

W. G. B. 5.
04-3-10-9

AGENDA COVER MEMO

Agenda date: March 10, 2004

To: Board of County Commissioners

Department: Health & Human Services

Presented by: Rob Rockstroh



Agenda Title: In the Matter of Awarding the Contract and Delegating Authority to the County Administrator to Sign a Contract with Oregon Community Health Information Network, Inc. in the amount of \$110,000.

I. MOTION

IN THE MATTER OF AWARDING THE CONTRACT AND DELEGATING AUTHORITY TO THE COUNTY ADMINISTRATOR TO SIGN A CONTRACT WITH OREGON COMMUNITY HEALTH INFORMATION NETWORK, INC. IN THE AMOUNT OF \$110,000.

II. ISSUE OR PROBLEM

A contract with Oregon Community Health Information Network (OCHIN), for the Lane County Community Health Center, to provide integrated practice management, is beyond the signature authority of the county administrator.

III. DISCUSSION

A. Background / Analysis

On August 26, 2003, the U.S. Department of Health and Human Services announced that Lane County, under the auspices of Human Services Commission (HSC), had been awarded grant funding and designated as a Community Health Center (CHC). On November 4, 2003, the Lane County Board of County Commissioners approved an adjusted FY 2003-2004 appropriation of \$1,185,430 for the CHC program in the Human Service Commission (Fund 285).

The Lane County Community Health Center requires both ambulatory billing and scheduling software; technical support, and billing services, combined in an integrated practice management system for operations. Lane County Health and Human Services has established that OCHIN is a sole source provider of those information services through a letter of intent. Lane County Health and Human Services will contract for the period March 10, 2004 to June 30, 2005.

B. Alternatives / Options

1. To grant authority to the county administrator to sign a contract with Oregon Community Health Information Network, for the Lane County Community Health Center, for integrated practice management software.
2. Not to approve number one above. If the Board of Commissioners does not give the county administrator authority to sign the contract, the Lane County Community Health Center will be unable to schedule, bill, or access state reimbursement system in either an efficient or effective manner. This process would lead to lost revenue at a scale that would impact the Health Center's financial viability.

C. Recommendation

To approve number one above.

IV. IMPLEMENTATION / TIMING

Upon Board action, the Department of Health & Human Services will process the contract.

V. ATTACHMENTS

Board Order

THE BOARD OF COUNTY COMMISSIONERS, LANE COUNTY, OREGON

**RESOLUTION) IN THE MATTER OF AWARDING THE CONTRACT AND
AND ORDER:) DELEGATING AUTHORITY TO THE COUNTY
) ADMINISTRATOR TO SIGN A CONTRACT WITH OREGON
 COMMUNITY HEALTH INFORMATION NETWORK, INC. IN
 THE AMOUNT OF \$110,000.**

WHEREAS, Lane County has established a Federally Qualified Community Health Center pursuant to ORS Chapter 431 to serve Lane County residents; and

WHEREAS, Lane County desires to enter into an agreement with Oregon Community Health Information Network (OCHIN), for the Lane County Community Health Center, to purchase practice management services, including software, technical support, and billing clearing house services for the period of March 10, 2004 to June 30, 2005; and

WHEREAS, OCHIN has been determined to be a sole source provider of this software through a letter of intent process; and

WHEREAS, an agency contract resulting from the above is beyond the signature authority of the county administrator per Lane Manual 21.145 and 21.147.

NOW THEREFORE, IT IS HEREBY RESOLVED AND ORDERED that the Board of County Commissioners awards the contract to Oregon Community Health Information Network and delegates authority to the county administrator to sign a contract for the Lane County Community Health Center in the amount of \$110,000, to provide integrated practice management services for the period of March 10, 2004 to June 30, 2005.

