



# CLATSOP COUNTY

## BOARD OF COMMISSIONERS AGENDA

### WORK SESSION

Virtual Meeting

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Tuesday, October 06, 2020

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**BOARD OF COMMISSIONERS:**

**Kathleen Sullivan**, Dist. 4 – Chair  
**Sarah Nebeker**, Dist. 2 – Vice Chairperson  
**Mark Kujala**, Dist. 1  
**Pamela Wev**, Dist. 3  
**Lianne Thompson**, Dist. 5

[commissioners@co.clatsop.or.us](mailto:commissioners@co.clatsop.or.us)

**CONTACT:**

800 Exchange, Suite 410  
Astoria, OR 97103  
Phone (503) 325-1000  
Fax (503) 325-8325

[www.co.clatsop.or.us](http://www.co.clatsop.or.us)

### JOIN THE BOARD OF COMMISSIONERS VIRTUAL MEETINGS

**Clatsop County Board of Commissioners host virtual meetings on GoToMeeting**

During the COVID-19 pandemic, the Board remains committed to broad community engagement and transparency of government. To provide an opportunity for public testimony while physical distancing guidelines are in effect, the Board will host virtual meetings on GoToMeeting.

**To join the meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/793513109>

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**Access Code:** 793-513-109

Those wishing to provide testimony on public hearings or provide oral communication at the designated time must register in advance by calling 503-325-1000 or email [commissioners@co.clatsop.or.us](mailto:commissioners@co.clatsop.or.us). Once registered, you will be notified when it is your opportunity to speak for a two-minute presentation. The public may also submit comments via email to be read to the Board at the designated time. Please send submissions to [commissioners@co.clatsop.or.us](mailto:commissioners@co.clatsop.or.us).

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### WORK SESSION: 12:00 PM

*Work Sessions are an opportunity for Board members to discuss issues informally with staff and invited guests. The Board encourages members of the public to attend Work Sessions and listen to the discussion, but there is generally no opportunity for public comment. Members of the public wishing to address the Board are welcome to do so during the Board's regularly scheduled meetings held twice monthly.*

#### **BOARD COMMUNICATION {5 min}**

##### **TOPICS:**

1. Public Health Update {5 min}
- [2.](#) Clatsop Behavioral Healthcare Report {20 min} {Page 3}
- [3.](#) Appointment of Board of Property Tax Appeals (BoPTA) Members {5 min} {Page 19}

4. Clatsop County Resiliency Project {30 min} {Page 26}

## **ADJOURNMENT**

### **EXECUTIVE SESSION**

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As necessary Executive Session will be held in accordance with but not limited to: ORS 192.660 (2)(d) Labor Negotiations; ORS 192.660 (2)(e) Property Transactions; ORS 192.660 (2)(f) Records exempt from public inspection; ORS 192.660 (2)(h) Legal Counsel

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Agenda packets also available online at [www.co.clatsop.or.us](http://www.co.clatsop.or.us)

**This meeting is accessible to persons with disabilities or wish to attend but do not have computer access or cell phone access. Please call 325-1000 if you require special accommodations at least 48 hours prior to the meeting in order to participate.**

# Board of Commissioners Clatsop County

## WORK SESSION AGENDA ITEM SUMMARY

October 6, 2020

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**Topic:** Clatsop Behavioral Healthcare Report  
**Presented By:** Amy Baker, Executive Director, CBH

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**Informational Summary:** Amy Baker will present the CBH report on mental health and substance use disorder assessment and treatment services provided to Clatsop County residents. This report covers services from January-July, 2020 and includes information on the CBH response to COVID-19.

### Attachment List

- A. CBH Report for January-July 2020

# Clatsop Behavioral Healthcare





# Expanding Community Wellness

# COVID-19 Response

## ○ **Telehealth Services**

- At the beginning of the pandemic, CBH transitioned to telehealth services wherever possible.

## ○ **Community Outreach**

- CBH expanded community outreach by contacting county residents by phone to perform wellness checks and offer services as needed.

## ○ **Child and Family Warmline**

- The CBH Child and Family Program implemented a warmline for families in services needing additional support and quick access to clinicians.

