The Lake County Board of Commissioners met in Work Session on Tuesday, September 20, 2011 at 9:00 a.m. The following members were present: Chairman Dan Shoun, Vice Chair Bradley J. Winters and Commissioner Ken Kestner. Also present: Administrative Assistant Denise Thorsted.

Additions: Homestead Museum Signage
Deletions: None

9:00 a.m. – Ordinance Updating, Building Official Tony West

Mr. West presented a draft of potential changes to the Fee Ordinances regarding the Building Department for discussion.

Mr. West explained that there was in place an Administrative Rule stating how the County was to charge for residential plumbing permits. In the past, the permit fee was based on the number of restrooms to be located in the house. This had now changed to reflect a base fee and an additional fee of .20 per sq ft if the home was over 1800 sq ft. Fees provided were based on what was charged by the State of Oregon. Conversation continued on steps to be taken for the fee change process.

The Plumbing Permit Application for inspections had also been updated and was presented to the Board. In the past, the application had included a minimum fee and an issuance fee. The issuance fee could no longer be charged. These fees were now combined under the fee schedule portion of the application. Discussion followed

Hearing process for changing fees continued to be discussed. Two public hearings would need to occur before any changes could be made.

Medical Gas inspection information was also discussed. Mr. West was no longer able to conduct these inspections due to State of Oregon change in requirements. These inspections required special training (Journeyman Plumber/Mechanical Engineer). Mr. West explained that the fee for these inspections may seem high ($500 for two inspections), but few had been required in the past and was reflective of the cost for inspections requiring that someone out of the area do these types of inspections. Discussion followed.

Mr. West discussed rates presented in the drafts. He extended his concern of raising fees too high resulting in citizens putting in items (such as woodstoves) without the required inspection. Discussion followed.
Mr. West also presented a print out entitled “Electrical Solar Essentials” and pointed out that Christmas Valley was among the places shown on the map as having a solar project(s) across the United States.

Mr. West confirmed that he was scheduled to begin a Commercial Plumbing course September 28th. This certification would include approximately 95% of the commercial plumbing inspections done in Lake County.

Commissioner Winters expressed his concern for potential impact to the budget if inspection fees were not set high enough to cover the cost of doing inspections. Discussion followed.

Commissioner Winters asked if Mr. West if he was anticipating additional fees to come forward for solar or other projects. Mr. West confirmed that the State of Oregon had set specific fees for renewable energy (solar and wind) permits and felt they were “very reasonable”.

9:30 a.m. – Inmate Housing Proposals, Lieutenant Paul Havel and Sheriff Phil McDonald

Sheriff McDonald confirmed that an agreement had been reached with Klamath County to continue providing the service of Inmate Housing for Lake County. Sheriff McDonald felt that the new agreement was a better fit for the needs of Lake County than the past agreement had been. Klamath County had agreed to a more flexible schedule for the use of bed days. Clarification on medication costs was added to the agreement as well.

The agreement with Klamath County would be through Community Corrections and would be presented by them along with the Community Corrections biennium agreement. Sheriff McDonald felt that Klamath County had been “good to work with” in this process and confirmed that Lake County would be able to utilize all 365 bed days paid for under the new agreement where only a portion of those days had been available in the past.

Lieutenant Havel added that there quarterly reviews were to be conducted of jail bed use to ensure that the County was utilizing space as agreed. Discussion followed on current bed usage. Sheriff McDonald added that the medical costs had been calculated into the agreement and were figured at $100 per month per inmate. If costs went above that, conversations would take place as needed.

Other Business:
Continuing Mental Health Facility Discussion

Commissioner Winters stated that the facility Mental Health was currently located in was adequate but upgrades would be needed in the future.

Commissioner Winters confirmed that he had been in discussion with the owner of the current facility and had been working toward negotiation of a potential purchase price. He asked that discussion occur regarding the potential purchase of this property. Discussion followed on the facility location and current design.

