of the land between Mill Creek Rd and the residential parcels along Wells Rd is unimproved due to the steep slopes.
- D. Public Comment:** Notice was given by publication in The Dalles Chronicle on February 12, 2013. Additionally, property owners within 750' of the subject property, along with

interested agencies, were provided notice of this request on February 13, 2013 and given 20 calendar days to submit comments. No comments were received as of February 26, 2013.

III. FINDINGS

A. OREGON REVISED STATUTE (ORS)

308A.306 Application for open space use assessment; contents of application; filing; reapplication. *An owner of land desiring current open space use assessment under ORS 308A.300 to 308A.330 shall make application to the county assessor upon forms prepared by the Department of Revenue and supplied by the county assessor. The owner shall describe the land for which classification is requested, the current open space use or uses of the land, and shall designate the paragraph of ORS 308A.300 (1) under which each such use falls. The application shall include such other information as is reasonably necessary to properly classify an area of land under ORS 308A.300 to 308A.330 with a verification of the truth thereof. Applications shall be made to the county assessor during the calendar year preceding the first assessment year for which such classification is requested. If the ownership of all property included in the application remains unchanged, a new application is not required after the first year for which application was made and approved. [Formerly 308.750]*

FINDINGS: The Columbia Land Trust has submitted the “Application for Special Assessment of Open Space Land” form and describes the land as 1N 12E 14 1600. Applicant describes the current open space uses of the land as “wildlife habitat” and “open space”.

308A.309 Submission of application for approval of local granting authority; grounds for denial; approval; application withdrawal.

(1) Within 10 days of filing in the office of the assessor, the assessor shall refer each application for classification to the planning commission, if any, of the governing body and to the granting authority, which shall be the county governing body, if the land is in an unincorporated area, or the city legislative body, if it is in an incorporated area. An application shall be acted upon in a city or county with a comprehensive plan in the same manner in which an amendment to the comprehensive plan is processed. In determining whether an application made for classification under ORS 308A.300 (1)(b) should be approved or disapproved, the granting authority shall weigh:

- (a) The projected costs and other consequences of extending urban services to the affected lot or parcel;*
- (b) The value of preserving the lot or parcel as open space;*
- (c) The projected costs and other consequences of extending urban services beyond the affected lot or parcel; and*
- (d) The projected costs and other consequences, including the projected costs of extending urban services, of expanding the urban growth boundary in other areas if necessary to compensate for any reduction in available buildable lands.*

FINDINGS: Staff received the application on December 26, 2012, and is processing the application through the Planning Commission as required for an amendment to the Comprehensive Plan per Section 2.060.B.1 of the Wasco County LUDO. Section 2.060.B.1 is addressed below.

The subject parcel is located four miles outside the City of The Dalles' Urban Growth Boundary (UGB). The majority of the subject parcel also contains slopes unsuitable for urban development. Consequently, Staff finds it is unlikely that urban services will be extended to or beyond the subject parcel unless the UGB is extended to include the subject parcel and/or a Goal Exception is approved by the State.

- (2) The granting authority shall not deny the application solely because of the potential loss in revenue that may result from granting the application if the granting authority determines that preservation of the current use of the land will:*
- (a) Conserve or enhance natural or scenic resources;*
 - (b) Protect air or streams or water supplies;*
 - (c) Promote conservation of soils, wetlands, beaches or tidal marshes;*
 - (d) Conserve landscaped areas, such as public or private golf courses, which enhance the value of abutting or neighboring property;*
 - (e) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open spaces;*
 - (f) Enhance recreation opportunities;*
 - (g) Preserve historic sites;*
 - (h) Promote orderly urban or suburban development; or*
 - (i) Affect any other factors relevant to the general welfare of preserving the current use of the property.*

FINDINGS: Columbia Land Trust is a non-profit organization that proposes to conserve the property for wildlife habitat and open space. Columbia Land Trust's non-profit status also allows them to qualify for a tax exemption that could allow them to pay no taxes on the subject property. Therefore, Staff finds that even the reduced rate that would result from assessment as "Open Space" would be favorable compared to an exemption from property taxes altogether.

- (3) The granting authority may approve the application with respect to only part of the land which is the subject of the application; but if any part of the application is denied, the applicant may withdraw the entire application. [Formerly 308.755]*

FINDINGS: Staff recommends an approval with respect to the entirety of the subject parcel. However, if any part of the application is denied, the applicant is so advised that they can withdraw the entire application.

308A.312 Notice to assessor of approval or denial; recording approval; assessor to record potential additional taxes on tax roll; appeal from denial.

- (1) *The granting authority shall immediately notify the county assessor and the applicant of its approval or disapproval which shall in no event be later than April 1 of the year following the year of receipt of said application. An application not denied by April 1 shall be deemed approved, and shall be considered to be land which qualifies under ORS 308A.300 to 308A.330.*
- (2) *When the granting authority determines that land qualifies under ORS 308A.300 to 308A.330, it shall enter on record its order of approval and file a copy of the order with the county assessor within 10 days. The order shall state the open space use upon which approval was based. The county assessor shall, as to any such land, assess on the basis provided in ORS 308A.315, and each year the land is classified shall also enter on the assessment roll, as a notation, the assessed value of such land were it not so classified.*
- (3) *Each year the assessor shall include in the certificate made under ORS 311.105 a notation of the amount of additional taxes which would be due if the land were not so classified.*
- (4) *The additional taxes noted under subsection (3) of this section shall be deemed assessed and imposed in the year to which the additional taxes relate.*
- (5) *On approval of an application filed under ORS 308A.306, for each year of classification the assessor shall indicate on the tax roll that the property is being specially assessed as open space land and is subject to potential additional taxes as provided by ORS 308A.318, by adding the notation "open space land (potential add'l tax)."*
- (6) *Any owner whose application for classification has been denied may appeal to the circuit court in the county where the land is located, or if located in more than one county, in that county in which the major portion is located. [Formerly 308.760]*

FINDINGS: Staff received the subject application on December 26, 2012 and has scheduled a public hearing before the Planning Commission on March 5, 2013. If approved by the Planning Commission, the matter will be addressed by the Board of Commissioners before April 1, 2013. If approved by the Board of Commissioners, Staff will forward the order to the Wasco County Assessor within 10 calendar days. Criteria (3)-(6) are not applicable to this review and would be addressed by the Wasco County Assessor.

B. WASCO COUNTY LAND USE AND DEVELOPMENT ORDINANCE (LUDO)

Chapter 2 – Development Approval Procedures

Section 2.060.B. The following matters shall be heard by the Planning Commission, pursuant to Sections 2.080, 2.090, 2.130, 2.140, 2.150, and 2.190 of this Ordinance:

1. *Recommendation to County Governing Body on a Legislative or Quasi-Judicial Plan Amendment (Comprehensive Plan)*

FINDING: ORS 308A.309.1, above, requires an application for open space assessment be reviewed in the same manner as an amendment to the Comprehensive Plan. Section 2.060.B.1 stipulates that such amendments shall be heard by the Planning Commission, and the Planning Commission will review the application on March 5, 2013.

IV. CONCLUSIONS:

- A.** The request is for Special Assessment of Open Space Land.
- B.** The property is zoned A-1 (160) Exclusive Farm Use and F-F (10) Farm-Forest with EPD-8 Sensitive Wildlife Habitat Overlay in Wasco County
- C.** Based upon the Findings in Section III, the request for a Special Assessment of Open Space Land complies with applicable requirements of Oregon Revised Statute and the Wasco County Land Use and Development Ordinance

Agenda Item
One Community Health (La Clinica) Update

- [No documents have been submitted for this item - Return to Agenda](#)

Agenda Item Codes Violation

- [Introductory Email](#)
- [Hearings Officer Order](#)
- [Notice of Violation](#)



Kathy White <kathyw@co.wasco.or.us>

BoC documentation for 2013-02-20 KARIMI

1 message

Kate Foster <katef@co.wasco.or.us>

Mon, Mar 11, 2013 at 3:26 PM

To: Kathy White <kathyw@co.wasco.or.us>

Cc: John Roberts <johnr@co.wasco.or.us>, Joey Shearer <joeys@co.wasco.or.us>

Note: This information will be presented by staff at the public hearing to provide additional details.

Summary:

- The Planning Department received a complaint regarding construction without permits in 2001 on the subject 40-acre property zoned Forest F-2 (80). The property owner, at that time, Kent Correll, sent the Planning Department a letter in 2002 stating the dwelling and accessory structures were built for his forest management purposes and that he installed a well with solar pump and 3000-gallon tank to help with fire protection and assist him in planting new stock.
- The Department sent notices of non-compliance to Mr. Correll from 2001 to 2006 and in 2007 he sold the property to the Karimi's.
- In 2009 Keith Cleveland initiated contact with the new property owners: Barry and Greta Karimi who were unaware the property's structures were in violation. Per state law, the F-2 zone does not allow for normal single-family residences and their associated accessory structures as it is intended more for commercial forest activities.
- In 2012 I contacted the Karimi's and in 2013 we met and discussed the situation. They have requested time to think about their options for compliance and will contact me by September 30th. I informed them the County would pursue recording the notice of violation on the deed since we have the process in place *now* to prevent what happened to them from happening to others.

Staff Recommendation: Approve and sign the Hearing's Officer Order authorizing the recordation of the notice of violation and the accompanying Recorded Notice of Violation document.

Attachments:

- draft "Hearing's Officer Order"
- draft "Recorded Notice of Violation"



Wasco County Code Compliance

2705 East Second Street The Dalles, OR 97058

Phone: (541) 506-2564; Fax (541) 506-2561

www.co.wasco.or.us/planning/codepg.html

SPACE RESERVED FOR RECORDER'S USE

HEARING'S OFFICER ORDER #13-072

This Notice references the use or condition of the property identified as 2N 12E 29 1300 (account number 13457) in Deed number 2007-005537 of the Wasco County Clerk Records which is in violation of the Wasco County Code Compliance and Nuisance Abatement Ordinance (WCCNAO) Sections 2.090 (A) for an illegal dwelling and (B) for three illegal accessory structures.

The following is affirmed by the Hearings Officers on this Wednesday, March 20, 2013, at The Dalles, Oregon:

1. The violations are valid as stated in the "Notice of Failure to Comply/Administrative Civil Penalties" sent to owners of record: BARRY and GRETA KARIMI on December 20, 2012.
2. A "Recorded Notice of Violation" (copy attached) will be recorded with the Wasco County Clerk on the deed to the property noted above.

Approved as to Form:

Wasco County Code Compliance Hearings Officers:

Eric J. Nisley, Wasco County District Attorney

Rod Runyon: Chair, County Commission

Scott Hege: County Commissioner

Steve Kramer: County Commissioner

Please return this original document to: The Commissioner's Journal



Wasco County Code Compliance
2705 East Second Street The Dalles, OR 97058
Phone: (541) 506-2564; Fax (541) 506-2561
www.co.wasco.or.us/planning/codepg.html

SPACE RESERVED FOR RECORDER'S USE

RECORDED NOTICE OF VIOLATION

Property Owners:	BARRY and GRETA KARIMI	Map and Tax Lot:	2N 12E 29 1300
File Number:	ENF-01-112/CODENF-09-10-0037	Account Number:	13457
Property's legal description is contained within Deed 2007-005537 of the Wasco County Clerk Records.			

Wasco County determines a violation of Section 2.090 (A) and (B) of the Wasco County Code Compliance and Nuisance Abatement Ordinance (WCCNAO), an illegal dwelling and three illegal accessory structures, exist on the aforementioned property. The property owners were notified and the issue remains unresolved. If the violation is not resolved, some or all of the following may be pursued by Wasco County in addition to this recorded notice of violation:

1. Property placed on hold with the Planning Department; and/or
2. Assessment of monetary penalties; and/or
3. County abatement of violation at owner's expense; and/or
4. Property lien to recover all County charges, fees, and penalties.

Dated this Wednesday, March 13, 2013, at The Dalles, Oregon

HEARINGS OFFICERS:

Rod Runyon: Chair, County Commission

Scott Hege: County Commissioner

Steve Kramer: County Commissioner

State of Oregon, County of Wasco County

This instrument was acknowledged before me on _____ 20____ by:

Notary Public – State of Oregon

My Commission expires: _____ 20____

Please return this original document to: The Commissioner's Journal

Agenda Item
Head Start & Early Learning Hubs

- [Annual Report 2010-2011](#)
- [MCCC Brochure March 2012](#)
- [Mid-Columbia Children's Council Presentation](#)

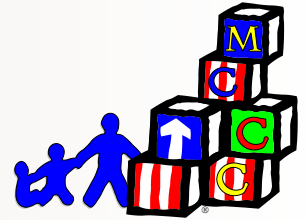
Mid-Columbia Children's Council

Annual
Report
2010/2011



1100 E. Marina Way, Suite 215 ☐ Hood River, OR 97031
Phone: (541) 386-2010 ☐ mccc@mcccheadstart.org

Table of Contents



Mission , Vision and Motto.....	3
Greetings from the Executive Director.....	4
Board of Directors.....	5
Areas Served	6
Financial Report.....	7
Education and School Readiness	8
Learning Outcomes.....	9



Enrollment	10
Health Services	11
Mental Health Services.....	11
Parent Engagement	12
Parent Engagement.....	12
Community Partners.....	14
Head Start Heroes.....	14

Our Mission

Educating children and families with innovative, high-quality early childhood learning opportunities and family partnerships to build better communities, one person at a time.

Our Vision

Lead communities in premier early childhood services by reaching underserved populations, cultivating partnerships, and increasing organizational capacity.

Our Motto

Building better communities,
one person at a time.

Greetings from the Executive Director

Mid-Columbia Children's Council (MCCC) is changing lives due to the exceptional talent and dedication of its employees. The 2010-2011 program year was a period of positive change. The child outcomes from the research-based Teaching Strategies GOLD assessment system demonstrated significant gains. MCCC revised the mission and vision statements to poise MCCC as a leader in early childhood learning and in many ways MCCC has taken leadership roles in our communities supporting children and families.

MCCC is in the forefront supporting seamless prenatal to K-12 education, frequently called P-3. In May 2010 MCCC hosted a day-long P-3 conference titled *Bridging Gaps* for Oregon and Washington early childhood professionals held in Hood River, Oregon. The purpose of the conference was to gain interest in P-3 alignment and to share information on steps to successfully align a seamless education system. One hundred and seventy early childhood professionals and teachers; school district superintendents, principals, and K-12 teachers; child care partners; community college instructors; MCCC Board of Directors; and parents attended *Bridging Gaps*. Guest



Kristie Kauerz, Speaker

speakers included Swati Adarkar, Executive Director of the Children's Institute, Linda Sullivan-Dudzic, co-author of the book *Making a Difference*, Laurie Danahy from the Oregon Department of Education, Karri Livingston from the Washington Department of Early Learning, and Kristie Kauerz, Program Director for PreK-3rd Education Department at Harvard Graduate School of Education. A panel of principals and Head Start leaders shared their success in implementing P-3 systems. The panel included Vicki Prendergast, Principal, Whitson Elementary School, White Salmon; John Welsh, Principal, Naval Avenue Elementary School, Bremerton; and both Connie Mueller, Director and Jill Brenner, Child Development Manager, from the Early Learning and Family Services program in Bremerton, Washington. The conference spurred further discussion and increased collaborations.



*Doreen Hotchkiss, Associate Director
leads the P-3 Panel Discussion*

Leading up to the event Matthew Solomon, MCCC Executive Director, met with each school district superintendent in the five county MCCC service areas to share a copy of the book *Making a Difference*, a brief video on the Montgomery School District P-12 seamless education system, and to discuss the value of working together to change children's lives. Since the initial discussion and the *Bridging Gaps Conference*, MCCC and school districts are initiating and intensifying planning around P-3 alignment. With training, new information, shared vision, and forward thinking, increased collaboration and work is being done in Mid-Columbia Children's Council's service areas to link the early learning community with the K-12 school system. ♪



Matthew Solomon, Executive Director

Greetings from the Executive Director

“A team can accomplish much more than any one individual. The same can be said for organizations. Imagine how much more can be accomplished when all the school districts in their respective communities come together with the preschool providers, childcare providers, Head Start Centers, and early learning agencies.”



The President and the Governors of Oregon and Washington State have highlighted the importance of changing lives through education and the urgency of beginning to guide the development of children at the earliest opportunity. There has been an increasing emphasis at the Federal level between the Department of Education and the Department of Health and Human Services to encourage collaboration and to develop systems to increase school readiness and address fade-out and the achievement gap. At the state level both governors have the vision of systemically connecting early childhood education and K-12 education to enhance learning.