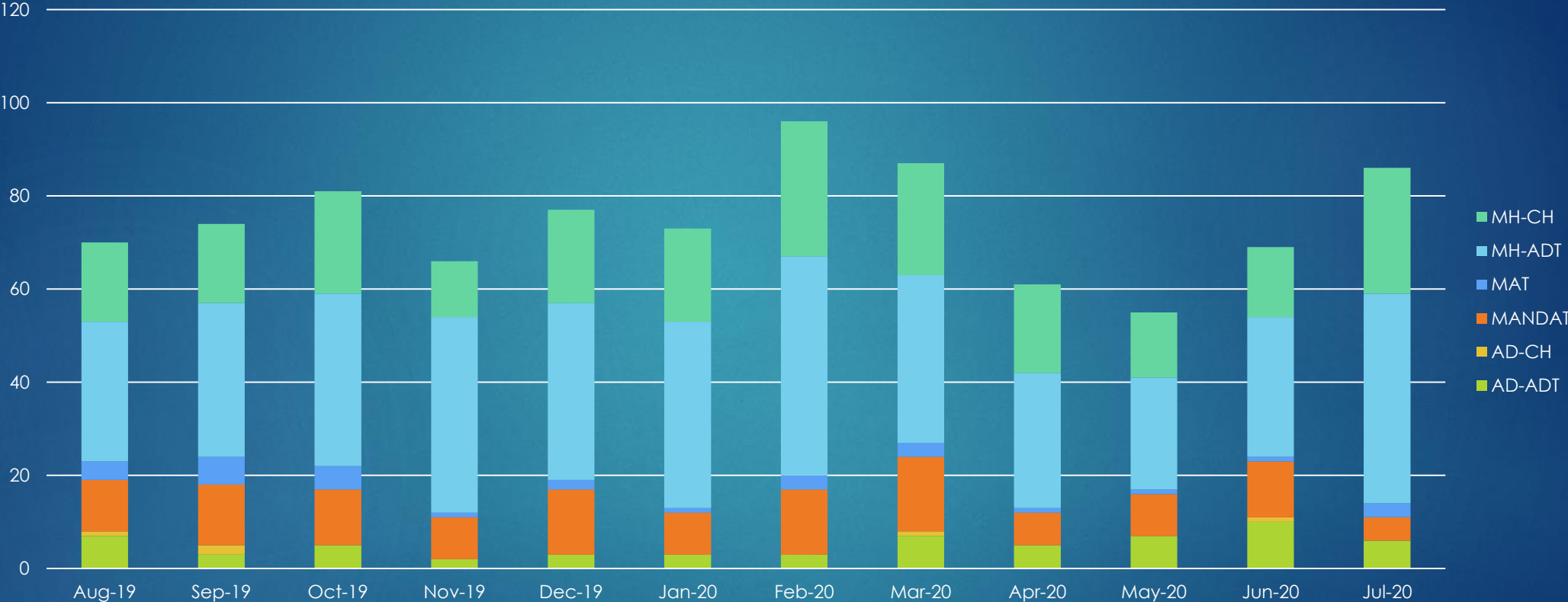
## ○ **Client Access to Care**

- Where needed, CBH provided cell phones and cell phone data to clients currently in services to reduce the chances of disruptions in services.

## ○ **Equity and Inclusion**

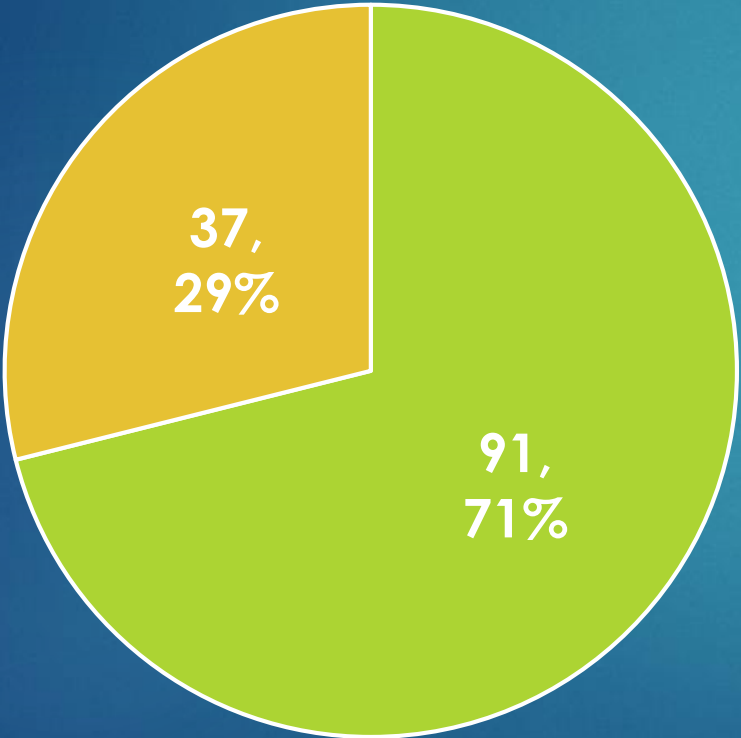
- CBH is fully aware of the racial disparity in those affected by the pandemic, and as an organization we have renewed our commitment to addressing this disparity and improving the wellness of all those affected by COVID-19.

