

Morrow County Board of Commissioners Meeting Minutes
August 21, 2019
Port of Morrow Riverfront Center, Port Commission Room
Boardman, Oregon

Present

Chair Jim Doherty

Commissioner Melissa Lindsay

Commissioner Don Russell

Darrell J. Green, Administrator

Richard Tovey, County Counsel

Roberta Lutcher, Executive Assistant

Call to Order & Pledge of Allegiance: 9:02 a.m.

City & Citizen Comments: None

Open Agenda: No items

Consent Calendar

Commissioner Lindsay removed Oregon Youth Authority Intergovernmental Agreement (IGA) #14287 for discussion.

Oregon Youth Authority IGA #14287, Juvenile Crime Prevention Basic Services

Commissioner Lindsay noticed the IGA did not contain Exhibit G, Service Plan. County Counsel Richard Tovey said it likely is the list of services provided by the Juvenile Department. She then asked that the Plan be presented in the near future once the new Juvenile Department Director is on-board.

Commissioner Lindsay moved to approve the State of Oregon, Oregon Youth Authority, Juvenile Crime Prevention Basic Services, Intergovernmental Agreement #14287, effective July 1, 2019 to June 30, 2021; not-to-exceed compensation to County: \$35,900; and authorize Chair Doherty to sign on behalf of the County. Commissioner Russell seconded. Unanimous approval.

Accounts Payable

Chair Doherty brought up the County's internet provider, Inland Development Corporation (IDC), and asked if they were the only provider of such a service in the County.

Commissioner Russell provided the history and an overview of IDC, explaining it's a not-for-profit entity that supplies service to government agencies and other not-for-profits. He also noted he is a member of the board of Windwave, the subsidiary of IDC. As to whether or not there are other providers to Morrow County, Commissioner Russell suggested Chair Doherty contact IDC, which he said he would do.

Chair Doherty moved to approve the following items in the Consent Calendar:

*1. Accounts Payable, August 22nd, \$187,972.26; Payroll Payables, August 13th, \$174,838
Commissioner Lindsay seconded. Unanimous approval.*

9:15 a.m. – Public Hearing

North County Government Center Progressive Design-Build Exemption from Competitive Bidding Requirements, Order No. OR-2019-11

Chair Doherty reviewed how to offer testimony, reminded attendees to sign-in and called for abstentions or conflicts of interest. Hearing none, he asked for the Staff Report.

The request is to exempt the construction of the North County Government Center from traditional competitive bidding requirements in order to use the Progressive Design-Build (PD-B) method.

Darrell Green, Administrator, explained the Board is the primary contracting agency for the County and has the ability to authorize the exemption. He reviewed the criteria cited in Exhibit A of the Order (Operational, Budget & Financial Data; Public Benefits; Value Engineering, Specialized Expertise; Public Safety; Market Conditions; Technical Complexity; and Funding Sources).

Chair Doherty said he liked the PD-B concept, and added this project will be his first such venture and “the proof will be in the pudding.”

Commissioner Lindsay referred to the Funding Sources section of Exhibit A, noting it listed anticipated funding from the General Fund or Strategic Investment Program (SIP) Funds, but did not specifically list financing as an option. She asked if that would present any problems.

Chair Doherty stated he liked the fact that the wording wasn't “fixed,” which was also echoed by Commissioner Russell.

Commissioner Lindsay also agreed, and went on to say the Board doesn't want to close the door to any options.

Brief discussion about the need for this building in north County. Chair Doherty said he liked that Mr. Green indicated primary offices will still likely be at the Courthouse and Bartholomew Building.

Chair Doherty received no response to his individual calls for proponents, opponents and neutral parties to speak. The Public Hearing was closed at 9:24 a.m.

Commissioner Russell moved to exempt the North Morrow County Government Center Building Project from competitive bidding requirements, pursuant to Order No. OR-2019-11 – In the Matter of Exempting the Contract to Construct a New North Morrow County Government Center from Competitive Bidding. Commissioner Lindsay seconded. Discussion: Commissioner Lindsay said this action was to fully disclose the process and get public input. The fact no contractors or members of the public were present to dispute the process speaks volumes, she said. Chair Doherty said it was a necessary step. Mr. Green said it means the County doesn't

have to accept the lowest bid, but there are still other competitive bid requirements. Commissioner Russell recounted a previous project in which he was involved where they had to accept the lowest bid knowing there would be problems, which turned out to be the case. It's not fun filing a complaint against someone with a bond, he added. Vote: Unanimous approval.

Business Items

Irrigon Building Update

Darrell Green

Mr. Green talked about the timeline for the Request for Qualifications for the Progressive Design-Build Team, and the asbestos survey that will be done on the Irrigon Annex, which has to take place prior to demolition.

Comment Letter - Boardman to Hemingway (B2H) Transmission Line Project Draft Proposed Order

Carla McLane, Planning Director

Ms. McLane reviewed the letter which contained the corrections being requested by the County to the Oregon Department of Energy's Draft Proposed Order regarding the B2H Project.

Various discussions.

Commissioner Russell moved to approve the comment letter to be submitted to the Oregon Department of Energy in relation to the Boardman to Hemingway Transmission Line Project, to be signed and delivered by Carla McLane, Planning Director. Commissioner Lindsay seconded. Unanimous approval.

Planning Commission Appointment Requests

Ms. McLane

Ms. McLane discussed recruitment efforts for the vacant Irrigon and Boardman positions on the Planning Commission.

Commissioner Russell moved to approve the following appointments to the Planning Commission:

- 1. Stanley Anderson to Position 3 serving the greater Irrigon area, fulfilling the term ending December 31, 2020. Term of appointment to be August 21, 2019 through December 31, 2020*
- 2. Karl Smith to Position 9 serving the greater Boardman area, fulfilling the term ending December 31, 2021. Term of appointment to be August 21, 2019 through December 31, 2021*

Commissioner Lindsay seconded. Unanimous approval.

Planning Department Monthly Report

Ms. McLane

The report by Ms. McLane included status updates on the Buildable Lands Inventory & Housing Analysis; Code Enforcement Task Force; Green Energy Corridor; and the agenda items for the

September 17th meeting with the Navy (Naval Air Station Whidbey Island Commander, Captain Matthew Army).

Correspondence

- Agenda – Energy Facility Siting Council Meetings, August 22nd & 23rd in Boardman
- Public Notice: U.S. Army Corps of Engineers, Mid-Columbia River Regional Master Plan – Integrated Environmental Assessment and Draft Finding of No Significant Impact

Commissioner Reports

- Commissioner Russell provided an update on the request by the Department of Defense that NextEra Energy Resources enter into mitigation discussions concerning radars near the Wheatridge Project. He said NextEra reps indicated to him a positive outcome was anticipated and that no action was needed by the County, at this time. Commissioner Russell said the Columbia Development Authority continues to work under the assumption the Umatilla Army Depot land transfer will take place in the spring or early summer of 2020. The Oregon Historic Trails Advisory Council recently raised concerns about the possible presence of the Oregon Trail, which could slow down the process.

Break: 11:00-11:06 a.m.

11: 06 a.m. Executive Session – Pursuant to ORS 192.660(2)(e) – To conduct deliberations with persons designated by the governing body to negotiate real property transactions

11:17 a.m. Closed Executive Session

11:17 a.m. Executive Session - Pursuant to ORS 192.660(2)(g) – To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations

11:26 a.m. Closed Executive Session

Signing of documents

Adjourned: 11:36 a.m.