

**Morrow County Court
February 11, 2015
Boardman, Oregon**

Present

Judge Terry Tallman
Commissioner Leann Rea
Commissioner Don Russell
Mike Gorman, Assessor/Tax Collector
Roberta Lutcher, Court Executive Assistant

Excused

Karen Wolff, Executive Secretary/Personnel Director
Ryan Swinburnson, County Counsel

Judge Tallman called the meeting to order at 9:07 a.m.

City and Citizen Comments – Irrigon

No comments

Open Agenda

No items

Claims

Commissioner Russell said he had a question about a gift card purchase of \$50. Commissioner Rea said she questioned whether several invoices were coded to the correct budget line items. After some discussion, it was decided to wait for the arrival Sandi Putman, Public Works Management Assistant since several were from her department.

New Business – Bid Award – Herbicides

Dave Pranger, Weed Control Coordinator

Mr. Pranger said his recommendation would be to award the bid to Wilbur-Ellis due to past performance and service, even though it was \$285.50 above the lowest bid, and also because they have a branch in Morrow County. Commissioner Rea said the low bid from Crop Protection Services does have a facility in Hermiston, not just Seaside, Oregon where their bid originated. Discussion. The Commissioners decided to award to the lowest bidder.

Commissioner Rea moved to accept the 2015 Herbicide Bid from Crop Production Services, Timberland Division, in the amount of \$39,217.20. Commissioner Russell seconded. Unanimous approval.

Permits

Matt Scrivner, Assistant Road Master

On the recommendation of Public Works, Commissioner Rea moved to approve Application #OJB with Lexington Pump, for work on County Road #681, Ione-Gooseberry Road, to install a 1 1/2-inch water line to cross Bridge #10904 west of the Ione Community School starting at the water meter next to the bridge and continuing to the new bus barn site. Commissioner Russell seconded. Unanimous approval.

Mr. Scrivner said the next two Permits with Gas Transmission Northwest are a continuation of the TransCanada project.

On the recommendation of Public Works, Commissioner Rea moved to approve Application #OIW with Gas Transmission Northwest, for work on County Road #536, Rietmann Lane, for a 20-inch gas pipeline which requires pavement cutting and patching. Commissioner Russell seconded. Unanimous approval.

On the recommendation of Public Works, Commissioner Rea moved to approve Application #OJC with Gas Transmission Northwest, for work on County Road #539, between Rietmann Lane and Lindstrom Lane, for a 20-inch gas pipeline requiring no pavement cutting. Commissioner Russell seconded. Unanimous approval.

Public Works Purchasing Pre-Authorization Request

Mr. Scrivner said Ms. Putman will be arriving shortly with the Purchasing Pre-Authorization Request for two used pickups from State surplus. Public Works Director Burke O'Brien is in Salem now and would like permission to purchase the two vehicles at a cost of \$5,000 each, and there is currently \$15,000 in the Reserve Account.

Appraisals from the Assessor – Foreclosed Properties

Mike Gorman, Assessor/Tax Collector

Property 1 – Account #387 (270 W. Baltimore, Heppner)

Mr. Gorman said this is a small lot in Heppner, 22 feet x 132 feet, with a substandard residence on it. It's been abandoned and isn't in good shape; I don't recognize any value in it. The greater value is on the property. The highest best use for this property is for a neighboring landowner to purchase it, but it would be hard to build on the narrow lot after setbacks are taken into consideration, a structure could only be 12 feet wide.

Final Determination of Value as of January 1, 2015: \$1,000

Mr. Gorman said Oregon Revised Statutes say an appraisal should be performed and then the property can be sold at public auction at real market value or less, but it doesn't bind you to do anything.

Property 2 – Account #5063 (Juniper Lane)

The following summary is taken from Mr. Gorman's *Identification of Property* – "The parcel was created in 1924 by deed conveying it to the Juniper Community Hall. The property was

exempt from taxation for many years then lost its tax exemption in 2002 and became taxable. The owner failed to pay the property tax, therefore, the Morrow County Tax Collector foreclosed the property and deeded it to Morrow County in 2008.” Mr. Gorman said since this two acre property is in the middle of the current road right of way, it ought to be deemed as such and this tax lot should go away, there is no value. It should be dedicated as a road right of way but I’m not sure how that process works, this is probably a Planning Department question.

Final Determination of Value as of January 1, 2015: \$0

Property 3 – Account #4557 (70239 Pioneer Lane, Boardman)

Mr. Gorman said the next two are the two properties in West Glen Subdivision. The first one is the former Jacquez property – the land is County owned but there is still a privately owned mobile home there. I went under the assumption the mobile home will be leaving in the future, but the property would still have some substandard structures which contribute no value. I recognize the property as being bare land with site development (a well or some kind of water).

Final Determination of Value as of January 1, 2015: \$33,850

Property 4 – Account #4580 (78576 Parkside Road, Boardman)

Mr. Gorman said this is the Longoria property and the mobile home may or may not be leaving, depending on the outcome of the Sale of Personal Property (mobile home) on February 19th. This property also has several substandard buildings and if the mobile home stays, I consider it to have no value either. I consider it as site developed land with the same value as the previous property. Commissioner Rea asked if it would be the same value even though it’s a smaller parcel. Mr. Gorman said yes, they may all be marketed and sold the same; all the properties there are around an acre.