At Mid-Columbia Children’s Council, we have adopted these initiatives. In coming together with a P-3 approach, early learning programs and schools can synergize resources, capitalize on expertise, and examine assessment data to achieve improved child outcomes. As we find systems to make positive changes, why not move forward and do so? Together we aspire to change children’s lives, families’ futures, and communities as a whole. ✎



Board of Directors

Chair—Bud Lacey

Vice-Chair—Anthony Connors

Treasurer—Marilyn Butler

Secretary—Dale Palmer

Policy Council Chair—Jackie Wolcott

Member—Joella Dethman

Member—Jane Gray

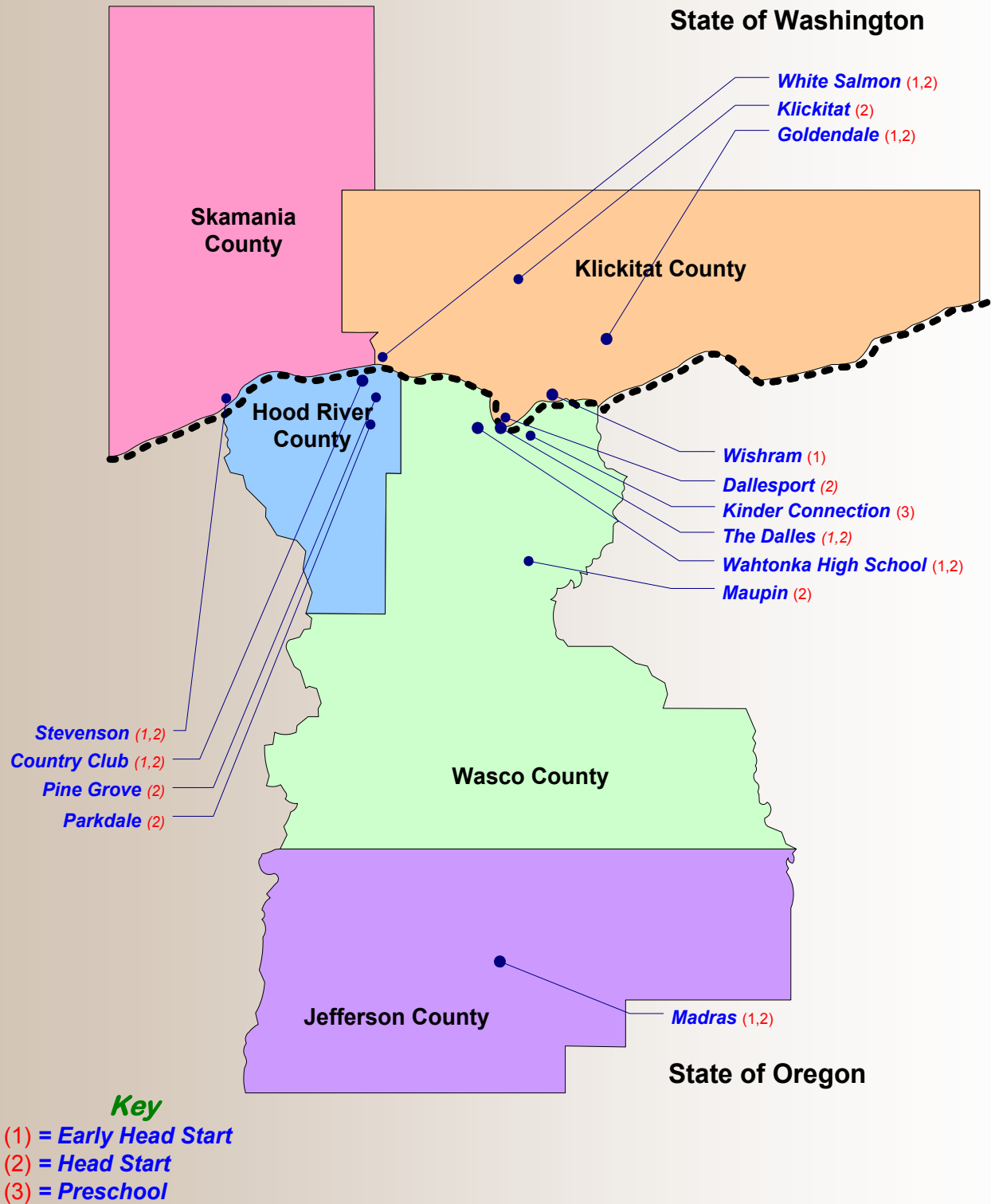
Member—Judith Miller

Member—Jane Palmer

Member—Trudy Townsend

Areas Served

Mid-Columbia Children's Council



Financial Report


Fiscal Year Ending November 30, 2011

	For Year Ending 11/30/2010 Audited *	For Year Ending 11/30/2011 Audited*	For Year Ending 11/30/2012 Budgeted
<i>Support and Revenues</i>			
US Department of Health and Human Services	\$3,709,017	\$3,821,476	\$4,323,442
US Department of Health and Human Services-Stimulus Programs	973,524	514,772	
Oregon Head Start Pre-Kindergarten Program	601,585	703,865	783,142
Washington Department of Early Learning	132,491	131,370	133,123
US Department of Agriculture-Child Care Food Program	186,782	193,180	213,500
Oregon and Washington Child Care Reimbursement	196,975	48,348	
Other Program Income and Grants	67,358	51,863	
Kinder Connections	30,861	84,817	84,729
Private Cash and In-Kind Contributions	84,919	100,633	100,000

Total Support and Revenues	\$5,983,512	\$5,650,324	\$5,637,936
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<i>Budgetary Expenditures</i>			
Personnel	\$4,282,652	\$4,377,969	\$4,625,500
Program Supplies and Services	1,070,809	978,149	882,436
Management , General Supplies and Services	109,928	126,774	130,000
Property and Equipment Additions	511,621	152,471	0

Total Budgetary Expenditures	\$5,975,010	\$5,635,363	\$5,637,936
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* The independent auditor's reports on the financial statements expressed unqualified opinions for the years ended November 30, 2010 and 2011. The independent auditor's reports on compliance with requirements of major programs expressed unqualified opinions for the years ended November 30, 2010 and 2011. 



Education and School Readiness

All children are assessed for cognitive, fine motor, gross motor (physical), language, literacy, mathematics, and social/emotional development. Teachers use the results to plan individualized curriculum and to support learning. MCCC chose Teaching Strategies GOLD which was released in June 2010 as the new assessment tool. The assessment is aligned with *The Creative Curriculum* used in Head Start, OPK, ECEAP and Early Head Start programs. GOLD meets the assessment standards of the National Association for the Education of Young Children (NAEYC). It is aligned with Oregon and Washington Early Learning Standards and the Head Start Child Development and Early Learning Framework. GOLD is a valid, reliable assessment system for children from birth through kindergarten. Teachers rate children on a scale of 1 to 9 on 36 objectives and there are two more objectives for English language learners. Teachers observe children in the classroom and at home visits over time, record their observations, and use them to rate each objective for each child. These numbers represent developmental steps not ages. The overall reports generated by Teaching Strategies GOLD provide information to administrators to guide program planning and professional development opportunities.



Abimael practicing writing

Data results shown in the **Child Outcomes Fall 2010 to Spring 2011** graphs indicate the average ratings for preschool 3 to 4 year olds and Pre-K 4 to 5 year olds. Children were assessed at the beginning, middle, and end of the school year and made progress in all domains. MCCC administrators used the Widely Held Expectations Reports to compare information about the knowledge, skills, and behaviors of groups of children of the same age. This report groups children's ratings into three categories: below, meets, or exceeds nationally normed expectations.



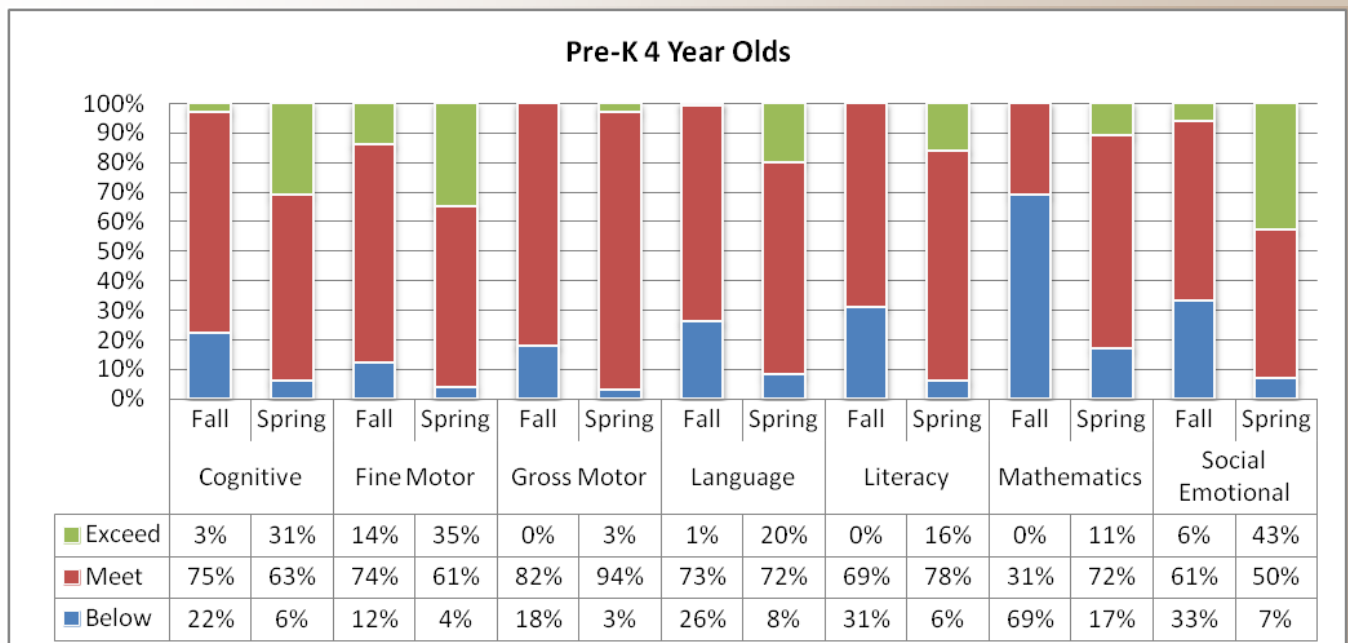
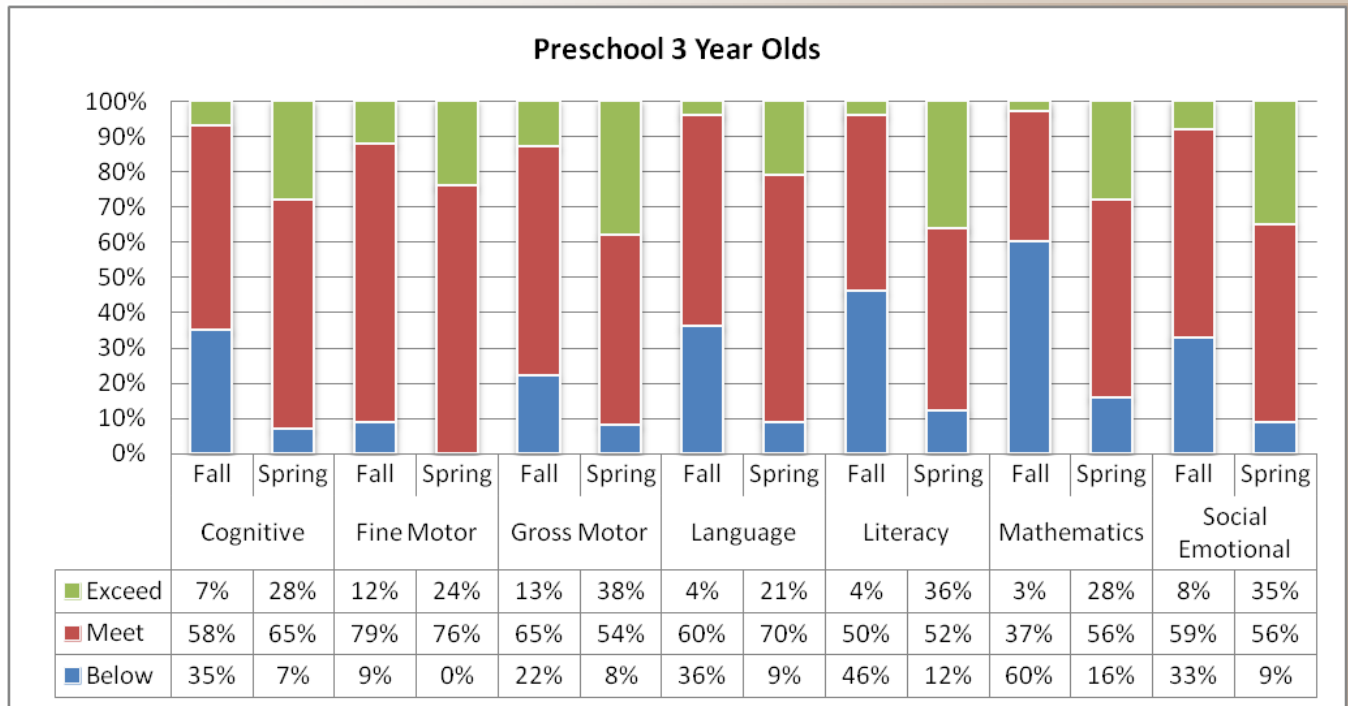
*Aubree, Amara and Dawn
Friends helping friends*

Children made the greatest progress in cognitive development, math, and literacy. Although children made substantial progress in mathematics, the data implies that more focused instructional support in math is needed to increase children's skills. In the fall sixty-nine percent of Pre-K 4 children assessed below expectations in math and in the spring seventeen percent of the children going to kindergarten remained below expectations. With much focus by teachers on language and literacy, ninety four percent of the Pre-K 4 year olds transitioning into kindergarten met or exceeded the Widely Held Expectations in literacy, and ninety two percent of the children met or exceeded the expectations in language. The early years are critical

for language and literacy development. The level to which a child progresses in reading and writing is one of the best predictors of whether the child will function competently in school and in life. Effective instruction can have a large impact on children's literacy development. Ninety three percent of children going to kindergarten met or exceeded expectations in social/emotional development. A strong social/emotional foundation sets the stage for children's readiness and success in school. ♪

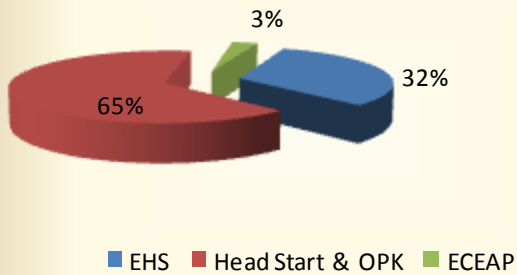
Learning Outcomes

Fall 2010 to Spring 2011

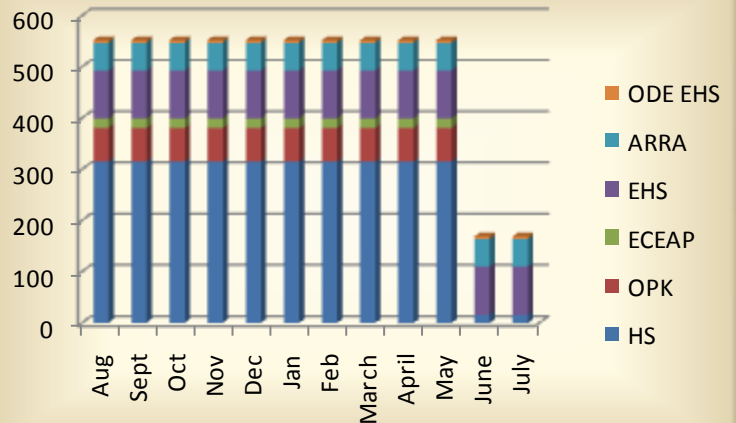


Enrollment

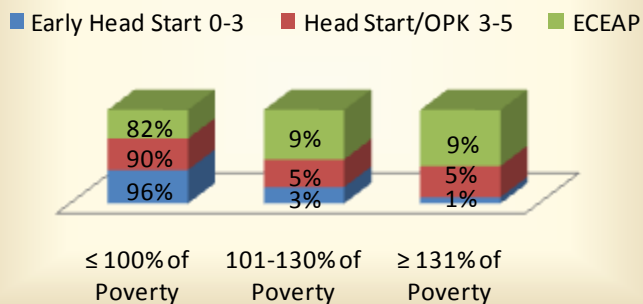
Total of 670 Children



2010—2011 Average
Funded Enrollment



Percentage of Children Below Poverty Guideline

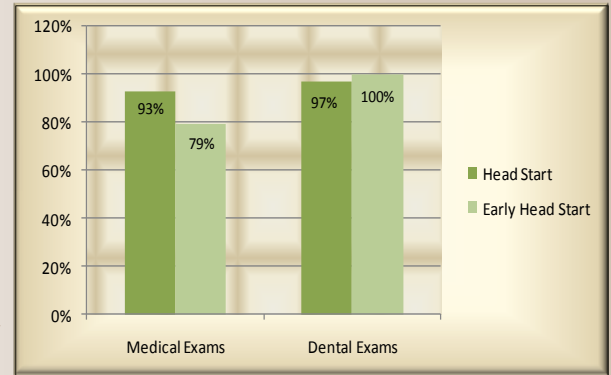


Health Services

Children who are unwell, or in pain, are not able to learn. Early periodic screening, diagnosis, and treatment, allow children to be ready and able to learn. Medical conditions that may cause permanent damage are treated early. This early detection and treatment that our services provide may prevent problems that if not discovered until school age are permanent. To accomplish this Mid-Columbia Children's Council partners with numerous local healthcare providers to offer free and low cost medical and dental care to our participants.

