

POLK COUNTY BOARD OF COMMISSIONERS
MINUTES FEBRUARY 14, 2018

1. CALL TO ORDER & ATTENDANCE

At 9:00 a.m., Commissioner Ainsworth declared the meeting of the Polk County Board of Commissioners to be in session. Commissioner Pope and Commissioner Wheeler were present.

Staff present: Greg Hansen, Administrative Officer
 Morgan Smith, County Counsel

2. ANNOUNCEMENTS

Regular meetings of the Board of Commissioners are held on Tuesday and Wednesday each week. The meetings are held in the Courthouse Conference Room, 850 Main Street, Dallas, Oregon at 9:00 a.m. and is conducted according to a prepared agenda that lists the principal subjects anticipated to be considered. Pursuant to ORS 192.640, the Board may consider and take action on subjects that are not listed on the agenda.

Department Head/staff meetings with the Board of Commissioners are held on Monday, Thursday, and Friday. The meetings are held in the Board of Commissioners' Office Conference Room and are conducted between 9:00 a.m. and 5:00 p.m. The principal subjects anticipated to be considered are on-going, upcoming, and new matters bearing on County operations. Pursuant to ORS 192.640, the Board of Commissioners may consider and take action on subjects not listed within this announcement.

3. COMMENTS (FOR ITEMS NOT ON THIS AGENDA)

4. APPROVAL OF AGENDA

MOTION: COMMISSIONER POPE MOVED, COMMISSIONER WHEELER SECONDED, TO APPROVE THE AGENDA.

MOTION PASSED UNANIMOUSLY.

5. APPROVAL OF CONSENT CALENDAR

MOTION: COMMISSIONER WHEELER MOVED, COMMISSIONER POPE SECONDED, TO APPROVE THE CONSENT CALENDAR.

MOTION PASSED UNANIMOUSLY.

6. APPROVAL OF MINUTES OF BOARD MEETING FEBRUARY 7, 2018

MOTION: COMMISSIONER POPE MOVED, COMMISSIONER WHEELER SECONDED, TO APPROVE THE MINUTES OF FEBRUARY 7, 2018.

MOTION PASSED UNANIMOUSLY.

7. LENGTH OF SERVICE AWARDS

The following employee(s) were recognized for their length of service to the County:

Donna Holloway – 20 years
Laura Westfall – 20 years

7. PUBLIC HEARING

Commissioner Ainsworth opened the public hearing. Greg Hansen reviewed the proposed Courthouse Complex Maintenance Bond, which is proposed at 15-years, \$9.7 million dollars, for the May 2018 ballot. The proposed facility bond would equate to approximately \$0.11/\$1,000 the first year, and will average \$0.10/\$1,000 over the life of the bond (or \$25 per year for a home assessed at \$250,000).

The primary maintenance needs that will be addressed with this bond are new roof {Annex}, parking lot improvements, HVAC upgrades both buildings, window replacement both buildings, ADA repairs (ramps, restrooms, etc.) both buildings, elevator replacement, asbestos abatement, exterior restoration of the Historic Courthouse, exterior renovation of the Annex, expansion/remodel for the Sheriff's Office, basic earthquake upgrades, emergency generator upgrade/relocation, security upgrades, and much more.

Richard Rothweiler, Senior Architect with AC & Co. explained the changes to the design since the last time he spoke to the Commissioners. The proposed new entrance was eliminated, but due to changes on the interior specs, the conceptual design price did not change.

Brian Dalton, 1650 Bridlewood Dr., Dallas, spoke in favor of the bond, both personally and as the Mayor of the City of Dallas. Mr. Dalton feels an emotional connection to the Courthouse, as his great grandfather was the first Treasurer to serve in the building, his father was part of the group that saved the building from demolition in the 1960's, and Mr. Dalton himself worked in the building during an internship with the Council of Governments. The courthouse square and historic courthouse is the center of the community, and though the maintenance needs are great, they are necessary to preserve this historic landmark. Maintenance on the buildings was deferred to only doing the bare minimum during years of hard times and recession. Without intervention the buildings will become unsalvageable in the near future.

Gary Suderman, PO Box 465, Dallas, testified in support of the bond, he however expressed his displeasure with the possibility of his taxes going up. He asked about the exterior finish of the courthouse annex, and Mr. Rothweiler explained the reasoning behind the style that was selected. Mr. Suderman expects the county to be good stewards of the funding if the bond is passed and questioned if the County would consider a citizen oversight committee (Dallas School District created one for their bond that he is a member of).

