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### **WORK SESSION MINUTES**

4:00p.m. Hybrid: in person (601 State St., Hood River, OR) and via Zoom

Chair Euwer opened the work session at 4:00pm. Present: Commissioner Weathers, Commissioner Babitz, Commissioner Moretti, Administrator Williams, and County Counsel Davies.

#### **Powerdale Corridor clean-up plan and recommendation for action**

Allison Williams, County Administrator gave an overview of the purpose of the discussion this afternoon.

Kate Connelly, Columbia Land Trust – 11 yrs. ago Col Land Trust and HRC took ownership of the Powerdale lands. Kate referenced a map in the room, which was also in the packet as reference.

Kate gave the history of the Columbia Land Trust as well as how the management of the lands around Powerdale was divided and how it is to be maintained/used by each owner.

Discussion around past discussions regarding removal of the powerhouse. Question/answer regarding environmental value for restoration of the area for fish habitat.

Matt Jordan, County Parks & Buildings Supervisor. Newer employee with Hood River County but has been a user/recreation in the Powerdale property area for around 15 years.

Matt shared that the property owned by Hood River County is now being “maintained” by the County Parks department, which mainly consists of picking up trash on the county owned lands. There has been confusion around the use of the land and what is allowed.

Matt recommends identifying this land as a county park which has regulations around opening hours, if you can have it first etc., The Sheriff’s office was in favor of this because they could then enforce rules that may be broken.

He would advocate for putting in an automatic gate at the top of the road. Currently the existing gate must be open/shut manually and with limited staff often there is not an opportunity to do that.

The estimated cost is significant with the gate and running power etc. – a minimum would be approximately \$20,000.

In addition, he has investigated a company that is familiar with cleaning up sites such as this and estimates the cost to do that is about \$5,000. Additionally, the same contractor would be able to board up the powerhouse to ensure it can no longer be broken into – estimates the cost to be around \$2,000. Feels that all these changes at one time would reduce the use of the property that is not favorable.

He would like to change the perception that he believes in the community that Powerdale is the place to do anything you want, and no one will do anything about it.

Commissioner Weathers expressed concern regarding the access road onto Hwy 35 and how dangerous it can be and is. Further expressed concern about deeming a new park and the county then being tasked with cleaning up and using limited resources. Matt understands, however, feels that if we change the perception that the location is not forgotten about, and it is not anything goes particularly with the addition of the gate and other mitigations we will see a reduction in poor behaviors.

Discussion around fund raising for the first clean-up, graffiti control, and possible video surveillance in the future.

Kenny LaPoint, Director of MCCAC and Al Barton, Director of Mid Col Center Living.

Kenny and Al gave an overview of the purpose of their agency and what they provide to the community.

Kenny spoke to the seasonal shelter in Hood River County, winter only, will be closing at the end of March. They would like to run a year-round shelter to serve the citizens that are using them. MCCAC and MCCFL are working together to hopefully find a location in Hood River.

Al Barton – gave an overview of the purpose of the Mid-Columbia Center for Living and the services they provide for the community.

General discussion around the Annex, the Gloria Center, and many other shelter opportunities in the communities (Hood River and Wasco counties).

[Hood River County School District Safe Routes to School \(SRTS\) Letter of Support and Letters of Commitment for Grant Applications.](#)

Megan Ramey, Hood River County School District –

County Engineering Manager, Chris Harrell also sat in for the presentation.

Megans presentation will be uploaded onto the website after the meeting. Discussion around the grants that will be applied for.

[Port of Hood River - Zoning Ordinance Text Amendment Request](#)

Kevin Greenwood, Port of Hood River Director – went through his PowerPoint that was included in the commissioner’s packet. The reason for zoning ordinance amendment is in anticipation of the Hood River White Salmon bridge replacement workers that will be in the community for 12-18 months during construction.

The port owns property in the Odell area off Hwy 35. They are looking into rezoning to allow for a temporary housing opportunity for the workforce working on the bridge.