Services that our MCCC programs provide include:

- Vision and hearing screenings
- Assisting families in finding a medical home
- Locating sources of funding for health services
- Assisting families in obtaining health insurance
- Education on safe environments including home safety and disaster planning
- Training parents in CPR and first aid
- Nutrition education including how to eat healthy on a tight budget
- Nutritious meals/snacks during classes and group socials
- Education on oral health including tooth brushing during class/socials
- Educating families on what to expect at exams and how often they should occur



Percentages of Completed Exams

Mental Health Component

The focus of the Mental Health Component at MCCC is to support the social and emotional development for children in our programs. This is achieved through consultations with parents, classroom observations, staff consultations, providing trainings for staff and parents, child observations, and collaborations with community partners. The effectiveness of our work in supporting social-emotional growth is measured by the Devereux Early Childhood Assessment (DECA). Teachers complete this assessment for each child in the Fall and then again later in the Spring which allows us to compare scores at the start of the program year with scores towards the end of the year. There are many approaches teachers utilize in encouraging social-emotional growth. Specific curriculum that aids in this process includes: Second Step, High Scope Conflict Resolution, Bright Futures, and Positive Behavioral Intervention and Supports (PBIS).



Elizabeth made this completely on her own. She cut squares, wrote numbers, and glued them in order.

2010-2011 Mental Health Statistics

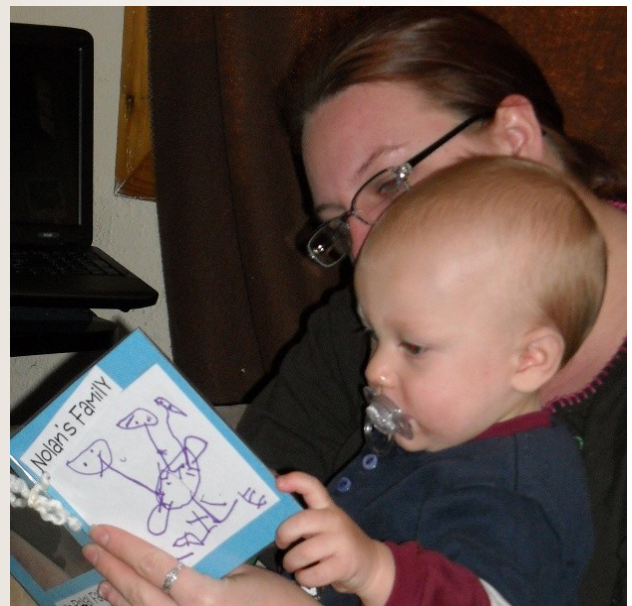
Classroom Observations	Child Observations	Parent Consultations	Staff Consultations	Trainings Offered	Trainings Received	Child Abuse/ Neglect Reports
42	22	41	118	8	3	57

Parent Engagement

Parents Involved In Their Child's Early Learning



Trinity and her father Keacan engaged in a literacy activity



Nolan and Cassidy reading their favorite book

“Parent and family engagement in Mid-Columbia Children’s Council is about building relationships with families that support well-being, strong relationships between parents and their children, and ongoing learning and development for both parents and children.”

Parent Involvement

Parents at Stevenson and Country Club Centers had the opportunity to participate in playground improvement efforts. With grant funding for new outdoor play environments, parents and children contributed by adding some of their own personal touches as they volunteered their help in a variety projects.

Parents Help Plant Herbs—At the Country Club Center, parents helped plant flowers together with the children in the site’s garden bed in celebration of Earth Day. Parents also helped with the planting and creating of a garden around the wooden bridge path. The playground was enhanced with colors and scents for the children to discover and experience as part of the natural world and learning about science.



Parent Kari, with Jazlyn, Emery and Burke in Country Club



Parent Involvement

Parents Help Craft Sailing Adventure—One of Goldendale Head Start’s more successful father involvement activities was the “Float Your Boat” day. Some parents built boats before, but were quite surprised with the materials provided for this activity. Parents and children built boats using styrofoam pieces, tongue depressors, plastic cups and lids, pipe cleaners, sponges and other fun materials. After toiling with the



Jorge and Jesse amazed at their creation

materials and building the boat of their child’s dreams, families went out and launched the boats into the Little Klickitat River.

The children enjoyed the notion of their boat floating, but were not prepared for what happened next. The current moved the boats

away! This is where the REAL father involvement began. Some dads waded out into the freezing water to reach out and grab the passing boats. Dads became heroes twice in one fun and creative father involvement activity, building and rescuing boats.☞



Ronnie and son Caden creating that perfect boat



Left to Right: Tallulah, Ezra, Alicia, Joaquin, Axel, Rusty, Dorothy, O’Rian, Jayden, Aiden and Ryan

Fathers and Firefighters—Children and fathers from Klickitat Head Start visited their local fire department to help honor and celebrate the contribution of the volunteer firefighters in their community. During Volunteer Firefighter Recognition Week the children and fathers learned more about volunteer firefighters in a small community. The children were able to sit in fire trucks; try on fire-fighting equipment, such as hats and coats; and hear the sirens on the trucks. Children went home with pencils, crayons, and a coloring book while fathers learned more about what it means to be a volunteer fireman.☞



Parents Help Craft Stepping Stones—In Stevenson, parents and children crafted stepping stones for their playground. Parents and children came together to make the stepping stones from colorful rocks and concrete. Later the stones were incorporated into the newly designed outdoor play environment. ☞



Froylan and Felipe making stepping stones for new playground in Stevenson



Community Partners

Mid-Columbia Children's Council has partnerships with an extensive network of community agencies working together to provide comprehensive services for children and families. These partnerships include informal and inter-agency agreements with social services agencies, health departments, dentists, local clinics, child care resource and referral agencies, school districts, education service districts, mental health providers, libraries, and colleges.

MCCC staff members frequently engage community organizations and participate on community committees and boards. By working together **WE CAN** achieve common goals that best support children and families. THANK YOU to our many partners in the Mid-Columbia region.☞

Head Start Heroes

GOLDENDALE—Dr. Ogden has provided vision screenings for the young children at the Goldendale Center for almost twenty years. Every year when he is given the date of the mandated 45 day deadline for screenings, he chooses a schedule that will work within the Head Start timeframe. Before the screening day Dr. Ogden brings his tractor to the center and provides a trip twice around the parking lot. Several children at a time ride in the little trailer filled with hay hitched up behind the tractor. This fun activity is important to the doctor and the children. It gives children a chance to meet Dr. Ogden before he provides them with a vision screening.



Dr. Ogden received the “David Duncombe Living Your Conscience Award” for East Klickitat County in 2011. His volunteer work with Head Start is only a small piece of the many volunteer and humanitarian efforts he provides here and abroad. Goldendale Center recognizes that to provide their children and families with a high quality program it is vital to have the dedication of local volunteer heroes such as Dr. Ogden. ☞

STEVENSON— Marilynn Weaver is a Head Start Hero that visits the Stevenson Center regularly. Marilynn is a professional storyteller who shares her talent telling Native American stories as the children listen to her tales. Marilynn has continued this tradition for about two years. Marilynn reports that she enjoys volunteering because the children are good listeners and show their interest as they gather on the rug. Marilynn uses stuffed animals as props for her stories and tells tales such as how the jack rabbit got his ears, why the raccoon has a mask, and how coyote saved the salmon. Children shared that their favorite story is Marilynn's tale about how the seasons came to be. Thank you Marilynn for making stories come alive for children.☞



Grants

For over fifteen years, MCCC has been awarded the federal Reading is Fundamental (RIF) Grant. This grant provides three books for children in our programs each year. Funding for RIF was slated to end this year, but Congress voted to maintain this important literacy program. RIF grants include instruction for programs to conduct literacy events three times a year with parents and community volunteers. Children chose a book to take home for their own library. Parents assist in the selection of books purchased at the beginning of the school year.~



Story time—fun with books

MCCC was awarded the First Books Grant in Hood River County. As a result of this grant children in Hood River County received three additional books this year, which gave them a total of six new books for their home library. Centers held family events to highlight the joy of reading books.~

MCCC received five grants for outdoor play space improvements. Four of these grants were from the Head Start Body Start program. These grants were awarded to Stevenson and Dallesport Head Start and The Dalles and Goldendale Early Head Start centers. Funding helped to improve, create, and provide children with healthy outside activities at school. Each center received \$5000 to purchase equipment and materials for the outdoor play spaces. Elements were added for running, climbing, sliding, swinging, and engagement in dramatic play. Parents played a big part in these projects. They helped to plant bushes and flowers; they assisted in laying sod and spreading bark dust. Parents made beautiful stepping stones with their children for the garden spaces.~



Kaidyn climbing to the top

MCCC applied for funding through the Oregon Head Start Association's Charitable Check Off grant and was awarded \$2000. The Maupin Center located in the Maupin Elementary School will benefit from this funding to improve their playground with age appropriate equipment for our preschool age children. A fence and storage shed were added and a "tree house" type structure will surround one of the trees for fun and imaginative play activities.



Hayden and Thatcher in imagination play



Abimael creating images with shapes

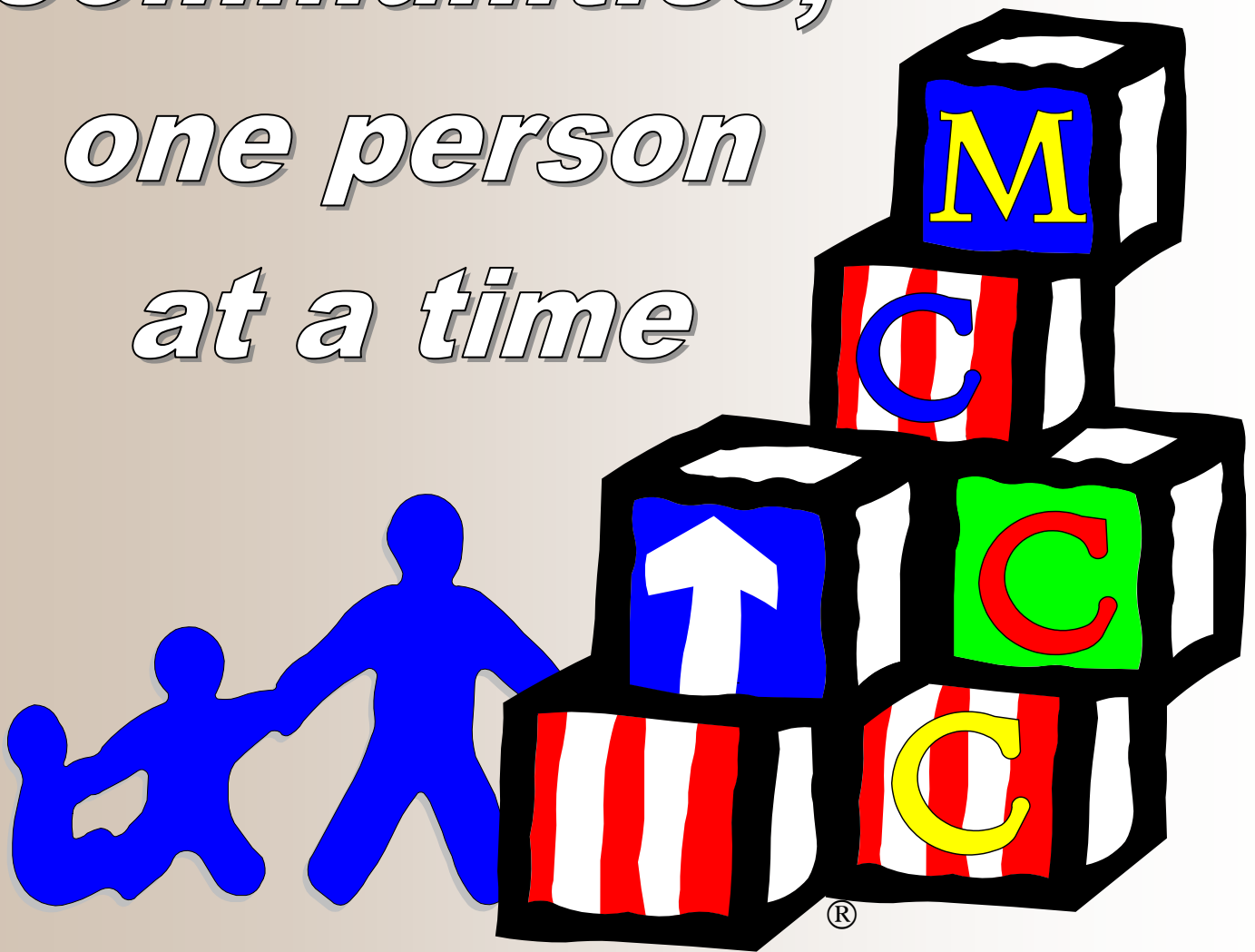
Staff members from the Maupin Center wrote and received \$1000 grant from the Oregon Cultural Trust Foundation. Teachers incorporated enriched art and literacy projects into their curriculum.~



Izabella "Making letters with rocks"



*Building
better
communities,
one person
at a time*



This institution is an equal opportunity provider

Oregon

Administrative Office
1100 East Marina Way
Suite 215
Hood River, OR 97031
541-386-2010

Madras
650 NE "A" Street
Madras, OR 97741
541-475-4870

Maupin
308 Deschutes Avenue
P. O. Box 3
Maupin, OR 97037
541-395-2665

Pine Grove
2415 Eastside Road
Hood River, OR 97031
541-386-1955

Wahtonka
3601 West 10th
The Dalles, OR 97058
541-506-3449

Country Club
820 Country Club Road
Hood River, OR 97031
541-386-3269

Madras EHS
910 SW Highway 97
Suite 304-D
Madras, OR 97741
541-316-1448

Parkdale
4880 Van Nuys Drive
Parkdale, OR 97041
541-387-5721

The Dalles
1717 West 10th Street
The Dalles, OR 97058
541-298-8801

Washington

Dallesport
136 6th Avenue
Dallesport, WA 98617
509-767-4202

Klickitat
98 School Drive
P. O. Box 54
Klickitat, WA 98628
509-369-3800

White Salmon
555 NW Loop Road
White Salmon, WA 98672
509-493-2666

Wishram EHS
135 Bunn Street
Wishram, WA 98673
509-774-0821

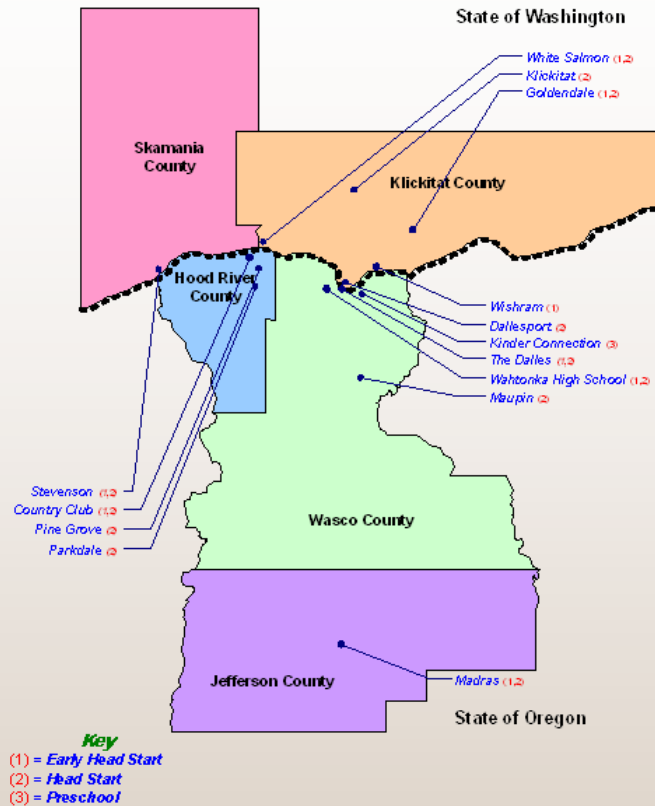
Goldendale
920 South Schuster
Goldendale, WA 98620
509-773-3091

Stevenson HS /EHS
700 SW Rock Creek Drive
Stevenson, WA 98648
509-427-5815

White Salmon EHS
553 NW Loop Road
White Salmon, WA
98672
509-493-1902

Service Area >>>

Mid-Columbia Children's Council



Contact us at: 541-386-2010

1100 E. Marina Way, Suite 215
Hood River, OR 97031
Fax Number: 541-386-4597
E-mail: mccheadstart.org
Web Site: <http://www.mccheadstart.org>

**This institution is an equal
opportunity provider.**



**Welcome to
Mid-Columbia
Children's Council**



Early Head Start Head Start



Oregon Pre-Kindergarten ECEAP

*Building Better Communities,
One Person at a Time*

About Our Agency

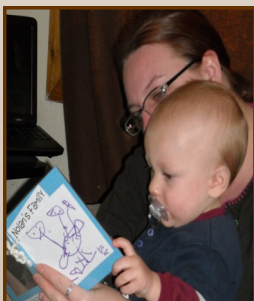
Mid-Columbia Children's Council is a private non-profit organization serving children and families since 1987. Mid-Columbia Children's Council is a comprehensive family-centered agency serving pregnant women, infants, toddlers, pre-school aged children, teen parents and families. Programs are located in Hood River, Skamania, Klickitat, Wasco and Jefferson counties.