Commissioner Pope expressed concern with the proposed additions and did not see the value. If eliminated, would put the levy at approximately \$9.2 million. Greg explained that for every \$600,000, it saves \$0.01 per \$1,000.

Hearing no further testimony, Commissioner Ainsworth recessed the public hearing until 6:30 p.m.

At 6:30 p.m. Commissioner Ainsworth called the meeting back into session and re-opened the public hearing. Mr. Hansen gave an overview of the proposed bond measure and reviewed the testimony provided at the morning's public hearing session.

Brian Dalton, 1650 Bridlewood Dr., Dallas, reiterated his testimony from this morning. He added that the architects have put a lot of effort in their proposal to reface the exterior of the annex to something that will blend better into the surroundings. Mr. Dalton also feels that there will be substantial support and is happy to help rally community support for the measure.

Bob Lesh, 1411 SE Hawthorne Ave., testified in support of the bond measure. However, Mr. Lesh is concerned that the proposal does not do enough to address the overcrowding issues in the Sheriff's office. Mr. Lesh suggested purchasing the car dealership building and lot across the street, possibly in a joint venture with the City of Dallas Police. Mr. Lesh suggested forming a committee to study this option.

Sue Rohde, 915 SW Hunter St., and Dallas Historian, testified in support of the bond. Her father provided many of the rhododendrons surrounding the building. This building is very special, and

one of the few courthouse squares still operating in the State. Though \$9 million dollars sounds like a lot, this bond is needed and is not expensive to the individual taxpayers.

David Shein, 1680 SW Bridlewood Dr., testified enthusiastically in support of the bond. Mr. Shein is committed to restoring downtown Dallas to its former glory, and the historic courthouse is integral to doing that. Any effort to persuade citizens to pass bond measures like this is an uphill battle, but can be done and this is the time to do it.

Commissioner Pope asked questions this morning requesting clarification and more details about the interior remodel proposed for the Sheriff's Office, but most of those details will not be known until a bond is passed. Though there are elements of the conceptual design that could be eliminated to lower the cost, Craig feels that all the items proposed by the architect are necessary. The costs proposed are also conceptual, and Craig feels confident that in the end, the County will be able to stretch the bond allocation, and may not even need to levy the full amount, as has been the case with the Public Safety Operating Levy.

Commissioner Ainsworth closed the public hearing at 6:57 p.m.

MOTION: COMMISSIONER POPE MOVED, COMMISSIONER WHEELER SECONDED, TO DIRECT STAFF TO MOVE FORWARD WITH DRAFTING A RESOLUTION TO PLACE A 15-YEAR, \$9.7 MILLION GENERAL OBLIGATION BOND ON THE MAY 2018 BALLOT.

MOTION PASSED UNANIMOUSLY.

Mr. Hansen will prepare a resolution and notice of bond election for the February 21 agenda.

At 09:42 a.m., County Counsel announced that the meeting was recessed to Executive Session pursuant to 192.660(2)(d) to conduct deliberations with persons you have designated to carry on labor negotiations and 192.660(2)(h) to consult with your attorney regarding your legal rights and duties in regard to current litigation or litigation that is more likely than not to be filed. Although the public is excluded, no vote may be taken in executive session. Written minutes from the meeting are on file in the Board of Commissioners' office, but are confidential under ORS 192.660.

Commissioner Ainsworth called the meeting back into regular session.

BY CONSENSUS, THE BOARD DIRECTED STAFF TO PROCEED AS DISCUSSED.

Commissioner Ainsworth adjourned the meeting

The following items were approved by Motion under **5. APPROVAL OF CONSENT CALENDAR:**

(a) ORDINANCE 18-01

Adopt Ordinance 18-01 in the matter of bringing the Polk County Zoning Ordinance (PCZO) Chapters 136 and 138, and Polk County Subdivision and Partition Ordinance (PCSO) Chapter 91, into compliance with recent changes to state law.

(a) HEALTH ADVISORY BOARD APPOINTMENT

Appoint Gail Oberst to the Health Advisory Board, term to expire 12/31/2020.

POLK COUNTY BOARD OF COMMISSIONERS

Mike Ainsworth, Chair

Craig Pope, Commissioner

Jennifer Wheeler, Commissioner

Minutes: Heather Chase
Approved: February 21, 2018