



WASCO COUNTY BOARD OF COMMISSIONERS  
SPECIAL SESSION  
OCTOBER 27, 2010

PRESENT: Dan Ericksen, Chair, County Commissioner  
Sherry Holliday, County Commissioner  
Bill Lennox, County Commissioner  
Kathy McBride, Executive Assistant

At 2:08 p.m. Chairman Dan Ericksen called the meeting to order at the Wamic Rural Fire Protection District Station in Wamic, Oregon.

**DISCUSSION** on the Pine Hollow Reservoir boat ramps, parking lot and other facilities.

Commissioner Holliday informed those in attendance of the inspection the Board of Commissioners made today of the North and South shore boat ramps and facilities. She stated the North shore boat ramp looks pretty bad.

Commissioner Holliday stated there have been some concerns regarding the cleaning of the toilets at the Reservoir. The Wamic Rural Fire Protection District does not want to continue to clean the restrooms. The restrooms are currently being cleaned by the Wasco County Juvenile Work Crew. It has been very difficult for them to come out and clean the restrooms.

Commissioner Holliday stated part of the reason the Board is here today is to try to find some solutions to these issues.

Chairman Ericksen stated that grant money came along with the vault toilet and parking lot improvements. These grant monies will expire next year. There will be no money coming in to support either of our organizations. The County has relied on those funds, along with the Pine Hollow Volunteer Fire Department to maintain the restrooms.

Chairman Ericksen noted the reporting and documentation requirements became more stringent by the Oregon State Marine Board. The program then became more

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burdensome. Starting next year we will need to find a new way of dealing with these issues.

Chairman Ericksen stated the parking lot maintenance is probably something the County can deal with. However as to on-going maintenance these are the items that give us fits.

Commissioner Holliday stated the North shore boat ramp will be very expensive to repair or replace. The liability is a huge issue. The Badger Improvement District believes that too since they contacted the County on the issue of the boat ramp.

Chairman Ericksen stated the research he did said the Improvement District has all of the liability for the North shore boat ramp.

Dan Van Vactor, Attorney for the Badger Improvement District, responded by saying he does not think so.

Chairman Ericksen stated Kathy McBride, Executive Assistant, has been doing some investigation. On the North shore the County does not own any property. There is a public road accessing the boat ramp. He believes when the lake was developed it was done in conjunction with various agencies.

Van Vactor stated the Oregon Department of Fish and Wildlife owns the bottom water rights. They annually pay for the water rights to store fish in the lake. The concept behind the lake was a recreation and fishing aspect of significant importance. There will be people who actually know who built the boat ramp. His perception is that it was originally built by money from the Oregon Marine Board and it was part of the initial concept behind how you give the public access. The Badger Improvement District owns land to the high water mark around the lake. The bottom of the lake is actually deeded to the Badger Creek Improvement District. If the road way ends at a certain point and it is not going to be maintained the Improvement District would support closing the boat ramp. They are willing to work with the community and the Oregon Marine Board to insure the safety of the public.

Discussion occurred regarding the cleaning of the two pit toilets on the North Shore of the lake.

A fireman from the Wamic Rural Fire Protection District stated whoever takes over the cleaning of the toilets needs to hose some of the stuff off the walls. You have to pressure wash the walls to adequately clean the restroom. There is no water source out there that is why the Fire Department allowed them to use one of the fire trucks.

Chairman Ericksen stated if the ramp is closed off then the toilets should be shut down.

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Kathy McBride, Executive Assistant, noted her understanding on the County's involvement with the two pit toilets and vault toilet located on the North and South shore of the Pine Hollow Reservoir.

A woman in the audience stated Irl Davis received lottery funding to put in the two pit toilets located on the North shore. She then responded to the comments made about closing the boat ramp on the North shore. She asked where the public would launch their boats. The parking lots are already full on the South shore. They have difficulty getting the boats in and out of the lake. This will be a horribly congested area if the other ramp is closed.

Chairman Ericksen stated the ramp is a complete redo. Just maintaining it or making some patches will not work. It will be quite expensive to replace.

The woman in the audience asked if the Oregon Marine Board could be approached.