# New Clients Admitted to Care



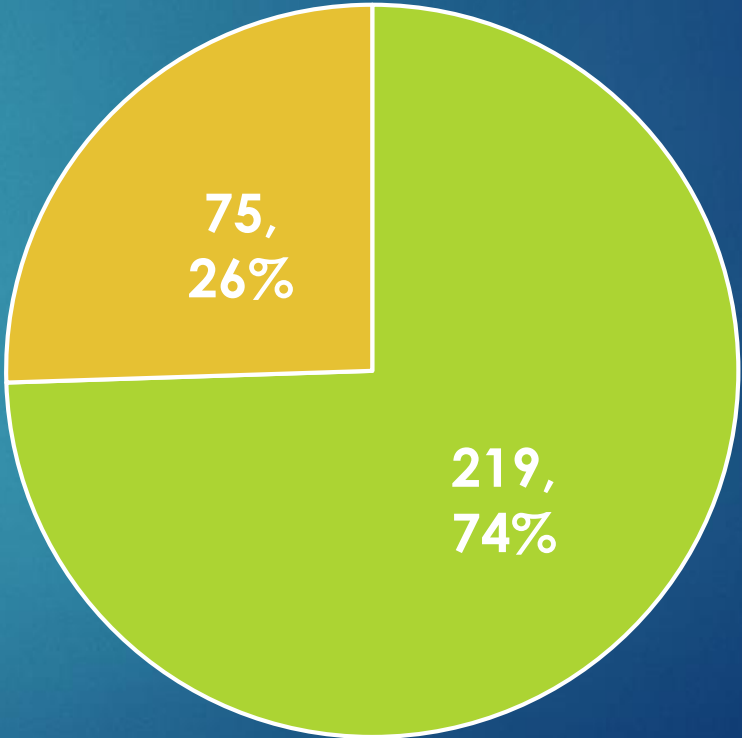
# Client Retention

January – February 2020  
122 New Clients



Active Discharged

January – July 2020  
294 New Clients

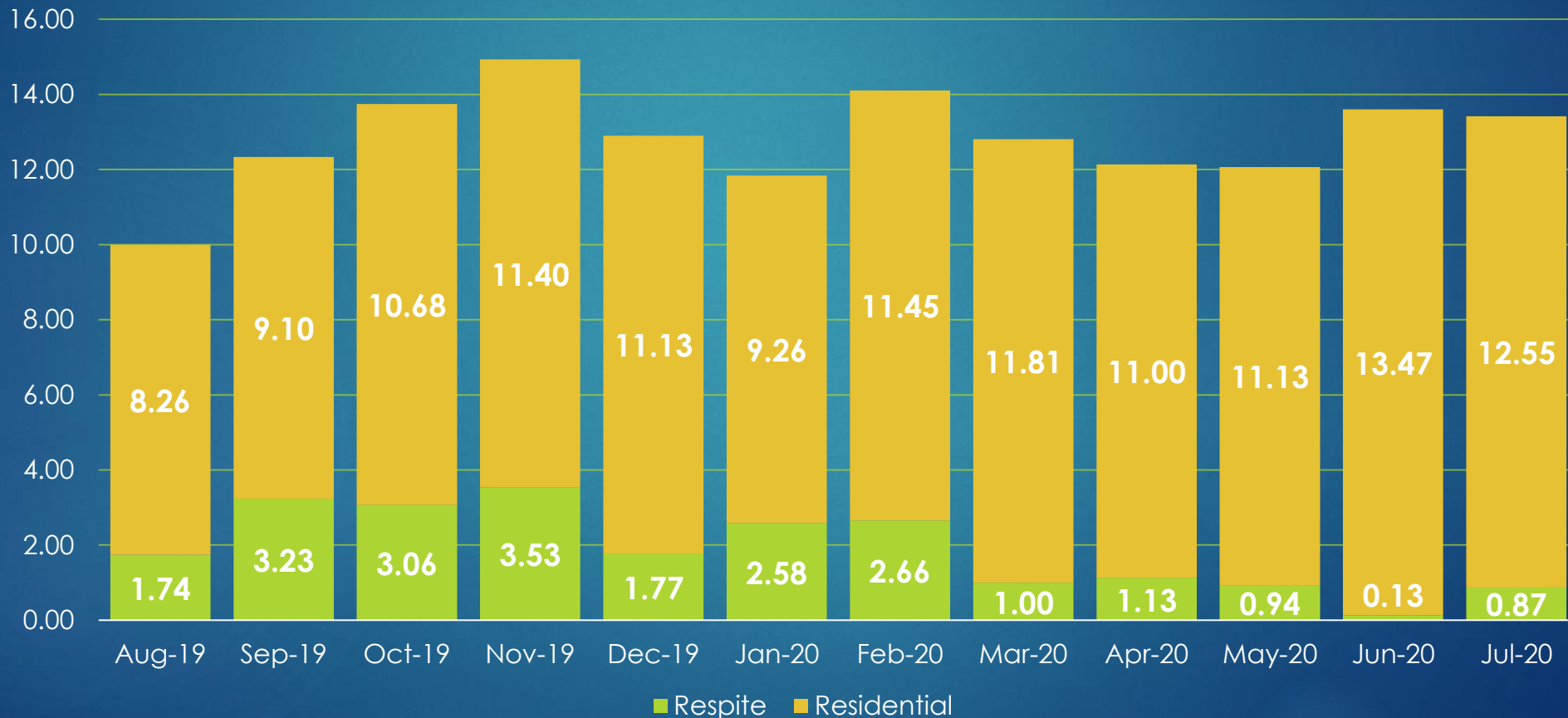


Active Discharged



# NCCRC Census: August 2019-July 2020

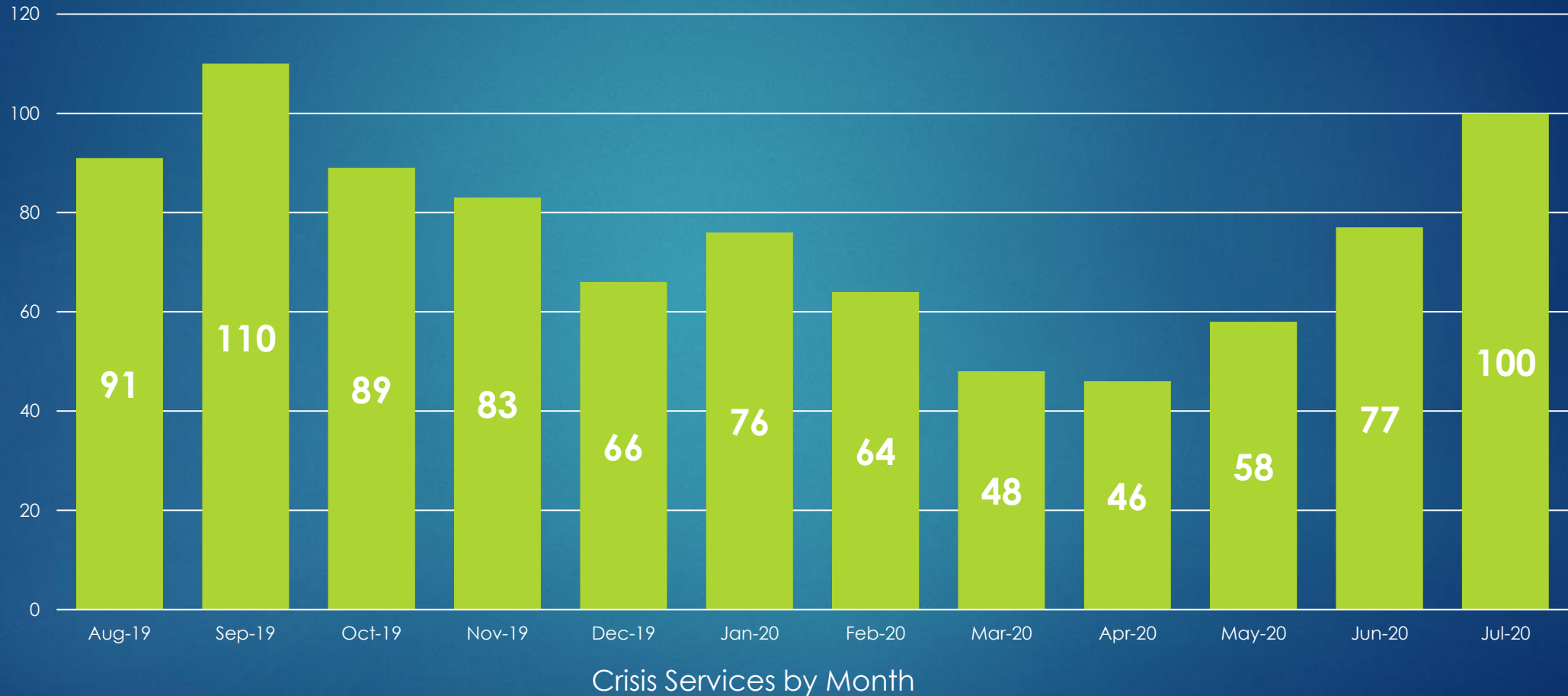