This location was estimated at around 2900 sq ft, included a paved parking lot, improved sidewalks, and sound esthetics on the outside of the building. This location also allowed for additional space to be added as needed. Commissioner Winters felt that purchasing the building, the continued cost for rent of $2,000/month could be saved and used at a later date for remodeling or additional space.
Commissioner Winters had met with Interim Director Jack Breazeal on this matter and found him to be supportive of the purchase. He had also met with Treasurer Ann Crumrine and Finance Manager Jay Collins to verify that Mental Health Special Funds would allow for this purchase. Potential resolutions for the Mental Health budget were discussed. Commissioner Winters had looked at other locations and options, but his attention had always returned to this option.

Commissioner Kestner stated that he had been “tracking” this facility as well. He added that the primary lessee and the owner were both looking at opportunities to release their stake in this property. Commissioner Kestner agreed that he also kept coming back to the option of purchasing this facility and felt that this location was the most conducive for the services being provided.

Commissioner Winters chose not to disclose the offering price at this time but confirmed that it was fair in comparison to the assessed value. Rent for this location was described as being “all inclusive”, meaning that not only the $2,000 in rent was to be paid but also all utilities, taxes and other expenses were paid by the County.

The Board agreed that the amount now spent on the all inclusive rent could be taken and spent to further existing programs and add additional programs in the future. Mr. Pardee asked to meet with Commissioner Winters to have numbers put on paper for review. Commissioner Winters agreed.

This topic was added to the September 21, 2011 Regular Session meeting for potential decision.

Property owners Janis and J. Duncan Chamberlin addressed the Board regarding a commercial property they had for sale. Mr. and Mrs. Duncan felt this location was compatible with the needs for Lake County Mental Health. There was an outstanding amount owed by the Chamberlin’s. Commissioner Winters provided information on the discussion that had occurred just prior to the Chamberlin’s arrival.

Mrs. Chamberlin inquired as to how the County would be making a potential purchase: grant or cash. The Board confirmed it would be a cash purchase.

The Board was familiar with the property being discussed but not all members had been able to tour the property prior to this meeting. Mrs. Chamberlin felt that the location would be conducive with the parking and location of the property with it only being one block from the main path. This location had not changed much since it had been a dispatch center. The building would not require additional space to be added, but would require remodeling. Remodeling costs were discussed as were improvements that had been made (firewall and split power).

The Board appreciated the option being brought forward. Mr. and Mrs. Chamberlin appreciated the Board’s consideration.

The potential purchase of a facility for Mental Health was added to the September 21, 2011 Regular Session meeting for potential decision.
Department Updates:
Ms. Thorsted confirmed that she would be presenting an “Advisory Member Handbook” draft for the Board to review and potentially approve. Ms. Thorsted felt that the information contained within this handbook would be useful to members in regards to responsibilities, legal obligations and liability and guidelines for how meetings should be run. This handbook was to be reviewed by Legal Counsel and Mr. Collins prior to next week’s meeting.

Commissioner Winters reminded the Board that Ms. Thorsted had committed to promoting Lake County for the “Product Tasting” at the upcoming Association of Oregon Counties Conference in November to be held in Eugene. Funding of $500 was to be leverage to purchase products for this event. Discussion followed.

Break: 9:33 a.m.
Return: 9:38 a.m.

Additions:
Homestead Museum Signage-
Commissioner Kestner discussed an email received from the Fort Rock Historical Society asking “the County to participate in a funding consortium to pay” for signage on Hwy 31. The signs being requested included: knife/fork/spoon logo, RV Camping logo, gas pump logo and a State Park sign. Commission Kestner felt that a response was needed. Discussion followed.

This topic was to be added to the September 27, 2011 Work Session Agenda.

Liaison Updates:
Commissioner Winters confirmed that he was to meet with Dale Chiono, Summer Lake Store, regarding the potential closure of rural Post Offices later in the afternoon.

Commissioners were to aid in the installation of the new waterline at the Lake County Fairgrounds on September 22nd.

Annual Gun Show was scheduled for the upcoming weekend at the Lake County Fairgrounds. This event was to be held September 24th and September 25th.