Chairman Ericksen stated from everything he is hearing was that these were Oregon Marine Board improvements. The ownership was never really given. The improvements lie on the bottom of the lake; the improvement was never laid claim to by the Improvement District. They never asked for it.

Van Vactor stated the Improvement District wants to share with the community the problem. They don't understand that the problem is theirs.

A man in the audience stated the boat ramp was caved in ten years ago; no one is claiming the ramp. It has gotten worst.

The woman in the audience stated the land owners have pushed rock in there and that is why the South shore boat ramp is maintained.

Van Vactor stated the Reservoir benefits the South end of the County from people visiting the County. The primary users of the boat ramps are people who come to enjoy the recreation on the lake. The bulk of the use is not homeowners or residents in the South end of the County. Van Vactor stated the Oregon Department of Fish and Wildlife is a participant of that. They stock the lake and they have fishing derbies.

Commissioner Holliday asked Tyler Stone, Administrative Officer, if there may be some Oregon State Park and Recreation funding available. The problem is the Oregon Marine Board won't award a grant unless it is to a governmental entity. At this point the County is not able to administer another grant. These entities are not willing to work with anyone other than a County or City.

Commissioner Holliday stated she has spoken to the Oregon Marine Board about their reporting regulations. That is why the Fire Department was no longer willing to clean

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the restrooms. She explained to the Oregon Marine Board that the Pine Hollow Fire Department is now a recognized Rural Fire Protection District. They may be willing to work with the District.

Merle Hlavka stated the Pine Hollow Fire Department became the Wamic Rural Fire Protection District working closely with Legal Counsel Keith Mobley. At that time the Pine Hollow Fire Department was a 501(3) (c) entity. Recognizing the need to keep their non-profit status they will have two entities. If they could get the Oregon Marine Board to delete the paperwork and double the revenue they receive they might be interested in cleaning the restrooms again. They recognized only 40% of that money for the Fire Department. Using the equipment negated that revenue.

Chairman Ericksen stated there is a bigger obligation from the Oregon Marine Board. The Oregon Marine Board and the Oregon Department of Fish and Wildlife worked to make this a recreational resource. Along with that comes some obligation.

Chairman Ericksen stated the County was willing to be the conduit. Commissioner Holliday stated the County is not in the position to take on more grants. We would probably be willing to administer a grant for a rebuild but we are not willing to maintain it for 20 years. The last three to four years has been a huge headache. We do not want to get into a long term obligation now knowing that we will be in a position to maintain it.

Chairman Ericksen speaking to the Pine Hollow Fire Department stated that was not an obligation on your part. At the time it was another fund raiser for the Fire Department. At that time it was enough money to have some value. The obligation for the Oregon Marine Board was still with the County. When that fell away we had a hard time getting to the resources to continue to maintain the restrooms.

Hlavka stated they hope that the Board of Commissioners did not feel they were dumping something in the County's lap. They were re-identifying their mission.

Discussion occurred regarding the need to obtain grant funding to replace the North shore boat ramp and to maintain the restrooms on the North and South shore of the Pine Hollow Reservoir.

A representative from the Wamic Rural Fire Protection District stated he noticed when the trash cans were taken away people started throwing the trash into the toilets. They had more trouble with the South shore restroom than with the North shore restroom.

Further discussion occurred in regards to the needs of maintaining the restrooms on both the North and Shore shores.

Gary Hackett asked who is going to get the dialogue going with the State of Oregon.

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Chairman Ericksen suggested that Commissioner Holliday make contact with the state.

Hlavka stated the non-profit might readdress the issue of cleaning the restrooms if the environment is corrected. He is not making any commitment.

Joe Holub stated they would not go anywhere near it unless the paperwork changes and the revenue is increased.

Further discussion occurred on the reporting requirements of the Oregon Marine Board.

Commissioner Holliday feels the Oregon Marine Board is willing to reduce some of the requirements.

Van Vactor stated the Badger Improvement District would commit to working with the County. The lake is filling. The broken cement as it gets covered up creates a risk to people. With the lake level down the County could bring in their equipment and personnel. If there is anything that should be removed we should probably get it removed. Gravel is less hazardous.