## Average Monthly Census





# Mobile Crisis Outreach

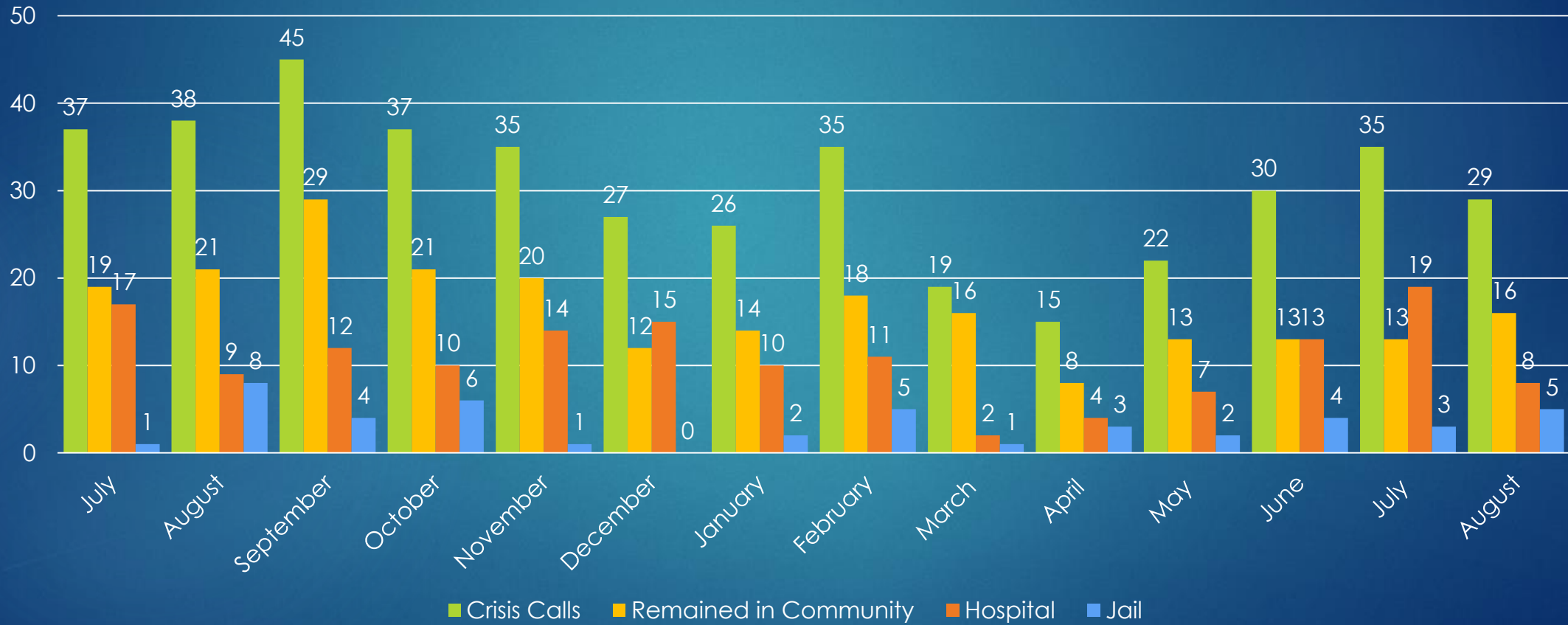
# Mobile Crisis Services



# Mobile Crisis Services



# Crisis Calls and Disposition



# Expanding Crisis Services

## Current Coverage:

- 1 Primary Responder During a Shift
- 12-Hour Shift Rotation
- Responds Primarily to MH Emergencies
- Responds to Entire County

