

MID-COLUMBIA COUNCIL OF GOVERNMENTS
BOARD OF DIRECTORS SPECIAL MEETING
Monday, October 28, 2013, 9 a.m. to 9:30 a.m.
Board Room, 1113 Kelly Avenue, The Dalles, Oregon

2013 Board of Directors:

<u>Gilliam County:</u>	*Mike Weimer, Steve Shaffer
<u>Hood River County:</u>	*Maui Meyer, Les Perkins.
<u>Sherman County:</u>	*Michael Smith, Cliff Jett, Tom McCoy
<u>Wasco County:</u>	*Rod Runyon, Steve Kramer, Carolyn Wood
<u>Wheeler County:</u>	*Chris Perry, Jack Lorts, Anne Mitchell

(*denotes Executive Committee Members)

I. CALL TO ORDER

A. Roll Call and Introductions

Michael Smith, Board Chair, called the meeting to order at 9:13 a.m.

Present: Michael Smith, Mike Weimer, Steve Shaffer, and Chris Perry joined the meeting via teleconference. Cliff Jett, Carolyn Wood, Rod Runyon, Steve Kramer and Maui Meyer were present in person.

Absent: Les Perkins, Tom McCoy, Anne Mitchell and Jack Lorts.

Staff: John Arens, Executive Director; Bill Fashing, Economic Development Director; and Tine Meriwether, Executive Assistant.

Guests: Will Carey, MCCOG Legal Counsel via teleconference; Rodger Nichols, Haystack Broadcasting.

II. EXECUTIVE SESSION ORS 192.660 (2) (e)

Following roll call, Cliff Jett moved, seconded by Maui Meyer, to go into Executive Session as authorized under ORS 192.660 (2) (e) to discuss:

A. Real Property Purchase.

During Executive Session the Board discussed a counter-offer received from property owners regarding property identified for the new Transportation Center. The seller's counter-offer exceeds what the Board has authorized staff to spend on the property at their meeting held June 18, 2013 and staff is seeking Board direction on how to move forward.

The Board discussed the budget and scope of the construction project and what was proposed.

III. ACTION ITEMS

- A. Resolution No. 12-25, Repealing Resolution Nos. 12-21 and 12-22 and Authorizing Real Property Purchase for Transportation Network.

Following discussion, the Board came out of Executive Session. Jett moved, seconded by Meyer, to accept Resolution No. 12-25.

Discussion:

Rod Runyon, Chris Perry and Steve Kramer were not in favor of accepting the seller's counter-offer. Runyon stated he preferred the price offered in the last counter-offer made to the seller. Kramer stated his concern for being prudent with tax dollars.

A discussion ensued regarding what options were before the Board. There was a difference of opinion on what passage of the resolution meant and whether or not to accept the seller's counter-offer. Discussion on rejecting the counter-offer ensued. Will Carey clarified that if the Board does not want to accept the seller's offer the board "needs to reject it and make a new counter-offer to their counter."

The seller's counter is \$50,000 above what MCCOG has offered for the property. Wood and Jett commented they were not opposed to the seller's counter. Jett commented that he favored setting a final limit that would give staff authority to continue negotiations with the seller to conclude the purchase. Meyer stated it is difficult to appraise land and he has seen properties sell for \$10 per square foot in The Dalles. In response to the Board's inquiry, staff stated that the tax assessed value of the property is \$111,000 with a Real Market Value of \$169,830. It was further noted that the property has been on the market for several years. Board discussion ensued regarding the seller's counter and if negotiations should or could continue.

Following Board discussion, the question was called and the motion to accept Resolution No.12-25 passed by the following vote:

AYE: Meyer, Wood, Jett, Shaffer, Weimar, Smith (6)

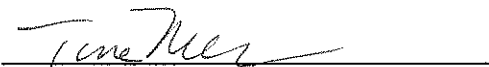
NAY: Perry, Runyon, Kramer (3)

Chair Smith commented that the will of the board is to continue negotiation, if that is possible. He asked for staff comments. John Arens stated Oregon Department of Transportation (ODOT) staff has been conducting the negotiations and MCCOG staff has not been part of that process. He stated he would have a conversation with ODOT about the ability to negotiate further with the seller. He stated his understanding that the Board has authorized the sale of the property at the agreed upon price but staff has the ability to negotiate further for a lessor amount, if possible.

IV. ADJOURN

Chair Smith called for any other comments. There being none, he adjourned the meeting at 9:51 a.m.

Respectfully submitted by:


Tine Meriwether, Executive Assistant

ATTEST:


Michael Smith, Board Chair