

**Board of Commissioners Meeting Minutes**  
**February 13, 2019**  
**Irrigon Branch of the Oregon Trail Library District, Community Room**  
**Irrigon, Oregon**

**Present**

Chair Jim Doherty

Commissioner Melissa Lindsay

Commissioner Don Russell

Darrell Green, Administrator

Kate Knop, Finance Director

Richard Tovey, County Counsel

Karmen Carlson, Human Resources Director

Roberta Lutcher, Executive Assistant

**Call to Order & Pledge of Allegiance:** 9:01 a.m.

**City & Citizen Comments:** Irrigon City Manager Aaron Palmquist said the City appreciated working with Morrow County Public Works on plowing roads and to please convey that to the Road Crew.

**Open Agenda:** No items

**Consent Calendar**

*Commissioner Russell moved to approve the following items in the Consent Calendar:*

- 1. Accounts Payable, February 14<sup>th</sup>, \$104,108.19; Retirement Taxes, February 4<sup>th</sup>, \$19,565.41*
- 2. Minutes: January 9<sup>th</sup>*
- 3. Sixth Amendment to Oregon Health Authority 2017-2019 Intergovernmental Agreement for the Financing of Community Mental Health, Substance Use Disorders, and Problem Gambling Services Agreement #153133; modification of Service Element #28 which covers Residential Treatment Services for clients at Columbia River Ranch, total amount \$7,755.08; and authorize Chair Doherty to sign on behalf of the County.*
- 4. Oregon Department of Human Services Intergovernmental Grant Agreement #148077 for the Financing of Community Developmental Disability Services, Amendments 4 & 5, and authorize Chair Doherty to sign on behalf of the County.*
- 5. Resolution No. R-2019-4 – In the Matter of Amending Resolution No. R-2018-24 (Relinquishing Title to the Gilliam-Bisbee Building to the Heppner Community Foundation). R-2019-4 allows the County to forgo the escrow process since work on code items has been completed or bid out and scheduled.*
- 6. Resolution No. R-2019-3 – In the Matter of Real Property Owned by Morrow County. The legal description for a County-owned foreclosed property at 640 Elder Street, Heppner, included a portion of the neighboring tax lot. This Resolution corrects the legal description. The associated Quitclaim Deed conveys the property to the correct owner, Mark A. Koumentis.*
- 7. Purchase Pre-Authorization Request, Public Works, 2008 Ford F550, \$20,000; and authorize Chair Doherty to sign on behalf of the County.*

*Commissioner Lindsay seconded. Unanimous approval.*

## **Legislative Updates**

Planning Director Carla McLane submitted Legislative Update forms for House Bills 2322, 2329, 2435 and Senate Bills 88, 408 and 449. The Board opted to discuss them during Ms. McLane's Update later in the meeting.

## **Business Items**

### Independent Audit Corrective Action Plan

Kate Knop, Finance Director

Ms. Knop explained the Oregon Secretary of State requires a Corrective Action Plan when there is a finding in the independent audit. The auditors identified a significant deficiency in the June 30, 2018 audit report as, "All bank and investment accounts appear to have been reconciled in a timely fashion, but not all account reconciliations were reviewed by a second party."

Ms. Knop said the proposed Corrective Action Plan reflects the County's hiring of a Staff Accountant in September to perform all bank account reconciliations that will be reviewed by the Finance Director in a timely fashion. This is a new process that has historically been the sole responsibility of the Treasurer.

Commissioner Russell asked Ms. Knop for her recommendation as to who should serve on the Audit Committee being proposed by the County.

She suggested Certified Public Accounts with municipality experience in Morrow County, and some of our agency partners. For example, she said the Treasurer works with agency funds and it's in the best interest of those agencies to have a clean audit.

