BEFORE THE BOARD OF COMMISSIONERS
County of Lake County
State of Oregon

WORK SESSION

The Lake County Board of Commissioners met in Work Session on Tuesday, July 31, 2012 at 9:02 a.m. The following members were present: Chairman Bradley J. Winters, Vice Chair Ken Kestner and Commissioner Dan Shoun. Also present: Administrative Assistant Denise Thorstad and press member Peter Clark, Lake County Examiner.

Additions: ORSA Ventures Update, Linda Thorstad
Deletions: None

The Work Session was called to order by Chairman Winters and the Pledge of Allegiance was recited.

9:00 a.m. – Request to Purchase Personal Foreclosed Property, Ruth Smith:
Ms. Smith was joined by friend Gerald Spees for this discussion. Also present was: Assessor Larry Reeder, Chief Tax Deputy Georgia Getty and Lands Manager Bob Pardee. The request before the Board was for consideration of Ms. Smith purchasing foreclosed property (she believed to be hers at the time of foreclosure) for the amount of back taxes and fees associated.

Commissioner Winters began the discussion by confirming that a request in writing had been received from Ms. Smith on this matter and that documentation of the process followed had been presented by the Assessor’s Office. No decision was to be made during this Work Session. The foreclosed property in question had been through the proper foreclosure process and been included in the previous years Land Sale process. The property had not been sold and was still available for purchase. Discussion occurred on the process followed and laws governing this type of request.

Ms. Smith explained how this issue had come about and stated that she had purchased this property on contract from the previous owner. The property at the time of foreclosure remained deeded to the previous owner with no record of sale to Ms. Smith (per Mrs. Getty). Ms. Smith explained that she thought at the time that this property (and two other foreclosed properties) was current on taxes. She had been away from her residence taking care of her husband who was ill at the time (had since passed away). Her contract to the previous owner had been paid in full but she was unable to find documentation stating so.

Discussion followed on the request before the Board, Ms. Smith’s circumstances at the time of foreclosure, policy of like requests, and the Owner of Record. The Board determined that discussion would need to occur with Legal Counsel on this matter and that there was a potential to have the property held until resolved.
Mrs. Getty confirmed that Ms. Smith was not the deeded owner at the time of foreclosure and believed that if the Board were to make a decision, the property would need to be returned to the Owner of Record (deed owner at the time of foreclosure). Mrs. Getty provided an outline on the foreclosure process that had been followed. Ms. Smith was directed to present proof of fulfillment of obligation and advised that she could purchase the property at this time for the amount listed on the Land Sale. Ms. Smith asked that the property be held until the matter could be resolved.

*By consensus of the Lake County Board of Commissioners, the property related to this matter was to be held from foreclosure sale process until matter was resolved.*

**Addition:**

**ORSA Ventures Update, Linda Thorstad:** Ms. Thorsted introduced Board of Director member Mike Attaway to those in attendance and provided an update on current happenings for the Quarts Mountain project. Currently, the following was taking place: space had been rented, core samples were being reviewed and work was being done with the Forest Service on a potential drill program. Ms. Thorstad confirmed that ORSA was pleased with the assistance and welcomed receipt of the community and stressed the importance regarding health and safety of the environment. Discussion followed.

**Break:** 9:52 am  
**Resume:** 10:00 am

**Other Business:**

**Jail Air Handling System discussion:** Commissioner Winters provided a brief history of this topic and discussions that had recently occurred. Consensus of the group working on this matter was for the hiring of a “Design Professional” to determine the needs regarding not only the Jail air handling system and roof overlay, but windows, exterior wall repairs/paint and other miscellaneous needs.

The request before the Board at this time was for the approval of the Request for Qualifications submitted for the contracting of a Design Professional to prepare plans, specifications and details for the design of HVAC system for Jail needs, membrane for the Courthouse roof and oversee projects throughout the construction process.

Clarification were to be made with Mr. Pardee, Sheriff McDonald and Mr. West prior to final presentation and decision August 1st Regular Session meeting. Discussion followed on these needs and the RFQ to be sent out.

**Other Business cont.:**

**Title II/Title III Designations:** Discussion began with prior delegation of funds (historically 15%). Title III designation had traditionally been at 3% with the remaining 12% designated for Title II projects.

Commissioner Winters felt that as this was to be (potentially) the final payment for Title III funding, it would be appropriate to designate a higher amount (possibly up to 7%) as there was a need for Search and Rescue to purchase a “mobile command unit” and needed upgrades to inventory. Sheriff McDonald provided additional information and potential uses for the mobile command unit. Discussion followed on equipment previously purchased for Search and Rescue.
Distribution of the Title II/Title III required for not less than 15% and not more than 20% of the total payment to be split between the two funds. Final paperwork was expected to be received later in the week. Discussion followed on Search and Rescue operations/management (budgets) in other Oregon counties. Sheriff McDonald confirmed that there was a good working relationship between Lake County and federal partners but no funding was received from these entities. Per Statute, Oregon counties were responsible for all searches within their borders.

Commissioner Shoun confirmed that during discussions in Washington D.C., the positive outcomes that had occurred from Title II funding had been a strong focus for reallocation. Title III had not been discussed during that process. Discussion followed on past RAC projects and potential upcoming projects.

