

APPROVED BY ORDER # 5-18-105

MINUTES OF THE
LINCOLN COUNTY BOARD OF COMMISSIONERS

MEETING OF April 11, 2018

CALL TO ORDER

Chair Hunt called to order the regular session of the Lincoln County Board of Commissioners.

ROLL CALL - ESTABLISHMENT OF A QUORUM

Also present at the meeting were Commissioner Terry Thompson, Commissioner Bill Hall, County Counsel Wayne Belmont, Public Information Officer, and Recorder Kristi Whitaker.

ADOPTION OF CONSENT CALENDAR

Item No. (G)(4) Memorandum of Bid Award: Eckman Creek Culvert Replacement (Terms: \$724,913.12) is removed and placed as a discussion and information item.

Chair Hunt introduced the Consent Calendar and the items were reviewed. Commissioner Hall moved and Commissioner Thompson seconded to approve the consent calendar. The vote was taken and passed unanimously.

**APPROVAL OF THE CONSENT CALENDAR
OF APRIL 11, 2018**

CONSENT CALENDAR ITEMS:

Minutes of Board of Commissioners Meeting

- Order #4-18-85 Lincoln County Board of Commissioners Meeting Minutes March 7, 2018
- Order #4-18-86 Lincoln County Board of Commissioners Meeting Minutes March 14, 2018
- Order #4-18-87 Lincoln County Board of Commissioners Meeting Minutes March 28, 2018

Commissions, Appointments, and Resignations

- Order #4-18-88 Changes in Membership to the Lincoln Community Health Council

Documents and Recording Matters in the Commissioners Journal

- Order #4-18-89 Kronos Workforce Ready – Software as a Service Terms and Conditions
- Order #4-18-90 End User License Agreement for BSI On-Demand Service
- Order #4-18-91 eDiscovery Agreement between Lincoln County District Attorney's Office and Karpel (Terms: \$3,375 annually)

Execution of Documents

- Order #4-18-92 Intergovernmental Agreement #155918 between Lincoln County and Benton County for HIV and STD programs (Terms: effective 01/01/2018 – 12/31/2018; not to exceed \$84,474.60)

DISCUSSION/INFORMATION

Memorandum of Bid Award: Eckman Creek Culvert Replacement (Terms: \$724,913.12)

Roy Kinion, Public Works Director, stated the County opened bidding on March 28th for the replacement of the existing culvert at Eckman Creek with a precast concrete arch. 75 percent of the project is being funded by FEMA funds received from a December 2015 disaster declaration due to the failure of the existing culvert. The project is scheduled to start in July and JRT Construction will be awarded the project upon Board approval.

A consensus of approval was reached by the board and the item will be on the consent calendar on the next agenda for recordation.

REPORTS

A. Elected Officials/Department Directors/Program Coordinators and Consultants

1. Report to BOC and Fair Board of a Revised Draft Facilities Plan- Steve Faust, 3J Consulting

Commissioner Hunt recognized the present Fair Board members: Frank Geltner, Jim Buisman, and Bill Hall. Steve Faust, 3J Consulting, and Gail Sargent, LRS Architect, presented a Power Point overviewing the Commons project context including: background, vision and mission statement, timeline, existing conditions, needed structures and areas (multi-use building/covered open-air pavilion/4H facility/outdoor area/open area), transportation facilities, noise impacts, site configuration, market assessment, and capital cost scenarios.

Commissioner Hall suggested the idea of selling naming rights and other sponsorship opportunities to assist with funding; Steve stated he would have EcoNorthWest comment on that.

Commissioner Hunt noted that, throughout the state, these types of facilities require some type of subsidy; the Commons is not a unique idea, there is a revenue source that will bridge the cost/revenue gap. Additionally, Commissioner Hunt noted the project could be completed in phases to accommodate all of the desired amenities.

Frank Geltner stated he hopes the meeting will translate those costs as benefits to Lincoln County which will give back through the amenities that the Commons will provide.

Wayne Belmont, for the record, received public comment in the form of letters and those will be placed on the website.

There will be three public meetings for feedback throughout the county, date and location T. B. D.

CONSTITUENT INPUT

Chair Hunt called for constituent input

1. Todd Williver, OSU 4H Youth Development Program for Lincoln County, commented on two issues: (1) The misnomer of the term Fairgrounds v. Lincoln County Commons, stating the Fair Board went through rebranding to create a County Commons that includes a multiuse building and is not

limited to the Fair. Todd stated he believes the term "Fairgrounds" does an injustice to the vision of the "Commons." (2) Affordable housing does not need to be an opposing view; they're both good for the community and we should be mutually supportive of both. Todd provided letters for the record that he received as constituent input.