Focus

Head Start is a national program that promotes school readiness by enhancing the social, emotional and cognitive development of children ages 3-5 through the provision of educational, health, nutritional, social and other services to enrolled children and families, with a special focus on helping preschoolers develop the early reading and math skills they need to be successful in school.



All Head Start programs engage parents in their children's learning and help them in making progress toward their educational, literacy and employment goals. Significant emphasis is placed on the involvement of parents in the administration of local Head Start programs.



pregnant women and families with infants and tod-

Early Head Start provides comprehensive child and family development services for low-income

dlers ages birth to three years. Early Head Start programs were established to provide early, continuous, intensive and comprehensive child development and family support services on a year-round basis.

The purpose of the program is to enhance children's social/emotional, physical, and intellectual development; as well as to support parents in developing a healthy parent/child relationship. Parents are assisted in obtaining self-sufficiency skills. The Early Head Start program lays the foundation for later success in school and in life.



Models Offered

Combination (3 to 5 years old): This model consists of three half days of classroom time per week and one home visit per month. This model is available in Parkdale, Dallesport, Madras, Maupin, and two classrooms in The Dalles.

Combination (2 years old): This model consists of two half days of classroom time per week and two home visits per month. We offer this model in Goldendale, Hood River, The Dalles, and White Salmon.

Center-based (3 to 5 years old): This model consists of four half days of classroom time per week, home visits and parent teacher conferences. It is available in The Dalles/Wahtonka, Goldendale, Hood River, Pine Grove, Stevenson and White Salmon.

Home-based (Prenatal to 5 years old): This model consists of one home visit a week and two group socializations a month. Early Head Start for children ages 0-3 and pregnant mothers is offered in White Salmon, Hood River, Goldendale, The Dalles/Wahtonka, Madras, Wishram and Stevenson. Head Start for children ages 3-5 is offered in Klickitat.

Center-Based (Prenatal to 3 years old): This model is a center-based full-day program during the school year September through May and a home-based program during June, July, and August. This program supports teen parents while they earn their high school diploma as well as other working parents residing in The Dalles community.

Partners

In order to meet the needs of our children and families, MCCC has established interagency agreements with multiple agencies throughout the five counties. These agreements address all components; health, mental health, family service, education and developmental disabilities.

Request An Application

Applications are accepted throughout the year and are available at the Administrative Office in Hood River, Head Start, Early Head Start sites and at most public agencies in local communities.



You can also visit our web site to complete an application at <http://www.mcccheadstart.org>.

Keep in mind that all applications require proof of income to be submitted. When submitting online please send proof of income to the Administrative Office with your name, phone number, child's name and date of birth attached.



Mid-Columbia Children's Council



National Picture of Head Start



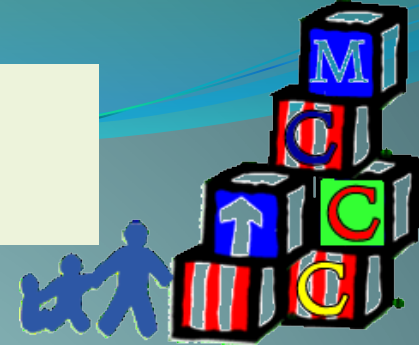
- Establish in 1965 as part of the anti-poverty program of President Lyndon B. Johnson, Head Start was funded as a holistic approach to preparing disadvantaged children for school.
- The expertise for the holistic approach include: education, disabilities, family services and parent involvement, community partnerships, mental health, health, nutrition, safety, and pre-natal and maternal support. Early Brain Development
- Approximately million children are served annually

Mid-Columbia Children's Council – Local Picture



- Historically Mid-Columbia Children's Council started services in 1967 in White Salmon and was later incorporated in 1987 45 years of experience
- Serve 609 children and their families from conception to age five
- Funding Federal Head Start and Early Head Start, Oregon State Head Start and Early Head Start (Oregon Pre-Kindergarten OPK), Early Childhood Assistance Program in Washington(ECEAP), Kinder Connections service North Wasco County School District.
- Hood River, Wasco, Jefferson, Klickitat, and Skamania Counties in two states, 14 locations, 139 employees, 15 school districts

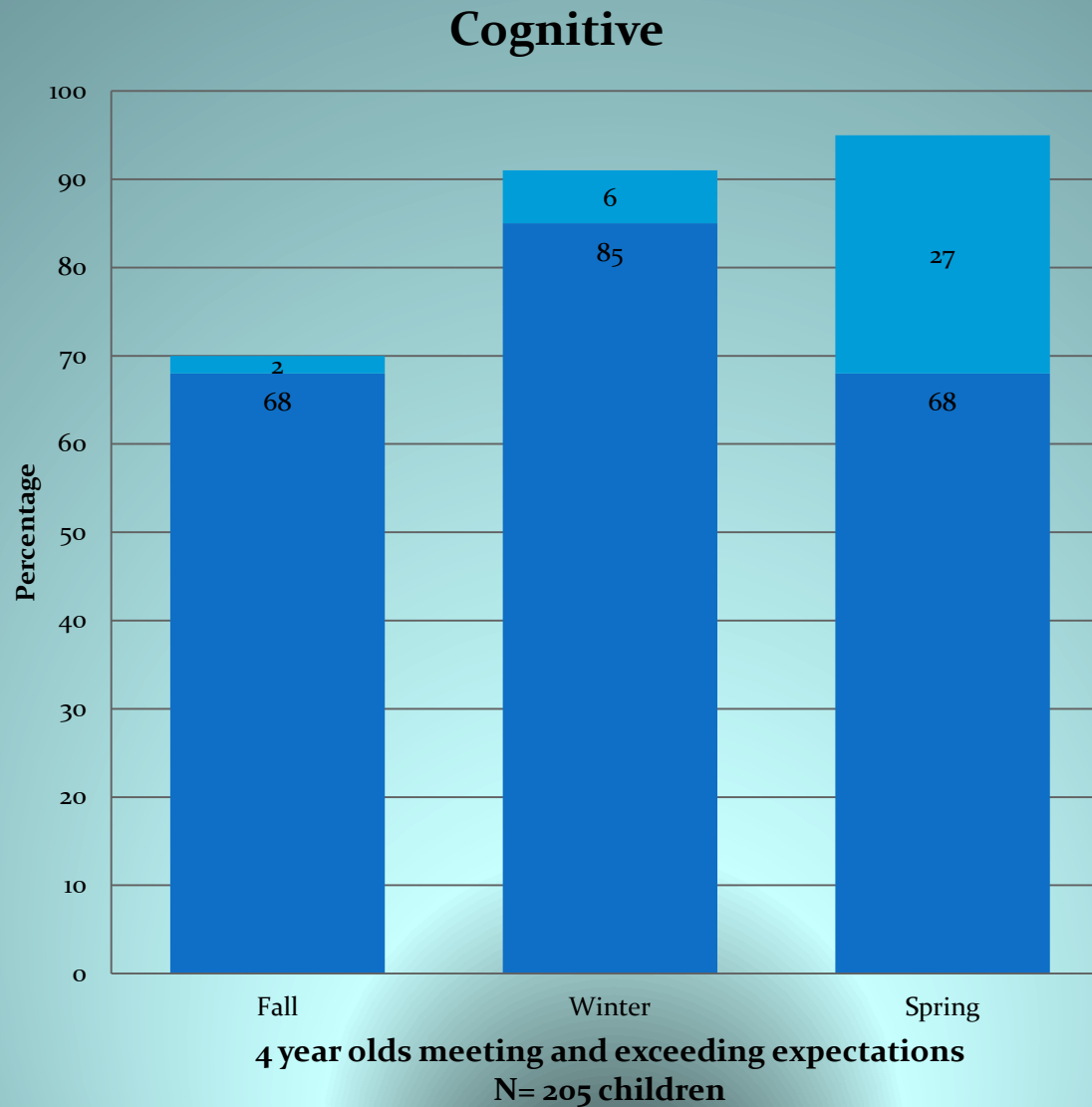
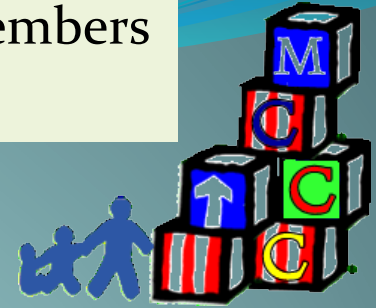
Measuring Outcomes



Widely Held Expectations Reports compare information about the knowledge, skills, and behaviors of an individual child, class, or other group with widely held developmental expectations for children of the same age or same class.



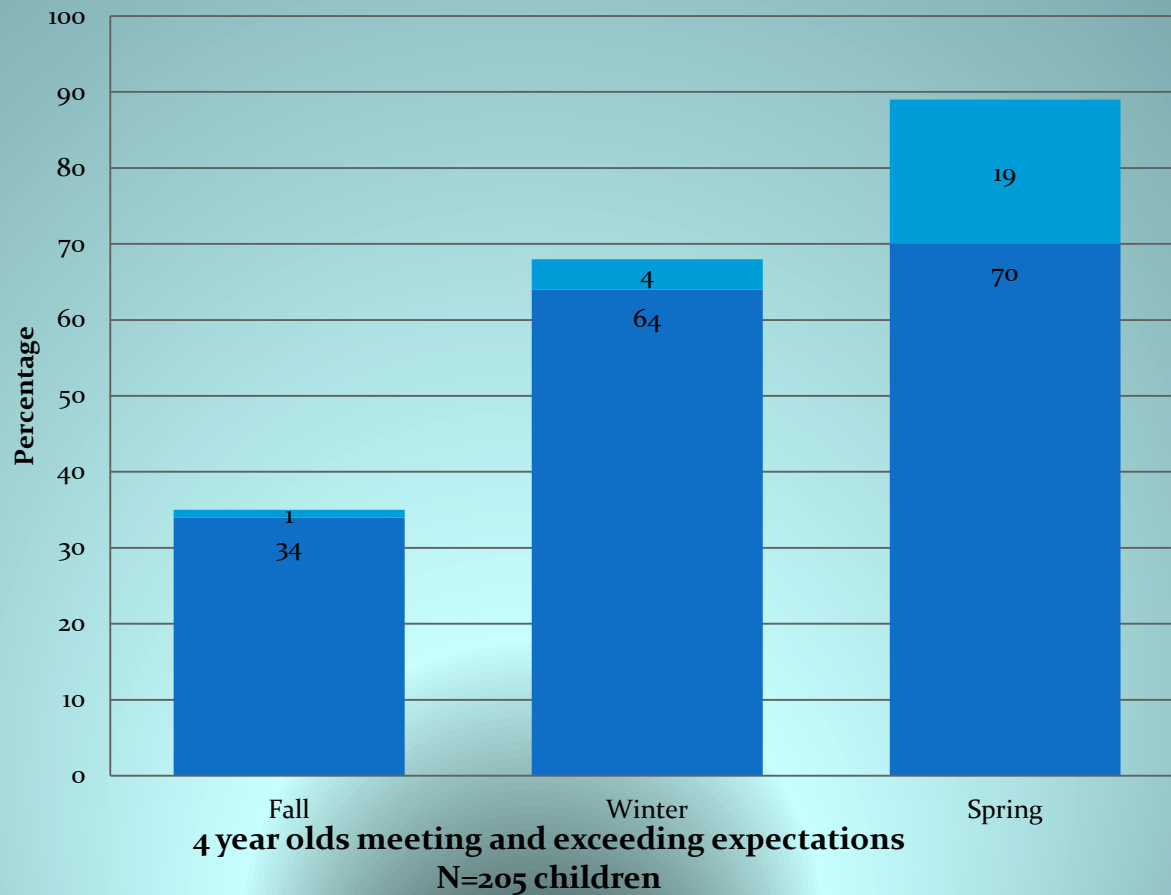
Cognitive - identifies, classifies, sequences, remembers
and retells, solves problems



Mathematics - uses number concepts and operations,
compares and measures, identifies and creates patterns,
understands spatial relationships and shapes



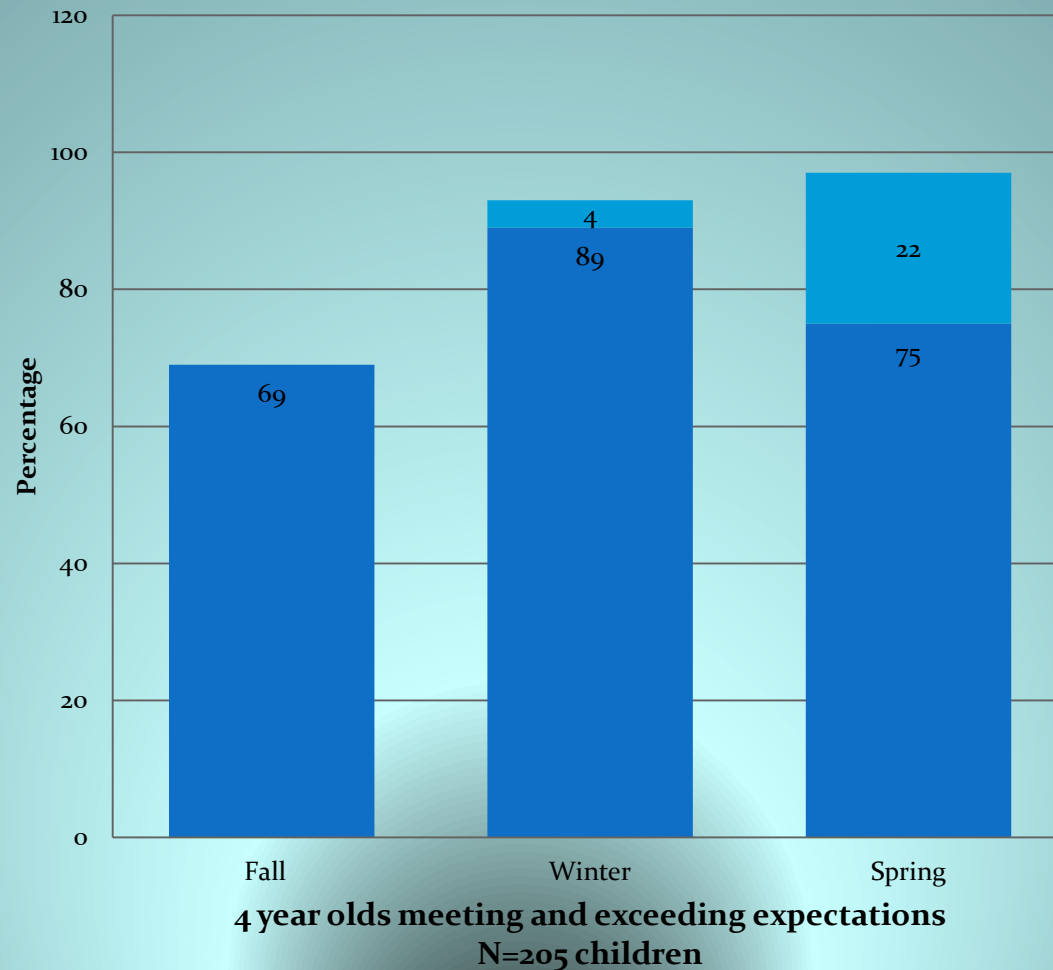
Mathematics



Literacy - recognizes/compares sounds, names and writes letters of the alphabet, understands the purpose of print, enjoys being read to and knows how to use books