Final Determination of Value as of January 1, 2015: \$33,850

Property 5 – Account #2718 (Gun Club Lane)

Mr. Gorman said this is a five acre chunk on the northeast end of the County on Gun Club Lane and abuts the Aylett’s rock quarry. Commissioner Rea asked if the access issues had been resolved on Gun Club Lane. Mr. Gorman replied he did not know, but no one has informed his office there is no access from Gun Club Lane. Commissioner Rea said it could be questionable. Mr. Gorman said the neighboring properties have homes and appear to be able to get back and forth.

Final Determination of Value as of January 1, 2015: \$20,000

Property 6 – Account #9765 (Columbia Lane, Irrigon)

From Mr. Gorman’s *Identification of Property* – “The subject property is identified as a .10 acre parcel of land with no improvements. The property is located at Columbia Lane, just west of Fourth Street in Irrigon. The parcel is part of a larger parcel that was created by Partition Plat 1999-10, it is 15 feet x 350 feet. It was added to the adjoining Tax Lot (2400), that Tax Lot subsequently sold using the legal description prior to the combination of the 15 foot strip, therefore, creating this parcel.”

Final Determination of Value as of January 1, 2015: \$500

Properties 7, 8 & 9 – Account #2455, #2456 & #9770 (Cain Lane)

Commissioner Rea asked if this is the same property from a few years ago. Mr. Gorman said he wasn't sure, but when the McCalls created this and started developing it, they deeded over this right of way to the public forever. But Morris' deeded it to McCall, how can that be at the same time, he asked. Over time, there was buying and selling of the properties and some increased the strip and some didn't. Eventually the McCalls quit paying taxes and we foreclosed. It might be better if you could get the 25 feet from Tax Lots 200 and 204 and get Tax Lot 220, and dedicate all as a public road, but I don't know if it's achievable. I don't like seeing the County in ownership of that road. Commissioner Rea said we need to look at this and she then mentioned the time the County received a property with the house that had been used for methamphetamine production and the County paid a small fortune to get rid of. Was this on Tax Lots 204 and 215, she asked. He said no, Tax Lot 208. Judge Tallman said it would be good to take care of this. Mr. Gorman said we need to involve Planning Director, Carla McLane, in this conversation; I'd be happy to meet with her to see what our options are. Judge Tallman said we need to do that. Commissioner Rea said the County doesn't want to own this.

Final Determination of Value as of January 1, 2015: \$0

Property 10 – Account #2461 (74609 Cain Lane)

Mr. Gorman said this is Tax Lot 208 and it is the previously mentioned lot that was cleaned up. I listed this as partial site development. It is a 1.39 acre parcel.

Final Determination of Value as of January 1, 2015: \$28,000

Property 11 – Account #10185 (Cain Lane)

Mr. Gorman said this is Tax Lot 227 and is considered a bare lot with no water. This is also a 1.39 acre parcel.

Final Determination of Value as of January 1, 2015: \$22,000

Property 12 – Account #2662 (Corner of Knapp and Division)

Mr. Gorman said this was difficult to research and appears to have come from Partition Plat 1993-90. It's a very small corner and of no value. Knapp Street evidently isn't a street because it's not recognized in the plat maps. I don't know if you want to give it to Division Street. Commissioner Rea said or give to whoever owns Tax Lot 2300. Mr. Gorman said it might require a replat but that's a question for the Planning Department.

Final Determination of Value as of January 1, 2015: \$0

Public Works Purchasing Pre-Authorization Request, continued

Ms. Putman said Mr. O'Brien found two vehicles –

1. 2002 Chevrolet 1500 Club Cab with 117,000 miles. This would replace a vehicle with over 200,000 miles on it. Price: \$5,000.
2. 2005 Ford F250 Extended Cab with 116,000 miles. This will replace a vehicle recently sold. Price \$5,000.

Ms. Putman said she contacted Finance Director, Rick Worden, and he signed the request.

On the recommendation of Public Works, Commissioner Rea moved to approve the Purchasing Pre-Authorization Request from the Road Department, Line Item #202-221-540-4426, for a 2005 Ford F250 diesel pickup, short box, extended cab with 116,000 miles, in the amount of \$5,000,

and authorize Judge Tallman to sign on behalf of the County. Commissioner Russell seconded. Unanimous approval.

On the recommendation of Public Works, Commissioner Rea moved to approve the Purchasing Pre-Authorization Request from the Road Department, Line item #202-221-540-4426 for a 2002 Chevrolet 1500 gasoline engine pickup, short box, club cab with 117,000 miles, in the amount of \$5,000, and authorize Judge Tallman to sign on behalf of the County. Commissioner Russell seconded. Unanimous approval.