Van Vactor stated we need to find three or four solutions between the agencies and the community. He will be sure the Improvement District does their part.

Van Vactor stated we have a window of 30 to 75 days where someone could do some work on the North shore boat ramp. He feels we would be better off with a gravel access ramp.

Holub stated the ramp is pretty steep. The lake is 65 feet deep near the ramp.

Hackett stated he feels we need an engineering estimate. He knows the Oregon Marine Board has emergency funds.

Stone stated we will have an issue with using road dollars to do anything. By statute the road dollars are dedicated to roads. The second thing is if the County takes the lead on this is there a group locally that will take the ownership. If the County facilitates the grant process it will not be a long term capital asset we would want to retain in the County; if the County brokers this, who will own it at the end of the day.

Van Vactor stated if you end the public access; the Improvement District is taking out the boat ramp. The County needs to be in the game. Where the road ends is the question for us to address with Marty Matherly, Wasco County Roadmaster.

Commissioner Lennox stated as to the boat ramp, the County needs to look at the benefit to the South end of the County. Is it an economic benefit and a benefit to the folks here? Is it important to the community? If it is a priority then we should work hard

to make it happen. If the community is not in support then it should be torn out and blocked off.

Commissioner Lennox stated it is important and we need to find a way to fix it if we can. Stone is right about the separation of the money coming from the Public Works Department. Commissioner Lennox does not feel it rises to the level of Contingency. He feels Commissioner Holliday should take the responsibility to move this issue forward.

Commissioner Lennox stated as to the toilets; what would happen if you make them a pay toilet.

Members of the audience felt people would break the locks.

Commissioner Lennox asked the representatives from the Wamic Rural Fire Protection District what it would take to make them feel impelled to maintain the restrooms.

Hlvaka stated a significant increase in the revenue and a decrease in the requirements. They would be willing to do the restroom maintenance at a minimum of \$6,000 per year.

Hackett stated if we negotiate a rate the rate should escalate every year.

Further discussion occurred.

Sheriff Rick Eiesland pointed out the grant application back in 1991 indicated the facility would be maintained by the Pine Hollow Fire Department.

A man in the audience stated the Pine Hollow lot owners are a tax paying entity. They are second to The Dalles as to the property tax amount. They do not feel at times that they get the bang for the bucks for their taxes. He asked that the County look at their budget to see what they can do.

Chairman Ericksen stated we have limited funding in our budget. We are challenged financially that is why we have proposed the Animal Control Levy and Transient Lodging Tax on the November ballot. If the measures are not passed, additional layoffs will result. The County's budget will not come up with any funding to deal with this issue. We have other public safety issues that are more important. We may be able to come up with some contingency funding to remove the ramp, or we can block it off. Chairman Ericksen feels we need to make a case to the Oregon Marine Board.

Chairman Ericksen stated he has put down two things. The first is to get the Oregon Marine Board to pony up more money for the toilets and to decrease the required paperwork. The second is to find funding for the North shore boat ramp. The solution

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he sees is capital improvement money from the Oregon Marine Board and to determine some long term ownership or responsibility for the boat ramp.

Van Vactor stated the County's road ends at some point. The Oregon Marine Board takes money for boats. The Oregon Marine Board probably ends up being responsible for the area in the water. He feels it is something that slipped through the crack.

Chairman Ericksen stated the third issue is garbage. If a dumpster was provided would it help the situation with garbage being dumped in the toilets?

The audience indicated that it would.

Van Vactor stated if the County could absorb the cost for the garbage service it would be very helpful. Installing signage would be helpful as well. The garbage service could be furnished from the opening of the fishing season through the middle of September.

Further discussion occurred.

Stone pointed out during the discussion that the public right-of-way ends clear above the high water mark of the reservoir.

Van Vactor stated the boat ramp sits upon the public right-of-way.

Chairman Ericksen stated the County's resources are quite strapped. Our ability to help Pine Hollow is working together and leveraging what we have through state assistance. That is the first direction he feels we should go.