*Commissioner Russell moved to approve the Corrective Action Plan by the Finance Director and authorize Chair Doherty and the Finance Director to sign on behalf of the County. Commissioner Lindsay seconded. Unanimous approval.*

### Frontage Lane Right-of-Way Discussion

Matt Scrivner, Public Works Director

Mr. Scrivner explained he received a letter from AgriNorthwest proposing to purchase 1.9 acres of County right-of-way off Frontage Lane to install a center-pivot. The letter stated AgriNorthwest would also consider a land exchange for property they own adjacent to the Pole Line Road and Frontage Lane intersection, where the County anticipates future improvements. After discussion, the Board directed Mr. Scrivner to work with County Counsel to evaluate the pros and cons of several scenarios. Chair Doherty advised Mr. Scrivner to not be rushed or hurried because of someone else's time challenges. He said he's made this same comment in the past regarding requests from Departments within the County and the same holds true for outside entities, as well.

### Road Use Agreement

Mr. Scrivner

Carla McLane, Planning Director

Mr. Scrivner provided an update on the Road Use Agreement negotiations with Vadata (Amazon) for the use of Olson Road. He said the agreement Morrow County submitted was returned by Vadata with numerous revisions. Mr. Scrivner said County Counsel Justin Nelson commented he disliked every revision, and added unless Vadata had strong reasons for the revisions, then he didn't see why the County would change anything. Mr. Scrivner said he was taken aback by the changes and could agree to only a few minor things. After reviewing a few of the changes in detail, Mr. Scrivner said a face-to-face meeting with Vadata is needed, and he suggested it also include Mr. Green and Mr. Nelson. The Board agreed a meeting should take place in order to obtain clarification on the changes made by Vadata.

Additional discussion points:

- Commissioner Russell said Amazon planned to start work at the site today but they lack the necessary building permit. He explained the order of events prior to granting a building permit: a Road Agreement needs to be in place; access point is approved; address is issued. Amazon needs to help the County out on this, he said, because they haven't sent in the application for an address yet.
- Chair Doherty said the Planning Department needs to be brought in for a broader discussion with the other entities regarding transportation documents; those being the Morrow County Transportation System Plan (TSP-MC); City of Boardman Transportation System Plan (TSP-B); City of Boardman Interchange Area Management Plan (IAMP-B); and the Port of Morrow Interchange Area Management Plan (IAMP-POM).
- Commissioner Lindsay said a special meeting could be convened in the event Amazon signs the agreement.
- Ms. McLane said in order to be proactive for anticipated future development, she would like to initiate conversations with her counterparts at the City of Boardman and Port of Morrow regarding transportation planning documents (TSP-MC, TSP-B, IAMP-B, IAMP-POM) and asked for direction from the Board. Chair Doherty stated this would fall under the normal auspices of the Planning Department and she should use this as a catalyst to expedite those meetings.
- Mr. Scrivner brought up pending permits for fiber installation to the proposed facility. He said there are 48 lines going down three County roads that also have to be managed.
- Blake Lawrence, Windwave Chief Executive Officer/General Manager, discussed the permits Mr. Scrivner referenced. Mr. Green said Mr. Lawrence's comments are welcome, but permits are part of the discussion that will take place during the afternoon Work Session.
- Commissioner Lindsay said high-level conversations are needed and perhaps Chair Doherty could ask that a City-County-Port meeting take place.
- The Commissioners commented they want the Vadata project to come to fruition, however, County processes are in place for valid reasons. There was also discussion

about the need for upfront, open communication so the County can be brought on-board early to assist everyone through those processes.

*Commissioner Russell moved to sign the original Road Use Agreement submitted to Vadata and forward it to them for signature. Commissioner Lindsay said she hesitated to register a no vote because she wasn't opposing getting the contract to them, but opposed signing something they've already torn apart. Commissioner Lindsay seconded. Discussion: Chair Doherty said he'd probably be a no and would suggest a few minor changes, but tell Vadata we'd consider, or are comfortable with the original Road Use Agreement. Mr. Scrivner said he would contact Port and Vadata representatives. Commissioner Lindsay asked if Vadata has signed-off on the Columbia River Enterprise Zone (CREZ) II agreement yet. Commissioner Russell said if they don't sign it, they would have to pay property taxes. He said it doesn't bother him at all because there are a lot of downsides to not signing. Commissioner Lindsay said she didn't want her vote to show a lack of willingness to get together very quickly after they sign something but she didn't think an upfront approach was best. Commissioner Russell said if they sign, we'd sign, we're just doing it in reverse order. Chair Doherty said he was comfortable with letting the record reflect that had Vadata signed it, the consensus is the Board would have signed it. Vote – Aye: Commissioner Russell. Nay: Chair Doherty, Commissioner Lindsay. Motion failed.*

Mr. Green said Mr. Scrivner will make the minor changes, talk to Ryan Neal and Mark Patton at the Port of Morrow, and send the document to Vadata.

