



April 25, 2018 Special Meeting – 1:30P

CURRY COUNTY BOARD OF COMMISSIONERS

SPECIAL MEETING

Wednesday, April 25, 2018 – 1:30PM

Commissioners' Hearing Room, Courthouse Annex
94235 Moore Street, Gold Beach, Oregon

www.co.curry.or.us

Please note – meeting starts at 1:30PM

Present: **Chair Gold, Vice Chair Huxley County Counsel HuttI, Minute Clerk Jezuit**
By Phone: **Commissioner Boice**

MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE Gold 1:30P

2. ADOPTION/AMENDMENT OF THE AGENDA {1:31P to 1:33P}

HuttI I wanted to add Port of Port Orford Grant application.

Gold It will be added after Agenda Item 5.

HuttI I also want to make announcements before we adjourn.

1:32P Huxley Motion to amend agenda Second Gold Carried Unanimously

3. PUBLIC COMMENT {1:33P to 1:35P}

David Barnes stated

- He wants to express his dismay about hiring a new County Administrator.
- He addressed concerns about the General Meeting on April 4, 2018 and the Meet and Greet meeting of April 6, 2018

Gold I am not going to respond.

4. COUNTY ASSESSMENT FUNCTION FUNDING ASSISTANCE (CAFFA)

ANNUAL GRANT – Jim Kolen, County Assessor {1:35P to 2:06P}

Kolen stated he has a CAFFA grant re-application. This application does include \$125,000 for Curry County pilot project funds.

Gold asked is that over and above the regular CAFFA grant?

Kolen replied yes. Are there any questions about documents submitted?

Huxley asked **Kolen** to explain the relevant facts and go through some of the facts with some expansion on this possible program, the Curry Pilot Project.

Kolen responded in the group I've been working with, I loosely termed it the Curry Pilot Project. We have applied for the CAFFA each year, going back to 1992. We have qualified for the grant every year since inception. The DOR (Department of Revenue) has

valid concerns about our current levels of funding and taxation stating, “We recognize significant financial challenges to the county and difficult decisions.”

Gold asked what do they consider adequate?

Kolen stated

- We have some physical reappraisals effort going on, but we’re on a 15 to 20 year cycle to see every property in the County.
- We are picking up all of the new construction we’re aware of. The Building Permits are our discovery tools for finding where there is new construction taking place in the County.
- We use the physical re-appraisal to discover things that have taken place without building permits.
- We’re getting our ratio studies done, turning the roll, and collecting tax payments.

Gold They did not give you a specific number of years to continue getting the CAFFA grant?

Kolen replied they did not. The law used to be 6 year reappraisal cycle. With measures 5 and 50, that law went by the wayside. We don’t know how much you can get behind. We’ve been able to identify some of the new construction. If we get down to a 6 year cycle, we can collect taxes retroactive 6 years. There are some people who are building homes without building permits. Decks, asphalt or concrete driveways, and small sheds do not require building permits

Huxley asked if **Kolen** could you explain a little bit more about the Pilot project? Is the \$125,000 included in the numbers? This project goes before Oregon E Board (Oregon Emergency Board) in May. Would you explain mechanics there?

Kolen replied our representative for our area plans to take this to the Oregon E Board. I am not sure of their make-up. They have the authority to approve expenditures outside their normal budget process.

Huxley stated this is clearly on the state level. Is it made up of State legislators only?

Kolen replied that is his understanding.

Gold asked about FTEs (Full Time Equivalent). This is on Form 4. You started with FTEs at 1.4 and then went to 1.6. You’re going from 1529 to 1940 by adding .2 FTE’s. How did you come up with 1940? If you’re working at the same rate, I came up with 1747.

Kolen explained the special assessment is an area where we’ll see the most minimal change. If you go to the 5th line of special assessment qualification, you’ll see our actual number of accounts we disqualified last year was 86. With more resources on that, we would expect to have as many as 200 as result of this pilot project. If we’re going from .1 FTE to .3 FTE, you could take the 86 and triple it, but that may not work out either. I’m just trying to be conservative with the estimate here.

