



WASCO COUNTY BOARD OF COMMISSIONERS
WORK SESSION
January 11, 2018

PRESENT: Steve Kramer, Commission Chair
Scott Hege, Vice-Chair
Rod Runyon, County Commissioner

STAFF: Tyler Stone, Administrative Officer
Tawny Cramer, Office Manager

At 11:45 a.m. Chair Kramer opened a Work Session for the Board of Commissioners.

Discussion – Building Codes/MCCOG

Mr. Stone, Administrative Officer, explains to the Board he is continuing to work with the State Building Codes division in the efforts to take over the program temporarily.

A possible buyer has been identified for the MCCOG building itself. There is an existing appraisal on the building but if it is current enough remains to be seen. Chair Kramer is working with MCCOG staff to organize the notice of dissolution. The Board needs to research what the appropriate amount of notice is to employees and how, if at all, unemployment will work for the employees. The Board questions if MCCOG is self-insured.

Mr. Rex Turner with the State Building Codes Division previously shared that one of the available inspector positions has had an applicant accept. All other available positions are posted to the public.

Mr. Stone received a letter from the State Building Codes Division formally stating the State's intention to assume the operation of the Building Codes Program on a temporary basis. Wasco County has 30 days to respond to the letter with their intentions on when, how or if we will reassume responsibility for the program. It is Mr. Stone's opinion that it is best for Wasco County as an entity to reassume the program.

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Ms. Angie Brewer, Planning Director, states she thinks local control of the program is best in the long run. Having the ability to manage staff, fee schedules and work with other County staff in the same building would all be beneficial.

Mr. Stone explains to the Board that Building Codes will also be an agenda item for the BOCC meeting on January 17, 2018. He also instructs staff to send a copy of the State Building Codes letter to the media.

Discussion – The Old Armory Site

The LCDC (Land Conservation and Development Commission) agreed that the planners would develop some ideas of how to best use the old armory site located on West 6th Street, The Dalles. So far the discussions have included, possible medium to high density housing, configuring some commercial space and reconfiguring ball fields to maximize benefits.

Ms. Brewer has spent a lot of time researching other feasible locations for the ball field and it is her opinion that Kramer Field is in fact the best location. She believes there is a lot of potential to bring housing, commercial space and improved recreation to the lot by utilizing both the armory space armory site and Kramer Field.

The Board agrees the topic needs further discussion but instructs Ms. Brewer to start working on a proposal for the site. The Board also agrees that whatever the proposal may be it needs to be complimentary to Kramer Field. Mr. Stone recommends having the proposal ready by May 2018.

Discussion – The Harding House

Facilities Manager Fred Davis discusses with the Board the engineering report received on the Harding House. The price to replace the foundation came in higher than anticipated at \$156k+. Mr. Davis explains the estimate encompasses the lifting of the building and stabilizing the building from underneath while rebuilding the foundation. There are a few pieces of the project that could be eliminated but they would not have a significant effect on cost.

The engineers explained to Mr. Davis there are a few options. #1 We could move forward with the project as is. #2 We could move forward and attempt to eliminate any unnecessary pieces to save on cost. #3 We could decide to occupy the building as-is. The engineers discussed with Mr. Davis the building

will continue to deteriorate and the costs to repair it will continue to accumulate.

Mr. Davis adds the contractor anticipates the work to take 3-4 months if the Board decides to move forward with the construction.

Mr. Davis explains that Wasco County Facilities have the capability to stabilize the house to an extent. They can definitely take measures to keep it from deteriorating further.

Ms. Jill Amery, County Assessor, points out the option to resell it. Mr. Stone would recommend moving forward with addressing possibly additional office space with a jail remodel as well as move forward with occupying the Harding House.

*****The Board was in consensus to occupy the Harding House. Staff is instructed to make necessary changes and improvements needed to relocate staff safely and efficiently. *****

Discussion – Audit Update

Mr. Mike Middleton updates the Board and explains an extension has been filed for the audit through February. The auditors are planning to have the report out by the end of January however.

The auditors were planning to give a Disclaimer of Opinion, primarily because of difficulties they experienced during the audit. The bank reconciliations were one of the major issues. Ms. Debbie Smith-Wagar was brought in to help Mr. Middleton get caught up and fix some of the inconsistencies.

The tax certifications also needed to be reconciled. Mr. Middleton has been working with Ms. Amery and the Assessor's Office to get this issue resolved and to avoid a back log in the future.

Mr. Middleton is also taking the necessary steps to train staff in proper procedures and best practices to help avoid audit issues in the future. Mr. Middleton will be meeting with the Treasurer next week and will also go over all the reconciliations with him to ensure they are being completed consistently.

Discussion –911 Update

Mr. Stone reported the 911 Users Group met yesterday to start working on their budget as soon as possible. Considering the 911 budget shortage from the City of The Dalles, the group wanted to get an accurate number to the City at the

earliest opportunity so the City could prepare their budget accordingly.

Yesterday the group formed a cross functional team to help address the conversation regarding possibly hiring a contractor for 911 services to possibly reduce costs. The 911 Users Group drained the reserves in that fund to compensate for the short-falling of City dollars as well.

Discussion – Home At Last

Mr. Stone reported to the Board that Home At Last came to Wasco County and the City of The Dalles and asked for \$50,000 from each entity; Mr. Stone used that number to begin negotiations. During discussions, Mr. Stone was not prepared to offer sustaining funding to Home At Last.

Mr. Steve Drynan during this time contacted Mr. Stone and was interested in possibly taking over Home At Last. Mr. Stone informs the Board Mr. Drynan formally ran HAL and currently runs Central Oregon Animal Friends. He has successfully turned around a struggling shelter in Oregon. Mr. Stone suggested he put together a proposal for the HAL Board and that Mr. Stone would support him in that.

Chair Kramer adjourned the session at 1:15 p.m.

Summary of Actions

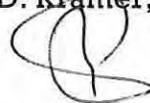
CONSENSUS

- **To occupy the Harding House. Staff is instructed to make necessary changes and improvements needed to relocate staff safely and efficiently.**

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Board of Commissioners



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Rod L. Runyon, County Commissioner