## Possible with Expanded Coverage:

- Multiple Teams Strategically Stationed
- Reduced Response Times
- Expanded Community MH Interventions
- Increased Interventions Result in Fewer Calls Resulting in a MH Emergency
- Reduction of Burden on Hospital Emergency Rooms

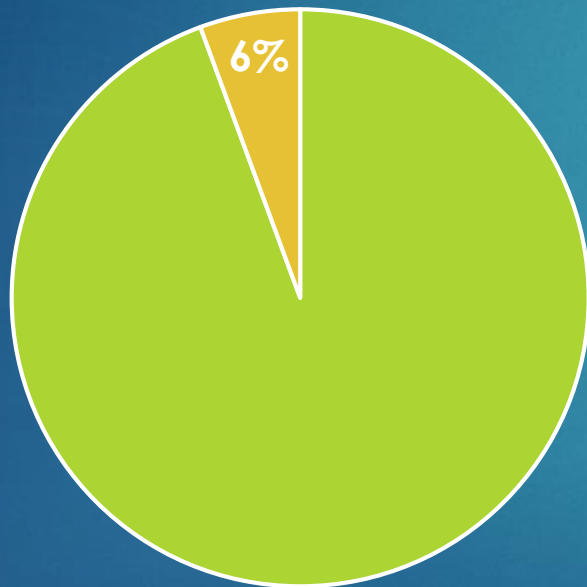




# Client Housing Update

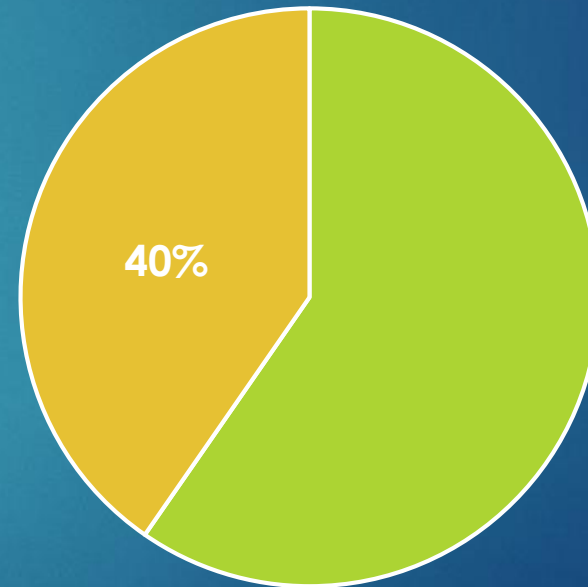
# Housing Status for Active Clients

All CBH Clients



■ Housed ■ Homeless

Homeless to Housed



■ Homeless ■ Housed



# Community-Focused Services

- **Allocation of Funds**

- 78% of all spending goes to funding services to our community.

- **Culturally Responsive**

- Expanding services to better serve the community, including adding a bilingual position to increase outreach to Clatsop County's Latinx/Hispanic population.

- **Specialty Housing**

- CBH has hired a contractor to help write grants and pursue specialty housing for individuals with behavioral health concerns.



Questions?

# Board of Commissioners Clatsop County

## WORK SESSION AGENDA ITEM SUMMARY

October 6, 2020

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**Topic:** Appointment of Board of Property Tax Appeals (BoPTA) Members  
**Presented By:** Tracie Krevanko, County Clerk

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**Informational  
Summary:**

Pursuant to ORS 309.067, county governing bodies appoint two pools of individuals by October 15<sup>th</sup> of each year from which the county clerk selects members of the County Board of Property Tax Appeals (BoPTA). One pool of members consists either of members of the county governing body or the of the governing body's designees. The second pool must be comprised of non-office holding residents of the county who are not employees of the county or of any taxing district within the county. The number of names placed in pools shall be sufficient to meet the projected needs for board members for the term of appointment for which the pools are prepared.

A call for applications was issued on July 26, 2020. The deadline to submit an application was September 18, 2020. We received two applications so the deadline was extended to September 23, 2020. We have a total of three applicants.

<b>Name</b>	<b>Pool</b>	<b>Prior BoPTA Service</b>
Kathleen Sullivan	Non-Office holding	Yes
Gregg Freedman	Non-Office holding	Yes
David Oser	Non-Office holding	Yes

The term of each member shall begin on the date of appointment and shall end on June 30, 2021.

### Attachment List

- A. Applications

BOARD OF PROPERTY TAX APPEALS (BOPTA)  
APPLICATION  
CLATSOP COUNTY

Date: Sept. 23, 2020

Kathleen Sullivan  
Name

Mailing Address

City  
Street Address: Astoria, OR 97103

Email: kathleensullivan459@gmail.com

Home Telephone: 503-325-8396 Other Telephone: 503-440-4643  
 work  cell phone

Current Occupation: County Commissioner

Years Resident of County: 13 years Do you live within the city limits:  Yes  No

In which Commission District do you reside:  1  2  3  4  5

Are you currently employed by, or receive compensation from a Tax District? If yes, please provide details.