Huxley Where on these different forms can we find out what page we’re talking about? There are about 23,000 properties. Where might it be shown how many of the 23,000 appraisals are made per year? I assume the increase is due to amounts of the grants and the number of people you may add.

Kolen go to form 4, 1st section, the 1st line under line number 1 is new construction. Last year we visited 1100 new construction accounts. We’re estimating 1250 new construction accounts this year. Under number of FTE, by activity, there’s about a full time equivalent on picking up those 1250 accounts. The big change is under category #3, real property

valuation and physical reappraisal. This year we picked up about 1200 accounts, next year we're planning on picking up an additional 1250 accounts.

Gold stated that fits with proportion or close to it. My main concern is that we do increase the appraisals so that we have more revenue coming in.

Huxley observed that on those 2 line items, between new construction and physical reappraisal, there were about 2300 and by adding one full-time person then that's going from 2300 to 3600.

Kolen stated

- There some other small pickups citing special assessments which add about another 100 or so there.
- We're expecting to find more omitted properties. Every time we find a property built without a permit, we go through an omitted property process to put it on the roll and to go back 5 years.
- When people get those letters, it takes time to explain what's going on there.

Huxley asked about how many properties are appraised a year right now? What's the estimate for 18-19 FY?

Kolen replied over past few years, we've averaged 2450 per year with our current staffing levels. The actual amount is 2300 this year.

Huxley stated it's more than just a little more than 1 FTE.

Kolen replied we're basically figuring we're going to get about 1.25 FTE's in appraisal resource. The other .25 FTE will be support.

Gold asked does support person get into appraisals or is it very restrictive in the way they ask you to do it?

Kolen responded these are estimates, and they understand these are estimates. We keep track of activity that actually occurred in the current year.

Huxley asked which form has approximate amount of capital request?

Kolen Form 7.

Huxley asked which column is that?

Kolen stated the total request is the number on the bottom, and you will also see that number showing up on form 8, if you approve this.

Gold asked if that was the \$930,535?

Kolen replied we sent in a correction a day or so ago. The corrected amount is actually \$948,405.

Huxley asked what exactly is that number? That's not the amount you're going to receive on the grant?

Kolen That amount is the amount Curry County will expend on these various assessment, taxation, and distribution functions which includes the Assessor's office, IT, Tax Collectors office, a portion of Treasurer for distribution, budget for Board of Property Tax Appeals, and some administrative expenses written into that.

Gold stated it looks like basically your whole budget?

Kolen replied it is.

Huxley asked if the newer number is \$948,405? On this number what is the net increase? What is the net result of this actual grant that includes the \$125,000? What would it be approximately this year if you take this grant on the document as it exists?

Kolen replied we

- Get about 20% of that amount from the CAFFA grant, which is an estimate, an approximate number. They never land on that 20% amount.

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- Want to include the pilot project in this request, too, because now is the time to do it, and we will get 20% of that money as well.

Gold asked the amount of the CAFFA grant would be \$189,681? And then you get another 20%?

Kolen replied no, we will get approximately 20% back on what we certify as expenditure for assessment and tax collection. The \$125,000 is included in the \$948,000 expenditure amount.

Huxley stated so that's \$190,000 and that includes the \$125,000.

Kolen replied yes, in the expenditure amount.

Huxley stated the net request is coming to be about \$190,000.

Kolen replied if we have to go back and take out the \$125,000, we'll get about \$165,000.

Huxley stated I think last year they had been running similar. So this year, the way you're planning to distribute the personnel to do these different evaluations and appraisals is going to significantly increase from 2450 to 3700.

Kolen replied yes, that's the intent. I'm going to go back to Form 4. What we're now talking about is just the re-appraisal effort. We're not talking about anything in section 1, which is new construction. Where we're increasing is we are just about doubling our re-appraisal effort.