Chair Doherty said he would reach out to our partners and request a City-County-Port meeting.

**Break:** 10:28–10:36 a.m.

## **Department Reports**

### Planning Update

Ms. McLane summarized the Legislative Update items she submitted and then reviewed her monthly report. Ms. McLane also discussed a memo she prepared as part of the materials for the February 12<sup>th</sup> Compensation Board meeting. The memo, requested by Human Resources Director Karmen Carlson, contained facts and statistics on growth in the County.

### Veterans Services Quarterly Report

Linda Skendzel, Veterans Services Officer

Ms. Skendzel highlighted the following:

- The Veterans Office donated items for the recent Heppner Town & Country event and the upcoming Boardman Chamber of Commerce Dinner. Items included raffle prizes and dinner tickets for veterans.
- Friday, March 29<sup>th</sup> is National Vietnam War Veterans Day and Ms. Skendzel is organizing a community dinner in Irrigon.
- Friday, August 16<sup>th</sup> will be Veterans Day at the Morrow County Fair. Ms. Skendzel said her office will host the greased pig contest.

- A focus group of veterans has been formed for several purposes: to learn their concerns about things at the County, State and Federal levels; to help share information and spread the word about available services for veterans; and provide an opportunity for them to get to know one another. The group meets in the north end of the County, but Ms. Skendzel said she would like to offer the same in south County.
- Ms. Skendzel is working on a veterans photo project that will be displayed at the annual Veterans Day program at Heppner High School. She said she plans to display the photos in the new building in Irrigon, when it is completed.

### **Commissioner Reports**

- Commissioner Russell attended the Special Districts Association of Oregon annual meeting. Each year that organization recognizes six people statewide, and two of those were recognized for their dedicated service to Morrow County. They were Larry Lindsay for 52 years as a Port of Morrow Commissioner, and Gary Neal for serving as POM General Manager for 30 years. He also reviewed his upcoming meeting schedule. Commissioner Russell then discussed the press release about plans by PGE and NextEra Energy Resources to construct a new energy facility in eastern Oregon that combines wind, solar and battery storage, also known as the Wheatridge Renewable Energy Facility.
- Commissioner Lindsay attended a Court Security meeting where she provided an update on the funding request she submitted to the State for Courthouse improvements. She said that program is still in the Governor's budget so the request is moving forward. On the efforts to secure additional funding for County fairs, Commissioner Lindsay said she's been working with Commissioner Todd Nash, Wallowa County, and it now has the support of the Association of Oregon Counties. She has been invited to testify on behalf of that proposal.
- Chair Doherty chaired the recent meeting of the North East Area Commission on Transportation, where he said it's important to stay actively involved. NEACT takes in all forms of transportation, including airports, so it can provide access to funding sources not generally known, he said. Chair Doherty also said he attended the Community Renewable Energy Association (CREA) meeting for Commissioner Russell, but questions concerning some of the legislative bills CREA sponsors were set aside until Commissioner Russell returns, as he is the current Chair of CREA's Executive Board. Commissioner Russell then conveyed a conversation with Brian Skeahan, CREA Managing Director, about the process CREA undertakes to determine whether or not it sponsors a particular piece of legislation. CREA does not take a vote of the Executive Board and Commissioner Russell said he was "flabbergasted" by that and plans to talk about it at the next meeting. Commissioner Lindsay said she was surprised when she heard about some of the bills CREA sponsors because Commissioner Russell had not reported on those. He said it's because he did not know about them. Chair Doherty said the State has a great economy and "we turned this blue state green out here...and we take 100% of metro's solid waste and now they want to saddle us with carbon challenges for

farmers and ranchers and other businesses and they want to tax us to boot. It's frustrating."

**Signing of documents**

**Adjourned:** 11:51 a.m.