Hackett stated the other issue is sealing the cracks in the parking lot. It is a maintenance issue.

Commissioner Holliday stated what Chairman Ericksen has said regarding the County's budget is true. She begs to disagree with the comment that rural South County does not get the same attention. We work hard to treat everyone equally. We will work with you as much as we can. We hope that you walk away knowing we care about what happens in every part of the County.

Holub asked what percentage of tax dollars are put back in the community.

Chairman Ericksen stated \$0. There are no requirements; the County is not a direct service provider. When you pay money to the County you do not necessarily see a direct service back. He listed the various services that residents receive from Wasco County. He noted that the City of The Dalles residents pay both County and City taxes. Government runs on personnel.

**Other Business:**

Chairman Ericksen read out loud the letter of resignation from Karen LeBreton Coats, Wasco County Clerk, (Attached as Exhibit A).

**{{{Commissioner Lennox moved to accept the resignation of Wasco County Clerk Karen LeBreton Coats, effective December 31, 2010. Commissioner Holliday seconded the motion; it was then passed unanimously.}}}**

**{{{Commissioner Lennox moved to approve Modification #9 of Grant or Agreement between Mt. Hood National Forest, Barlow Ranger District, and Wasco County Weed and Pest. Commissioner Holliday seconded the motion; it was then passed unanimously.}}}**

**CONSIDERATION of Items listed on the Discussion List of October 27, 2010, (Attached as Exhibit B).**

Items #2 and #3

The Board considered the requests for letters of support from Ruby Mason, Mid Columbia Housing Authority, and Allyson Smith, North Central Public Health District, (Attached as Exhibits C and D).

**{{{Commissioner Holliday moved to approve the two letters of support for Ruby Mason, Mid-Columbia Housing Authority, and Allyson Smith, North Central Public Health District. Commissioner Lennox seconded the motion; it was then passed unanimously.}}}**

Item #1

Chairman Ericksen ran through the proposed Intergovernmental Agreement between the Columbia Gorge Community College and Wasco County. He presented a brief history of the purpose behind the Agreement. He noted the National Guard Armory will not spend money on securing property. Moving the armory to the College site was an extremely hard sale. The compromise was that the College would provide the space but they wanted lease money for the property. Chairman Ericksen stated when he came into office as Wasco County Judge there was an option that was expiring. The property where the current armory sits when vacated would have brought in \$10,000 per month. We decided that \$1,500 per month payable when the County was leasing the property and was collecting rent money from the current armory location. There is no obligation until the County is receiving funding. The proposed Agreement has a termination timeline and the lease amount does not escalate.

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Commissioner Lennox stated it will take some further discussion from his standpoint. He is concerned about the 50 year term and the lease amount. He is not sure where we are at putting the County in a position of that long term agreement to the College.

Van Vactor mentioned he feels addressing the lake issue as quickly as possible with the Oregon Marine Board is important because of liability. Van Vactor is glad the Board came and looked at it again.

McBride informed Van Vactor the legal description for property described as Township 4 South, Range 12 East, Section 10BA, Tax Lot 900 does not describe the South short boat ramp.

The Board signed:

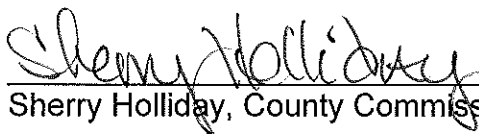
- Modification #9 of Grant or Agreement between Mt. Hood National Forest, Barlow Ranger District, and Wasco County Weed and Pest.

The Board adjourned at 3:47 p.m.

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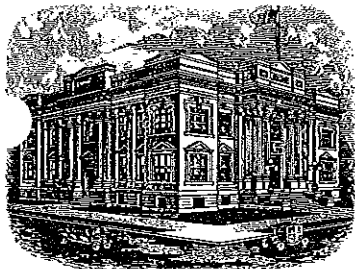


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Dan Ericksen, Chair of Commission



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Sherry Holliday, County Commissioner

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Bill Lennox, County Commissioner



# WASCO COUNTY CLERK

Karen LeBreton Coats  
511 Washington Street  
The Dalles, Oregon 97058  
(541) 506-2530  
Fax (541) 506-2531

October 26, 2010

Dan Ericksen  
Bill Lennox  
Sherry Holliday  
Karen LeBreton Coats

Dear Wasco County Commissioners and Wasco County Clerk,

I would like to inform you that I am retiring from the position of Wasco County Clerk effective December 31, 2010.