I am currently unemployed during this pandemic. I am paid a stipend and health insurance as a county commissioner through 2020.

Prior Criminal Convictions (omit minor traffic violations):  Yes  No

If Yes, Explain: \_\_\_\_\_  
(Attach additional pages if needed)

Background (Relevant education, training, experience, etc.):

Trained for and served on BOPTA 2020 Board.

Served as County Commissioner, including on county budget committee since 2017.

Served on Astoria Budget Committee

Front Office Manager at Cannery Pier Hotel & Spa for nearly 10 years.

Residential Manager Tax Credit Building downtown Portland 3 years.

Public School teacher, three states, nearly 15 years.

Describe your interest in serving on BOPTA:

The training and actual work was very interesting. It is important that tax payers have an opportunity to be heard and to present their case. I would like to continue to serve the public.



Signature

**Return Form To: Clatsop County Clerk & Elections  
820 Exchange St Ste 220  
Astoria, OR 97103**

BOARD OF PROPERTY TAX APPEALS (BOPTA)  
APPLICATION  
CLATSOP COUNTY

Date: August 4, 2020

**Gregg Freedman**

Name

P. O. Box 909

Mailing Address

Cannon Beach

City

Street Address: 3780 W. Chinook

Email: gfincb@outlook.com

Home Telephone: 626-278-1944 Other Telephone: 626-355-8948

work  cell phone

Current Occupation: Certified General Real Estate Appraiser

Years Resident of County: 10

Do you live within the city limits:  Yes  No

In which Commission District do you reside:  1  2  3  4  5

Are you currently employed by, or receive compensation from a Tax District? If yes, please provide details.

**No**

Prior Criminal Convictions (omit minor traffic violations):  Yes  No

If Yes, Explain: N/A

(Attach additional pages if needed)

Background (Relevant education, training, experience, etc.):

Licensed Certified General Appraiser in CA and OR. Over 30 years experience valuing

a wide range of property types.

Served as Borad Chair in 2020 and learned a great deal under

adverse circumstances. Would greatly enjoy the opportunity to partcipate again,

hopefully in a more "normal" atmosphere.

Describe your interest in serving on BOPTA:

Served previously and very happy to serve again.

I am a Certified General Appraiser licensed both in CA and OR.

With over 30 years experience, and specialties including property tax

appeals along with litigation and estate experience

I feel my experience can be of assistance to the BOPTA.

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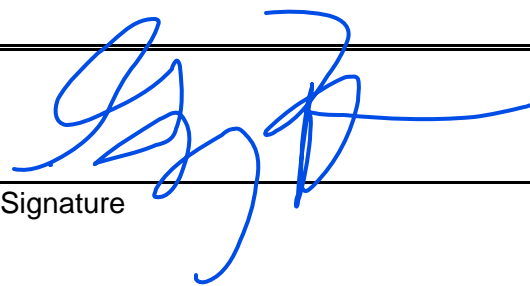
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Signature

**Return Form To:** **Clatsop County Clerk & Elections**  
**820 Exchange St Ste 220**  
**Astoria, OR 97103**

BOARD OF PROPERTY TAX APPEALS (BOPTA)  
APPLICATION  
CLATSOP COUNTY

Date: 8/7/2020

David J Oser

Name

254 W. Irving Ave

Mailing Address

Astoria

City

Street Address: 254 W. Irving Ave. Astoria

Email: david\_oser@sbcglobal.net

Home Telephone: 503-325-4906

Other Telephone: 847-687-1887

work  cell phone

Current Occupation: Retired

Years Resident of County: 9

Do you live within the city limits:  Yes  No

In which Commission District do you reside:  1  2  3  4  5

Are you currently employed by, or receive compensation from a Tax District? If yes, please provide details.

**No**

Prior Criminal Convictions (omit minor traffic violations):  Yes  No

If Yes, Explain: \_\_\_\_\_

(Attach additional pages if needed)

Background (Relevant education, training, experience, etc.):

I worked in banking and finance for over 40 years. My areas of expertise are investments, risk management,

budgeting & accounting. I was a member of senior executive management for the companies I worked for

and was involved in strategic and tactical decision-making. Locally, I have served on numerous civic

and philanthropic boards, including the school board, library board, chamber of commerce board, and

both college and hospital foundation boards. I have a BA degree from Carleton College and a Masters

**Degree from the University of Chicago.**



Describe your interest in serving on BOPTA:

I served on the board this last year and learned a lot from the experience.

I want to put this learning to use and continue my service. My expertise in financial matters gives me a good background for the issues involved.

