

**RECORDED**

JUN 29 2023

DOC# 2023060095

**Clatsop County  
Board of Commissioners  
Minutes  
Wednesday, April 26, 2023**

---

**REGULAR MEETING: 6:00 PM**

**FLAG SALUTE**

The Pledge of Allegiance was recited.

**ROLL CALL**

**PRESENT**

- Commissioner Lianne Thompson
- Commissioner Pam Wev
- Commissioner John Toyooka
- Vice Chair Courtney Bangs
- Chair Mark Kujala

**AGENDA APPROVAL**

*Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve the agenda as presented.*

*Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner Toyooka, Vice Chair Bangs, Chair Kujala*

**PROCLAMATION**

1. Asian American and Pacific Islander Heritage Month Proclamation {Page 15}

Maria Warren, Filipino American Association of Clatsop County, provided background information about the association and gave a brief history of Filipino Americans in the area.

*Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to approve the Resolution and Order proclaiming May 2023 as Asian American and Pacific Islander Heritage Month and authorize the Chair to read then sign the proclamation.*

*Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner Toyooka, Vice Chair Bangs, Chair Kujala*

Chair Kujala read the proclamation into the record.

**BUSINESS FROM THE PUBLIC**

Michael Martin, 646 16<sup>th</sup> St., Astoria, said the Clatsop Care Health District was formed by the community a little over 40 years ago to provide services for the aging population so that people would not have to go to Portland or Longview for services and housing. Clatsop Care employs 147 people and provides services to around 250 people each

1 month. The services include the only skilled nursing facility in the area, long- and short-  
2 term rehabilitation, in-home care, assisted living and a memory community. People do  
3 not realize that all of the services are part of one entity. When special districts are set  
4 up, they receive subsidies from operating revenue, tax levies, donations and grants.  
5 One levy is from property taxes and is up for renewal on the May 16<sup>th</sup> ballot. Since it is a  
6 mid-term election, as much participation as possible is necessary to gain a simple  
7 majority. The tax provides funds for key technology and infrastructure that allows the  
8 district to provide quality care. The levy renewal is called Measure 4223. There will be  
9 no increase to the percentage in how the tax is calculated. He asked everyone to vote  
10 yes to Measure 4223 on May 16<sup>th</sup> so the district could provide new windows at the care  
11 center, an interior refresh at the retirement village, and new software for the in-home  
12 care services. The district also hoped to build a new care center for the health and  
13 rehabilitation skilled nursing facility. More details were available at ClatsopCare.org.

14 Rick Bowers, 357 Commercial St., Astoria. He said the 2019 Clatsop County Housing  
15 Strategy Report indicated that the population increase forecast for 2038 was reached  
16 last year. Based on the forecast, consultants predicted 1,500 new housing units would  
17 be necessary. Since the housing forecasts have been unreliable, the State hired  
18 consultants to develop a new forecasting method, which resulted in a report that  
19 indicated 4,295 additional housing units would be needed by 2040. The new method  
20 was part of House Bills 2001 and 2889.

21

## 22 **CONSENT CALENDAR**

23 Commissioner Toyooka commented that the purchase of bulk fuel (Item 5) saved the  
24 County a lot of money and extended the life of the roads. He commended the Public  
25 Works Department for thinking long-term.

26 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve the*  
27 *Consent Calendar.*

28 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner Toyooka,*  
29 *Vice Chair Bangs, Chair Kujala*

30

- 31 2. Board of Commissioners Minutes 3-22-23 {Page 18}
- 32 3. State Homeland Security Program (SHSP) Grant Amendment 19-215-2 {Page  
33 27}
- 34 4. 2023-24 Assessment and Taxation CAFFA Grant Application {Page 29}
- 35 5. Contract for Bulk Fuel Purchase {Page 33}
- 36 6. Purchase of Oil for the Chip Sealing Program {Page 39}
- 37 7. Proposal to Further Amend Ambulance Service Franchise Agreement {Page 45}
- 38 8. Scheduling a Public Hearing regarding the Dissolution of the Skipanon Water  
39 Control District and approval of the Financial Statement {Page 58}

40

1 **COMMISSIONER'S LIAISON REPORTS**

2 Commissioner Toyooka reported that he had been speaking with County Manager Bohn  
3 and County Counsel Pope about Measure 114 regarding gun control. The measure  
4 would only allow opposition in one court that was favorable to Salem's agenda. The  
5 Commission and the community should oppose the requirement because it takes away  
6 the voice of anyone outside of the center of influence. Restricting opposition to a  
7 measure or bill to a single court is a dangerous precedent that should be opposed. He  
8 also reported on the regional housing meeting, which was working on solutions beyond  
9 individual projects.

