

Morrow County Board of Commissioners Meeting Minutes
September 21, 2022
Bartholomew Building Upper Conference Room
Heppner, Oregon

Present In-Person:

Chair Jim Doherty
Commissioner Don Russell
Commissioner Melissa Lindsay
Karen Wolff, Board Staff
Justin Nelson, County Counsel

Call to Order and Pledge of Allegiance 9:00 a.m.

City and Citizen Comments

None

Open agenda

Commissioner Russell added a brief discussion of the status of underground storage tank at Library/Museum

Commissioner Lindsay added a Letter of Support.

Mr. Nelson asked to have a conversation about the AOC Conference Product Tasting.

Consent calendar

Removed Oregon Health Authority Intergovernmental Agreement, as it has been signed already.
Removed Public Health Contract with Local Provider for Family Planning Services at the request of Public Health. Commissioner Lindsay asked to remove the September 14, 2022 minutes for further review. Moved to approve balance.

Commissioner Lindsay moved to approve Accounts Payable and Payroll Payables, and the following Minutes: June 9, 2022 and June 28, 2022. Commissioner Russell seconded. Unanimous approval.

Business Items

Minutes

Commissioner Lindsay moved to amend the September 14, 2022 Minutes to state that Chair Doherty seconded the SOLAR Pilot motion, and accept as amended. Commissioner Russell seconded. Unanimous approval.

Lower Willow Groundwater Recharge Project

Kevin Payne, District Manager – Natural Resource Specialist
Morrow Soil and Water Conservation District

Mr. Payne reviewed the submitted project summary.

Chair Doherty asked the acreage to be served. Mr. Payne said 1,692 irrigated acres in Morrow County. 480 acres in Gilliam County. Four (4) landowners in Gilliam County and fourteen landowners (14) in Morrow County with another four (4) that have not responded yet.

Chair Doherty asked about extended ability. Mr. Payne said the study will tell us if it is feasible and how it would work.

Commissioner Russell asked for breakdown of acres per landowners, evenly split? Mr. Payne is not sure. Kip Krebs has that information.

Commissioner Lindsay cited water associations we fund: Oregon Water Resources, Northeast Oregon Water Association. This project is on Rhea Creek only, which is important because the other funds are for other waterways.

Commissioner Russell said he needs to be convinced to spend taxpayer dollars on this.

Commissioner Russell asked if any of the landowners are willing to help fund it. Mr. Payne said yes, he thinks so. Mr. Krebs has that information.

Commissioner Russell moved to support the Lower Willow Groundwater Recharge Project up to \$3,315. Commissioner Lindsay second. Unanimous approval.

Letter of Support

Kevin Payne, District Manager – Natural Resource Specialist
Morrow Soil and Water Conservation District

Mr. Payne reviewed the proposed Letter of Support for an Agriculture Water Quality Support Grant. Commissioner Lindsay asked what does this project do. Mr. Payne said well testing of agriculture wells in Morrow and Umatilla County.

Commissioner Lindsay moved to approve the Letter of Support for an Agriculture Water Quality Support Grant. Commissioner Russell seconded. Discussion. Tamra Mabbot, Planning Director said she is working with Mr. Payne and believes it is a good project. Unanimous approval.

Second Reading. Ordinance No. ORD-2022-3

Tamra Mabbott, Planning Director

Commissioner Russell read the full title: Ordinance No. ORD-2022-3 An Ordinance Amending the Morrow County Subdivision Ordinance and the Morrow County Zoning Ordinance, Articles 1 and 9.

No motion needed. Ordinance is ready for signature.

Second Reading: Ordinance No. ORD-2022-4

Tamra Mabbott, Planning Director

Ms. Mabbott read the full title: Ordinance Number ORD-2022-4 An Ordinance Amending the Port of Morrow Interchange Area Management Plan.

No motion needed. Ordinance is ready for signature.

Reimplement OpenGov

Kevin Ince, Finance Director

Mr. Ince explained that working with our consultant, the implementation of the workforce portion of OpenGov was never completed for a variety of reasons. Turns out it will not be possible based on how our chart of accounts is structured. It will require a restructure, which will bring us to Best Practice. The reimplementation was originally going to cost \$35,000, but has been reduced to \$15,375. This has not been budgeted. Mr. Ince has prepared a Resolution.

Commissioner Russell said he has met with Mr. Ince on this.

Commissioner Russell moved to approve Resolution No. R-2022-17 In the Matter of Transfer of Appropriations For Fiscal Year Beginning July 1, 2022 and authorize the Finance Director to execute the Purchase Agreement once the Statement of Work has been completed. Commissioner Lindsay second. Unanimous approval.