Sheriff McDonald asked the Board to consider funding for the mobile command unit and the continued 50/50 split of the deputy position. The anticipated total cost amounts for these requests was to be provided prior to the August 1st Regular Session meeting.

*Commercial Lease/Withrotor Aviation discussion:* Mr. Pardee confirmed that he had been checking with similar type airports for commercial lease rates. Most were figured on ground use (.15 cents per square footage) not the foot print of a building and were on an annual bases rather than monthly. Insurance requirements were also being investigated.

Mr. Pardee was also in the process of getting clarification on if match could be spent prior to final approval of the ConnectOregon project. Discussion followed. Decision on this topic was deleted from the August 1st Regular Session meeting.

Once cost projections and clarifications of items mentioned above were received, a draft lease would be presented.

*Telephone Contract discussion:* Mr. Pardee confirmed that once all persons involved could review, the contract would be presented to the Board for approval.

*Update on Foreclosed Property (Sale):* The Board confirmed that the “Foreclosed Property Sale” had been postponed and asked Mr. Pardee for an update.

Mr. Pardee discussed properties that had been carried over from the previous year’s sale and the fifty-five properties to be sold. As the properties had not yet sold, Mr. Pardee felt that the prices listed on these properties were possibly too high and asked for discussion to occur on prices.

Commissioner Shoun asked when the Foreclosure Sale was to occur. Mr. Pardee anticipated September and would be working on preparation of the paperwork to be signed by the Sheriff and then presented to the Board. Discussion followed on foreclosed property with a resident inhabiting it. Follow-up would occur with the Sheriff.

Discussion occurred regarding the way sales are handled in other Oregon counties and prices to be set for properties. Commissioner Shoun asked that a proposal be brought forward to the Board on future land sale recommendations. Lastly, marking/notification of foreclosed property was discussed and would occur in the future.
**County Logo Discussion:** Discussion took place regarding the possible adoption of the recently updated version of the logo used in the past by the County and other local entities. As a formality, potential copywriting/trade marking of the logo was being explored. Commissioner Shoun confirmed that the Board wanted to verify that there would be no legal standing precluding others from using the logo as well and that there was no desire by the County to make financial gain from the logo. If the County were to trademark/copywrite the logo, a disclosure could be drawn up stating that the logo was free for public use. Discussion followed on costs associated with adoption of the logo (website change, printing of letterhead/envelopes).

Administrative Assistant was instructed to continue working with Legal Counsel on this matter.

**Department Updates:**
None

**Liaison Updates:**  
Commissioner Shoun:
- Information was given on a proposal for a Title II (RAC) project at the Warner Canyon Ski area to conduct a forest health restoration project. The project would involve the Forest Service (Barry Shullanberge) with additional interest from local wood industry. This project was anticipated to not only enhance forest health but also ski runs for skiers. Commissioner Winters and Commissioner Kestner expressed their support for this type of project.
- Asked for information/update regarding railroad payments and salvage be provided. Mr. Pardee confirmed that monthly lease payments were current and no payments had been received to date regarding salvage. Discussion followed.
- The Association of Oregon Counties had forwarded a draft of a letter asking the County to send to State Legislators regarding the future of SRS payments and expressing the Board’s appreciation for the one year bridge for payment. AOC had asked for the Board to finalize and sign this draft or for the County to produce a letter themselves expressing appreciation. Discussion followed on the need for stronger discussions to take place on future forest management.
- RAC meeting August 23rd
- Lake County Chamber August 1st
- Planned to not attend the SCOEDD/SCOACT meeting August 3rd
- Provided an update received from the Road Master on the fire burning in the lava flow area by Fort Rock. Was confident that the fire would be held in the WSA area.
- The Road Master had also confirmed that the bike lane extension in Christmas Valley was going well

Commissioner Kestner:
- Confirmed that Chris Heep was no longer with Ormat
- Discussed application to be filed by the Town of Lakeview for geothermal exploration
- Planned to attend SCOEDD/SCOACT August 3rd
- Planning for the 100th Year Railroad Celebration was moving forward. Potential costs were discussed.
- Discussed the need to refurbish the VFW Monument as there were structural issues. Would work with others on the history of the monument and look at the potential consideration of redoing the entire monument
- Discussed the potential of rectifying the “dead zone” issue for the Lake County Airport by way of a “remote communication relay” and confirmed that costs associated were being determined

Commissioner Winters:
- Confirmed the opportunity to have dinner with Annette Liebe of the Governor’s Office on Thursday August 2nd
- Confirmed that Congressman Walden would be in Lakeview August 8th
- North Lake Chamber meeting August 9th
- Mental Health Exit Interview August 9th
- Planned to attend SSOEDD/SCOACT August 3rd
- Confirmed that the Local Public Safety Coordinating Council had agreed to the conceptual idea for a lead P/O Officer

There being nothing further to come before the Lake County Board of Commissioners, the meeting adjourned at 12:02 p.m.

Respectfully Submitted,

Denise Thorsted
Administrative Assistant

Board Approval,

Bradley J. Winters
Chairman

Ken Kestner
Vice Chairman

Dan Shoun
Commissioner