Commissioner Winters expressed his satisfaction with the Ford Family Leadership group that he, along with Ms. Thorsted and Sara Griffiths, was involved in. This Leadership group was scheduled to give a presentation to the entire Ford Family group on September 27th.
Commissioner Winters thanked Mrs. Griffiths and Ms. Thorsted for their “good work” on this project.

Commissioner Winters stated that as the fleet management for the County had changed, vendors and vehicle purchasers needed to be notified that all items were to be routed through the Fleet Manager (Mr. Pardee). Notice was to be sent from the Commissioner’s Office to supply this information to those entities.

Commissioner Winters confirmed that he would be attending the entire Association of Oregon Counties (AOC) conference in November. The Board agreed that it would be productive for the Administrative Assistant to attend the conference as well. Commission Shoun also
expected to attend portions of this conference. Commissioner Kestner did not plan to attend this year.

Commissioner Winters and Commissioner Kestner had attended the Oregon Cattlemen’s Association meeting the previous day. Both Commissioners felt that the “wolf” discussion had been informative and had appreciated the meeting was held in Lakeview.

Commissioner Kestner confirmed that he had attended the Public Lands portion of this meeting as well and provided a summary of topics discussed including “red and dead”, fire updates and “crown jewels”. The letter received from the Lake County Board of Commissioners had received positive feedback for their response on this topic. Commissioner Kestner added that it would be important for the cattlemen to submit information on roads they utilized.

Commissioner Kestner discussed the upcoming waterline replacement to occur at the Fairground on Thursday. A water leak had forced the water to the fairgrounds to be shut-off creating the need for the line to be replaced in a timely manner. The required permits and other requirements were confirmed to be in place.

Commissioner Kestner confirmed that there was a Thomas Creek/Westside meeting regarding reclassification the previous week. Summary provided.

Commissioner Kestner confirmed that the annual gun show was scheduled at the fairgrounds this upcoming weekend. Facilities were not expected to be affected from the waterline replacement (second line was in place to feed these areas). Oregon Outback/Human Society dog training was also to take place on the lawn area at the fairgrounds on Saturday.

Commissioner Kestner was scheduled to attend an AOC work shop for Land Use Plans/Sage Grouse in Baker City on September 28th and 29th.

Commissioner Kestner confirmed that the Secretary of Interior had recently issued a report regarding the benefits to the economy from Public Lands Management. This report “down played” grazing in regard to providing jobs and was felt to be biased. Discussion followed.

Commissioner Kestner also discussed a document from the Bureau of Reclamation addressing the Klamath River. This was a questionnaire that had been sent out to residents across the United States (not focused on Klamath Basin) which was felt to be biased and miss leading. Discussion followed.

Commissioner Winters expected to be gone October 13th – October 19th.

Commissioner Winters confirmed that the hours of the Lake County Museum had changed. This would be a trial period until it shut down for winter. All Lake County employees were encouraged to go visit the museum.

Commissioner Shoun confirmed that he was scheduled to attend a Regional Workforce Investment Board meeting in Klamath Falls September 22nd.

Commissioner Kestner planned to be out of the office October 6 – October 12th.
Commissioner Shoun provided a brief summary on his recent trip to Washington D.C. regarding Secure Rural Schools (SRS) reauthorization and Payment in Lieu of Tax (PILT) payments. Commissioner Shoun felt this was a positive meeting.

The House had put out their plan the prior week. There was a change in this plan in how public lands were managed and was intended to stabilize payments for counties moving forward. This plan was not finalized and was still being worked on. Discussion followed on PILT payments and the positive feedback regarding the potential for reauthorization of SRS payments.

Commissioner Winters express appreciation for Commissioner Shoun’s continued work on these important payments.

There being nothing further to come before the Lake County Board of Commissioners, the meeting adjourned at 11:00 a.m.

Respectfully Submitted,

Denise Thorsted
Administrative Assistant

Board Approval,

Dan Shoun
Chairman

Bradley J. Winters
Vice Chairman

Ken Kestner
Commissioner