Gold asked section 3, right?

Kolen stated if you take the total number of accounts divided by 1250, you come up with just over 15 years. If you use 2450, you come up with a number just over 7 years.

Huxley It's 19 years if you took 23,000 divided by 1200.

Kolen stated however, some of those 23,000 accounts are exempt from taxation. We don't appraise them for the most part.

Gold stated by increasing it to 2450, you'll be able to come down to about a 7 year cycle, which is certainly better than where we are at now.

Kolen stated over time we would expect the non permitted property value out there that'll we will collect, after 7 years, would be 3 to 5 times what the annual expense [collection] is.

Boice asked that's about 200 appraisals a month? {inaudible}, that's not too bad.

Kolen replied yes. And in our business we are moving quicker than a fee appraisal does for your mortgage. Assessor's office appraiser puts a lot more work into it.

Gold What percentage of the appraisals that you do allow you to get into the house?

Kolen answered 25 to 30%, maybe. But for most you can tell what you're dealing with by looking at the outside of the house.

2:05P Boice Motion to approve the CAFFA grant Second Huxley Carried Unanimously

Kolen asked **Huttl**, the Board is moving to approve the Resolution for a total expenditure of \$948, 405 for the 2018-2019 CAFFA Grant application, right?

Gold stated she is sure that's what Boice stated.

Boice replied correct.

5. CURRY COUNTY CODE COORDINATION WITH FEDERAL AGENCIES -- Commissioner Boice {2:06P to 2:19P}

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Boice *{Inaudible}* **Tim Palmer**'s concerns. This is our responsibility to follow through to let citizens know as elected officials we're engaged.

{The Board did not get a letter from Palmer.}

Huxley stated I understood **Palmer**'s concerns since initially this was the only item scheduled for the workshop today at 10AM. Therefore this item was moved from the workshop to the Special meeting so that **Brandt Media** started at 1:30P. I think that's an explanation more to **Palmer** as far as why it was under Special meeting. There was no intent to make any decision on this topic today.

Gold stated that was my understanding as well.

Boice stated he does not sense any reason for delay here.

Huttl stated he had **Jezuit** do an examination on the history of this item. There are 2 paragraphs **Boice** highlighted that upon adoption of this Ordinance in 2013, the County will issue letters seeking coordination with these federal agencies. Since there was already direction for Staff to do so, it falls under BOC office staff and County Administrator to follow up with letters.

Boice stated we had discussed this at a general meeting. It is an important housekeeping matter. **Palmer** has said the Commissioners should stick to their jobs. This is basically an opportunity to reach out to some agencies and also to tell citizens we're going to work with State and Federal agencies.

Gold **Boice**, you want us to send letters out to these agencies?

Boice replied, per the 2013 Ordinance, our responsibility is to simply notify these agencies. I'm not really thrilled with taking unnecessary delays.

Huttl stated the requirement for coordination is found in several federal laws. The Board's motivation in 2013 was there was a sense in the early 2000's if the federal agencies were not being pro-active, then the local jurisdictions decided to notify them we wanted to coordinate with them. It's really just a matter of being on record and letting federal agencies know we want to communicate with them. What **Boice** is saying is that this is a pre-existing County rule, and we should do what we're saying we should do.

Gold stated she does not have a problem with that. Is that what you, **Boice**, want us to do to communicate with these federal agencies?

Boice replied yes. This is illustrated by Chetco Bar Fire. They were delayed in properly responding to us. We're the elected officials here.

Huxley **Huttl**, when you mention staff not able to find any letter. Where was that referenced in the ordinance?

Huttl replied it is on page 20 on the agenda packet and on page 3 of the ordinance. It's been on the books since 2013. It's still good.

Gold stated it's a request to let these federal agencies know if something affects our County, we want to participate.

Boice stated that's well said.

