



Board of Commissioners' Administrative Meeting
September 21, 2021 ~ 1:00pm ~ Room 214

9/21/2021 - Minutes

**1. To Watch A Live Stream Of This Meeting, Click The Link Below Or Go To
Www.klamathcounty.org**

2. Call To Order & Those Present

Commissioner Boyd, Commissioner Morris, Commissioner DeGroot; Haley Huffman / Admin Staff; Amanda Van Riper / Human Resources; Chris Kaber / Sheriff; Marc Henderson / County Counsel; Derrick Rowley / Fairgrounds; Rick Vaughn / Tax Collector, Property Sales; Vickie Noel / Finance; Aaron Hartman / Community Corrections; Andrew Stork / KCEDA; Callan Hass.

3. Approve Minutes From Last Meeting

Approved.

4. Callan Hass - RV Park Proposal/Planning And Building Challenges

Callan Hass addresses the Board regarding developing an RV park on the old Worden Speedway property that he owns. He feels there could many be roadblocks and costs to bring the existing infrastructure up to current codes and standards. Commissioner DeGroot said, we've discussed this and I would need to speak with staff about the standards. The septic stuff is tough, I don't know if there's anything we can do. Mr. Hass said, after reviewing other RV Parks in the area and going to Medford, there are several that have a central septic dump station. Mr. Hass said, there's already a transformer and well on site. The biggest challenge is the actual ground infrastructure for parking and sewer dump. Commissioner Boyd said, I'm with Commissioner DeGroot, I gotta talk to staff. As far as Onsite, the septic system, we're mandated by the State. As far as the traffic study coming off of 97, that's ODOT and has nothing to do with Klamath County. Mr. Hass said, I understand. I wanted to put this out as more of a community resource on this side, something that you guys are likely aware of right now, when I did a rough count there were 156 RV's parked loose and rough on public spaces with no RV parking and the reason for that is there is just no capacity for RV parking. Commissioner Morris said, I'm excited that you want to do this because it is so needed. The Board agreed for Commissioner DeGroot to work with Onsite and Planning to see what we may be able to do to help. Commissioner Morris said, I will stay in contact with Mr. Hass.

~~5. Dick Robertson - General Duffy's~~

6. Amanda Van Riper - Human Resources

1. Sheriff's Office – Exception To Policy

Amanda Van Riper and Chris Kaber address the Board. Commissioner DeGroot motions. Commissioner Boyd seconds. Commissioner Boyd expresses concerns regarding Mr. Lewis retiring then returning for one year in a temporary position and now be hired in a permanent position. Sheriff Kaber explains that he feels Mr. Lewis' intentions were to protect the position he had not to cause any harm to the County. Commissioner Morris and Commissioner DeGroot vote in favor. Commissioner Boyd votes opposed. Approved.

2. County Counsel – Classification Correction

Commissioner DeGroot motions. Commissioner Morris seconds. Unanimous vote. Approved.

7. Derrick Rowley - Fairgrounds

1. Discussion To Purchase Water Truck

Derrick Rowley addresses the Board regarding the Fairground's need for a water truck. He said, I found a used water truck in Central Point, we have budgeted \$30,000 for the truck and the cost on it is \$21,000. Mr. Rowley requests the Board's permission to accept the lowest and most appropriate quote. Commissioner Boyd asks, if you have a water truck and we have a need in another department for water truck, we need to be able to use that asset for another department. Mr. Rowley said, 100% if it's needed, we're there. We try to be that way when it comes to most anything. Commissioner Morris said, by consensus you have consent to move forward with the process.

8. Rick Vaughn - Tax Collector/Property Manager

1. Foothills RFP

Rick Vaughn and Andrew Stork address the Board. Mr. Vaughn said, we solicited further information from the two responses for our Foothills RFP. We received a response from one respondent. The other respondent didn't technically respond but did contact KCEDA and basically said they'd be glad to provide information if we entered into a negotiated agreement and they probably wouldn't be able to work with us until sometime in November.

Commissioner Boyd motions to continue on with Rocky Mountain Construction. Commissioner Morris seconds. Commissioner DeGroot said, I have mixed emotions. I'm sure folks are acutely aware that I'm friends with Jamie Jackson. Just to keep things as transparent as possible, I recuse myself from this vote and when we are working directly with them and

negotiating then I'll feel comfortable in that process as it won't be competitive with someone else. **Commissioner Morris and Commissioner Boyd vote in favor. Commissioner DeGroot recuses himself. Approved.** Mr. Vaughn said, we'll work with Counsel and then this will come back before the Board several times. We are working to develop this, keep it rolling as we are in a housing crisis. Commissioner Boyd said, I appreciate that. We've tried to work with other people and it hasn't happened. I think we need to have some progress and that should be in the agreement. I don't think we'll have that problem with this individual though. Commissioner Morris said, so we'll lean on Rick to get this back to us.