Asking for the Commission to support county staff to work with the Port of Hood River on a legislative text amendment to zoning on the light industrial property in question in Odell.

Question around the SDC referenced in the proposal and if that would be allowed and or how that would be impacted long term for a temporary housing opportunity.

Clarification of what the County Commissioners are being asked to consider temporary or permanent use. Kevin said he was given guidance and authorization to come and asked about the temporary authorization of a zone change.

### Seismic Monitoring and Warning System on County Forest

Nicholas with the Pacific Northwest Seismic Network (PNSN), they are nationally recognized for earthquake detection. They do not have any shake alert stations on the north side of Mt Hood and are looking for that opportunity. They have a very old analog station on the mountain, but it does not have the ability to handle new technology.

They have identified county forest land they would like to install a tower that stands about 12 feet tall. There is no cost to the county for installation or maintenance. They are looking for at least a 30-year lease of land to house the tower.

Doug Thiesies, County Forester stated the identified property is up on a ridge that would not impact the county forest land. The area is more open for good line of site.

Feels the project would fit into something that would benefit the community, and not encumber the county forest. It is a use on the county land and not a permanent easement.

Commissioner Weathers indicated there is an open-ended sample agreement but heard Nicholas state they would prefer a 30 year lease, which is being requested. Nicholas indicated their boiler plate agreement is 5 years with renewal opportunities and a 90-day cancellation policy.

## **BUSINESS MEETING MINUTES**

6:00p.m. Hybrid: in person (601 State St., Hood River, OR) and via Zoom

### **CALL TO ORDER**

Chair Euwer called the business meeting to order at 6:20. Present: Commissioner Weathers, Commissioner Babitz, Commissioner Moretti, Administrator Williams, and County Counsel Davies.

### **ADDITIONS OR DELETIONS**

None.

### **CONFLICT OR POTENTIAL CONFLICTS OF INTEREST**

None.

**\*PUBLIC COMMENT** (Registration required. Limit 3 minutes per person)

None.

### **REPORTS** (County Administrator, and Commissioners)

#### County Administrator Report –

Allison reviewed her written report which was included in the packet.

Noted the Public Works Director search continues, and the position will be reposted. She is also going to investigate interim management at Public Works to provide support for the great staff at public works.

*Commissioner Weathers* – Chaired the BOPTA meeting last week, and the staff did a great job at working with the requestors to address their concerns.

NORCOR – juvenile staff negotiated a higher bed rate, recalls the increase somewhere around 30-40% higher from the OYA (Oregon Youth Authority). NORCOR will hold a job fair and Sheriff English has it posted on the website.

At Duckwall Fruit today County Prevention provided opioid overdose and training to staff. Participation was good and is very thankful to Belinda and the Prevention

*Chair Euwer* attended a CREA meeting via zoom to get up to speed on their work. CREA was a board that Commissioner Perkins had previously attended.

Participated on a call with one of the planning commissioners and DEQ, the capacity has not changed. We will most likely hear more as time goes on.

*Commissioner Babitz* – is filling in to cover the MCEDD meetings until the Commissioner district 4 position is filled.

Bridge Authority – recent procurement process to do the design build and they received a presumptive low bidder and negotiations are underway. Hope to have a final contract within the week so the design process can start with a not to exceed \$8million design process.

They have called together an aesthetics committee that he is serving on. The County was invited to be on the committee but since community development will have a role in reviewing the design they were not included.

They are in the running for additional federal funds and understand the program has been highly rated. The funds received would go to guaranteeing the project would go forward and keeping the tolls at a manageable rate.

*Commissioner Moretti* - Affordable housing infrastructure transportation funding was passed for Housing which is great.

## CONSENT

A. [Budget Adjustment for County Opportunity Grant Program Revenue and Expense in FY24.](#)

**RECOMMENDATION:** Approve the budget adjustment Resolution to recognize specific purpose grant revenue, and related expenditures, from the Oregon Parks and Recreation Department (OPRD) County Opportunity Grant Program to help fund a phase 2 expansion of Kinglsey Campground FY 23/24.

