

INFORMAL MINUTES

November 20, 2006

2:00 p.m.

Oval Office

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

Staff: John M. Gray, Jr., John Krawczyk, Steve Mikami, Laura Tschabold, Mike Brandt, Murray Paolo, and Jack Crabtree.

Guests: David Bates, News-Register.

* indicates item forwarded to formal agenda

Leslie called the meeting to order.

* Personnel - Steve Mikami presented personnel requests from various departments. See agenda for details. He stated that the appreciation lunch for the Maintenance staff has been tentatively scheduled for December 6, 2006 at noon in the Annex.

* Contracts - See agenda for details.

* Refund - Approve a refund to Joshua Howard from the Planning Department, \$479.

* Policy - Approve the updated Gift Policy for Retirement and Years of Service.

* Committees - Approve the reappointment of David Neville to the Housing Authority Board for a five-year term to expire December 31, 2011.

Minutes

B. O. 06-925 - Kathy moved approval of informal session minutes from October 30, 2006. The motion passed, Leslie and Kathy voting aye.

Discretionary Spending - Leslie declared an expense in the amount of \$171.54 from her discretionary account to Lynne Wisner for new lighting in the horticulture building at the 2006 Fair.

Surplus Property - John G stated that the City of Newberg is not interested in accepting jurisdiction over an alley used for access to two homes because of the potential maintenance liability. He recommended canceling the public hearing scheduled for Wednesday and keeping the alley as surplus county property indefinitely, since one of the homeowners using the alley for access is not willing to purchase it jointly with the other homeowner.

* Declare a list of desktop computers and accessories as surplus county property to be sold at a "cash and carry" sale on December 4, 2006; authorize a \$200 change fund for the sale.

* Measure 37 - Mike presented ten new Measure 37 claims (see attachment) and recommended

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modifying, removing, or not applying the land use regulations for each back to the respective dates of ownership.

* Kathy moved to hold a public hearing for M37-46-06. The motion passed, Leslie and Kathy voting aye. The hearing will be scheduled for January 24, 2007. The remaining claims will be considered at Wednesday's formal session.

* John G stated that M37-34-06, applicant Dwight West, has been signed and is ready for consideration. See agenda for details.

John G stated that a draft amendment to Ordinance 749 (implementing Measure 37) is currently under review and will probably be ready for adoption on November 29, 2006. He explained that the ordinance would be amended to allow Measure 37 transferability to the extent allowed by state law, along with several technical changes.

Chamber Membership - John K stated that the McMinnville Chamber of Commerce has offered to allow all county employees to be included under a single membership. He said that Abacus has been allowed to purchase a Chamber membership in the past in order to market their services, and Craig Hinrichs would like Abacus to share the cost of a membership with other interested county employees who previously had individual memberships, including Mary, Kathy, Jack Crabtree, and Brad Berry. John K will have Craig check with the Chamber about who would receive the emails and newsletters in this situation.

Sheriff's Office Reorganization - Jack stated that his office has had lengthy discussions about how to replace Lt. Paul May when he retires at the end of the year. He presented a proposal to eliminate Paul's lieutenant position, reclassify Kellye Fetters to a new position of Administrative Support Program Manager, and backfill Kellye's position with an Administrative Office Specialist, which would provide considerable cost savings and create better efficiency within the department. He explained that using lieutenants for administrative positions which don't require a police background is not an efficient or fiscally responsible tradition. He added that these changes will allow time-consuming duties such as report writing to be turned over to records staff, freeing up deputies to be on the road more.

John K expressed his support of the new direction for the Sheriff's Office. He stated that Jack's proposal to classify Kellye's new position at Range 18, which is equivalent to a county Range 27, may create some internal comparability issues with other departments, however. Jack stated that the responsibilities of the position would be equivalent to other positions making \$110,000 and internal parity is very important in his department. John K suggested having Steve check into similar positions and their salary ranges in other counties. Leslie and Kathy agreed to continue the discussion to next week's informal session and come to an agreement about the salary range with the full Board present.

The meeting adjourned at 3:53 p.m.

Anne Britt
Secretary

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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DATE: November 16, 2006
TO: Board of Commissioners
FROM:  Michael Brandt, Planning Director
RE: Measure 37 Applications

Attached please find ten Measure 37 applications that have been reviewed by this department. My recommendation for the respective applications is included with each staff report. The applications are as follows:

1. M37-42-06, Donna E. Geelan - To divide the 10.6 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$50,000.
2. M37-43-06, James A. Maresh - To recognize a structure that was converted to non-residential use as a dwelling and to construct an apartment above the existing barn. The applicant lists the loss of value at \$250,000.
3. M37-44-06, Donald and Carolyn Byard - To establish a planned unit development with five residential lots, with each lot retaining ownership of the remaining vineyard. The applicant lists the loss of value at \$1,000,000.
4. M37-45-06, Michael and Candace Tompkins - To divide the 29 acre property into six lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,000,000.
5. M37-46-06, Walter C. Gaibler - To divide the 94.56 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$13,900,000.
6. M37-48-06, Patricia L. Ediger - To divide the 22.1 acre property into twelve lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$890,000.
7. M37-49-06, Patricia L. Ediger - To divide the 58 acre property into 24 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,700,000.
8. M37-50-06, Doris V. Crimmins - To divide the 85.66 acre property into four lots and to establish dwellings on two of the lots. A 71.66 acre lot would remain vacant. The applicant lists the loss of

value at \$320,000.

9. M37-51-06, Mary Ann Novak - To divide the 196.6 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$910,000.

10. M37-52-06, Thelma Van Bergen - To divide the 10 acre property into one to two acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$500,000.

I am scheduled to review these applications with you on Monday, November 20, 2006. If you have any questions or need additional information, let me know.

EXHIBIT A 2/2