9. Vickie Noel - Finance

1. Juvenile Department Over-Expenditure

Vickie Noel addresses the Board. She said, I'm getting ready to close out the 2020-2021 fiscal year and noticed the Juvenile probation sub-department has a budget over-expenditure. It is not a budget violation because they are within budget in overall expenditures. They budgeted \$59,000 under other governmental grants that was cancelled. It was a grant they had with the schools and they didn't have school last year so they weren't in a position to keep the grant open. There was also a retirement they didn't plan on, a union error with a job description and some other costs at the end of fiscal year.

Their expenses exceeded their revenues in that sub-department by \$23,333.73. The only way to fix it is to take funds out of the General Fund Non-Departmental. Commissioner Boyd motions to direct Vickie Noel to increase funding for the Juvenile probation sub-department by \$23,333.73 so we can make the 2020-2021 budget work. Commissioner Morris seconds. Unanimous vote. Approved.

10. Aaron Hartman - Community Corrections

1. Approval Of CHA Cares Grant

Aaron Hartman addresses the Board. He said, we received notice today that Cascade Health Alliance granted Project Homefront funds we requested through a grant, but they need a reply to their contract by Friday. There were a couple items that need changed on the contract. The first is they wanted to keep the contract confidential which of course won't work for us. The second piece is allowing me to sign. CHA approved those changes but couldn't make the changes happen in time today, but I am seeking approval to sign for it. The total is \$75,000. The vast majority will be used for parking lot improvements and the second piece will be to replace doors in the building and expand at least one door for wheelchair access. Commissioner DeGroot motions to approve Director Hartman to sign the CHA CARES grant agreement for the amount of \$75,000 on behalf of the County with the corrections as noted.

Commissioner Boyd seconds. Unanimous vote. Approved.

Commissioner Boyd asks what are your plans to start putting people in the

rooms? Mr. Hartman said, we are in the process of identifying individuals to move in. We are continuing demo on the three condemned trailers in the back. We need to finalize a contract with KBBH for mental health housing and as soon as we have that done, they'll be at least five of those. There are potentially 5 families still staying in other housing because of the Bootleg Fire and we may be able to get 5-7 tiny homes placed on the property. Evidently the State has already purchased the homes, they are just looking for a place to go. Commissioner DeGroot said, I think we need to come up with a plan but if the State is willing to purchase them and give them to the County, I think we take them. Commissioner Boyd said, I think we need to explore it.

11. BOCC

1. Housing Crisis - DDG

Commissioner DeGroot said, I've met with Klamath Housing Authority, The City of Klamath Falls, SCOEDD, KLCAS, KBBH, KCEDA, the list is actually quite large, about the housing needs. The numbers keep getting bigger and bigger. I really want to spur conversation with this Board about how we are going to address it. Commissioner Boyd said, I think we need to work with an organization to recruit an organization similar to Del Webb, they are developers that build homes. To recruit an organization like them, we say, and I'm just throwing this out there, if you sign a contract of 50 or 25 homes, we will waive all building fees that contribute to the County. They would have to pay to the school excise tax. We could ask the city to help with SDCs.

Commissioner DeGroot said, I'll go down to CDD and start talking about that and make that a proposal for an incentive package to bring to the Board that we could then put out. Commissioner Boyd said, KCEDA is building homes right now. Commissioner DeGroot said, at latest count 300-350 homes and 500 rentals are needed to satisfy the need today. Commissioner DeGroot said, on rentals, one idea sent to me was have you ever thought of doing a rent subsidy to incentivize market rate apartments. Commissioner Morris said, it sounds like there needs to be more thought but at least you have one thing to start with. Commissioner Boyd said, when you go down and talk to CDD, we have to figure how we're going to cover their actual costs. We might have to use other funding to keep CDD going. Commissioner DeGroot said, imagine what 800 units will do to our tax base, there's a lot of things involved. I'll be bringing more and more packages to the Board. I want to spend the majority of my time on this.

2. East Cascades Works Request For Logo On Support Letter

The Board agreed by consensus to sign on to the letter and allow the County logo to be used once a logo use agreement is approved.

12. Other County Business

None.

13. Adjournment

2:07pm

Audio recordings of all proceedings are available at the County Commissioners' office. The meeting facility is handicap accessible. Persons needing materials in alternate format or communication access, should telephone this office at 541-883-5100  (voice/TDD) or the ADA Coordinator at 541-883-4296  at least 48 hours in advance of the scheduled meeting.

Klamath County Commissioners' Weekly Calendar is subject to change without notice.
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