It has been a pleasure to work for Wasco County and its citizens for the past thirty-eight years.

I have worked alongside excellent colleagues, department managers and with dozens of dedicated county employees.

I have appreciated the support, guidance and encouragement from past and current Commissioners.

While I look forward to my retirement, I will miss working for Wasco County. If I can be of any assistance during this transition, please let me know.

Sincerely,

Karen LeBreton Coats,  
Wasco County Clerk

**WASCO COUNTY BOARD OF COMMISSIONERS  
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October 27, 2010**

**DISCUSSION LIST**

**ACTION AND DISCUSSION ITEMS:**

1. Discussion on proposed Intergovernmental Agreement with Columbia Gorge Community College in regards to relocation of The Dalles Armory.
2. Consideration of the request from Ruby Mason, Mid Columbia Housing Agency, for a letter of support.
3. Consideration of the request from Allyson Smith, North Central Public Health District, for a letter of support.

Wasco County Court

October 25, 2010

RE: Avoiding Foreclosure through Payment Assistance

I don't have to tell you about the devastating effects that foreclosure has on the family, the neighborhood and the community at large. Unfortunately, up to now, the tools we had available to help families were limited.

Thanks to a new federal grant (announced only a few days ago!), Columbia Cascade Housing Corporation and its affiliate, the Mid Columbia Housing Resource Center has a very unique opportunity to help local families facing foreclosure. Under a new state and federal program funds will be available to help families pay their mortgage and avoid foreclosure. The state is seeking partners to implement the program locally and has asked us to apply.

Because of the critical importance of keeping families in their homes, The Columbia Cascade Housing Corporation and Mid Columbia Housing Resource Center will be applying (application deadline Monday, November 1, 2010) to implement the program in our area.

To help us receive the grant, I would greatly appreciate it if you could provide a letter of support. For your convenience, I have attached a sample letter you may wish to consider and key points if you wish to write your own letter. **If it not too much to ask, I would like to have your letter by this Friday, October 29, 2010.** This will give us adequate time to assemble the grant and hand deliver it to the state on Monday November 1, 2010.

Again, thank you for your support of our resource center and the Mid Columbia Housing Authority and Columbia Cascade Housing Corporation. As always, if you have any questions on our center or grant application please contact me. Most importantly, if I can be of support to any of your endeavors please do not hesitate to let me know how I can help.

Sincerely,

/s/

Ruby Mason  
Executive Director

Enc: Sample Letter  
Key points

# Sample Letter

Date: \_\_\_\_\_

Ruby Mason  
Executive Director  
Columbia Cascade Housing Corporation  
312 Court Street, Suite 419  
The Dalles, Oregon 97058

Dear Ms. Mason,

Wasco County strongly supports Columbia Cascade Housing Corporation's application to develop and implement, through their Mid Columbia Housing Resource Center, the Mortgage Payment Assistance (MPA) program provided by Oregon Affordable Housing Assistance Corporation (OAHAC).

Columbia Cascade Housing Corporation's Mid Columbia Housing Resource Center has proven to be a valuable and much needed "One-Stop" resource for families, particularly low and moderate income families to receive unbiased information, education and referrals to help them make informed housing decisions. The two convenient locations one in The Dalles and Hood River plus a user friendly web site have made it easy for families to access needed information and advice. The Mid Columbia Housing Resource Center has also taken a leadership role in increasing awareness of housing issues in our community.

Wasco County is currently served by the Columbia Cascade Housing Corp and the Mid Columbia Housing Resource Center. Wasco County will support the Mortgage Payment Assistance program (MPA) by helping disseminate information about the MPA program and referring families who need help in avoiding foreclosure to the Mid-Columbia Housing Resource Center.