DATED this _____ day of March, 2004

Bobby Green Sr., Chair
Lane County Board of Commissioners

APPROVED AS TO FORM
Date 3/2/04 lane county
J. Laidlaw
OFFICE OF LEGAL COUNSEL

AGENDA COVER MEMORANDUM

Agenda Date: March 10, 2004

DATE: February 25, 2004

TO: Board of County Commissioners

DEPARTMENT: Management Services

PRESENTED BY: Jeff Turk, Property Management Officer 2

SUBJECT: ORDER/IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO ALFRED M. AND KOLETTE K. LONGWORTH, FORMER OWNERS OF RECORD (MAP #19-01-11-33-06710, 41 EAST SIXTH STREET, LOWELL)

1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO ALFRED M. AND KOLETTE K. LONGWORTH, FORMER OWNERS OF RECORD (MAP #19-01-11-33-06710, 41 EAST SIXTH STREET, LOWELL)
2. **ISSUE/PROBLEM:** Mr. and Mrs. Longworth are the former owners of record of the subject property. The subject property was their residence at the time of foreclosure. The Longworths wish to repurchase the property pursuant to ORS 275.180 and LM 21.425(4). The proposed purchase price is \$13,600 which includes all taxes, including those which would have been due for the current year, interest and penalties that were owed on the property at the time it was acquired by the County plus an additional 10% thereon.

3. **DISCUSSION:**

- 3.1 Background

The County acquired title to the subject property due to tax foreclosure. The subject is .61 acres and is improved with an 1,800 square foot manufactured dwelling. The total assessed value of the land and manufactured dwelling is \$106,000.

- 3.2 Analysis

As the Longworths are the former owners of record, the property can be sold to them pursuant to ORS 275.180 and Lane Manual 21.425(4). ORS 275.180 provides for selling foreclosed property back to the owner of record at any time but for not less than the amount of taxes, interest and penalties owing on the property at the time the County acquired title plus 6% interest thereon until the time the property is sold. Lane Manual 21.425(4) qualifies ORS 275.180 by requiring one of three conditions to exist for a sale to the former owner of record. Those conditions are that either the property was the residence of the former owner at the time of the foreclosure or an error was made by the Assessor in placing the property on the foreclosure list or that the former owner was physically or mentally incapacitated during the foreclosure period. The subject property was the residence of the Longworths at the time of foreclosure thereby satisfying one of the requirements of Lane Manual.

The county is not obligated to sell the property back to a former owner nor is it required to sell it for the minimum amount required by statute. The Board can sell it for any price it deems appropriate above the minimum required.

The Board has in the past sold property back to the former owner of record when the stipulations of Lane Manual have been met. The sale price has generally been for the minimum required by ORS 275.180 plus taxes owed for the current year and an additional 10% (the additional 10% insures that the taxing districts will be made whole after program expenses are deducted). The proposed \$13,600 sale price does exceed the minimum required pursuant to ORS 275.180.

3.3 Alternatives/Options

1. Sell the property to the Longworths for the minimum amount pursuant to ORS. 275.180 plus taxes which would have been owed for the current year plus 10% thereon (\$13,600).
2. Sell the property for an amount greater than #1 above.
3. Reject selling the property back to the Longworths and offer the property at a Sheriff's sale which would yield consideration of approximately \$100,000.

3.4 Recommendation

It is recommended that alternative #1 be implemented. There are no underlying reasons - such as money the County has put into the property for upkeep, repairs, etc. - for selling the property above the amount proposed except for any policy decisions by the Board.

It is further recommended that the Property Management Officer be authorized to sign any closing documents as an escrow agent may be used to close the transaction.

3.5 Timing

None.

4. **IMPLEMENTATION/FOLLOW-UP:** Upon approval by the Board of County Commissioners, the Quitclaim Deed will be executed and the property sold to the Longworths.
5. **ATTACHMENTS:**
 - Board Order
 - Quitclaim Deed
 - Plat Map

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO ALFRED M. AND KOLETTE K. LONGWORTH, FORMER OWNERS OF RECORD (MAP #19-01-11-33-06710, 41 EAST SIXTH STREET, LOWELL)

WHEREAS this matter now coming before the Lane County Board of Commissioners and said Board deeming it in the best interest of Lane County to sell the following real property which was acquired through tax foreclosure, to wit:

Lot 7, LAKEWAY, as platted and recorded in File 74, Slide 113, Lane County Oregon Plat Records, Lane County, Oregon (map #19-01-11-33-06710). ALSO: That certain real property manufactured dwelling on said property identified as a 1995 Skyline, VIN # 80911183H, Title # 9533190653, Tax Account # 4224372

WHEREAS said real property is owned by Lane County and not in use for County purposes, and sale of said property would benefit Lane County by its return to the tax roll, and

WHEREAS the purchasers are the former owners of record of said real property

IT IS HEREBY ORDERED that pursuant to ORS 275.180, ORS 275.275 and Lane Manual 21.425 the real property be sold to Alfred M. and Kolette K. Longworth for \$13,600, that the Quitclaim Deed be executed by the Board, that the Property Management Officer of the County be authorized to sign closing documents and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$13,247
General Fund	(124-5570260-436521)	353

IT IS FURTHER ORDERED, that this Order shall be entered into the records of the Board of Commissioners of the County.

