

**Morrow County Board of Commissioners Meeting Minutes  
October 23, 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

Justin Nelson, County Counsel

Karmen Carlson, Human Resources Director

Roberta Lutcher, Executive Assistant

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

**City & Citizen Comments:** An article that appeared in the East Oregonian about code enforcement was briefly discussed. Commissioner Russell discussed the status of bringing in a car crusher for abandoned vehicles – efforts continue.

**Open Agenda:** No items

**Consent Calendar**

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

1. *Accounts Payable, October 24<sup>th</sup>, \$103,831.36; Three Payroll Payables, September 24<sup>th</sup>, \$171,203.14, \$199,666.43 & \$3,250*
2. *Application for Refund (pre-paid taxes for a partition plat), Port of Morrow, \$3,443.63*
3. *Order No. OR-2019-14: In the Matter of Renaming Laurel Road to Laurel Lane*

*Commissioner Lindsay seconded. Unanimous approval.*

**Business Items**

Contract with Community Counseling Solutions, Inc. for the Provision of Mental Health, Alcohol and Drug Abuse Treatment, and Problem Gambling Services

Justin Nelson, County Counsel

Mr. Nelson discussed the process to update the contract that allows the County to pass through State funds to CCS.

*Commissioner Russell moved to approve the Contract between Morrow County and Community Counseling Solutions, Inc.; effective July 1, 2019 and shall expire on June 30, 2021.*

*Commissioner Lindsay seconded. Unanimous approval.*

Jail Use Agreement

Sheriff Ken Matlack

Sheriff Matlack reviewed the contract and how the County will be billed for jail beds - \$109,000 quarterly for 20 beds per day at the rate of \$60 per day per prisoner. If Morrow County uses less than 20 beds per day, the next quarterly payment will be reduced by that amount.

Justin Nelson, County Counsel said the normal process is for staff to review a contract prior to signature but this contract was presented already signed by Umatilla County. He said he might have changed some things, such as being charged for beds used instead of prepaying and then getting credits back.

Chair Doherty said it was somewhat troubling the contract was signed without the opportunity for review.

*Commissioner Lindsay moved to approve the Jail Use Agreement with Umatilla County; effective July 1, 2019 and shall renew on a fiscal year basis, July 1 to June 30, until terminated by either party. Morrow County will pay \$60 per day for each prisoner incarcerated. The rate per prisoner will increase by \$1 per bed each July 1 to June 30 period after the initial year of this contract. Commissioner Russell seconded. Unanimous approval.*

#### Port of Morrow Lease, Sheriff's Office Station 2, Heppner Mill Site

Darrell Green, Administrator

Sheriff Matlack

Mr. Green reviewed the lease and asked for the Board's input. There was discussion about the Sheriff's Office future needs for evidence storage and the tentative discussions to relocate Station 2 near the current Sheriff's Office. Discussions will continue in Long Range Planning. The Board agreed to forward the Lease Agreement to the Port for signature.

#### Irrigon Building Update

Darrell Green, Administrator

Mr. Green went over the dates for scoring the proposals submitted by the Design-Build teams. The date to award the contract is November 20<sup>th</sup>. He said if the County uses State-approved furniture suppliers, a Request for Proposals will not need to be issued. Mr. Green plans to bring furniture supply company representatives to a future Board meeting.

#### Discussion – Administrator's Performance Evaluation

Karmen Carlson, Human Resources Director

The Board directed Ms. Carlson to send a question/answer/comment form to Department Directors with the stipulation they be returned to the Board Chair. The Chair will share the submissions with the other Commissioners prior to Mr. Green's evaluation on December 11<sup>th</sup>.

#### **Department Reports**

##### Human Resources Quarterly Report

Karmen Carlson, HR Director

Ms. Carlson reviewed her report. It included information on job openings recently filled, committee involvement and updates, and open enrollment for health insurance. There were discussions with the Board about the Community Development position in the Planning Department and the upcoming retirement of The Loop's Coordinator.

### Road Department Monthly Report

Eric Imes, Assistant Road Master

Mr. Imes reviewed his report. He also talked about the amount of maintenance devoted to the paint striping machine. He said the crew painted for about five days but had to put 100 hours of maintenance into the machine. Mr. Imes said he didn't want to replace it but will look at other avenues for painting in the future.

**Break:** 11:22-11:32 a.m.

### Surveyor's Written Quarterly Report

The written report submitted by Stephen Haddock was reviewed. The Board talked about this position becoming an appointed position at the expiration of the Surveyor's term. Mr. Green said it was already on the list for a future Long Range Planning Session.

### Weed Department Written Quarterly Report

The written report submitted by Dave Pranger was reviewed. He was unable to attend due to a conflicting conference.