The Loop & GOHBI Service Agreement Update 2022

Katie Imes, Transit Manager

Ms. Imes explained this is an update of a fee increase due to increased fuel costs.

Commissioner Lindsay moved to approve The Loop and Greater Oregon Behavioral Health, Inc. Service Agreement fee increase through June 30, 2022. Commissioner Russell seconded. Unanimous approval.

The Loop Request to Purchase Demand Vehicle

Katie Imes, Transit Manager

Ms. Imes explained that it is difficult to obtain any vehicle anywhere. These are the ones Ms. Imes could find. Our whole fleet is Chrysler, so staying with it is good for maintenance. White minivans are very popular and hard to find.

Discussion. Commissioner Lindsay is trying to justify saving \$1,000 for less MPG (miles per gallon). Undersheriff John Bowles said Dodge is moving to all electric vehicles.

Commissioner Russell would be interested to have Ms. Imes flush out the total cost, including fuel, for the Chrysler and the Toyota. Commissioner Lindsay agreed.

Road Committee Appointments

Sandi Pointer, Public Works Management Assistant

Commissioner Lindsay moved to appoint Rolf Prag to represent the Boardman area through 2025. Commissioner Russell seconded. Unanimous approval.

Commissioner Russell moved to appoint Joe Taylor to represent North County At Large through 2025. Commissioner Lindsay seconded. Unanimous approval.

Ms. Pointer explained the Ione area has three applicants for the Alternate position. Liz Peterson, Sabrina Bailey Cave, and Jason Proudfoot.

Chair Doherty moved to appoint Sabrina Bailey Cave as the Ione area alternate through 2025. Commissioner Russell seconded. Unanimous approval.

Rock Crushing Fee Increase

Eric Imes, Public Works Director

Mr. Imes explained that the Rock Crushing contract was extended last year and is due to expire next year. In order take current fuel costs into account, they are proposing a fee increase. Contractor can not afford to crush under current fee schedule.

Commissioner Russell moved to approve the updated fee schedule for the Extension of Contract Agreement with 4-R Construction. Commissioner Lindsay seconded. Discussion. Mr. Imes said not crushing rock is not an option. Mr. Imes has asked other entities (State and Counties) and believes this is a fair fee. Mr. Imes said if our pits were full, he would not have an issue. We need rock. Commissioner Lindsay asked if we would be breaking procurement rules doing this. Mr. Nelson said he believes we are good.

Tabled for County Counsel to prepare documents to memorialize any changes to the contract and to review the original bid packet.

Heppner Library/Museum Building Heating Fuel Tanks

Commissioner Russell explained that the old furnace oil tank was removed in the last month. Eastern Oregon Environmental did the work and inspected the hole. They found out there was some contamination. We can leave it as is. If the property changes hands, there could be an issue. The group recommends leaving it as is. Ms. Putman said low level contamination. Commissioner Russell thought it would take \$20,000 to clean it up. The contamination is probably not moving, or migrating off site. Contractor recommended leaving it as is. The City of Heppner concurs. *Consensus of the Board was to leave as is.* Commissioner Russell said fuel has not been put into that tank in over 20 years.

Commissioner Lindsay asked Commissioner Russell about the status of the Ione gas station, which Morrow County has on the Foreclosed Property list. As per the State Underground Storage Tank Program, the property is clean.

Chair Doherty asked if the Surveyor records have been moved out of the storage container at the Public Works office. Ms. Pointer said no. Chair Doherty would like to do this.

Recess 10:26 a.m.

Reconvene 10:36 a.m.

West Glen Public Access Roads

Eric Imes, Public Works Director

Mr. Imes reviewed the information provided in the Agenda Packet including the pertinent portion of ORS 368.031. Mr. Imes has received many requests to grade the roads in West Gen subdivision. These are Local Access Roads. The roads are in pretty bad shape.

Mr. Imes would like to communicate with homeowners in a mailer to educate them on the ORS. If the board decides to do this, include a timeline in the mailer, if this is approved. Also he would like to have the homeowners come up with a maintenance plan and how to pay for it. Mr. Imes thinks \$14,000 a year in a homeowner maintenance fund would be high. There are lots of public access roads throughout the county.

Chair Doherty said following discussions with Planning and Public Works, he understands current rules would not allow a subdivision to be built this way. Tamra Mabbott, Planning Director explained a road standard is imposed at the time built. In the past, there was no provision for maintenance.

Commissioner Russell said with all of the trucks out there, that are unpermitted, will do more damage than a car. What are we going to do about that? If we fix the road it won't last very long. Ms. Mabbott said there are many issues out there. Maybe sit down with the City, County, landowners and maybe the Port. How are we going to fix the many issues? And make them more permanent, before we fix the road. Discussion.

