

MID-COLUMBIA COUNCIL OF GOVERNMENTS  
BOARD OF DIRECTORS' MEETING  
Tuesday, July 24, 2012 1:00 p.m.  
1113 Kelly Avenue, The Dalles, OR 97058

ORIGINAL

2012 Board of Directors:

Gilliam County: \*Pat Shaw, Jeff Bufton, Mike Weimer.  
Hood River County: \*Maui Meyer, Les Perkins, Lance Masters.  
Sherman County: \*Cliff Jett, Steve Burnet, Michael Smith.  
Wasco County: \*Sherry Holliday, Brian Ahier, Rod Runyon.  
Wheeler County: \*Jeanne Burch, Jack Lorts, Patrick "Chris" Perry.  
(\*denotes Executive Committee Members)

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**I. CALL TO ORDER**

Board Chair, Cliff Jett, called the meeting to order at 1:05 p.m. Roll call of Board members and introductions of guests. A quorum was present.

PRESENT: Maui Meyer; Pat Shaw; Cliff Jett; Michael Smith; Steve Burnet; Brian Ahier; Rod Runyon; Sherry Holliday and Jeanne Burch.

ABSENT: Jeff Bufton.

EXCUSED: Les Perkins, Jack Lorts, Mike Weimer.

STAFF: John Arens (Executive Director), Sarah Brumbaugh (Finance Director), Bill Fashing, (Community Development Director), Dan Schwanz (Transportation Director), and Tine Meriwether (Executive Assistant).

GUESTS: Louise Sargent and Rodger Nichols.

**I. CALL TO ORDER**

The meeting was called to order at 1:00 p.m. A quorum was present.

**II. APPROVAL OF MINUTES**

Pat Shaw moved, seconded by Cliff Jett, to approve March 27, 2012 minutes as presented. The motion carried unanimously.

**III. OPEN AGENDA**

Resolution No. 12-06 added to agenda items.

A. Consideration of Resolution No. 12-06

This resolution gives authority for staff to finance 2 new cars that have already been budgeted.

Jett moved, seconded by Maui Meyer, to adopt Resolution No. 12-06. Motion carried unanimously.

B. Move September Meeting

John Arens requested the September meeting be moved to September 18, 2012 from 1 to 4 p.m. Consensus of the Board was this is okay.

**IV. APPOINTMENTS**

A. Six Rivers Advisory Committee Appointments:

1. Katie Montag – Juvenile Justice Counselor, and Karen File – Family Law, Business and Estate Attorney.

Brian Ahier stated Karen File's last name was misspelled. Should be "Fiel."

Meyer moved, seconded by Jett, to appoint Katie and Karen as requested by staff. The motion passed unanimously.

**V. DISCUSSION/ACTION ITEMS**

A. ODOT Local Agency Agreement No. 28484, Flexible Funds Grant.

Bill Fashing, Community Development Director, discussed the intent of the agreement before the Board, as provided in their packets. The agreement accepts grant program dollars. The match is \$100,000.

B. ODOT Intergovernmental Agreement no. 28738, Right of Way Services and Resolution No. 12-05.

Fashing stated that because we are accepting federal dollars, we have to accept guidelines and specific rules to use the state money to acquire property. The State is providing their expertise to help us through the process. Because we are acquiring property for public use, we have to state that if we can't come to an agreement with the property owner, then we have the right to exercise Power of Eminent Domain although we do not have to do that. It would take a separate action at a later time for the Board to take such action and the Board has the right to decide not to exercise that power. At this time we are assuming we have a willing seller and if not, we can move onto another site if necessary.

With regards to the use of the Connect IV funds, Fashing stated there is a potential risk of losing those funds if the construction timeline of December 2014 is not met.

Discussion ensued regarding parcels and owners.