Claims, continued

Ms. Putman said she would research the questions Commissioner Rea had about a few invoices for Public Works. Commissioner Rea took the opportunity to ask Ms. Putman if additional photo books of the Courthouse Clock Tower Restoration were on order. Ms. Putman said the original order was 20. Commissioner Rea said that's good, we thought 10 were purchased.

After viewing the receipt for the gift card Commissioner Russell asked about earlier, Judge Tallman explained the gift cards are purchased by the Public Health Department to reimburse expenses for community members who participate in the Local Community Advisory Committee (LCAC) meetings.

Commissioner Rea moved to approve the Payroll Payables, Immediate & Electronic, dated February 4th; Payroll Payables, Immediate & Electronic, HRA/VEBA, dated February 4th; and Accounts Payable, dated February 12th in the amount of \$157,337.98. Commissioner Russell seconded. Unanimous approval.

Minutes

Commissioner Rea moved to approve the minutes of February 4th, with corrections. Commissioner Russell seconded. Unanimous approval.

Correspondence Reviewed

- Parole and Probation (P&P) Report for the month of January. Commissioner Rea noted the numbers continue to increase. Caseload numbers – total 111; 37 High; 25 Medium; 44 Low. January Work Crew Billing totaled \$1,850 (City of Irrigon \$1,000; Finley Butte \$800; Morrow County \$50). Judge Tallman discussed a Local Public Safety Coordinating Council (LPSCC) meeting he attended, saying a court judge in attendance questioned some of Morrow County's P&P statistics. The LPSCC group also discussed ways to write requests for over \$175,000 in funding available for adult parole and probation. Judge Tallman said Community Counseling Solutions Director, Kimberly Lindsay, will assist in writing the request using an evidence based approach.
- Letter from Ms. McLane to Andrea Goodwin, Energy Facility Siting Analyst, Oregon Department of Energy, commenting on the Preliminary Application for Site Certificate for the Wheatridge Wind Energy Facility. Commissioner Rea said this is a generic letter Ms. McLane put forth with Morrow County's requirements. Judge Tallman said a recent newspaper article on this facility made it sound like Umatilla County was speaking for Morrow County.

- Copy of a memo from Wasco County Board of County Commissioners to all Oregon State Representatives and Senators on citizen rights and Legislator's responsibilities regarding the Second Amendment.
- Invitation to an Open House for the North Highway 395 Economic Enhancement Technical Advisory Committee, February 18th, Hermiston.

Commissioner Reports

Commissioner Rea said she had the honor last week of hand delivering some of the checks from the Columbia River Enterprise Zone II Board to various entities. She delivered one such check to the City of Irrigon and a representative from the Oregon Department of Veterans' Affairs (ODVA) happened to be there. They discussed the \$45,000 the County received from ODVA for veterans' transportation and he said if Morrow County hasn't expended the money by the end of September, we will be pulled out of the grant and won't be considered for funding for several years. He also said Morrow County Veterans' Representative, Linda Skendzel's only duty for this grant is to verify the status of a veteran (such as honorably or dishonorably discharged). He made it very clear Morrow County needs to get our program together and start transporting vets. Commissioner Rea said he's more than willing to meet with us once we get a coordinator hired. He said there is no sense in having two separate programs (one for vets and another for the general public); there needs to be just one program. He emphasized the need to get things going here and was very pleasant, but he wants our program to work.

Judge Tallman said as a result of the LPSCC meeting, Sheriff Ken Matlack thought it would be a good idea for representatives of Morrow County to attend an April 6th meeting in Salem where they'll be releasing the reinvestment grant request for proposals. Judge Tallman volunteered to attend.

Judge Tallman said he attended a recent Fair Board meeting where their by-laws were approved. Commissioner Rea said the by-laws need to be sent to the Court for final approval. Judge Tallman said he would remind Fair Secretary, Ann Jones. He said officers were elected and there will be a queen for this year's Fair and Rodeo, Macy Gibbs. He also told the group the County plans to pave the other part of the lot. Activities that will take place at the Fairgrounds during Heppner's Wee Bit O'Ireland Celebration were discussed.

Miscellaneous

Mr. Gorman said he just looked through County Land Statutes and he may need to talk to County Counsel, but it says a governing body may authorize a sale by private sale if each parcel has a real market value of less than \$15,000 and is unsuitable for placing a dwelling (ORS 275.225). Commissioner Rea said maybe we could dispose of some of the substandard lots this way.

Commissioner Rea asked if Judge Tallman could attend tomorrow's Military Airspace Advisory Committee (MAAC) meeting in her absence. He said it might be possible. Commissioner Rea explained JR Cooke, Northeast Oregon Water Association, would only like policy makers at the MAAC meeting and doesn't think Ms. McLane should attend.

Commissioner Russell said he attended last week's Heppner Chamber of Commerce meeting and provided an update on several items, including the money distributed by the CREZ II Board. I

was if this money could be counted on in the future. I said we think the revenue stream is solid but there is always a chance the companies could drop from the requirements and go on the tax rolls and be taxed like other entities. I said the CREZ II Board has a template now, but the members on the board could change. As a group we decided to give large amounts of money rather than a needs & issues approach for smaller amounts.

Adjourned: 11:31 a.m.