

INFORMAL MINUTES

April 21, 2008

1:00 p.m.

Oval Office

PRESENT: Commissioners Mary P. Stern, Leslie Lewis, and Kathy George.

Staff: John M. Gray, Jr., John Krawczyk, Laura Tschabold, Steve Mikami, Sherrie Mathison, Ken Huffer, John Boynton, Richard Sly, and Barb Paladeni.

Guests: David Bates, News-Register; and Tim Spencer, 2020 SW 4th, Suite 200, Portland.

* indicates item forwarded to formal agenda

Mary called the meeting to order.

Newberg Landfill - Mary stated that the Board has received various requests to use the closed Newberg Landfill and the Board wants to make sure there are no liability issues for the county. Tim Spencer, Department of Environmental Quality (DEQ), stated that DEQ is neither an advocate nor a proponent of developing landfill sites, but limited and localized access is acceptable. He said that more intrusive development, such as a shopping mall, would require sophisticated engineering and monitoring. He explained that landfill sites can be used in a wide variety of ways and every situation is unique in how to develop, so the county is wise to be concerned about liability.

He stated that one way to limit liability is to approach the issue in a systematic way and evaluate public risk factors. He offered to check on the availability of grant funding for risk assessments. He said that although there are probably highly combustible materials in the Newberg site, he is not aware of problematic materials, such as a high volume of tree stumps, that could lead to subsurface fires or sinkholes.

He discussed possible ways to safely install fences around the monitoring wells and to design buildings in a way that would limit the risks of methane gas. He advised against building on old pilings without first consulting a qualified engineer to make sure they are structurally adequate with no signs of corrosion. He discussed the risks associated with underground electrical conduits and the engineering controls that would be needed. He stated that the fee from DEQ for altering the post-closure permit would probably be about \$500.

The meeting recessed at 2:20 p.m. and reconvened at 2:27 p.m.

Rice Property - John G reviewed the request by Steve Rice to renew his lease of the property located next to the closed Whiteson Landfill. Steve Mikami stated that he hasn't talked with Mr. Rice yet about how much he would be willing to pay. John G said that there is some question about whether or not the county would have to open it up to the public if it decides to renew. He suggested rescheduling the discussion in order to get Mike Brandt's input. Mary added that Tim Loewen also had some thoughts on the matter because of the Juvenile wood barn on the property. After further discussion, Ken Huffer and John K agreed to take a look at the property and possible

county uses.

Emergency Management - John Boynton continued his review of the proposed Emergency Operation Plan, noting that there will need to be yearly updates to the plan. He distributed handouts about recent earthquakes along the Oregon coast and suggestions for earthquake preparedness.

* Personnel - Steve presented personnel requests from various departments. See agenda for details.

* Refunds - Approve an updated county policy on refunds by department heads.

* Authorize eight refunds from the Surveyor's Office. See agenda for details.

* Committees - Approve the appointment of Shirley Calonder as a lay member on the Commission on Children & Families for a four-year term to expire April 23, 2012.

Golf - The commissioners agreed to pay \$100 each out of personal funds for sponsorship of the Barium Cup Golf Tournament.

Cell Tower - John G reviewed a form letter from Crown Castle International in response to the county's decline of an offer for a perpetual easement for the cell tower at 2070 NE Lafayette Avenue in McMinnville. He stated that the letter contains no additional offer and he doesn't plan to respond to it.

Trapper - The Board discussed a letter from Norma Patterson about coyotes and agreed that John K should respond to it.

Property Taxes - The Board discussed a faxed complaint from Mr. Dittman about his property taxes and a request for the commissioners to respond. John G stated that Rick Sanai has already responded that there is nothing the commissioners can do about his issue because they don't have jurisdiction, but if they want to respond, they can repeat the same thing. Kathy said that she would work on a letter for the Board to sign.

The meeting recessed to executive session at 3:12 p.m. pursuant to ORS 192.660(2)(d) and ORS 102.660(2)(h) to discuss labor negotiations and potential litigation. The meeting reconvened at 4:23 p.m. with no formal action taken and the sense of the Board conveyed to staff.

The meeting adjourned at 4:25 p.m.

Anne Britt
Secretary