

CURRY COUNTY BOARD OF COMMISSIONERS

SPECIAL MEETING

Wednesday August 22, 2018 – 10:00 AM
Commissioners' Hearing Room, Courthouse Annex
94235 Moore Street, Gold Beach, Oregon

www.co.curry.or.us

MINUTES

Present: **Chair Gold, Commissioner Boice, County Administrator Schroeder, County Counsel Hutt, and Minute Clerk Jezuit**
Absent: **Vice Chair Huxley**

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE Gold 10:00A

B. ADOPTION/AMENDMENT OF THE AGENDA

Schroeder requested to pull item D5 because a commissioner is not here.
Boice asked the Board to allow public comment on Item D5.

10:02A Motion by Boice. 2nd by Gold to approve agenda as amended. Carried Unanimously

C. PUBLIC COMMENTS {10:02A to 10:06A}

Don Andrzejewski suggested setting up a contingency fund in the travel policy for emergencies.
David Barnes asked Item D5 be tabled as **Governor Kate Brown** declared a State of Emergency due to Chetco Bar Fire thereby allowing local rules to be suspended.
Steve Pomerlean stated during Chetco Bar Fire he helped with the phones at the Command Center because they were getting a lot of calls a day.

D. REGULAR AGENDA {10:07A to 10:55A}

1. Chief Brazil Recognition – John Hutt County Counsel {10:07A to 10:10A}

Carl King encouraged the Board to reconsider **Chief John Brazil's** proposal of a business license for the County so fire fighters would know whether a burning building might contain toxic chemicals and/or explosives.

Gold read a letter and Certificate of Appreciation praising **Chief John Brazil's** dedication.

2. Floras Lake – Clark Schroeder County Administrator {10:11A to 10:47A}

Public Comments --

Teresa Bird stated

- most people who live in the Floras Lake area want to see the Board work through the issues.
- State Parks said this is best possible use.

Anne Morgan supports some type of reasonable swap.

Ann Vileisis

- Stated she supports **Bird**

MINUTES

- Received an E-Mail from **Huxley** that raised some concerns about transparency regarding re-packaging to get a larger parcel as a larger parcel will generate more revenue for the County.
- Asked is the value of the timber more than the cost of appraisal?
- Stated the property being considered for re-packaging may have encumbrances on it which would take money to bring property up to appraisal level.
- Stated the amount of work needed when selling the properties requires staffing. State Parks has more staff to work on this than the County does.
- Pointed out there's a trail along the west side of Lake
- Stated timber cruise includes the value of the timber minus the cost to remove and minus the cost to reforest.

Christopher Paasch stated he received 2 bids to remove timber from his ranch and both appraisal bids were free.

After public comments, Board and staff discussion ensued.

Boice stated

- Part of the value is timber which could be logged someday and is part of the appraisal.
- **Representative David Brock Smith** does not see risk in splitting the property and **Assessor Kolen's** letter made an impression on **Boice**.
- The encumbrances **Vileisis** referenced are part of our mystique and value.
- The timber cruise is not for harvesting, but value of the trees as they sit now.
- He wants to move the process forward.
- We're going to do an appraisal of our property, and the State will do an appraisal on their property.
- He is in favor of doing the timber cruise.

Schroeder

- Showed map of Floras Lake SNA (State Natural Area) County Ownership and described acreage being considered for land swap.
- Discussed appraisal bids
 - **Tyler Woods** of Salem, OR bid was \$6,450 using our boat and \$14,950 using their boat.
 - **Jeff Marineau** of Coos Bay, OR bid was \$6,350 and timber cruise of \$4,500 for a total of \$10,850.
- Is looking for direction from the Board.
- Asked do we want to do a timber cruise? Observed we cannot put in a road through park service land.
- Discussed options to get lumber out of there.
- Stated he has walked property
- Asked what if there is value disparity between properties. What if one worth \$300,000 and the other \$400,000?
- Stated the State will take some time to their appraisal and in a month or 2 we'll come back together to figure out where we're at.

Gold

- Asked what is value of property?
- Wanted to know what the timber itself is worth.
- Stated **Vileisis** mentioned it's possible to walk land fairly easily
- Stated we are not planning on harvesting.

Huttl

- Stated person doing timber cruise is licensed forestry expert who will
 - Give raw value of timber on the market.
 - Estimate board feet.
 - Estimate cost of a harvesting.
- Stated timber cruise property owner does not pay upfront.
- Suggested considering a mill as some mills have log buyers.
- Observed there are a lot of different ways to figure out value of a stand of wood.
- Stated there is value in the wood and value in the real property.
- Does not think we can get not a forester to give an appraisal if we are not going to log the timber.

10:44A Motion by **Boice 2nd** by **Gold** to accept appraisal bid from **Jeff Marineau** with the timber cruise. **Carried Unanimously**

3. Approve Tentative SEIU Agreement – Clark Schroeder County Administrator {10:47A to 10:50A}

Public comment

King stated

- He is a member of the budget committee.
- If Union negotiations had been completed before the 2018-2019 Fiscal Year (FY) budget hearing, he would have voted for the funds to be set aside for approval.
- The settlement is a fair and reasonable one. Both sides are equally unhappy – it's a good settlement.

Schroeder

- Stated **Huxley** offered a 2 page memo, which will be posted on the website, claiming there was an open meeting violation.
- Read a portion of **Huxley's** memo.
- Stated Union ratified contract as of August 21, 2018, at 6PM.
- Stated Staff recommends approving agreement.

10:50A Motion by **Boice 2nd** by **Gold** to approve SEIU agreement **Carried Unanimously**

4. Pacific Gales and Land Use Board of Appeals (LUBA) Decision– John Huttl County Counsel {10:51A to 10:55A}

Huttl stated

- An application by the golf course to use treated effluent from Port Orford to water golf course was denied by the Planning Commission.
- The Board reversed the Planning Commission denial and approved the application.
- LUBA affirmed the Board's decision in almost every aspect.
- We're in the appeal period and could still go to court.

Huttl Also spoke on the Weyerhaeuser Livestock Annexation Board approval on December 6, 2017, stating

- The Circuit Court agreed the Board made a mistake approving the annexation of property not contiguous.
- It is still in appeals period, and the Board should not be discussing it.

Boice stated this is a humbling thing. We did make a mistake.

5. Code Enforcement Procedural Issues – John Huttl County Counsel
PULLED FROM AGENDA

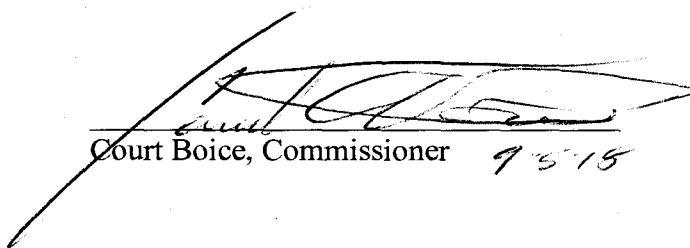
E. ADJOURN 10:55A

Meeting Minutes were approved on Sept 5th, 2018.

Curry County Board of Commissioners


Sue Gold, Chair

Opposed
Thomas Huxley, Vice Chair


Court Boice, Commissioner 9/5/18