### Postponed: Public Health Department Quarterly Report

### **Correspondence**

- Letter from Smith, Currie & Hancock LLP informing the County of its share in the class action lawsuit to obtain Fiscal Years 2015-2017 PILT underpayments (Payment in Lieu of Taxes). Amount - \$7,419.
- Oregon Health Authority's public health notice to health care providers for all individuals to stop using vaping products.
- Document submitted by Commissioner Lindsay from a recent meeting of the Eastern Oregon Workforce Board - "Recession Concerns in Eastern Oregon" compiled by the State of Oregon Employment Department.

### **Commissioner Reports**

- Commissioner Russell said he met yesterday with representatives of the Iron Workers Union – local rep Mike Aldritt and his counterpart from Portland. They talked about the lack of skilled workers and their efforts to visit schools to let students know the types of jobs in the union.
- Commissioner Lindsay provided updates on the LUBGWMA meeting (Lower Umatilla Basin Groundwater Management Area) and a meeting between Forest Service personnel, County staff and members of the snowmobile club. She also attended Umatilla Electric Cooperative's (UEC) Board Meeting. She said she talked to them about the BOC's goal of better communication. They asked her about the County's vision and she asked them to figure out a way to rebuild the bridge between north and south County, especially with the Boardman to Hemingway Project and its potential impacts. Commissioner Lindsay said the conversation needs to continue all the way south in order to help those

communities continue to grow. She also met with the Port of Morrow Executive Director, Ryan Neal, and Mark Patton, Chief Operations Officer, about the former mill site in Heppner. She said the next step in the process will be costly and she hoped the Port would partner on the project. After that, an Enterprise Zone needs to be created there, she said. Commissioner Lindsay then mentioned an article in the newspaper about the Columbia Development Authority (CDA), on which Commissioner Russell is the Chair and the County's representative. She asked if there might be a conflict because of his association with Windwave, a telecommunications and internet access service provider. The article listed Windwave as a provider, she said.

Commissioner Russell said the subcommittee deals only with the Umatilla County side of the property (former Umatilla Chemical Depot). The vision or thought amongst CDA's Director, Greg Smith, and the people who represent Morrow County, is the Port of Morrow is capable of figuring out what the need for infrastructure is in order to do industrial development there. Fiber is industry-driven and looked at on a case-by-case basis. There's a finite amount of money the CDA received from the State for infrastructure and Umatilla County is trying to figure out what to do on its side.

Commissioner Lindsay asked Mr. Nelson if there was any risk to the Board or the County if the Commissioners disagree in the analysis, or was it solely the ethics of the person.

Mr. Nelson replied he did not understand how the CDA works.

Commissioner Russell said the goal of CDA is to get the title to the property and then start doing the planning and marketing of the property. He said the hope is it will transfer in the spring of 2020. After title is received, a portion will be transferred to Morrow County. He said he assumed the Port of Morrow would market it as an industrial site. Clarifying, he said it would be handed over to CDA, then by agreement, 1,200 acres on the Morrow County side would be for industrial development that will go to Morrow County and the Port of Morrow. There are similar agreements on the Umatilla County side, and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) will get a large piece for wildlife and habitat management. They are looking for a revenue stream to help manage that, maybe solar, he said.

Mr. Nelson said one area of concern would be if the CDA were to put limitations on the land before it comes to the County. Such as, if internet service was pre-contracted with a specific company, and it can't be anyone else, then that might be worthy. He said the County would not be in trouble at this point but the individual aspect was separate. Individually is where the concern would come, if there are certain limitations placed on it before it goes over to the County, said Mr. Nelson.

Commissioner Russell said the Morrow County side is zoned Port Industrial and some type of Resource Use. He said according to Planning Director Carla McLane, it could be

rezoned in the future. Commissioner Russell said his vision for fiber is the end-user would contract to install fiber.

Mr. Nelson asked if the purpose of the subcommittee is to have infrastructure in-place prior to the transfer.

Commissioner Russell said, not necessarily. The \$7 million grant CDA obtained will not be enough to do everything needed to make it an industrial site. Until the transfer of ownership takes place, it's hard to do any real planning, he added.

Chair Doherty talked about the five voting members who will decide the fate of the property. They are Morrow and Umatilla Counties, the Ports of Morrow and Umatilla and CTUIR. There are two votes from Morrow County and three other votes, he pointed out.

Commissioner Russell said he remained as Chair for the sake of consistency and because each year the members thought the land was close to being transferred. He suggested the Board leave him as the representative until the land turns over. All documents have to be written and someone has to be designated as Chair.

**12:27 p.m. Executive Session** – Pursuant to ORS 192.660(2)(d) – To conduct deliberations with persons designated by the governing body to carry on labor negotiations

**1:00 p.m. Closed Executive Session**

**Signing of documents**

**Adjourned:** 1:15 p.m.