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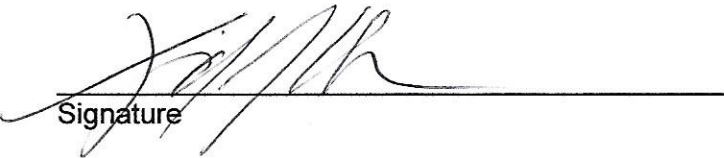
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Signature

**Return Form To: Clatsop County Clerk & Elections  
820 Exchange St Ste 220  
Astoria, OR 97103**

# Board of Commissioners Clatsop County

## WORK SESSION AGENDA ITEM SUMMARY

October 6, 2020

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**Topic:** Clatsop County Resiliency Project  
**Presented By:** Ted McLean, Public Works Director  
Terry Hendryx, Assistant Public Works Director  
Dean Keranen, County Engineer  
Monica Steele, Assistant County Manager

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**Informational  
Summary:**

Pre-disaster planning ensures that an affected community is ready to undertake an organized process and does not miss opportunities to rebuild in a sustainable, resilient way. With a planning framework in place, a community is better situated to address pre-existing local needs, take advantage of available resources, and seize opportunities to increase local resiliency, sustainability, accessibility, and social equity. Having an advanced understanding of these needs and vulnerabilities helps communities be better prepared to begin recovery immediately rather than struggle through a planning process in the wake of a disaster.

As previously mentioned in work sessions with the Board, Clatsop County plays a critical role in county-wide emergency preparedness, response and recovery. When a natural disaster occurs (wind storm, flooding, earthquake, tsunami), the County protects and preserves life and property; and coordinates longer-term rebuilding and recovery efforts.

While conversations regarding evacuation and alternate routes goes back over a decade it was first listed in the 2012 Strategic Plan where it was identified as a project named “Countywide Bypass, Truck, Evacuation Road.”

County staff brought before the current Board at a work session in February of 2019 a list of properties that staff had evaluated. At that work session, staff requested authorization from the Board to move forward with further review of a possible alternate location for the current Astoria Public Works Facility. The goal of the proposed relocation is to move the facility out of the inundation zone in which it is currently situated. Staff also requested Board input and direction regarding alternate /evacuation routes in the event of a disaster.

Since the February 2019 work session staff has come before the Board on a number of occasions to provide updates on where they are at in the

process as well as bringing forward locations that they would like to enter into purchase sale agreements based on narrowing down the potential sites on the following criteria:

1. Out of the inundation zone
2. Availability of land
3. Available public access
4. Adequate size and shape for operations (15-50 acres) to accommodate current and future storage of materials, debris removal, equipment circulation, etc.
5. Located on the west side of both the Lewis & Clark and Young's River
6. Terrain and geological hazards
7. Availability of multiple ways to and from facility for redundant access in a potential emergency
8. Availability of utilities to serve the site
9. Avoidance of extensive and costly wetland mitigation
10. If goal exceptions are required, select the property that would most likely receive approval – Further conversations with DLCD over has shown that they are supportive of relocating both Public Works and the EOC. Specific properties have really not been the influencing factor.
11. A site that would not be negatively impacted by future surrounding development (traffic, safety, noise, etc.)
12. Potential ability to co-locate with other county departments (Planning, Building Codes, etc.)
13. Overall cost to develop a turnkey site

There has been a total of six (6) sites evaluated as possible facility locations based on the afore mentioned criteria:

- North Coast Business Park – While this site is currently owned by the county it has always been the intention to have this property returned to the tax roll for the benefit of several taxing districts; the cost to mitigate the wetlands would be upwards of \$1.5M - \$2M (wetlands cost approx. \$175K-\$200K to mitigate and it would take approx. 8 to 10 credits to develop this site) which significantly increases the overall cost to develop; future development of the area and the increased vehicle and pedestrian traffic would negatively impact operations for both the surrounding businesses as well as making this an inappropriate location for a rural public works facility.
- Dolphin Avenue (co-location with ODOT) – ODOT has outgrown their current location. Therefore, this would not be a large enough site for both county and state operations. Furthermore, increased development of the area, resulting in increased vehicle traffic, would not make this an appropriate site for a rural public works facility. Additionally, it is not preferred to put all resources in one location.

- Neikes Property – This property is approximately 64 acres and zoned EFU which would require a goal exception; this property has since sold and is no longer available.
- Crown Camp – This is approximately 29 acres and is zoned F-80. This property is located inconveniently for the majority of the population for walk-in services. However, this site would be advantageous to acquire as a site for material stock piling, debris removal, and emergency response. This property would require a goal exception.
- Warrenton Fiber/Nygaard Logging Sort Yard – This option is approximately 51 acres, is zoned F-80, and would require a goal exception.
- Angus Property – This property is approximately 28 acres, zoned AF and would require a goal exception; this property has since sold and is no longer available.

In addition to evaluating various facility location and options as well as possible recovery route locations, staff has been working on community outreach. A public meeting was held on August 13<sup>th</sup> that had over 60 community members in attendance. On August 24<sup>th</sup> staff sent out a county-wide questionnaire to all residents within Clatsop County and collected those responses through September 24<sup>th</sup>.

The county received 2,522 responses (as of 9/24) with the following outcomes:

1. Do you support moving the Public Works Facility out of the tsunami inundation zone?  
 Yes 69%    No 28%    Not sure 3%
2. Do you think that the Lewis & Clark Sorting Yard would be an appropriate location for a relocated Public Works Facility?  
 Yes 30%    No 25%    Not sure 46%
3. How proactive should the County be in pursuing emergency and alternate routes in preparation for a seismic event?  
 Very Proactive 56%  
 Somewhat Proactive 30%  
 Not Proactive 12%  
 Not sure 2%
4. Do you think that the County should acquire existing private roads for alternate or emergency routes if they are currently available?  
 Yes 66%    No 29%    Not sure 5%
5. If yes, should these alternate or emergency routes be improved to County Standards?  
 Yes 54%    No 19%    Not applicable 17%    Not sure 10%

6. If these alternate routes were obtained and improved should they be open for general public access?  
 Yes 64%       No 28%       Not sure 8%
7. Please rank the following potential projects in order of importance with 1 being the most important and 4 being the least important.

