



CURRY COUNTY BOARD OF COMMISSIONERS

MINUTES – WORKSHOP

Wednesday, January 27, 2016 –10:00 A.M.

Commissioners' Hearing Room, Courthouse Annex
94235 Moore St., Gold Beach, Oregon 97444

Commissioners Present: Chair Thomas Huxley, Vice-Chair Susan Brown, David Brock Smith

Staff Present: County Counsel, John Huttli; Administrative Assistant, Shella Megson; Director of Administration and Economic Development, Julie Schmelzer; Parks Director, Jay Trost;

CALL TO ORDER

Huxley called the meeting to order at 10:00 a.m. Pledge was said by all.

DISCUSSION TOPIC 1: Discuss County Real Property Task Force Recommendations Concerning the County Owned Properties

Schmelzer explained that there are 910 parcels in the County name. The Real Property Task Force was formed to investigate the parcels and their recommendations were presented to the Board at a past General Meeting. She will bring those properties for discussion to the Board in groups to receive direction and then to the Board at General Meetings for final approval of those actions.

The 1.08 acre property on Edson Creek Road was recommended to be used for an emergency operations center and storage for emergency equipment. It is out of the inundation zone, has a preferable landscape, is centrally located in the County, and is the only property in the entire group that would suit the needs for one. The Road Department seldom uses it for rock pile storage and would be able to continue to use a small area if needed. A modular trailer that was utilized at the hospital could be repurposed for this center. A hangar at the airport could be sold to fund the property development as well as seeking grants. She has already communicated the idea to the Sheriff and the Emergency Services Coordinator who will begin researching grants. There was consensus to move forward with that idea for this property.

Huxley requested to use the tax lot numbers for the parcels since looking for a correct Rnumbers could be confusing. Schmelzer showed that the Rnumber for each parcel was prominent on each handout.

The following group is a list of properties that the task force recommended to have the titles transferred to the Parks Department. Twelve acres on the Elk River already resembles a park and could provide access to the river and revenue. The ten acres currently being used as Boice Cope Park should be reclassified as the Parks Department name as well as the fifty two acres currently used for Lobster Creek Park. A third acre parcel known as the ferry boat ramp is by the public but not maintained. Grant money for development and historical signage should be sought for it. Canfield Bar is another property close by and could be used for parking as well as mountain bike, youth, and veterans activities and could bring revenue. Veteran Service Director has been consulted about this. A former slide parcel on the south side of the Chetco River could bring income as a boat ramp. There was a consensus to bring those transfers before the Board at a General Meeting for approval.

Trost shared his opinions on the use of those properties and shared his idea of an annual park pass that the public would purchase as revenue to the County and increase use and attention to the eventually developed properties. He also brought up that there are two working County Parks yet the large wood map in the Commissioners' Hearing Room showed five. He said a lifetime pass should be offered for people to find them. Schmelzer said that the Parks Department is on that is making money and has exceeded budget income annual predictions. She also suggests that we need a dog park.

A lot on Langlois Mountain Road had been gifted to the County for a right-of-way and should be transferred to the Road Department. The County shop is currently used for Road Department stockpile and could also be utilized for tsunami equipment storage. The property should be transferred to the Road Department. Misty Lane could be developed and provide access to Sixes River and should be transferred to the Parks Department. She wanted to address the County highway shop in three separate parcels. One of the lots is across the river is not accessible to roads so therefore should be traded. The remaining two should be transferred to the Road Department. Menasha Bar which is a rock source and a right-of-way on Boat Basin Road should both be transferred to the Road Department. A rock source near the south end of the Chetco River is surrounded by other quarries and should kept and transferred to the Road Department. There was consensus to proceed with those properties as presented.

Schmelzer said she would bring all of the properties to the Board at the next available General Meeting after the transfers were prepared. Smith thanked Schmelzer and the task force. He thanked Jay for work in the Parks Department. Schmelzer said she will bring more properties for discussion to the Board and warned that the decisions will be more difficult.

Resident Carl King told the Board how some deed restrictions apply in another state. Smith said that if the properties were transferred into other departments or developed for use then it would be more beneficial to the County than receiving a small percentage of money from selling them.

Huttl asked if transferring the properties was referring to actual deeds or if only talking about budgetary entries. Existing deed restrictions and covenants would need to be researched. Schmelzer told him that the task force had summarily reviewed the restrictions. Huxley gave an example of a deed having a clouded title issue and wanted to know if the County would look into them more to avoid such things. Brown said that Counsel would be utilized for that.

DISCUSSION TOPIC 2: Public Records Request Policy

Huxley handed out a document that he prepared to each board member and said that he wanted to go over some background. He had sent three pages of revisions that he would like in the policy to the Director of Administration. Those suggestions were included as well as other comments and then sent to Department Heads as well as the Commissioners. He suggested that the sharing of the information could be a public meeting and records law infraction and that the staff should not do this in the future. Schmelzer said that the other Commissioners had not replied to all like he did so therefore they did not violate law. Huxley said that any information from a Commissioner should not be shared with the others concerning topics that may be in future discussion.

Julie referred to her previously provided policy and clarified the color coding for the source of each suggested revision. She stated that the County Clerk's office had said that they do not wish to handle this anymore though the now retired Counsel had recommended that they do. Huttli confirmed that he had reviewed the document. Huttli's concern was to make sure that the future policy was in compliance with statutes that require the Clerk to hold the records.

Huxley pointed out that there are many stand-alone departments that handle their own requests. Schmelzer said that the proposed policy places the responsibility into all individual departments. Huxley suggested that the administrative department request go through a single source inside the County Counsel's office. He would most like to remove any costs for digital transfer or email as well as delete the initial \$3.75 charge as currently done in the Clerk's office. Smith said that he agreed with previous Counsel's advice and would like to keep it in the Clerk's office. It simplifies thing for the public, makes sure that charges are consistent, and keeps a concise tracking. He said that the current Counsel office does not have sufficient staff to handle this task.

The significant decrease in the number of requests was noted due to Huxley now being a Commissioner and not needing to do requests. Schmelzer reminded the Board that this policy has been debated for a very long time, undergone many revisions, and is in need of a decision. She pointed out that the other departments should still be following the policy as to process but currently are not. Brown pointed out that it was more than four departments included in this responsibility. Huttli said that if there were to be variations in the stand-alone departments then those should be pointed out in the policy as to eliminate confusion and in the interest of transparency.

Schmelzer said that each department has a fee schedule for such things as a copy. Smith pointed out that any document even just quickly printed as a copy and charged according to the department fee schedule is still a public record. Schmelzer agreed that Counsel's office should not be the clearinghouse for record requests because it does not offer a situation of checks and balances. Huxley said that autonomy was important to him. Smith recommended keeping the existing policy. Huttli said that in the area of the policy numbered 16.1 that the word reasonable should be kept. He said that language for appeals should be included. The area describing a request for fee reduction or waiver should be made more specific. Brown said that any waivers should come to the Board for approval as they are handled with any other topic. Huttli asked for some time to review this further and revisit the topic at another workshop.

ADJOURN

Huxley adjourned the meeting at 11:35 a.m.

Respectfully Submitted,
Shelía M. Megson

These minutes from Wednesday, January 27, 2016 Board of Commissioners' Workshop approved this 17 day of February, 2016.

CURRY COUNTY BOARD OF COMMISSIONERS

Thomas Huxley, Chair

Susan Brown, Vice Chair

David Brock Smith, Commissioner