C. Resolution No. 12-01, Interfund Loan Flexible Funds Grant Match.

In order to make the \$100,000 match, an interfund loan to Transportation from Building Codes needs to take place. Sarah Brumbaugh, Fiscal Director, stated the loan from Building Codes is paid back over a 10-year period.

D. Resolution No. 12-02, Interfund Transfer for Land Purchase.

This will allow transfer of up to \$550,000 to purchase other land. This is a transfer, not a loan and a permanent use of that money. Brumbaugh stated Building Codes would be housed in the new building and they would not incur a facility expense.

Jeanne Burch questioned why the plan was to pay back the \$100,000 over a 10 year period? Brumbaugh responded that 10 years keeps the payments low and is the limit set by GAAP. The money has to come out of the General Fund and not a restricted fund. Will be set up on regular principle and interest loan.

Burch questioned the \$550,000 transfer from one entity to another. She expressed concern and wanted to know the philosophy behind it and if there was transparency. Arens responded that Building Codes is part of the MCCOG Agency that is where there is a reserve. Good model to have all of our facilities in one location which has been a long-term goal of this agency. We lack available office space and classroom size, which is half of what it used to be. Provides MCCOG long-term available office space in one location.

Burch stated we had the same conversation when we built the current facility. She stated her concern with being accountable to the public. Jett commented that Building Codes was not in this facility at the time of that discussion. MCCOG has grown and he stated his belief that to continue to grow we need additional space.

Sherry Holliday questioned if we didn't already have a loan from Building Codes. Brumbaugh confirmed we do for the roof replacement and also to pay off the mortgage on the building. She stated we are paying that back.

Shaw discussed the wind farm dollars and a reduction in revenue. She questioned what would happen if Building Codes needs the reserve to operate. Arens responded that Building Codes experienced a large growth in wind farm activity in the area and they can continue to exist without the reserve.

Rod Runyon questioned if there was a plan or design for the new facility. Arens responded that there is a conceptual idea of what can be done with the land and zoning. The new facility would be approximately 60,000 square feet of office space.

The size of the land was discussed. Arens stated the parcel would be for the new Transportation facility and allow for growth in the future. Dan Schwanz reported that the rule for Federal access is that we must secure our buses as we are technically supposed to secure those resources. The goal is to provide covered space for the buses/vehicles so they last longer. Schwanz invited the Board to tour the new transportation facility in Hood River as an example. It was built with the same funding source as proposed for The Dalles facility.

Schwanz stated if we have the opportunity to purchase both land sites now, it represents a cost savings to MCCOG. He stated it has been a great move for the Transportation Network to be in the same building as the rest of MCCOG staff.

Brumbaugh stated the \$550,000 is not a loan because the intent is for the good of the entire agency. Building Codes will be housed with us. The money will purchase the land needed. Funds to build the building will come through grants. Burch commented that this could not be done through municipal government and perhaps MCCOG does not have to follow the same rules because of the way it is structured.

Mike Weimer commented that Building Codes is a "cash cow" and the source has been wind money to use to further the purpose of MCCOG. Shaw stated she could agree with the transfer as Mike just clarified that the dollars are wind money dollars.

A discussion ensued regarding about establishing a reserve fund each budget year and address how best to use it in the entire budget. Brumbaugh stated there will be over \$1 million left in the reserve fund after the transfer.

Following discussion, Meyer moved, seconded by Jett, to adopt Agreements 28484 and 28738, Resolutions 12-05, 12-01, 12-02, 12-03 and 12-04.

Discussion on Resolution No. 12-04. Fashing said the money is left over in tax credit funds at the Department of Energy. He stated Schwanz has wanted an electrical vehicle charging station. This resolution simply allows staff to submit an application. Architects and engineers will factor the design into the new Transportation facility. That way the infrastructure will be in place in the event staff finds dollars to fund the station. He stated MCCOG could transfer tax credits to a third party.

Following discussion, the question was called. Holliday asked for separate motions on each item before them. Meyer stated he would retract his earlier motion. Jett withdrew his second.