Public Works Facility Relocation

- 1 - 44%  
 2 - 7%  
 3 - 4%  
 4 - 25%  
 Not sure - 20%

Pipe Line Road

- 1 - 17%  
 2 - 16.6%  
 3 - 11%  
 4 - 27%  
 Not sure - 29%

Lewis & Clark Mainline N Section

- 1 - 7%  
 2 - 22%  
 3 - 24%  
 4 - 15%  
 Not sure - 32%

Lewis & Clark Mainline S Section

- 1 - 8%  
 2 - 16%  
 3 - 19%  
 4 - 25%  
 Not sure - 32%

The county is currently under contract for the potential acquisition of one property and has a less formal letter of intent for a second property. One property is proposed for the relocation of the Public Works Facility and has a due-diligence period that expires in January of 2021; and the other property is proposed for a recovery route in an effort to reach south county with a due-diligence period that expires in December of 2021. The County may terminate the Purchase Sale Agreement or Letter of Intent at any time without expense to the County.

County staff is now seeking direction from the Board on how they would like staff to proceed with both of these agreements based on the community responses to date.

Options before the Board are as follows:

- Continue with current due diligence process on all existing signed agreements.
- Adjust project goals to focus on relocation of the Public Works Facility and defer the recovery routes for future projects.
- Put all resiliency projects on hold.

## **Attachment List**

A. February 13, 2019 – Work Session Minutes

**RECORDED**

**MAR 14 2019**

**Clatsop County Board of Commissioners  
Work Session  
February 13, 2019**

**Doc# 2019030012**

Chair Sarah Nebeker called the work session to order at 5:00 p.m. in the Judge Guy Boyington Building, 857 Commercial Street, Astoria, Oregon. Also present were Commissioners Kathleen Sullivan, Mark Kujala, Pamela Wev and Lianne Thompson.

Staff Present:           Monica Steele, Interim County Manager  
                                  Ted McLean, Interim Public Works Director  
                                  Michael Summers, County Engineer  
                                  Alejandro Bancke, GIS Project Planner

**Mainline/Facilities Project**

McLean said they have been searching for a new location for the Public Works facility and looking at alternate routes/evacuation routes in the event of a disaster. They tried to pick a route that would not impact people and their homes and tried to get around water, wetlands and bridges. McLean said they wanted to move their facility so they could better serve the residences of the coastal communities and south county. Five sites have been identified:

- North Coast Business Park – This would not be ideal as it is a very busy area and is not the most appropriate location for a rural county Public Works Facility.
- Dolphin Avenue (Near ODOT) - This is not preferred as this would put all the resources in one location as opposed to spreading it over the county.
- Neikes Property – This is almost 64 acres but unfortunately it is zoned Exclusive Farm use (EFU), which would create permitting difficulties.
- Crown Camp – This is approximately 29 acres and is zone F-80. This is too far from the majority of the population. However, this property would be advantageous to acquire as a public asset.
- Warrenton Fiber-Nygaard Logging Sort Yard – This option is approximately 37 acres which was most recently used as a sort yard and debarking site. The property is zoned for F-80 and will require a goal exception to locate the Public Works Facility.

Nebeker asked if these proposed facilities are currently being used and McLean said no. Wev said she has done a few goal exceptions for municipal use and didn't have any trouble getting them through. If additional property is purchased beyond the need, McLean said the use for that property could be investigated. McLean said they want to move forward on getting the appraisals.

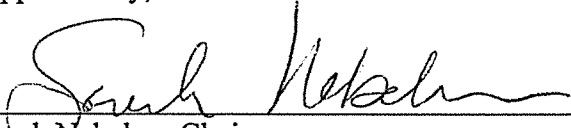
McLean said they have been working with ODOT on seismic lifeline routes with the intention to get around bridges. Sullivan asked if there may be more than one lifeline route and McLean said the terrain is small so the mainline is the best possibility.

Wev asked Tiffany Brown, Emergency Services Manager, if there are sites identified for emergency services and Brown said sites have not been identified at this time. Brown said they are working on assessments to identify shelter space locations. Wev asked if there is a possibility

1 of creating a very large site to meet both the needs of a Public Works Facility and the needs for  
2 an emergency shelter. McLean said they are still looking at properties that would be very  
3 strategic for the county. Brown said it is not recommended to put an evacuation shelter by the  
4 operations center because you do not want your evacuees in the same area supplies are being  
5 delivered by helicopter and it needs to be a secured scene. They have completely different  
6 support functions.

7  
8 McLean said the Crown Camp property could be used for mass care but also the road department  
9 could use year round for stock piling materials and supplies. There is a storage facility there that  
10 could possibly store emergency operations equipment. Wev asked how this would be paid for  
11 and Steele said the road fund has been building up a contingency to plan for this. The funds  
12 would cover the land acquisition and the design of a new facility. McLean said the sale of the  
13 current property would also take place. Steele said there may be grant opportunities for the road  
14 as an alternative route. Sullivan appreciates all the work done on this project.

15  
16 Approved by,

17  
18   
19 \_\_\_\_\_  
20 Sarah Nebeker, Chairperson