B. [OLCC Liquor License - McCurdy Farms](#)

**RECOMMENDATION:** Confirm e-mail poll approval, authorizing Chair Euwer to sign off on an OLCC liquor license application for McCurdy Farms.

C. [ORMAP Grant Application](#)

**RECOMMENDATION:** Authorize the submission of the ORMAPP Grant Application to the Department of Revenue for quality control on 101 PLSS survey markers.

Commissioner Babitz made a motion to approve the consent agenda as presented. Commissioner Weathers seconded the motion.

Vote on the motion was as follows:

Commissioner Moretti – yes  
Commissioner Babitz – yes  
Commissioner Weathers – yes  
Chair Euwer – yes

Motion carried.

## 7. WORK SESSION ACTION ITEMS

### A. Hood River County School District Safe Routes to School (SRTS) Letter of Support and Letters of Commitment for Grant Applications.

**RECOMMENDATION:** Approve the following - Letter of Commitment for the ODOT Planning Assistance Grant, a Letter of Commitment for the ODOT Surface Treatment Grant and a Letter of Support for the ODOT Education Grant.

Commissioner Moretti made a motion to approve all three letters as presented. Commissioner Babitz seconded the motion.

Vote on the motion

Weathers - yes  
Babitz -yes  
Moretti -yes  
Chair Euwer – yes.

Motion carried.

### B. Powerdale Corridor clean-up plan and recommendation for action

**RECOMMENDATION:** Review plan to address clean up issues in the area in conformance with the Powerdale conservation easement and act during regular session.

County Administrator Williams clarified the action being asked today is to designate the county land around Powerdale as a county park, which she understands is a formal process that will come to the Commissioners as an Ordinance amendment. The funds to install an electronic gate, property clean up in conjunction with the Columbia Land Trust and others are in place that will be moved from capital.

Commissioner Weathers stated he wants to ensure we execute this whole process well to ensure all the items of change are put into place.

### C. Port of Hood River - Zoning Ordinance Text Amendment Request

**RECOMMENDATION:** Identify support for legislative text amendment.

Commissioner Weathers – as part of the process will “temporary” be defined, what does that really mean.

Eric Walker, Community Development director – went over the options that are available for this opportunity. He feels there is a simple way to address this in the zoning code to ensure this is tied to a very specific project and for a specific period. You can apply sunset language to the change to ensure there are not unintended consequences that could be applied to other lands later.

Eric will look at Goal 14 – urbanization, likely this change would require an exception. Another issue would be ensuring the change is temporary and limited, because typically this type of residential use is not compatible with light industrial. Also, having this be a conditional use. There are other elements to the comp plan that would come into play as well.

Chair Euwer asked if this land is in the Odell Unincorporated Plan. Eric confirmed that to be correct. If there was a desire to look at the temp change as permanent, then it would make sense to look at that during an Odell Unincorporated Plan process.

Commissioner Babitz asked Kevin Greenwood, Port of Hood River Director about the authority that the Port of Hood River working under that would allow the Port of Hood River to have a RV park. Babitz asked if the Port of Hood River will have control over the terms of the leases to ensure they can manage the terms outlined in a text amendment. Kevin addressed this, stating that the business plan has not yet been determined, but provided several options.

Babitz is supportive of having staff work with the Port to see if a text amendment for this purpose is possible. Commissioner Weathers is supportive of the idea for a short term at this point.

Commissioner Moretti agrees and is supportive of the idea.

## 8. NEW BUSINESS

### A. Voters' Pamphlet Ordinance Revision

**RECOMMENDATION:** Introduce the ordinance revision and conduct the first reading of the Ordinance by title only.

Brian Beebe, Records & Assessment Director – looking for a simple technical fix to ordinance 307 – county ballot measure publication in the state voters’ pamphlet. The issue in the Ordinance is submission deadlines to meet state requirements.