Literacy



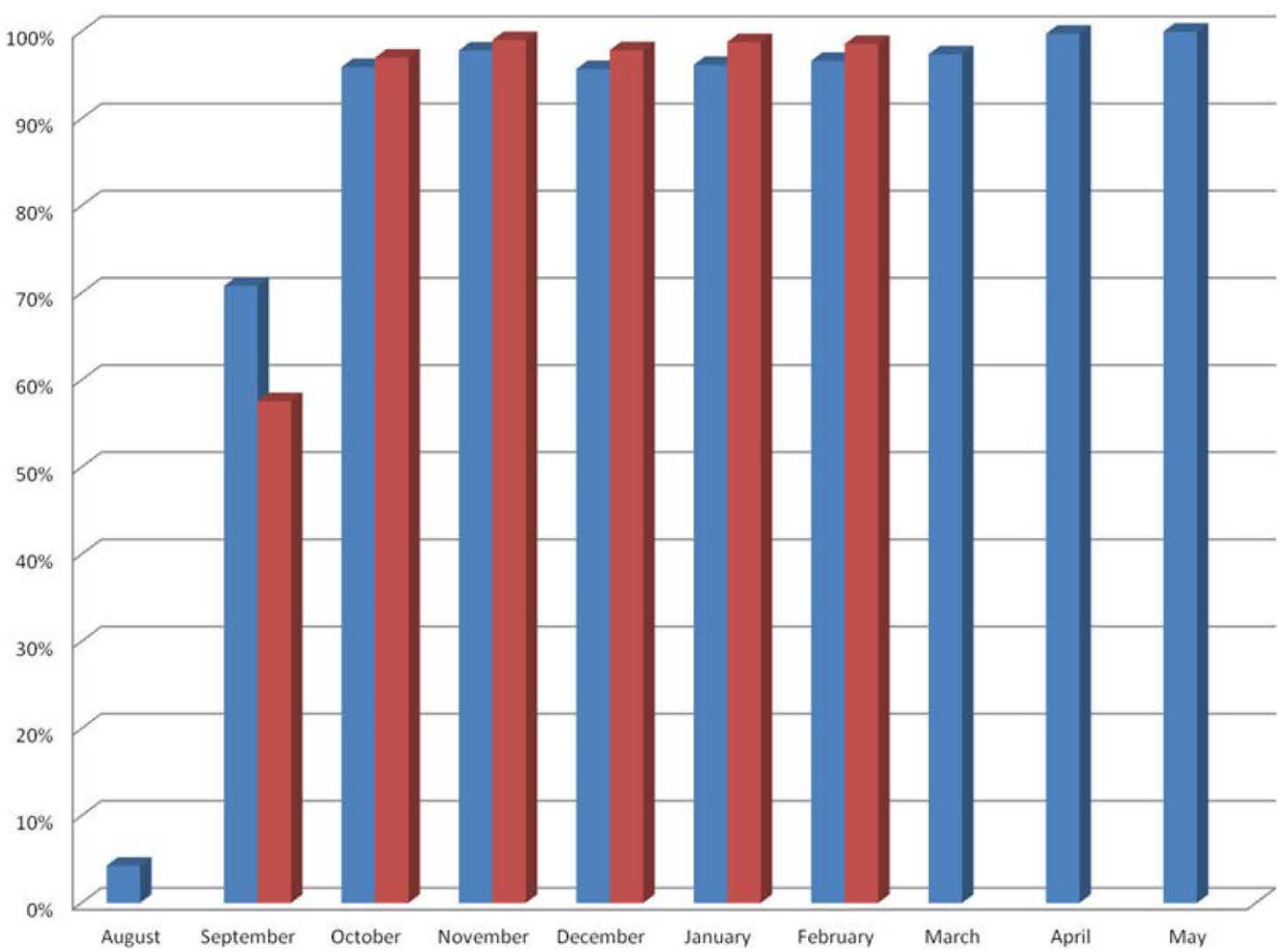
Health



This is why vision
screens are important



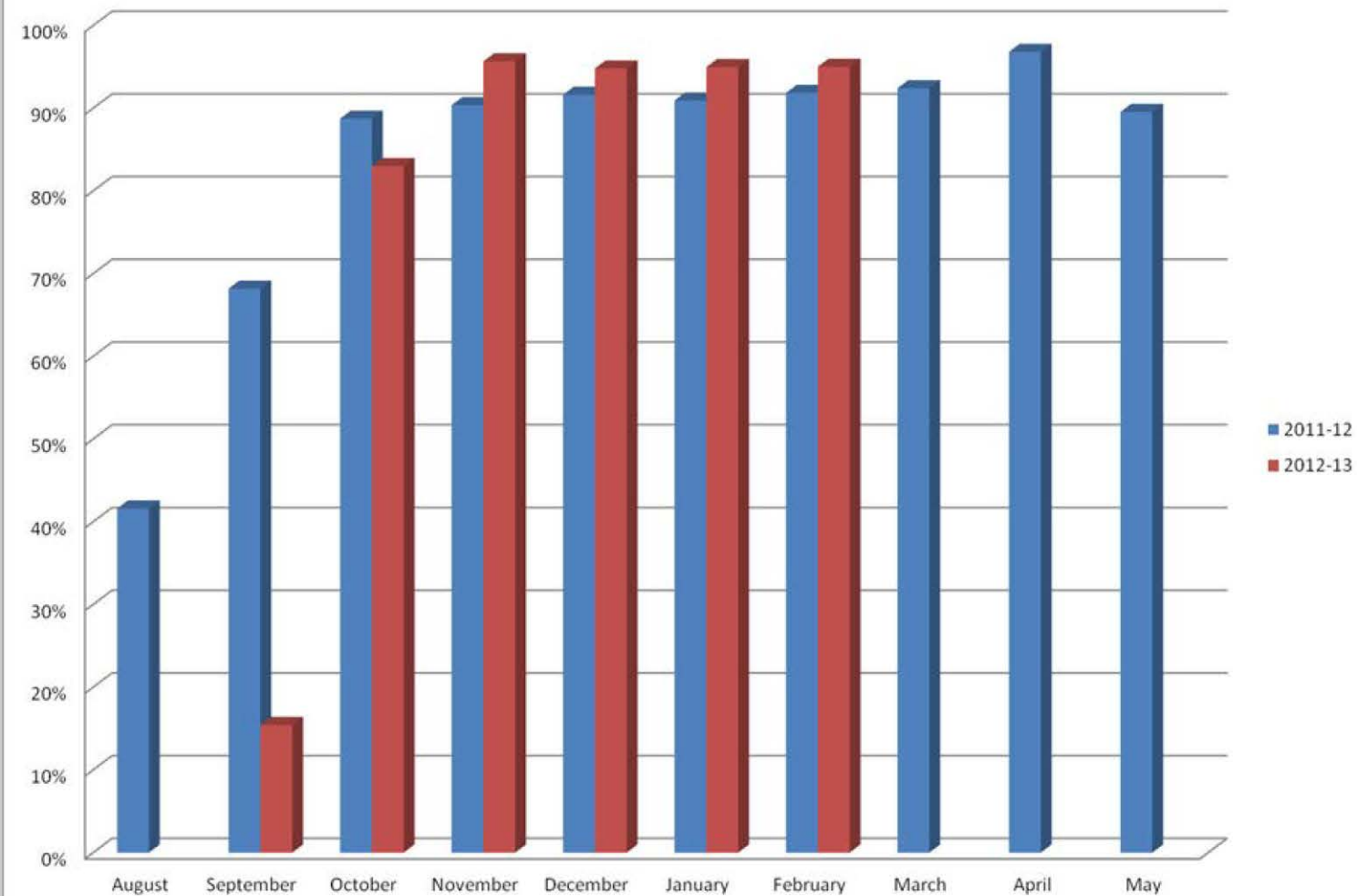
HS Vision Screens Completed



■ 2011-12
■ 2012-13

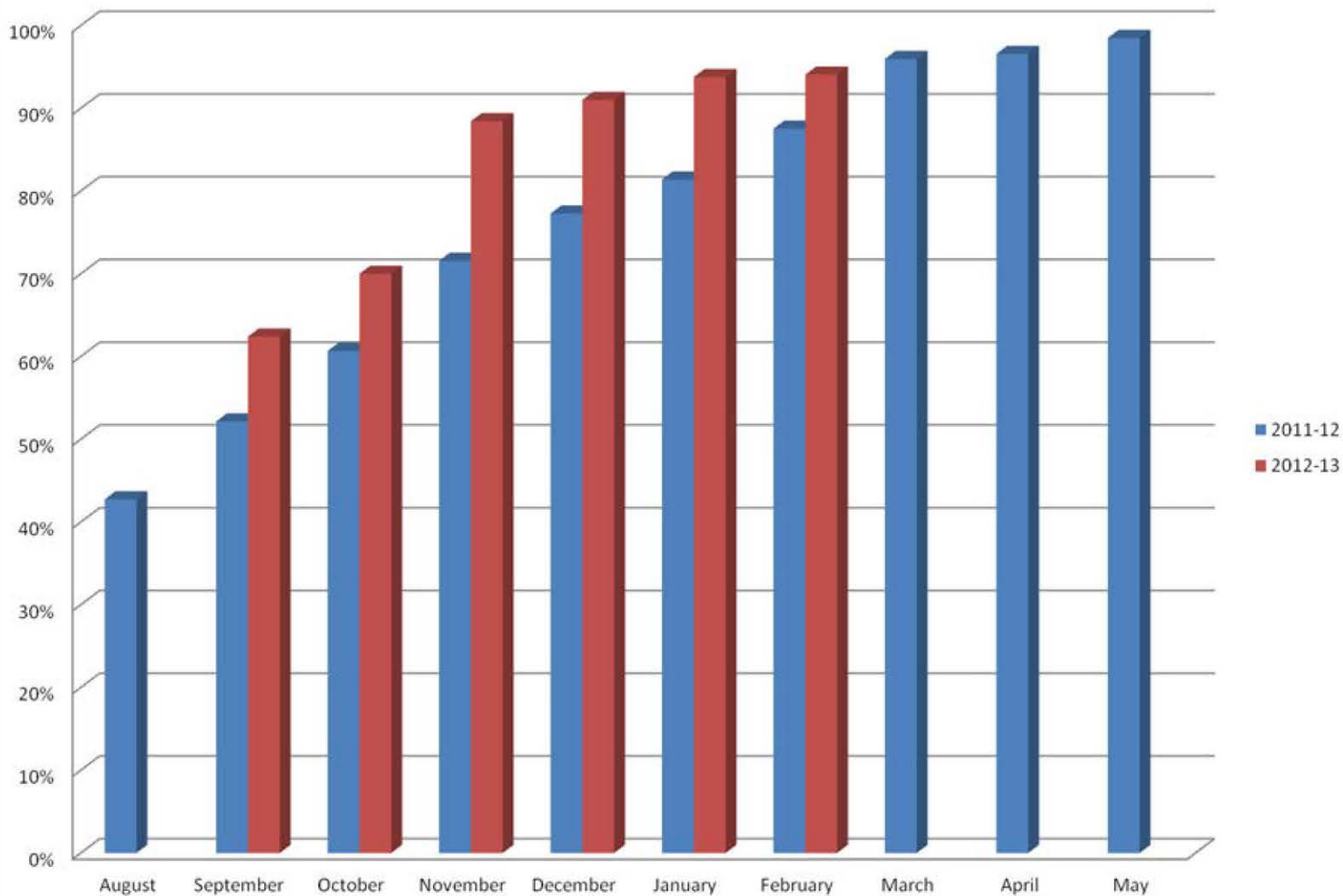


HS Dental Completed





HS WCE Completed



Families in Need of Emergency Assistance



- Head Start families are often very poor, over 90% families have incomes below the federal poverty level (\$23,550 for a family of four). They often are in need of emergency shelter, medical services, food, clothing, and other assistance. Head Start programs provide families in need with housing subsidies, referrals to local shelters, help with their groceries and utilities, and domestic violence assistance among many other services if needed. [Example of how Mid-Columbia Children's Council Changes Lives](#)

Changing Lives



- **Reliable short and long-term research has demonstrated that Head Start works for children and families.**
- Children who have been through the program are better prepared for kindergarten and do better in school. James Heckman, Nobel Laureate in Economics and others' studies have even found that for every dollar taxpayers invest in the program they receive a return of \$7 to \$9. The savings occur because children who have been through the program are less like to repeat a grade in school or need special education, more likely to graduate from high school and college, and are less likely to commit a crime or need public assistances.

Agenda Item
Delegation Ordinance

- [Memo](#)
- [Revised Ordinance](#)

MEMORANDUM

TO: BOARD OF COUNTY COMMISSIONERS
FROM: KATHY WHITE
SUBJECT: DELEGATION ORDINANCE
DATE: 3/14/2013

BACKGROUND INFORMATION

At the 11.21.2012 Session of the BOCC, County Surveyor Dan Boldt appeared before the Board to request the acceptance of a right-of-way for Haylift Lane. He explained that his research revealed that most cities/counties authorize staff to sign the acceptance of rights-of-way rather than having them come before the Board of Commissioners or County Court. The Board reached a consensus that the Director of Public Works/Roads Master would be the most logical choice for that designation and directed Mr. Boldt to provide appropriate language to the Board for making that designation.

An Ordinance developed by Public Works Director/Roads Master Marty Matherly with input from County Surveyor Dan Boldt, and Planning Director John Roberts was deemed too broad in scope and therefore consideration of the Ordinance was postponed from the March 6, 2013, BOCC session to allow time for revisions. Those revisions have been made and reviewed by all three above mentioned staff as well as County Council.

In order to pass the Ordinance, the title must be read in full at two regularly scheduled meetings of the Board – should a Commissioner request it, the Ordinance must be read in its entirety. These meetings must be a minimum of 13 days apart. This session will constitute the first reading. A second reading may be done at the 4.3.2013 session at which time the Board may vote. IF passed, the Ordinance will take effect a minimum of 90 days following the vote.

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF AN ORDINANCE PROVIDING)	
FOR DELEGATION OF AUTHORITY TO A COUNTY)	
ROAD OFFICIAL TO ACCEPT DEDICATION OF)	ORDINANCE
PUBLIC RIGHTS-OF-WAY)	#13-001

THE BOARD OF COMMISSIONERS OF WASCO COUNTY, OREGON, DOES
ORDAIN AS FOLLOWS:

THE BOARD FINDS that Wasco County is in need of an Ordinance to allow delegation of additional authority to the County Road Official and his or her designee to accept on behalf of Wasco County dedication of easements for use as public rights-of-way and other public purposes, on partition plats, replats, and property line adjustment plats pursuant to ORS 92.014, as set forth in this Ordinance.

THE BOARD FURTHER FINDS that it has the authority to delegate certain responsibility to County Officers under the provisions of ORS 368.011.

THE BOARD FURTHER FINDS that no other provision of County Code shall be impacted by the amendments herein adopted. A determination by a court of competent

jurisdiction that any section, clause, phrase, or word of this Ordinance, or its application, is invalid or unenforceable for any reason shall not affect the validity of the remainder of this Ordinance or its application, and all portions not so stricken shall continue in full force and effect.

THE WASCO COUNTY BOARD OF COMMISSIONERS HEREBY ORDAINS delegation of additional authority to the County Road Official and his or her designee, on behalf of the County, to approve and accept dedication of easements for use as public rights of way and other public purposes, on partition plats, replats, and property line adjustment plats pursuant to ORS 92.014.

THIS ORDINANCE shall take effect on July 3, 2013, upon its adoption.

Regularly passed and adopted by the Board of Commissioners of the County of Wasco, State of Oregon, by a _____ to _____ vote this 3rd day of April, 2013.

APPROVED AS TO FORM: WASCO COUNTY BOARD
OF COMMISSIONERS

Eric J. Nisley, District Attorney

Rod L. Runyon, Chairman of Commission

ATTEST:

Scott Hege, County Commissioner

Kathy White, Executive Asst.