Commissioner Russell said the city has been asked to annex this subdivision several times. They do not want to take it on.

Mr. Imes said Blakes Ranch puts money into a maintenance fund each year and the roads are maintained.

Gerry Arnson, Blakes Ranch resident advised that Blakes Ranch has 119 parcels. In their by-laws they pay \$50 per year Road Assessment. 60-70 people live there full-time. They just had to hire a road grader and buy gravel to fix some issues.

Commissioner Lindsay asked if we should have a meeting with landowners to figure out how to fund it.

Commissioner Russell said he could see us bringing it up to a gravel road standard, but they have to figure out how to fund future maintenance.

Chair Doherty asked if Mr. Imes is recommending this project. Mr. Imes said emergency responders reached out to him because it is a problem. Also has been contacted by landowners. Based on these things he is recommending the project.

Chair Doherty moved to approve the Road Department making improvements on West Glen Road as a single project. Commissioner Lindsay seconded.

Commissioner Lindsay said she would only consider if they put something in place for the future maintenance.

Commissioner Lindsay suggested a mailing to landowners. Ms. Mabbott and Mr. Imes said they would put together a mailing to landowners, in English and Spanish, to get everyone together, if the Board directs.

Commissioner Lindsay moved to amend the motion that a future Road Maintenance Agreement must be included in the project. Commissioner Russell seconded. Commissioner Russell and Commissioner Lindsay aye, Chair Doherty no.

Chair Doherty withdrew his motion. Commissioner Lindsay withdrew her second.

Mr. Imes thanked the Commissioners for their time. Public Access roads are an issue throughout the state.

June 28, 2022 Minutes

Justin Nelson, County Counsel

Mr. Nelson clarified that the June 28, 2022 minutes are not included in the packet. They are still under review.

Commissioner Russell moved to reverse approval of June 28, 2022 minutes and bring them back at a future date. Commissioner Lindsay seconded. Unanimous approval.

Old Business

Administrator Job Description

Lindsay Grogan, Human Resources Director

Mr. Grogan said she received a lot of feedback and the position has morphed a bit. Administrator vs. Chief of Staff.

Commissioner Russell said he was asked to for the Administrator Job Description to put next to Chief of Staff job description for comparison. Everyone said they want something in there for consistency. Administrator is OK as long as there is still access to a Commissioner. In the Chief of Staff job description, who does Performance Reviews of Department Directors?

Ms. Grogan said in Tillamook County the Board does Director reviews, in Executive Session. Commissioner Lindsay said the other piece is reviewing timesheets and time off.

Commissioner Lindsay thinks we are getting close to what she would like to see. She likes the Chief of Staff position. She would like to see the Annual Reviews be conducted by the Chief of Staff with the Commissioner liaison.

This will be brought back on October 5, 2022.

Commissioner Russell asked if we would be including the Commissioner-Elects in this process. They will be inheriting this position that we may fill a week or two before they take office. Commissioner Lindsay agreed. She would like to see them in the meetings so they can participate.

Ms. Grogan will email both Job Descriptions to Department Heads and Elected Officials and Commissioner-Elects.

AOC Conference Product Tasting

Mr. Nelson said he wanted to bring this up to begin a discussion early. It takes awhile to pull together. Maybe include Karie Walchli, Morrow County Tourism. Ms. Mabbott said she will talk to Ms. Walchli. Discussion. Discuss again October 5, 2022. Tourism report is October 5th.

Department Reports

Planning Department Monthly Report

Tamra Mabbott, Planning Director

Ms. Mabbott introduced Makayla Ramirez, their new Office Manager.

Ms. Mabbott reviewed the written report.

Stephen Wrecsics, GIS Planning Technician provided a presentation on the drone that the County purchased. Showed some of the things the drone can do.

Treasurer's Monthly Report

Jaylene Papineau, Treasurer is attending a conference this week. The Board reviewed the written Treasurers Report.

Correspondence

Commissioners Report

Commissioner Russell attended a CREA (Community Renewable Energy Association) meeting. Interesting. He also attended the demolition of the PGE Coalfire plant boiler and stack. PGE has plans for something new at this location, to be announced at a later time.

Commissioner Lindsay attended LOACT. She thinks this committee will really get some input to LCDC. The Eastern Oregon Women's Coalition sponsored the Governor's lunch at Roundup was well attended. AOC District Budget meetings this week. Commissioner Lindsay attended a meeting with Planning and Echo NW.

Chair Doherty said to remind him at budget time that we look at the equity of how we spend our money.

Adjourn 12:00 p.m.