Huttl stated that's all we had for this item for the workshop. If nothing further, staff will get to work on putting through those communications. **Boice** is again reminding us of things we can be doing.

Gold stated we are not in need of a motion

Huttl stated it's already been directed.

6. PORT OF PORT ORFORD GRANT APPLICATION – Tom Calvanese,
President Port of Port Orford Commission {2:20P to 2:27P}

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Tom Calvanese stated I am the President Port of Port Orford Commission. Thank you for making time your agenda for our request for a letter of support for a redevelopment project. The deadline is April 30, 2018, and I appreciate you're making time for this.

Gold requested **Calvanese** to tell the Board about the grant.

Calvanese stated this grant will be in support of part of the funding for a project estimated to be in the neighborhood of \$6,800,000 that will be a comprehensive upgrade to the Port's infrastructure focusing on a Port owned and operated seawater system to support business that require that as an utility. This includes live fish and sea creatures being taken to food buyers. The live fish are high value. Alive, the fish fetch \$6 to \$7 a lb. Dead, they might fetch about \$.60 to \$1.00 /lb. The Port Orford fleet as a whole holds the bulk of live fish fishery permits. Many of those fish get transported to San Francisco Bay area.

Gold are they kept alive on the way to San Francisco?

Calvanese stated

- They are kept alive in seawater. There are very few ports which can provide access to full strength seawater.
- Another project that has more recently emerged is edible seaweed called dulse. Dulse is a red sea algae initially developed as a feed for an abalone farm in Hawaii and since then has emerged as a high value product for human consumption due to its nutritional value and ease of cultivation. Oregon Sea Farms has begun to cultivate that algae in Port Orford on the dock. They also process red sea urchins using a single boat which harvests almost all the sea urchins in Oregon. Those products had been processed in Fort Bragg until recently. That outfit is looking into bringing back some of that processing to Port Orford.
- Also a new buyer is setting up an additional buying station in Port Orford to purchase live product from Port Orford fishermen. As these kinds of projects sometimes go, word of mouth travels fast once people realize new opportunities are emerging.
- I work for OSU (Oregon State University) as the station manager Port Orford OSU field station. We are consulting with technicians at the Hatfield Marine Science Center and will be advising the Port of the best approach on this scale of a sea water system. Also OSU has shown interest on issues of ocean acidification, domoic acid, and other challenges to our marine environment.

2:27P **Boice** You have an excellent Board in effectiveness. It is a source of pride for our county.

2:27P Huxley Motion to approve draft letter of support. Second Boice Carried Unanimously

Gold Announcements **Huttli**? {2:27P to 2:33P}

Huttli stated

- Coos-Curry Emergency Forest Restoration program is offering Chetco Bar Fire assistance. The sign up deadline is June 1, 2018. Contact Bret Harris at 541 396 4323 x 2 or Bret.harris@or.usda.gov .
- Yesterday received media notice from Captain Espinoza regarding about Verizon Wireless 911 service.

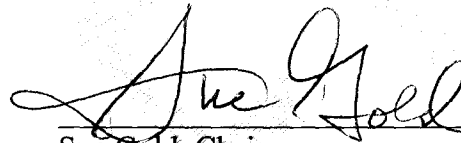
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- On Saturday April 28 Curry County Sheriff's Department participating in the national prescription drug take back program.

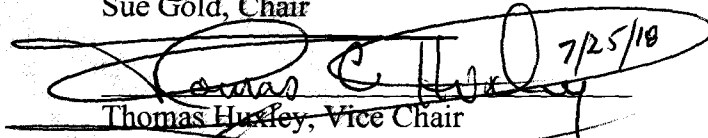
7. ADJOURN 2:33P

Meeting Minutes were approved on JULY 18, 2018.

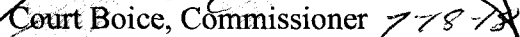
Curry County Board of Commissioners



Sue Gold, Chair



Thomas Hurley, Vice Chair



Court Boice, Commissioner 7-78-18