DATED this _____ day of _____, 20____.

Bobby Green, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM

Date 2-29-04 lane county

COUNTY CLERK

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO ALFRED M. AND KOLETTE K. LONGWORTH, FORMER OWNERS OF RECORD (MAP #19-01-11-33-06710, 41 EAST SIXTH STREET, LOWELL)

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. _____ of the Board of County Commissioners of Lane County, releases and quitclaims to:

Alfred M. and Kolette K. Longworth

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

Lot 7, LAKEWAY, as platted and recorded in File 74, Slide 113, Lane County Oregon Plat Records, Lane County, Oregon (map #19-01-11-33-06710). ALSO: That certain real property manufactured dwelling on said property identified as a 1995 Skyline, VIN # 80911183H, Title # 9533190653, Tax Account # 4224372

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930.

The true and actual consideration for this transfer is \$13,600.00

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2004 personally appeared _____,

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon

After recording, return to/taxes to:
 Alfred & Kolette Longworth
 PO Box 42
 Lowell, OR, 97452

My Commission Expires _____

T. PLAT
PO 469

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3

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PLAT
03

4 - PO 460

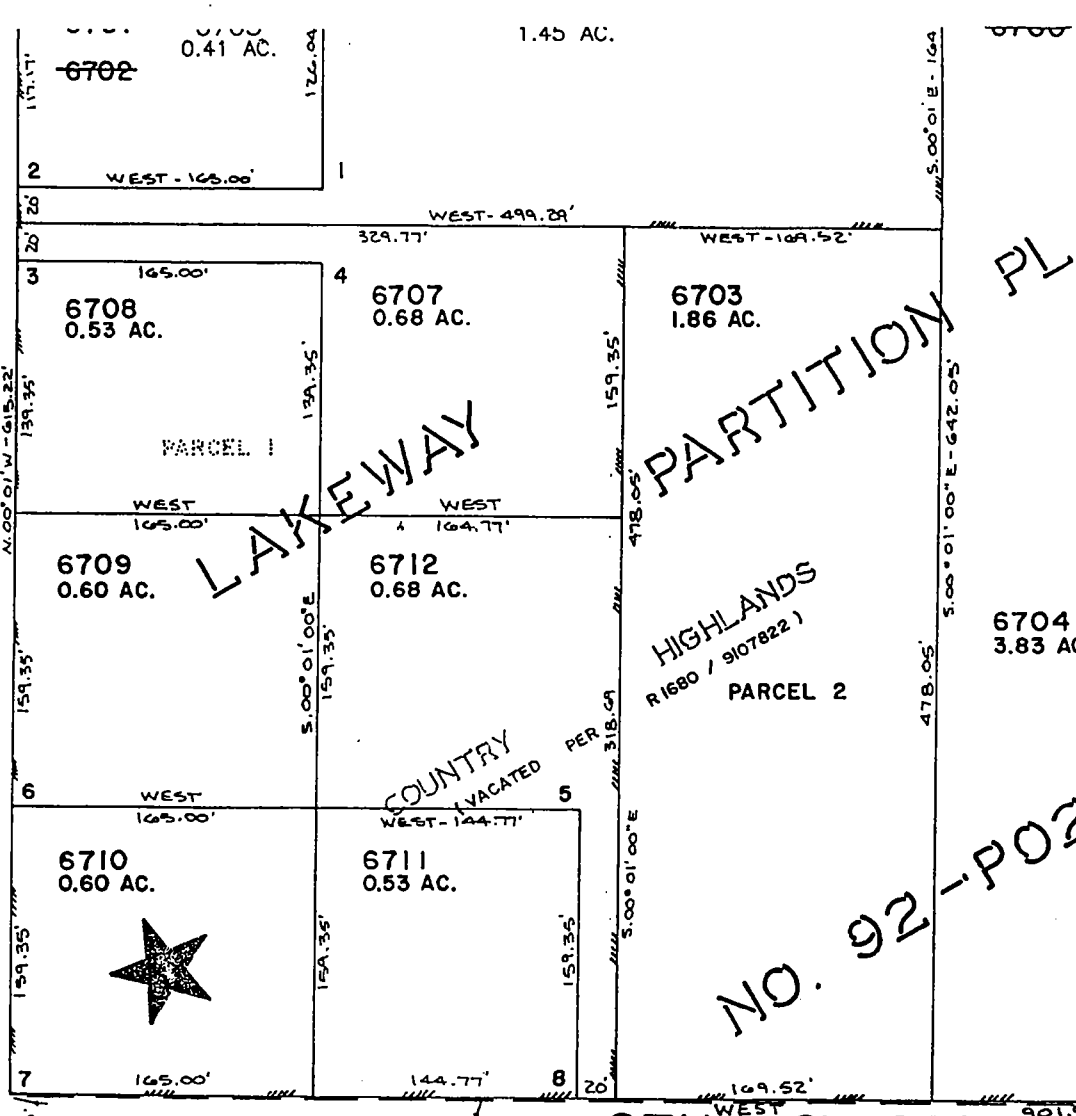
STREET

NO. 886

ROAD

COUNTY

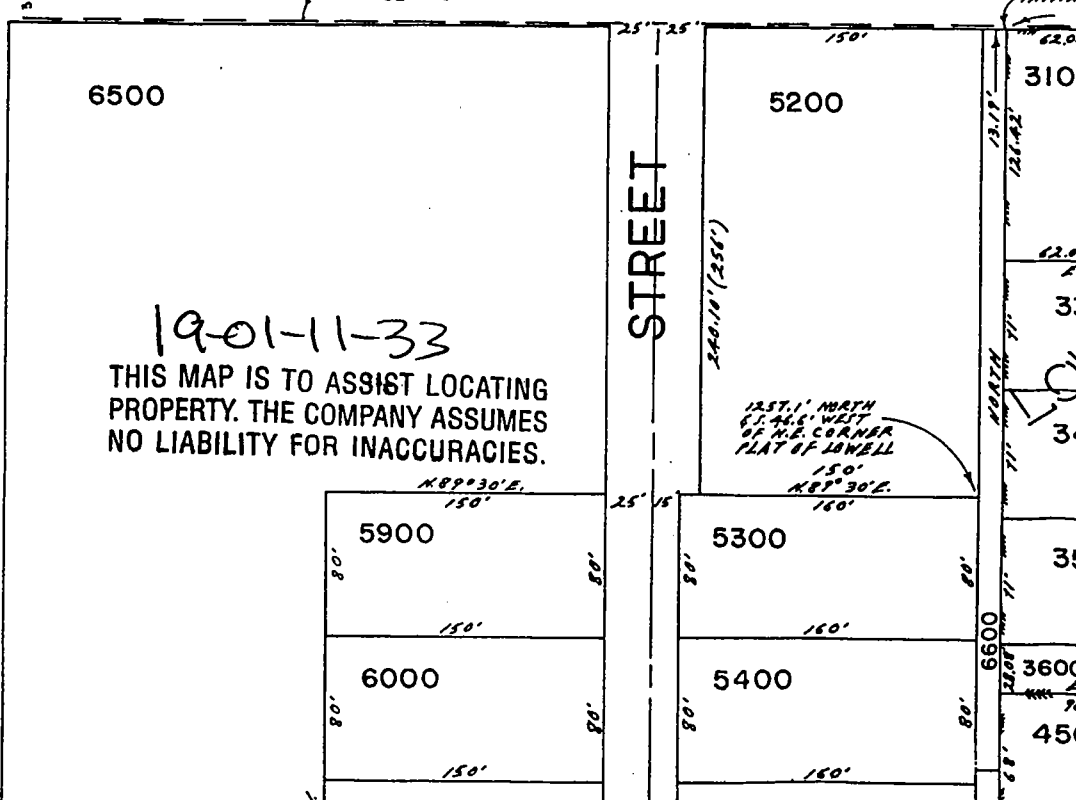
SS



PARTITION PL

NO. 92 - PO 2

6TH STREET



STREET