Steve Kramer, County Commissioner

Agenda Item
Boiler Replacement Quotations

- [McKinstry Company](#)
- [Hunter-Davisson](#)
- [Portland Mechanical Contractors Group](#)
- [Facilities' Manager Recommendation](#)



March 5, 2013

Proposal No. 705-2013-01-0049

Wasco County
Attn: **Fred Davis**
511 Washington Street
The Dalles, OR 97058

Re: Wasco County Courthouse Boiler Replacement

Fred,

McKinstry Co. is pleased to provide the following proposal for the referenced project. Our proposal is based on our job walk on January 30, 2013 and your scope letter dated February 14, 2013.

- McKinstry will demo, safe off, and discard the existing boiler. The intent will be to perform the work during a short duration when the weather is mild.
- We have included engineering support to verify the existing flue vents and outside air openings are adequate for the new boiler. This will all be verified before the boilers are ordered. At this time we have not included any upgrades or changes to the existing boiler room.
- McKinstry will provide and install (3) new RBI Atmospheric Boilers, Model SB400, 331 MBH output each.
- We have included retrofitting the existing inlet and outlet piping to fit the new boilers.
- The new boilers come complete with a circulation pump which helps insure the water returning to the boiler stay warm enough to prevent damage to the boiler.
- We have also included modifications to the existing natural gas piping to fit the new boilers.
- The existing piping will be re-used as much as possible. We have included new gauges and thermometers
- McKinstry will remove the existing flue piping from the existing chimney using a crane. We don't anticipate saw-cutting the chimney, but we have included a contingency below that could cover some saw-cutting if necessary.
- We understand the existing cap on the building is part of the historic building. We will do everything we can to re-use it. But it is possible the cap is deteriorated to the point that it cannot be re-used without repairs. At this time we have not included repairs to the cap.
- McKinstry will disconnect the power from the existing boiler and reconnect the (3) boilers. We are presuming we can use the existing circuit for the new boilers and we will not need to run a new circuit from the electrical panel. We have included an emergency shut-off for the boilers.
- Start-up and test are included in our proposal. We will work in conjunction with third party commissioning group provided by the county.
- The new boiler comes with a new control panel to replace the existing boiler controls.
- We have not included any changes to the existing loop piping or the expansion tank.
- One year parts and labor warranty is included.
- As designated in the scope documents, we have included a contingency below for the project. In the event the contingency is not used, the saving will be returned to the county. The pricing below is intended to be a not-to-exceed maximum.
- The project schedule will be dictated by equipment lead time and the notice to proceed. Currently the lead time on the boilers is four weeks. We should plan at least two weeks for engineering.



- There is currently not a house keeping pad for the existing boiler. We have included an alternate below for new house keeping pad.

Project Cost:

\$124,550

Optional House Keeping Pad (Not included above)

\$2,500

Project Contingency (Included in project cost)

\$7,500

Exclusions

- Repairs to existing equipment and systems (if required)
- Architectural modifications to the existing mechanical room
- Asbestos/mold abatement
- Beam penetrations
- Cleaning/painting
- Concrete cutting, patching, etc.
- Cutting and patching of walls, ceilings, and structure
- DDC controls
- HVAC override controls
- Overtime/shift work
- Structural engineering/supports/fees
- System/project development fees
- New house keeping pad (See alternate)
- Repairs to the existing chimney cap

Proposal Valid For 30 Days

Thank you for this opportunity. If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

Michael "Hobie" Miller
Senior Project Manager
McKinstry Co.
"For The Life Of Your Building"

Proposal**Hunter-Davisson, Inc.**

Heating • Air • Conditioning • Refrigeration • Controls
 Contractors • Engineers
 1800 SE Pershing Street
 Portland, OR 97202
 (503) 234-0477
 FAX (503) 236-1625

DATE: 3/15/2013

ATTENTION Fred Davis	PHONE 541-506-2553	FAX 541-506-2551	E MAIL fredd@co.wasco.or.us		
PROPOSAL SUBMITTED TO Wasco County Courthouse	ADDRESS 511 Washington Street Suite 101		CITY The Dalles	STATE OR	ZIP 97058
JOB/SITE NAME Wasco County Courthouse	JOB/SITE LOCATION 511 Washington Street		CITY The Dalles	STATE OR	ZIP 97058

We offer this proposal to replace the existing four stage Hydrotherm 1200 MBH input gas fired heating boiler serving the Wasco County Courthouse per your request for quote. Our work will include the following.

1. Furnish and install two RBI Model DB-0600. Rated at 600 MBH input & 510 MBH output - 85% efficiency per boiler. These reliable boilers offer a life expectancy of 20+ years (with proper maintenance we have seen these types of boilers operate for 30 years) and higher efficiency without the need to utilize costly stainless steel venting or incur the additional cost of condensing boilers.
2. Demo, remove and recycle the existing Hydrotherm Boiler, exhaust manifold and water distribution manifold.
3. Modify the existing supply and return piping to accommodate the new boilers and the required primary / secondary loop piping configuration.
4. Furnish and install flue piping from the new boilers and access through the top of the chimney and through the chimney down in the boiler room and connect to the boilers. We propose to terminate the b-vent opening just below the existing historic chimney and allow the existing chimney top to remain. Ultimately the AHJ will have to allow this to occur. A venting manufacturer will not allow it's UL listed product to be connected directly to a non-UL listed product such as the existing chimney cap.
5. Crane services to assist in installation of the new B-vent flue via the top of the chimney.
6. Brick Mason services to patch the chimney after connection of the new flue (\$2000 allowance).
7. Revise and connect gas piping to the new boilers.
8. Revise and connect power wiring to the new boilers, control system and upgrades required to conform to CSD-1 standards with emergency-stop button (\$4000 allowance).
9. Furnish and install a new Honeywell DDC system for controlling the boiler and cooling tower system (no revisions to the water source heat pumps).
10. Reconnect to the existing chemical treatment system.
11. Mechanical, low voltage and electric permits and fees.
12. Prevailing wages.
13. Factory start up and one year warranty on all new equipment, materials and workmanship.
14. Owner training on the new boilers (eight hours of training provided).
15. Commissioning Assistance (thirty two hours of assistance provided)

Please note that boiler lead time is currently three weeks after approved submittals are returned. We could start two weeks prior to arrival to meet the completion date of May, 17,2013 with commissioning to begin the following week. We hereby propose to furnish material and labor, complete in accordance with above specifications, for the sum of:

Ninety Seven Thousand Six Hundred Forty Two & no/100----- Dollars: \$97,642.00

Additional Terms:**Fixed Price**

Excludes repairs to other portions of the HVAC system, replacement of the expansion tank, circulation pumps or other auxiliary components, piping insulation (none existing).

Authorized Signature:



Jeff Davisson
 Vice President

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance: _____ **Signature:** _____

Payment to be made as follows:

Payment shall be due and payable upon receipt for all material and labor furnished and installed. A 1.5% per month interest charge will be charged to the amount past due. In any action by a party to enforce its rights hereunder, the non-prevailing party shall pay the prevailing party's costs and expenses (including reasonable attorney's fees).

March 18, 2013

Fred Davis
Wasco County
511 Washington Street
The Dalles, OR 97058

Reference: Boiler Replacement

Dear Fred,

The following proposal is for the above referenced project and is based on information received from our recent job-site visit and your RFP dated 2/25/13. Please review scope of work below.

Scope of Work

1. Disconnect gas, water and flue piping, power and controls. Remove and dispose of old boiler.
2. Remove existing flue masonry collar. We will need to remove a section of the masonry for new flue piping connections and access to connections.
3. Furnish and install (2) new Lochinvar 1200 MBH HW non-condensing Boilers including new water and gas piping and tie into existing. We are including new boiler HW return loop, pump and valves.
4. Furnish and install new single wall flue liner. We will reuse existing historic Chimney Cap.
5. Provide for new flue piping inside boiler room and tie into new boilers.
6. Provide for brick masonry work involving removal and replacement within Boiler RM.
7. Provide for crane time to lift and set flue piping.
8. Provide for power and controls wiring per RFP.
9. Provide for concrete pad for new boilers.
10. Mechanical and state boiler permit.
11. Provide for mechanical & control drawings schematic for review prior to project start.
12. Start-up and test.
13. One year parts and labor warranty with additional 10 year HTX (material only) warranty.
14. Mechanical and controls as-built & O&M manual with warranty letter at project close-out.

Exclusions

1. Overtime or after hours work.
2. Roofing.
3. Asbestos abatement.
4. Cooling tower/condenser water work.
5. Cleaning/replacement of chimney flue. Assumes no obstacles exist that will prevent us from installation of new liner.
6. Replacement of Boiler Room doors.

Price Installed\$ 157,734.00

If you have any questions with the above information please don't hesitate to contact us. My direct line is (503) 417-0346.

Sincerely,



Brian Schain
Project Manager



Kathy White <kathyw@co.wasco.or.us>

Boiler Quotes w/ recommendation

Fred Davis <fredd@co.wasco.or.us>

Mon, Mar 18, 2013 at 4:23 PM

To: Kathy White <kathyw@co.wasco.or.us>

Kathy,

I have forwarded the email boiler replacement quotations and have attached the request for quote document that was used in the intermediate procurement process.

Using the format in the attached document we contacted four firms and received the following responses:

- McKinstry Co....\$124,550 w/ a \$7,500 contingency
- Hunter-Davison....\$97,642 (with detailed limits within the quote)
- Plumbing & Mechanical Contractors Group....\$157,734.00
- MacDonald-Miller....did not respond

We have \$108,000 budgeted for this project.

Though we are still evaluating the quotes and are gathering additional information we believe that the Hunter-Davison submittal is in the best interest of the County.

—

Fred Davis

Wasco County

Facilities Operations Manager

511 Washington Street

The Dalles, OR 97058

Phone 541-506-2553

Fax 541-506-2551

Cell 541-993-3280

Admin.Serv. Desk 541-506-2550



Simple Scope of work.doc

553K

Agenda Item
Wetlands Technical Advisory Committee

- [Draft Letter of Support](#)



WASCO COUNTY

Board of County Commissioners

511 Washington Street, Suite 302
The Dalles, Oregon 97058-2237
(541) 506-2520
Fax: (541) 506-2521

Rod Runyon, *Chair of the Board*
Scott Hege, *County Commissioner*
Steve Kramer, *County Commissioner*

"Working Draft"

Delivered Electronically and by Regular Mail

March 20, 2013

Port of The Dalles
Attn: Andrea Klaas
3636 Klindt Drive
The Dalles, OR 97058

Re: Letter of Support – EPA Wetland Program Development Grant

Dear Andrea:

The Wasco County Board of Commissioners ("Board") is very supportive of the Port of The Dalles ("Port") efforts to move forward with applying for an Environmental Protection Agency Region 10 Wetland Program Development Grant to address aquatic resource and wetland issues. More thoroughly evaluating the aquatic resources and wetlands within the approximately 400 acre industrial area within the City of The Dalles ("City"), and finding ways to mitigate impacts, is imperative to industrial land preparedness and the county's and region's future economic competitiveness and health. In this vein "Port Wetland Regulatory Streamlining" is a top priority Technical Assistance project the Board has recommended the County's Economic Development Commission support and pursue in 2013.

The Board warily recognizes the very challenging constraints to industrial development in unincorporated portions of the county, City and Gorge. These perplexing constraints are a result of both Oregon's statewide planning system and the federally designated National Scenic Area. The respective planning systems, protections and controls severely encumber expansion of the City's Urban Growth Boundary ("UGB") or rezoning of land to industrial uses making this project that much more important.

The county, primarily through our Economic Development Commission and planning department, are actively engage in many countywide economic development projects. For example, the county continues to partner with the City of The Dalles to try and expand the City's UGB to address the shortage of buildable and industrial land supply. In light of the importance of this project the county will commit to actively participate on the Technical Advisory Committee and serve as a resource to provide input.

The Board recognizes a viable inventory of buildable industrial lands must be planned for, while also recognizing the protection of aquatic resources and wetlands is necessary. The county is excited to be part of a regional programmatic and collaborative approach to assist in accomplishing this in a sustainable manner.

Sincerely,

Board of County Commissioners

Rod Runyon, Chair

Scott Hege, County Commissioner

Steve Kramer, County Commissioner

Agenda Item
IS Audit

- [Wasco County Information Services Audit –
March, 2013](#)

Wasco County Information Services Audit

Prepared by Martin Willie, Director, Mid-Columbia Council of Government

March, 2013

Information Services Audit Scope:

The Wasco County Information Services Audit process involved feedback from Wasco county commissioners, county officer, and the IS department staff. The Audit evaluated current resources and examined needs and priorities for the use of Information Services in support of the mission of the county: *To empower all employees with efficient, integrated systems developed in collaborative environment to serve existing and future needs.* The IS department is comprised of:

- 1 FTE IS manager
- 1 FTE IS tech
- .2 FTE IS tech
- 1 FTE GIS coordinator
- .8 FTE GIS Analyst

The county requested the 2013 Information Services Audit for several different reasons:

- To ensure that financial resources are being used effectively
- To review current projects of the IS department and evaluate if the department is structured to achieve maximum effectiveness and efficiency
- To determine the strengths, weaknesses, and opportunities for the IS department

Background and Development of IS Audit:

On January 29, 2013, Mid-Columbia Council of Governments (MCCOG) met with Wasco county, and Sherman county, to discuss having MCCOG provide an Information Services Audit for each county, and potentially provide services. Participants of this meeting were John Arens, MCCOG Executive Director, Mike Smith, MCCOG Board Chair and Sherman county commissioner; Tyler Stone, Wasco county Administrative Officer; Martin Willie, StRUT Program Director; Larry Titus, MCCOG IT Manager; Bill Fashing, MCCOG Community Development Director. Tyler Stone outlined that Wasco County had budgeted for an audit of their Information Services department for the past several years, however they had not found a resource to conduct the audit. Martin Willie suggested that he felt comfortable conducting an audit; however he requested additional information, including a site visit, before making a final determination. After two subsequent visits to Wasco county and visiting with the IS manager,

Paul Fergusen, and seeing the lay of the land, the audit of Wasco county's Information Services department was underway.

Strengths and Weaknesses:

Strengths

- Recent implementation of online access to GIS
- Equipment (desktop computers and servers) generally work well
- Workstation computers are of high-quality
- Back-up design appears to be sufficient
- Server room is organized and secure
- IS staff provide quality support to end-users
- Virtualization of servers
- Implemented team viewer to remotely fix workstations
- Outsourcing of e-mail services

Weaknesses

- Key servers are running 13-year old software to host the county's Domain Controllers – Limited support is available, and this will become more of a challenge to support in the future
- Work order system lacking – End-users cannot check the status of their trouble ticket
- Communication
- IS department staff noted that they are in constant reactionary mode, instead of being proactive
- Lack of ownership assigned to big projects
- Lack of documentation for processes and procedures
- Limited end-user training
- IS department plays catch-up instead of being innovative; implementation of wireless access is an example
- The last strategic plan was put together 4.5 years ago

Summary and Recommendations:

- Create 5-year strategic plan with input from department heads and get out of reaction mode
- Restructure the IS department's organizational structure by adding an Information Services director position, and turn the IS manager position into a network administrator position. The director position would be responsible for implementing long-range goals for the department, managing personnel, and setting priorities for the department

- Update all of the county's servers to at least Windows Server 2008 R2
- Establish Standard Operating Procedures
- Implement work order system
- Have IS department head attend meetings with other department heads
- Weekly meetings with Information Services staff

Conclusion:

The Information Services staff, and the County Administrative Officer, went out of their way to answer e-mails, return phone calls, and meet in person when requested, in an effort to ensure that this audit of the Information Services department was thorough and accurate.

Since the inception of the IS department in 2001, the role of technology within the county, and the reliance upon it, has drastically increased; however the amount of staff supporting this technology has stayed about the same. Wasco county Information Services has done a good job of looking for opportunities to reduce and manage the increase in demand for services, such as migrating from Microsoft Exchange to Google for e-mail services. Making this changeover to having Google host e-mail services has reduced the amount of servers to maintain. Another example of increasing efficiency, while decreasing cost, is moving more servers over to virtual servers, reducing the need to purchase and maintain as many new servers.

One of the biggest challenges facing the Information Services department will be upgrading their Microsoft Server 2000 software to 2008, or 2012. This will be a large project that will require a lot of planning to minimize disruption to end-users. Another ongoing challenge will be supporting the ever increasing databases used by the different departments. Currently, this task is consuming a large amount of the IS managers time, which reduces his ability to work on preventative solutions, or upgrade the antiquated server software.

