The Lake County Board of Commissioners met in Regular Session on Wednesday, March 2, 2016 at 10:00 a.m. The following members were present: Chair Ken Kestner and Commissioner Bradley J. Winters. Vice-Chair Dan Shoun was absent from today’s proceedings. Also present: Administrative Assistant Denise Thorsted, Legal Counsel Jim Bailey, Business Manager Jay Collins, Assessor Larry Reeder, Mental Health Director Ben Paz, Planning Director Darwin Johnson and Member of Press Jimmy Hall Lake County Examiner. Number of Public present: 6.

Additions: Land Sale Policy Change Recommendation, Planning Director Darwin Johnson
Deletions: None

The Regular Session was called to order by Chair Kestner and the Pledge of Allegiance was recited.

10:00 am – Public Comment
No Public Comment was received during today’s session.

Other Business:
**Solar PILOT Agreement/Origis Energy, Action/Consideration:**

Steve Schmitt consultant for Origis Energy confirmed the request for “Payment in Lieu of Taxes” (PILT) in the amount of $7,000 per megawatt (20 years) for a proposed project north of Lakeview. Information was provided on discussions occurring at the State level for future assessments related to solar projects. As these types of projects were relatively new, future revenues and costs were largely unknown. Allowing for companies to access the PILT option provided more security for producers and for financing institutions looking to lend on projects.

Confirmation was given that as the proposed project was within the urban growth boundary, support of the Lakeview Town Council would also be needed as this area would likely be annexed into the Town in the future. This property was zoned as industrial and had been part of a “Super Fund” clean-up project that had included the removal of uranium tailings. Sewer and water was available. Town Manager Ray Simms spoke about concern for project possibly not moving forward if the PILT request was not approved. Mr. Schmitt could not confirm this would be true.
Conversation occurred on the agreement presented and the “Termination” (opt-out) portion. Following discussion, Mr. Schmitt agreed to “run through the channels” of Origis prior to decision to determine if inclusion of this wording had been possibly an oversight. The Board agreed to give further consideration once wording change had been made and letter of support from the Town had been received. Wording referring to “Lakeview River” would also need to be changed. Following discussion and support expressed by Town Councilman Darwin Johnson and Town Manager Ray Simms, the Board felt comfortable with the Town being in support of this project.

Mr. Schmitt confirmed Origis was hoping to begin construction in April. Conversation occurred on other industrial properties available within the urban growth boundary. This item was added to the March 15/16 Agendas for consideration.

10:10 am – Lake County School District #7 Update/Playground Request
Present for today’s discussion were: Superintendent Will Cahill, Hay School Principal Susan Warner and Parent Club Member Melissa Maxwell. Information was provided on the need and overview/layout of the proposed project and for the request for in-kind contribution for removal of old asphalt and placement of new asphalt.

Conversation occurred on grants and other resources both secured and being sought for this project. Appreciation was expressed to Road Master Rick DuMilieu for his time and input for possible options for this project moving forward. Today’s discussion was for update purposes only, more formal request would likely come forward once options had been narrowed down.

Other Business cont.:
OHA IGA #147793 Amendment 3, Action/Consideration:
Mental Health Director Ben Paz confirmed additional funding included in the amendment presented were for peer delivered services for individuals receiving services through the corrections system in the amount of $5,842.

Commissioner Winters moved to approve the third amendment to the 2015-2017 IGA #147793 for increased revenue in the amount of $5,842 as presented. Commissioner Kestner second. Motion carried.

Acceptance of Department Head Resignation:
Acknowledgement was given that Mental Health Director Ben Paz had accepted a position out of the area. Appreciation was expressed to Mr. Paz for his service and time provided. Mr. Paz was wished the best on his future endeavors.

Commissioner Winters moved to accept the resignation submitted by Mental Health Director Ben Paz. Commissioner Kestner second. Motion carried.

County Ordinance No. 113/OACES Intergovernmental Agreement, Action/Consideration:
Legal Counsel confirmed this item would require one addition public comment period. Item was to be added to the March 15/16 meeting agendas.

Wellness Program Policy Update, Action/Consideration:
Confirmation was given that this policy change was to move the Treasurer position to a permanent position leaving three two year rotating positions.
Commissioner Winters moved to approve changes as presented to the Wellness Program Policy. Commissioner Kestner second. Motion carried.

Order for Sale of County Properties (2016), Action/Consideration:
Mr. Johnson confirmed there were six properties recommended for “hold” from sale at this time. The remaining properties were to be advertised and available for sale beginning the first Monday in June.

Commissioner Winters moved to approve the Order for Sale of County Properties as presented. Commissioner Kestner second. Motion carried.

Addition(s):
Land Sale Policy Change Recommendation, Planning Director Darwin Johnson:
The policy change presented pertained to percentage reduction changes and corresponding time frames:
- Reduce to 40% of Real Market Value to the first person to offer that amount beginning at 8:30 am one week following the County auction
- Reduce to 25% of Real Market Value for properties remaining on the “Over the Counter For Sale List” for more than one year beginning 8:30 am on the third Monday of June following a one year period of being at 40% of the RMV
- Reduce to 15% for remaining parcels on the “Over the Counter For Sale List” for more than two years beginning at 8:30 am on the third Monday of June following a one year period of the 25% RMV sale amount

Commissioner Winters moved to approve the recommended changes presented for the Lake County Land Sale Policy subject to Legal Counsel review. Commissioner Kestner second.
Discussion: Conversation occurred on terms of privates sales allowed (by State statute) for “certain” properties if property is deemed unsuitable for dwelling. Confirmation was given that approval would include any changes found necessary by Legal Counsel.
Motion carried.

Other Business cont.:
Meeting Minutes, Action/Consideration:
Commissioner Winters moved to approve the February 16, 2016 Work Session Meeting Minutes as presented. Commissioner Kestner second. Motion carried.

Department Updates:
No Department Updates were provided during today’s session.

Legal Updates:
No Legal Updates were provided during today’s session

Liaisons:
No Liaisons were provided during today’s session.

Break: 11:20 am
Resume: 11:30 am
Move to Executive Session ORS 192.660 (2) (a) (d) & (h): 11:30 am
Those remaining included: The Board, Legal Counsel, Administrative Assistant and Business Manager Jay Collins.
Resume Open Session: 12:21 pm
No decisions made while in Executive Session.

There being nothing further to come before the Lake County Board of Commissioners, this meeting adjourned at 12:21 p.m.

Respectfully Submitted,

Denise Thorsted
Administrative Assistant

Board Approval,

Ken Kestner
Chairman

Absent
Dan Shoun
Vice Chairman

Bradley J. Winters
Commissioner