Chair Euwer conducted the first reading of the amendment to the Ordinance in question by title only.

Commission Babitz made a motion to approve the first reading and read the title again.  
Commissioner Moretti seconded the motion.

Vote on the motion was as follows:

Commissioner Weathers -yes  
Commissioner Babitz -yes  
Commissioner Moretti – yes  
Chair Euwer - yes

Motion carried.

Chair Euwer restated the 1<sup>st</sup> reading was approved and the 2<sup>nd</sup> reading and public hearing on the amendment will be April 15, 2024, at 6:00pm or soon thereafter.

#### B. Commissioner District 4 Appointment

**RECOMMENDATION:** Determine the process to be used to solicit applications to fill the unexpired term in commissioner district 4.

Chair Euwer stated that with former Commissioner Perkins resignation of his position on the Board of Commissioners in the middle of his term, the Commission can appoint someone to fill the vacancy until December 31, 2024. Discussion around three individuals being on the May ballot to be elected to the Commissioner Dist. 4 seat.

Options are to appoint someone who is running or to appoint someone who is not running for the elected seat. How would the commission like to see this play out.

Discussion around when we could know the results of the election and a clear winner. If one person receives 50% +1 vote in the May 2024 election they will be the next Commissioner for Dist 4. If that doesn't happen then the top two vote getters will move onto the November 2024 ballot.

Commissioner Moretti stated she is in favor of selecting someone who is not on the ballot.

Commissioner Babitz asked legal counsel, if we have a process and we are taking applications can we exclude anyone and are we obligated to select someone that applied if we set a process? Counsel Davies, you cannot exclude anyone from applying and assuming an applicant is a resident of the district you can appoint but no you do not have to make an appointment.

Commissioner Weathers – would not appoint someone just to lighten the load of the other commissioners. Can understand the perception if one of the individuals running for the office were appointed in the interim.

Babitz not concerned with putting our thumb on the scale. We are a political body; this is not a quasi-judicial process. He would not automatically say that he wouldn't want to select any of the three that are running. He doesn't know any of the candidates. Babitz would like to see an expedited schedule put forward and during the process that if someone were appointed that they would be willing to step aside if one of the 3 running received most of the votes. Hopes that doesn't happen and there is a clear winner at the May election.

Desired preference: advertise for the position. Staff is to advertise, and interviews will take place on April 15, 2024.

Babitz noted that he is travelling but should be able to attend the meeting on April 15<sup>th</sup> remotely.

## 9. OLD BUSINESS

### A. Review Commissioner District 4 Committee Assignments

**RECOMMENDATION:** Determine who can cover committees assigned to District 4 until an appointment can be made.

The Cyber security subcommittee is working with Allison and the IT Manager to do the technical review and then will bring a full report to the commission in an exec session. If any of the other Commissioners would like to join, they are welcome.

Commissioner Weathers would also like to be on the cyber security subcommittee.

Levy Committee:

Allison spoke to the timing of when information needs to be submitted based on which election the BOC wanted to put forward the ask for the operating levy.

We are looking at July to get on the Nov 2024 ballot and Jan 2025 to get on the May 2025 ballot.

Moretti is in favor of going out in Nov 2024 and if it doesn't pass then go again in May 2025.

Discussion around when putting forward a levy ask would make the most sense and other possible asks, i.e. a food & beverage tax.

Moretti – is looking forward to seeing the budget analysis to see where the existing operating levy funds went so, we can answer that question to the citizens.

Legal described the process for putting forward an ask on the November ballot. It was noted that the county would not have a levy committee.

## 10. EXECUTIVE SESSION ORS 192.660 (2)(e) - Real Property negotiations (commissioners, legal counsel, news media and select staff only)

Chair Euwer moved the commission into executive session at 8:00pm and stated the Commission will not consider an action after executive session.

## 11. ADJOURNMENT

Chair Euwer called the commission back into session and adjourned the meeting at 8:13pm.