I would recommend seriously looking into the structure of the IS department, and reorganizing the department. I'll be working with Tyler to create some recommendations about that in a more comprehensive document at a later time.



citycounty insurance services
www.cisoregon.org

Risk Management Incentive Application

Member Name: Wasco County

Risk Management Project: Handicap Ramp/ building egress

Incentive Amount Requested: \$ 10,000

Describe how the project will mitigate claims (use additional pages as necessary):

This project will eliminate a steep slope concrete walkway that 911 employees use to access the building. The project will rebuild the walkway and tie into an existing handicap ramp at the front of the building creating a second handicap exit for the building and eliminating the steep slope. We have already had one employee accident at this location. Project is in process and is estimated to be completed no later than 5/1/2013. Estimated cost of the project is \$13000.

Project Completion Date: 5/1/2013

In applying for this incentive, I understand and agree to the following:

- Incentive recipients commit to continue to participate in CIS' Liability program for a period of three years from the incentive check issuance date.
- In the unlikely event that the recipient fails to continue to participate with CIS, they agree to reimburse CIS the incentive amount on prorated share based on three years.
- CIS must receive an incentive agreement indicating the three year commitment to participate in the program prior to dispersal of incentive funds.

Authorized Signature: _____ Date: 3/20/13

Printed Name: Rod Runyon

Title: Board Chair

Send Completed Application To:

Citycounty Insurance Services
1212 Court St. NE
Salem, OR 97301

Fax: (503)763-3957
Phone: (503)763-3857
Toll Free: (800)922-2684 x3857

To be Completed by CIS Risk Management Consultant

Request is APPROVED _____ DISAPPROVED _____

Comments: _____

STAFF REPORT



March 5,
2013

Planning Commission Hearing
PLAQJR-13-01-0001 (Columbia Land Trust)

Request



STAFF: Joey Shearer, Senior Planner

APPLICANT: Columbia Land Trust

Request

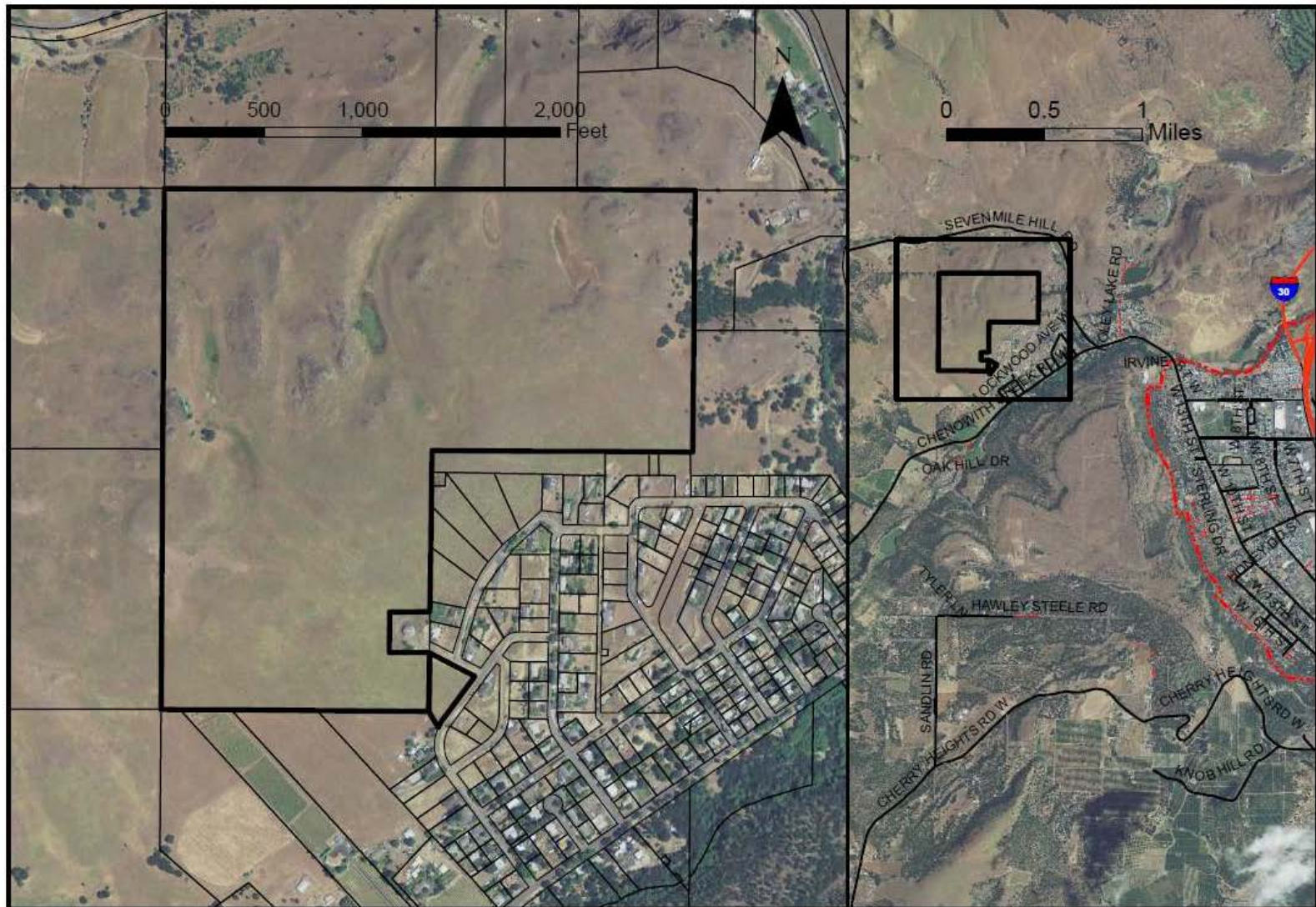
Special Assessment of Open Space Land

Two contiguous parcels in the National Scenic Area:

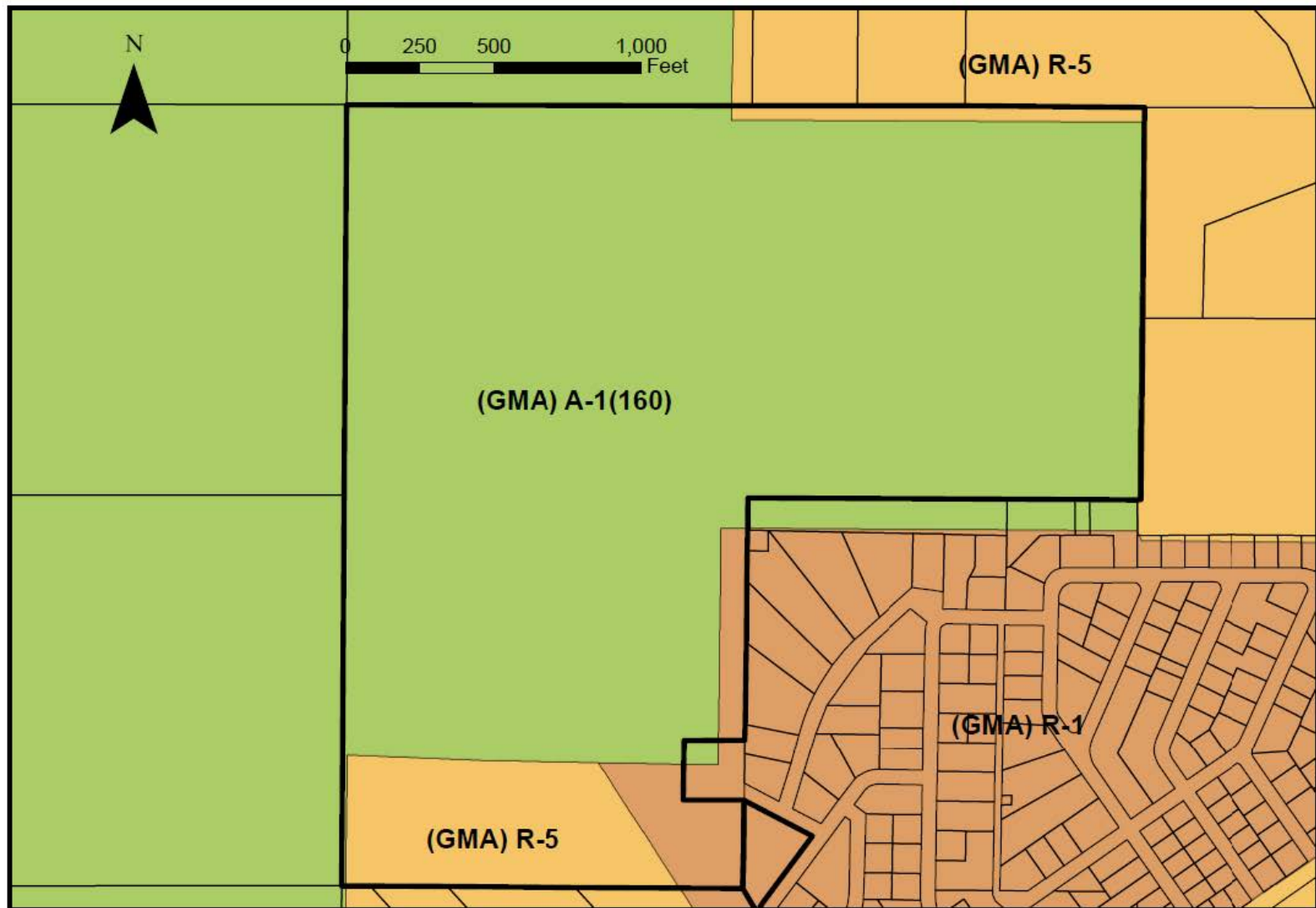
TL 400 - 121.6 acres, A-1(160), R-R(5), R-R(1)

TL 900 - 1.2 acres, R-R(1)

Context - Aerial



Context - Zoning





Standards Addressed

Oregon Revised Statute (ORS) 308A – Land Special Assessments

- ❑ Section 308A.306 (Application)
- ❑ Section 308A.309 (Grounds for Denial)
- ❑ Section 308A.312 (Notice to Assessor)

Wasco County Land Use & Development Ordinance (LUDO)

- ❑ Chapter 2 – Development Approval Procedures
 - Section 2.060.B.1 – Comprehensive Plan Amendment



Revenue Implications

2N 13E 30 400 (Acct# 1370)

2N 13E 30 BD 900 (Acct# 2457)

Actual 2012 Taxes

\$1,366.82

Estimated 2012 Taxes with Open Space Assessment

\$261.01 (~81% reduction in taxes)

STAFF REPORT



March 5,
2013

Planning Commission Hearing
PLAQJR-13-01-0002 (Columbia Land Trust)

Request



STAFF: Joey Shearer, Senior Planner

APPLICANT: Columbia Land Trust

Request

Special Assessment of Open Space Land

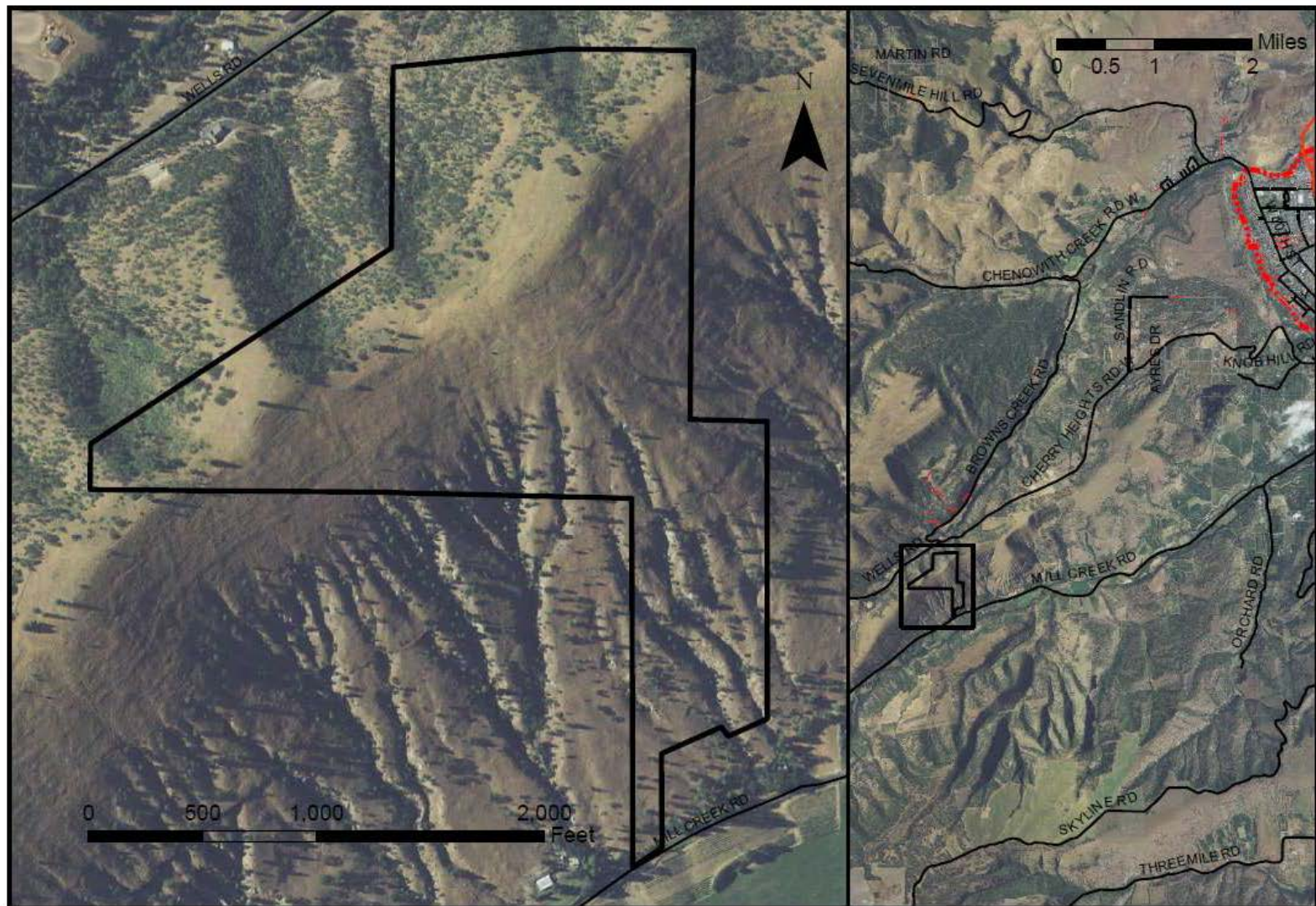
One parcel in Wasco County:

1N 12E 14 1600

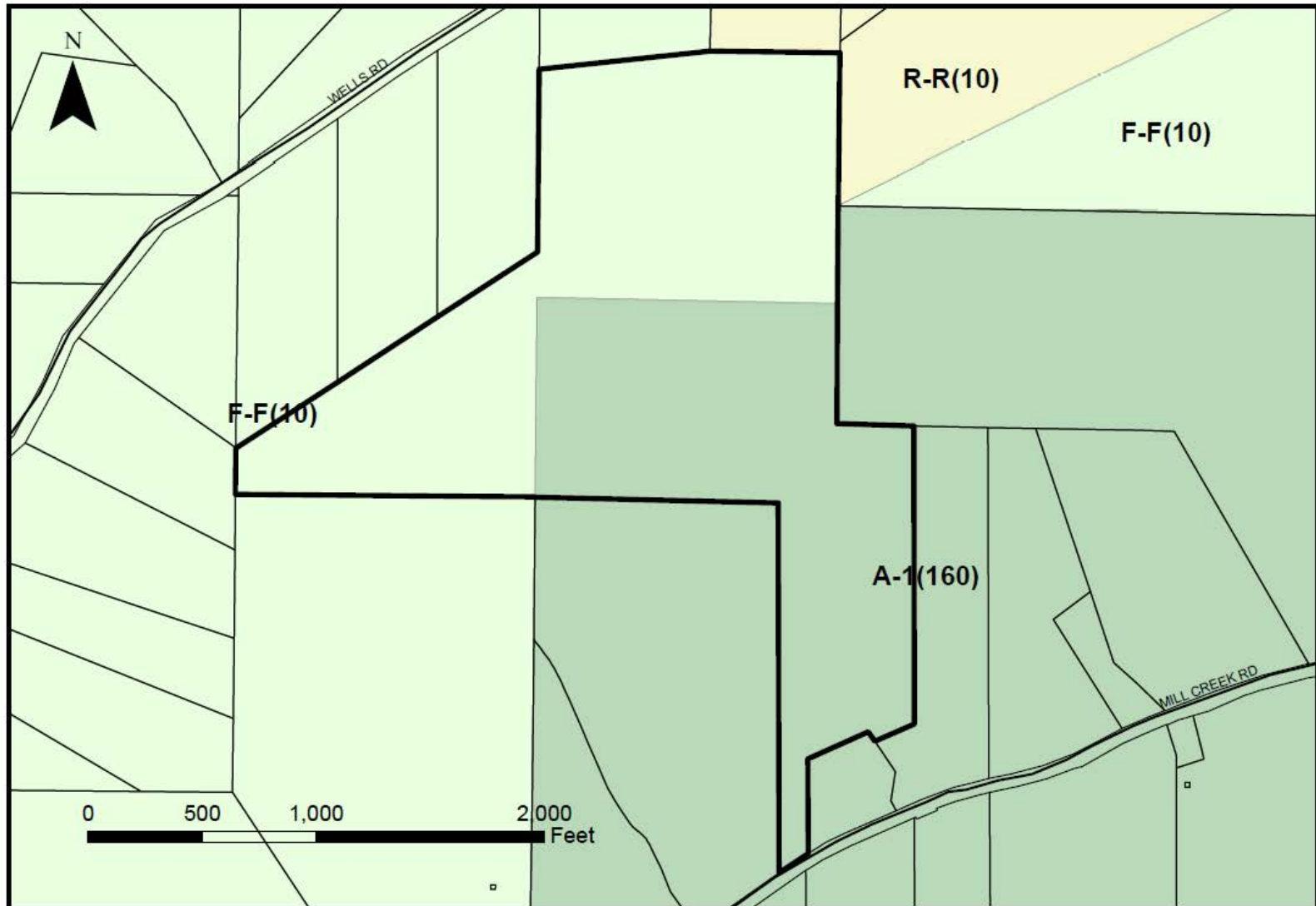
97 acres

A-1(160), F-F(10), EPD-8 Sensitive Wildlife

Context - Aerial



Context - Zoning





Standards Addressed

Oregon Revised Statute (ORS) 308A – Land Special Assessments

- ❑ Section 308A.306 (Application)
- ❑ Section 308A.309 (Grounds for Denial)
- ❑ Section 308A.312 (Notice to Assessor)