10 Commissioner Wev reported that the Northwest Oregon Workforce Board would be  
11 meeting to review employment statistics. She also noted that the federal government  
12 was providing the County with workforce funding. As an Ambulance Committee  
13 member, she spoke to County Manager Bohn about the issues that ambulance and fire  
14 services were facing, particularly the need for more volunteers.

15 Commissioner Bangs reported that Cascades Inc. would be shutting down two paper  
16 facilities. She also reported that the Council of Forest Trust Land Counties (CFTLC)  
17 disclosed their Annual Operations Plan (AOP) for the year 2024 and they projected 13  
18 million to be sold for harvest in Clatsop County. The County's 10-year average had  
19 been 23 million in the past. The 2024 AOP would not impact the County's budget until  
20 2026.

21 Commissioner Thompson reported that District 4 Commissioners met to discuss the  
22 economic impacts of environmental legislation, which could include a lack of essential  
23 services. The Habitat Conservation Plan included an idea for replacement revenue, but  
24 the revenue would be insufficient. She also reported that Col-Pac was looking for a new  
25 Executive Director. She reported on the four fire districts in her district, noting staffing  
26 vacancies, and a first aid training that she recently attended. Lastly, she reported that  
27 the Arch Cape Forest met to discuss protecting the watershed while allowing public  
28 access to the watershed. She announced that she would be attending the Local  
29 Government Advisory Committee meeting. She also noted that she would be willing to  
30 support opposition to Measure 114's restriction to limit gun control issues to one court  
31 as long as the Commission's opposition was confined to that one restriction in the  
32 measure.

33 Chair Kujala reported that the League of Oregon Cities conference was being held in  
34 Seaside that week and he would be speaking on aging water infrastructure. He noted  
35 the Federal Emergency Management Administration (FEMA) BiOp would impact flood  
36 plains and the County had already submitted comments because the local community  
37 was not equipped to deal with the issues.

38 Commissioner Bangs asked Commissioner Thompson if the Arch Cape watershed  
39 would be open to the public. Commissioner Thompson suggested that representatives  
40 of the water district give a report to the Commission.

41 **COUNTY MANAGER'S REPORT**

42 County Manager Bohn reported that he would meet with the Fire Defense Board on May  
43 24<sup>th</sup> to discuss issues with ambulance services, 911 dispatch, funding, and staffing. He

1 planned to invite the fire chiefs to give a presentation to the Commission at a work  
2 session. He also reported that the letter regarding the FEMA BiOp had not been  
3 submitted yet, as he was still waiting on responses from a couple of Commissioners. He  
4 was also drafting another Habitat Conversation Plan letter sharing his concerns about  
5 the potential impacts to the County's finances. He noted that Staff was working on  
6 tenant improvements at Columbia Inn, which would be open around June 1<sup>st</sup>. He had  
7 also been working with Human Resources to create a classification for a housing staff  
8 member.

9 Assistant County Manager Steele reported that the budget document had been  
10 provided to Commissioners and published publicly.

## 11 **BUSINESS AGENDA**

### 12 9. City of Warrenton – Quit Claim Deed {Page 62}

13 Assistant County Manager Steele presented the Staff report on the quit claim  
14 deed to the County of Warrenton for surplus land, which was a roadway.

15 Commissioner Toyooka asked if an easement was required to give the  
16 homeowners along the road access to their properties. Assistant County  
17 Manager Steele explained that the road was part of a development, which was  
18 foreclosed on before the development was completed. The homeowners on the  
19 west side of the road must use the road to access their properties and they have  
20 an easement right, which would not change when the property is transferred.

21 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to*  
22 *authorize the Chair to sign the Quit Claim Deed releasing all of its right, title and*  
23 *interest in Tax Lot 81021AC00601 as described in Exhibit A.*

24 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner*  
25 *Toyooka, Vice Chair Bangs, Chair Kujala*

26

## 27 **PUBLIC HEARINGS**

### 28 10. ORDINANCE 23-01: LAWDUC REVISIONS “Trucking Terminal” and Rural 29 Community Commercial (RCC) Zone {Page 69}

30 Planning Manager Decker presented the Staff report on the amendments  
31 regarding trucking terminals and noted that no comments had been received.

32 County Counsel Pope conducted the second reading of the ordinance.

33 Chair Kujala confirmed there were no public comments and closed the public  
34 hearing.

35 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to*  
36 *approve Ordinance 23-01.*

37 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner*  
38 *Toyooka, Vice Chair Bangs, Chair Kujala*

39

## 40 **GOOD OF THE ORDER**

1 There was nothing for the good of the order.

2 **ADJOURNMENT**

3 There being no further business, the meeting was adjourned at 6:52 pm to convene an  
4 Executive Session.

5

6

7

8

9

10

Approved by,



---

Mark Kujala, Chair