We look forward to working with Columbia Cascade Housing and the Mid Columbia Housing Resource Center to a successful implement the MPA in our area.

Sincerely,

John Arens, Executive Director  
Wasco County

## **Key Points in a Letter of Support for the Mortgage Assistance Payment (MPA) program**

- **The foreclosure crisis is far from over. Nationally, 2.5 million homeowners have already lost their homes and another 5.7 million are imminent risk of foreclosure.**
- **Independent analysis has projected that between 10 and 13 million foreclosures will have occurred by the time the crisis abates.**
- **Oregon is projected to have between 2009 and 2012 over 85,000 foreclosures.**
- **Families that lose their homes are not the only victims of foreclosures, as spillover costs extend throughout the neighborhood and the larger community.**
- **Mid Columbia Housing Resource Center is the logical choice for implementing the MPA program because it is the regions only “One Stop” for providing information, education and referrals to help families make informed housing decisions.**
- **Mid Columbia Housing Resource Center has provided services to 253 families during the past 12 months.**
- **Approximately 10 percent of everyone serviced by the Center received foreclosure assistance.**
- **Mid Columbia Housing Resource Center has promoted access by having offices in The Dalles and Hood River and maintain a multi language WEB Site.**
- **Has taken a leadership role in housing initiatives such as the Work Force Housing Summit and the Employer Assisted Homeownership Benefits Forum and Get The Facts Workshops.**

**We will support the Mid Columbia Housing Resource Center by referring clients needing housing information and education to them and by collaborating with them on issues to help ensure that families have access to safe and affordable housing.**

**Kathy McBride**

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**From:** Allyson Smith  
**ent:** Monday, October 25, 2010 2:22 PM  
**To:** Kathy McBride  
**Subject:** Letter of Support  
**Attachments:** Letter of Support, Walkability and Wellness District 21.doc

Hello Kathy,

I'm applying for grant funding to continue the walkability assessments in the rest of North Wasco County School District 21's elementary school boundaries (Dry Hollow and Colonel Wright Schools) as well as work with them on wellness policy for the district. I need to obtain letters of support for this work, and I want to let you know I've composed a letter of support that I hope we can get signed when County Court meets on Wednesday. If you could put this letter on County letterhead, I'd be grateful. If you feel it would help (and is possible to do,) I can present this to them personally. Just let me know if you need me to show up and if so, where and when.

I hope I'm not too late for this, as Gloria tells me you conduct your preparations for court on Mondays.

Thank you for your help on this.  
Allyson Smith RN

October 27, 2010

Northwest Health Foundation  
221 NW Second Avenue, Suite 300  
Portland, OR 97209

To Whom it May Concern,

The Wasco County Court has been a supporter of collaboration between North Central Public Health District and the Wasco County Planning and Development Department in work related to Walkability Assessment in North Wasco County School District 21 (NWCS#21) Chenoweth Elementary School boundary. As part of ongoing chronic disease prevention activities, North Central Public Health District is participating in Healthy Communities capacity building activities lead by Oregon DHS Health Promotion and Chronic Disease Prevention staff. We fully support this focus, in hopes that the burden of chronic disease can be reduced by concerted efforts made by public health and community partners.

We aware of the interest from NWCS#21 in sustained focus on walkability (and bikeability) assessment in the remaining two elementary school boundaries with the ultimate goal of improving safety and increasing the numbers of children and staff who walk or ride their bikes to school. Knowing that an assessment is only a single step in a long process toward health, the school superintendent expressed willingness to tie this work into future Safe Routes to Schools involvement and an overhaul of their wellness policy, with focus not only on child wellness but on staff wellness as well, since school staff are important adult role models for children.

The Wasco County Court is in support of North Central Public Health District's Grant Application to collaborate with North Wasco County School District #21 on issues of walkability and on wellness policy development. We look forward to a time when our county residents enjoy greater opportunities to lead healthy lives, and thus reduce overall burden of chronic disease in generations to come.

Yours very truly,

WASCO COUNTY BOARD OF  
COMMISSIONERS

Dan Ericksen, Chair of Commission

Sherry Holliday, Commissioner

Bill Lennox, Commissioner