Wasco County Land Use & Development Ordinance (LUDO)

- ❑ Chapter 2 – Development Approval Procedures
 - Section 2.060.B.1 – Comprehensive Plan Amendment



Revenue Implications

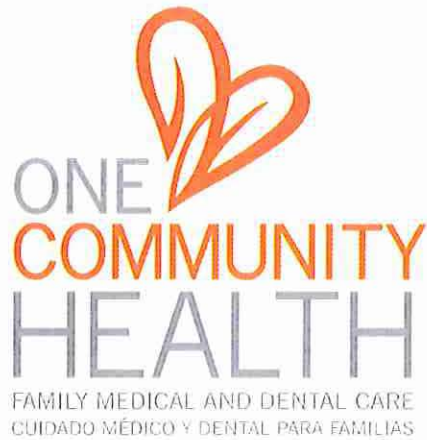
1N 12E 14 1600, Acct# 7078 & 16983

Actual 2012 Taxes

\$1,239.08

Estimated 2012 Taxes with Open Space Assessment

\$181.33 (~85% reduction in taxes)



LA CLÍNICA DEL CARIÑO ANNOUNCES NEW NAME AND NEW BUILDING

La Clínica del Cariño, a non-profit community and migrant health center, is proud to announce that we are changing our name to One Community Health in March of 2013. We believe that our new name better demonstrates our commitment to making high-quality, affordable medical and dental care available to our entire Columbia Gorge community. One Community Health will continue in its current location in Hood River, Ore. and will open a brand-new, modern facility in The Dalles, Ore. The new building, funded thanks to a \$5.86 million dollar grant from the federal Health Resources Services Administration, will open for business early April 2013, at 1040 Webber Street at the intersection of West 10th.

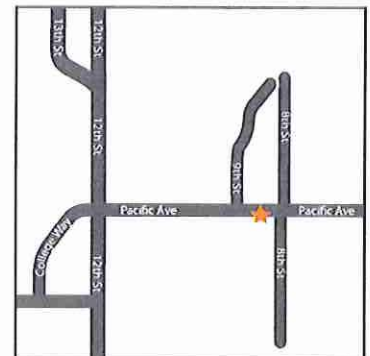
One Community Health
1040 Webber Street
The Dalles, Oregon 97058
541-296-4610



Visit our new website
coming spring 2013

www.onecommunityhealth.org

One Community Health
849 Pacific Ave
Hood River, Oregon 97031
541-386-6380



ONE COMMUNITY HEALTH: ABOUT US

One Community Health (formerly La Clínica del Cariño Family Health Care Center) is a non-profit, federally-qualified, community and migrant health center, serving people in the Columbia River Gorge area, which includes residents of Hood River and Wasco Counties in Oregon, and Klickitat and Skamania Counties in Washington.



At One Community Health, we believe all people deserve access to high-quality medical and dental care. That's why our experienced, bilingual doctors, dentists and staff have spent more than 25 years offering a complete and affordable primary care home. Adults and kids can receive a wide range of medical and dental services in two clinics—one in Hood River, and at our brand-new facility in The Dalles.

Beyond serving our community's primary care needs, we are also committed to tackling some of the most chronic and costly medical and dental issues facing our community with our innovative health education programs. Our bilingual and bicultural health promoters reach vulnerable and uninsured adults and children to get them the care they need. We rely on the generous support of private funders and federal grants to continue these vital programs and to extend the associated financial savings back into the regional economy.

It is our mission to make affordable, high quality medical and dental care accessible to *everyone* in our community.





ONE COMMUNITY HEALTH: New Facility in The Dalles, Oregon

Having served the Gorge community since 1986, One Community Health (formerly La Clínica del Cariño Family Health Care Center) enters a new age of health care with the construction of a new facility in The Dalles, Oregon. This state-of-the-art facility will expand access to primary health care and wellness services in an easily accessible location: the intersection of West 10th and Webber Streets. The building will open for business April 8, 2013, with a grand opening event to follow several weeks later.



OCH is a nonprofit community and migrant health center, serving people in the Columbia River Gorge area. It opened its doors in The Dalles in 2003, providing medical, dental and health promotion services in a leased 5,500 sq ft facility. Due to increased demand for services, OCH's current building does not provide sufficient capacity to properly accommodate comprehensive primary care and preventive services.

In October 2010, OCH received a capital improvement grant from the federal Health Resources Services Administration (HRSA) of \$5.86M to construct a new building in The Dalles. The new center will provide area residents in Oregon and Washington with an easily accessible facility that conveniently integrates health services in one location including medical, dental, behavioral, health promotion, pharmacy and lab. Health education and wellness will be promoted in a large, dividable conference room on the main level and two group meeting rooms on either end of the second floor.

Lobby spaces and waiting rooms are located to take full advantage of views north to the Columbia River, integrating patients with the natural environment and its healing effects.

The 20,800 square foot facility will replace a much smaller outdated clinic and allow the organization to double its current capacity to address the community's future growth needs. The two story wood-framed building will be clad in a combination of Columbia River basalt, wood and fiber cement siding. The facility is targeting LEED silver certification and was engineered to be over 20 percent more energy efficient than required by code. The design also include sustainable features such as high efficiency heating, ventilation and air conditioning, natural day lighting, non-toxic and renewable materials and on-site stormwater treatment.

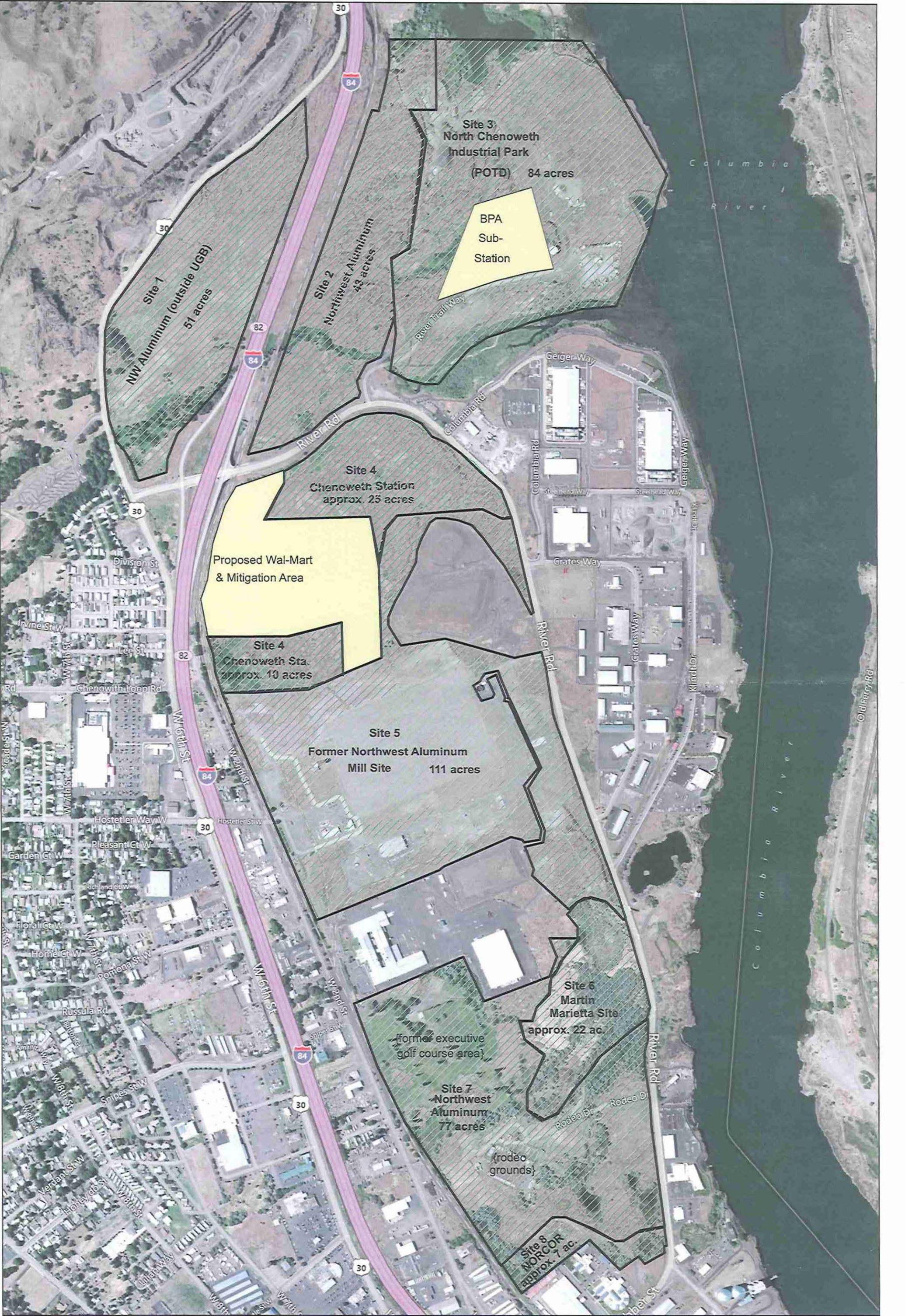
About One Community Health

One Community Health (formerly La Clínica del Cariño Family Health Care Center) is a non-profit, federally-qualified, community and migrant health center, serving people in the Columbia River Gorge area, which includes residents of Hood River and Wasco Counties in Oregon, and Klickitat and Skamania Counties in Washington.

Hunter-Davisson	McKinstry	Portland Mechanical Contractors
Quote: \$97,642.00 GMP	Quote: \$124,550.00 Includes \$7,500 contingency	Quote: \$157,734.00
Met Scope and quote requirements? 1-5 (5 being the best) 5	Met Scope and quote requirements? 1-5 (5 being the best) 4	Met Scope and quote requirements? 1-5 (5 being the best) 3
Boiler list price:	Boiler list price:	Boiler list price: \$17,264.00 2 required (\$34,528.00)
Efficiency rating: 85%	Efficiency rating: 85%	Efficiency rating: 85%
Operator Training: Eight hours	Operator Training: None listed	Operator Training: None listed
Provide permits: Yes	Provide permits: Yes	Provide permits: Yes

A third party commissioning process was also recommended to benefit and protect the Counties interests. The benefits of third party commissioning include reduced energy use, lower operating costs, reduced contractor callbacks, better building documentation, better interior environment, and verification that the systems perform in accordance with the Owner's project requirements. In general it serves to protect the Owner's interest independent of the design and contracting teams and uses engineering standards to create the maximum potential for a successful project.

We plan to enter a Personal Services Contract with Interface Engineering as a preapproved vendor under the process required by the County contracting rules. They were approved through and RFP executed by the Road Department and submitted a quote of \$3,800 with specified pricing for billable items. We also sought a quote from another vendor. Their price was higher and details less suited to our needs.



Green hatched area = Potential study area for Regional General Permit



Introduction

The remaining large-lot industrial land supply within The Dalles Urban Growth Boundary (UGB) is known to or suspected to contain wetlands and other aquatic resources. Development occurring on or near aquatic resources requires significant planning, site-work, permitting, and time and has cost uncertainties. In most cases, development that impacts wetlands is under the regulatory review authority of both Department of State Lands (DSL) and the U.S. Army Corps of Engineers (USACE).

The North Central Regional Solutions Advisory Committee (advisory body to the Governor's Regional Solution Team (RST) has identified industrial land preparedness as a top priority for the Wasco, Gilliam, and Sherman Counties region. The availability of project-ready, large-lot industrial land is imperative to the economic health of The Dalles, north-central region, and Oregon as a whole because industrial development provides the biggest return in terms of community investments, employment, and tax dollars. The presence of aquatic resources (which include wetlands, streams, ponds, and vernal pools) substantially impairs the market-readiness of The Dalles large-lot industrial land supply (that also serves as the hub of the three county industrial land supply). In pursuit of the industrial lands preparedness goal, appropriate steps must be taken to minimize and mitigate impacts to aquatic resources while maintaining the development potential of the industrial land supply.

In coordination with the RST, the Port of The Dalles and the City of The Dalles are forming a Technical Advisory Committee (TAC) to assist in scoping a solution addressing aquatic resource challenges through a collaborative effort with state and federal regulatory agencies and development stakeholders.

The Problem

Past and current development projects have highlighted the many aquatic resource challenges facing The Dalles. Developers report uncertain time frames and cost schedules that threaten the viability of those projects and the marketability of other industrial lands, while resource protection agencies are often frustrated by the standard permit processes that do not adequately consider the broader environmental context. Therefore, local and regional leaders seek an opportunity to address both concerns by creating a programmatic solution that addresses the anticipated wetland permitting requirements for ~400 acres of industrially zoned land in The Dalles. Figure 1 illustrates the potential study area for such an effort (subject to further discussion).

The Solution

Local and regional leaders believe that a programmatic and collaborative approach would allow development interests and regulatory agencies to make strategic decisions about protecting the most important aquatic resources on the large lot industrial land supply, maintaining a viable inventory of buildable industrial land, and pre-planning for ecologically appropriate and sustainable mitigation. By reaching consensus now on these and related issues, the dual benefit of better environmental outcomes and more streamlined and predictable future permit processes

for the remaining lands can be achieved. The form of programmatic approval that would be sought from the USACE and DSL is anticipated to be a Regional General Permit (RGP). This approach has the benefits of pre-working the most challenging aspects of the individual permit approval process, including wetland delineations, alternatives analysis, wetland mitigation, and early consultation with federal agencies on endangered species. The project scope is evolving and complex, requiring periodic input from, and collaboration among stakeholders to ensure a successful outcome for all interests.

Role of Technical Advisory Committee and Commitment

It is envisioned that a TAC will help the Port and the City to affirm the project goals and an RGP as a reasonable tool, help complete a scope of work detailing RGP goals and objectives, and provide input and collaboration on work products as they are developed by the consultant team (to be procured). TAC partners will provide specialty expertise representing their respective agency's interests. The TAC will also provide a forum for additional common ground solutions to be explored and potentially incorporated as part of the RGP.

Prospective Membership List

- Department of State Lands (DSL)
- U.S. Army Corps of Engineers (USACE)
- U.S. Environmental Protection Agency (EPA)
- Department of Environmental Quality (DEQ)
- Department of Land Conservation and Development (DLCD)
- Oregon Department of Fish and Wildlife (ODFW)
- National Marine Fisheries Service (NMFS)
- U.S. Fish and Wildlife Service (USFWS)
- North Central Regional Solutions Team (RST)
- Port of The Dalles (POTD)
- City of The Dalles
- Wasco County
- Mid-Columbia Economic Development District (MCEDD)
- Oregon Business Development Department (OBDD)
- Local land owners
- Development representatives
- Columbia Gorge Commission
- Soil and Water Conservation District (SWCD)