Meyer then moved, seconded by Jett, to approve Agreement No. 28484. The motion passed unanimously.

Meyer moved, seconded by Jett, to approve Agreement No. 28738. The motion passed unanimously.

Meyer moved, seconded by Jett, to adopt Resolution No. 12-05. The motion passed unanimously.

Meyer moved, seconded by Jett, to adopt Resolution No. 12-01. The motion passed unanimously.

Meyer moved, seconded by Jett, to adopt Resolution No. 12-02. The motion passed. Burch and Holliday voted Nay.

Meyer moved, seconded by Jett, to adopt Resolution No. 12-03. The motion passed. Burch, Holliday, and Runyon vote Nay.

Meyer moved, seconded by Jett, to adopt Resolution No. 12-04. The motion passed unanimously.

## **VI. REPORTS/COMMUNICATIONS**

### **A. Area Agency on Aging.**

Arens reported that public concerns have been raised before the Wasco County Court regarding the AAA program. Wasco County had responded with a letter to the State Unit on Aging about the public's concern and requested a review of the AAA program.

Shaw commented that concerns as stated are inaccurate. She stated she was upset with Wasco County's action without consulting with the four other county partners. She commented that SHIBA is working great in Gilliam County.

Michael Smith commented that there is nothing wrong with double-checking. However, he stated Sherman County is very supportive and will send a letter of support to the State. He stated the argument is with the meals program and the AAA overall is not just a meals program. He encouraged all other county partners to submit letters of support for the MCCOG/AAA to Elaine Young at the State Unit on Aging.

Louise Sargent, SAC Chair addressed the Board. She stated the people making complaints were a citizen group. Scott McKay made his presentation to Wasco County Court independently of SAC. She stated SAC has not expressed unhappiness with the meals funding.

Runyon stated that in the year and a half he has been on the MCCOG Board, most of the discussion has centered around senior meals and wind energy. He stated he has had a train of people visit him and has spent more of his time and energy on the AAA topic more than any other. He stated Wasco County's request is for a review and that's all it is. He stated he wanted the matter off his desk.

Holliday stated that SHIBA is not working well in Wasco County. She feels it was the right decision by the Wasco Court and the vote was unanimous.

Sargent stated meal funding is not getting any bigger and SHIBA is also underfunded. She suggested that there may be new meal site providers who can do a better job.

Jett commented that because funding continues to decrease in the AAA program, perhaps MCCOG should consider discontinuing the program instead of adding dollars to it each budget cycle.

A discussion ensued regarding the amount of requirements that need to be in place in order for the State to designate a AAA agency. Shaw commented that if it was easy, Gilliam County could do it themselves.

Scott McKay addressed the Board. He stated he felt it was time to see if there might be a better AAA provider. He said he wanted to "get the ball in play" and see if this AAA was the way of doing business.

A discussion ensued regarding the increased priority of the state for compliance by the State which has impacted the AAA budget. MCCOG has provided extra dollars to the program and reduced staff in an effort to help the program.

Ahier commented that in review of the requirements for the AAA program, he is not sure anyone in this region could do it other than MCCOG. He suggested we be more proactive during the budget cycle by being more strategic in how to fund the program.

Runyon suggested that SAC do some of the strategic planning.

Meyer questioned where the AAA was with regards to RFP for new meal sites. Arens responded that they were scheduled for release in August.

Following discussion, Jett moved to go into Executive Session as authorized under ORS 192.660 (2) (h).

## **VII. EXECUTIVE SESSION, ORS 192.660 (2) (H)**


- A. Consult with legal counsel regarding possible litigation.

After discussion, the Board came out of Executive Session. No action was taken.

## **VIII. ADJOURNMENT**

There being no further discussion, the meeting was adjourned at approximately 3:28 p.m.

Respectfully submitted by:

  
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Tine Meriwether, Executive Assistant

ATTEST:

  
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Michael Smith, Chairperson