2. Daisy & Richard Ohearn, Daisy states she has been a member of 4H for 8 years and uses the commons at least once a week for archery and other educational events; Daisy voiced concerns about 4H's future. Richard is a volunteer for 4H and is at the Commons weekly; he voiced support for the Commons.
3. Bill Rendall volunteers for the Fair event and stated he would like to acknowledge the "fair savers:" those that have contributed and/or sit on the Board of Directors.
4. Kim Herring, Lincoln County Resident, voiced concerns about the Lincoln County Commons and 4H location. Kim also acknowledged affordable housing issues, stating she believes the citizens should have a voice on what should be done with the property and feels participation has been limited.
5. Carla Perry, Lincoln County Resident and Lincoln County Master Plan Visioning Committee (MPVC) member, voiced concerns about the role and purpose of committee members. Carla recommended the committee be disbanded and questioned publication locations of MPVC meeting minutes. Carla voiced concerns over the Commons' youth focus and cost of a director position. Carla suggested the County move the Fair and 4H and start a discussion about the High School's need for expansion and developing dense workforce housing.
6. Cheryl Connell, Lincoln County resident, stated she submitted a written statement for the March 22nd meeting in opposition to the Commons and encourages the use of the property for workforce housing. Cheryl expressed her concern for the unmet need of workforce housing; Cheryl encouraged the Board to consider building high density workforce housing at the site of the Commons and secure another property for the Fair and 4H.
7. Debra Jones, Lincoln County Resident, stated she has been involved with this project for the last 10 years, has reviewed the process that the County has gone through, and requested to know where the opposing voice was back then. Debra stated she works for the Housing Authority and is very aware of the housing crisis.
8. Cassandra Lamert, Lincoln County resident, stated her family members were affiliated with 4H and Lincoln County's program was a deciding factor for their recent relocation. Cassandra stated she supports the current use of the property and proposed rebuilding of the Commons.
9. Beth Doughtry, 4H member, stated she is at the Commons grounds weekly, continuing that the Commons brings the community together. Beth noted that if there was not a local Fair then they would have no entry to the State Fair.

10. Elizabeth Polland, 4H Alumni, voiced support for the redevelopment of the Commons, stating it benefits the whole County because of all the different activities that the Commons can be used for, as well as, additional revenues that would be generated.
11. Penelope Kaczmarek shared her 4H background and voiced her support for affordable housing. Penelope reviewed medium wage statistics, local median income, and types of low wage jobs that support the tourist industry.
12. Sally Rose, Lincoln County resident, stated she grew up in Toledo and was a 4H participant. Sally stated the County does not need an events center as there are many venues available in the County. Sally voiced concerns about Newport weather and stated Toledo or Siletz would be better for the Fair. Sally encouraged the Board to look elsewhere for the location of the Fair.
13. Bud Shoemake, Logsden resident, shared a story of his Fair experience. Bud stated he supports the County Fair and the term "event center" is where negativity is coming from.
14. Bill Dalbey, Toledo City Council and housing advocate, voiced support for the County Fair, but does not support the idea of an event center. Bill would like to see the County Fair relocated to the Toledo Industrial Park. In addition, Bill voiced concerns that the economic benefits of redevelopment would not reach East County.
15. June Rushing expressed love for the Fair but is in agreement that the weather is not good in Newport and supported the idea of moving the Fair to East County. June voiced support for providing affordable housing on the Commons property.
16. Jerry Barrett stated the County is losing money every year on the Commons project while the housing issue has become critical within the County. Jerry questioned Commissioner Hunt about funding the project. Commissioner Hunt responded that bonds are sold publicly to fund these types of activities. Jerry questioned the consultants on specifics of design and projected operational costs. Steve Faust responded that those were provided within the Power Point presentation.
17. Traci O'Hearn voiced her support for the redevelopment of the Commons adding concerns about the push for reconsideration of the Commons redevelopment in favor of housing. Traci voiced concern about the use of the term "Fair," stating that the term does not take into consideration other uses.

Commissioner Hunt thanked the community for their input and indicated additional public input would be taken at the Master Plan Development Meetings.

ADJOURNMENT

The next meeting of the Board of Commissioners will be held on April 18th at 9:30 a.m. in the Commissioner's Meeting Room, Lincoln County Courthouse Room #108, 225 West Olive Street, Newport.

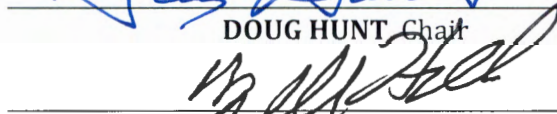
The meeting adjourned at 8:32 p.m.

These meeting minutes were read and approved this 2nd day of May, 2018.

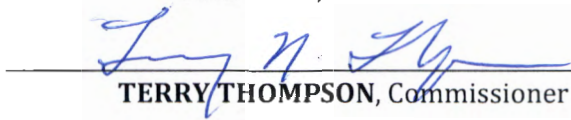
LINCOLN COUNTY BOARD OF COMMISSIONERS



DOUG HUNT, Chair



BILL HALL, Commissioner



TERRY THOMPSON, Commissioner