

Morrow County Court
October 26, 2016
Heppner, Oregon
Bartholomew Building Upper Conference Room

Present

Judge Terry Tallman
Commissioner Leann Rea
Jerry Sorte, Administrative Officer
Karen Wolff, Human Resources Director
Justin Nelson, District Attorney/County Counsel
Roberta Lutcher, Court Executive Assistant
Melissa Lindsay, Judge-Elect
Jim Doherty, Commissioner-Elect

Excused

Commissioner Don Russell

Audience

David Sykes, Heppner Gazette-Times

Call to Order: 9:03 a.m., followed by pledge of allegiance.

City and Citizen Comments: No comments

Open Agenda: No items

Proposal to Develop Property to the North of the Agriculture Museum

Kim Cutsforth, Heppner City Manager
Skip Matthews, Willow Creek Park District

Larry Mills, Agriculture Museum Board Secretary/Treasurer

The Willow Creek Park District received funding from the Howard and Beth Bryant Foundation for improvements to the vacant areas near the basketball court on Riverside Avenue. The improvement project is in partnership with Morrow County School District (MCSD) and includes a circuit training area, mixed sports court, and a restroom. The request from the Park District to the County Court is to allow a lot line adjustment for the property between the basketball court and Riverside Avenue, which would then allow the Park District to own the property and make the capital improvements. In addition, the budget includes funding to improve the open area between the basketball court and the Agriculture Museum by converting it to irrigated grass. The area will be maintained by the Park District until such time as the Museum is ready to begin development.

Commissioner Rea recapped the requested action as being a lot line adjustment that gives the 171'x75'x215'x107' piece of property to the Park District and in return, they will maintain the

entire 14,475 square foot property until such time as the museum may want to develop part of the property. Discussion. Mr. Sorte said the County will work out the technical details of the process once the City of Heppner supplies the legal documents. After that, it will be back before the Court for review and discussion, he added. Ms. Cutsforth said she would forward them as soon as possible since she would like to put the project out to bid in January and start construction in March.

Commissioner Rea moved to approve the Application for a Lot Line Adjustment, with the details to follow. Judge Tallman seconded. Unanimous approval.

Mr. Mills requested the Court give tentative approval for improvements to the open area between the Agriculture Museum and the basketball court.

Commissioner Rea moved to develop an agreement between Morrow County and Willow Creek Park District for improvements to the property between the basketball court and the Agriculture Museum, with the understanding the Agriculture Museum is within its rights if it chooses to develop what property they need for future expansion. Judge Tallman seconded. Unanimous approval.

New Business

Review Results of Request for Proposals (RFP) for a Cutsforth Park Visitor Center with Restroom and Shower Facilities, and Award Bid

Greg Close, Parks General Manager

Mr. Close discussed the RFP process that resulted in one bid being submitted for the project. He said the proposal went through the usual review panel and scoring process and Public Works now recommends awarding to Wilson Construction Services, LLC. Mr. Close said Rod Wilson has performed work for Public Works in the past and he is very capable.

Mr. Close explained Public Works received a grant in the amount of \$153,000 to cover the project but Mr. Wilson's bid is \$162,700. To make up the difference, Mr. Close said Public Works employees will demolish the old structure. This will also qualify as an in-kind match for the grant, he said.

Commissioner Rea moved to award the Cutsforth Campground Improvement Project (Visitor Center with Restroom and Shower Facilities) to Wilson Construction Services, LLC, based on the grant amount of \$153,000. Judge Tallman seconded. Unanimous approval.

Purchasing Pre-Authorization Request for County Website Services

Jerry Sorte, Administrative Officer

Mr. Sorte explained he collected three proposals from website providers and a staff workgroup recommended awarding to Aha Consulting, Inc. from Lake Oswego, Oregon.

Commissioner Rea moved to approve the Purchasing Pre-Authorization from the County Court Department for a five-year contract for website development and hosting in the amount of \$25,000, and authorize Judge Tallman to sign on behalf of the County. Judge Tallman seconded. Unanimous approval.

Old Business

Quitclaim Deed – County Sale of Property on Gun Club Lane

Karen Wolff, Human Resources Director

Ms. Wolff said the Court declared this property on Gun Club Lane as surplus and it was sold at Sheriff's auction for \$10,001 to Wade Aylett, an adjoining property owner.

Commissioner Rea moved to approve signing the Quitclaim Deed between Morrow County and Wade Aylett for property described as:

- *A parcel of land lying in Section 20, in Township 4 North, Range 27, East of the Willamette Meridian, in the County of Morrow, State of Oregon, described as follows: Commencing at the Southeast corner of Section 20; thence North along the East line of said section a distance of 6.77 feet to a point on the Northerly right of way line of U.S. Highway I-84, said point also being the True Point of Beginning of this description; thence North 77°05'20" West along said Northerly right of way line a distance of 448.49 feet; thence North 00°42'42" West a distance of 485.93 feet; thence South 80°33'05" East a distance of 442.82 feet, to a point on the East line of said Section 20; thence South 00°42'42" East along said East line a distance of 513.44 feet, to the beginning point.*

Judge Tallman seconded. Unanimous approval.

County Counsel Report

Justin Nelson, County Counsel

Mr. Nelson discussed the status of the unfunded mandate litigation regarding sick leave. He said the motion for a summary judgement is scheduled for November 23rd. Brief discussion.

Administrative Officer Report

Mr. Sorte

- Working with staff members in preparing for the transition to a new website.
- Next week's County Court meeting will include an overview on a recently passed House Bill that allows the County to consider alternate routes for taxation of solar development. Mike Gorman, Assessor/Tax Collector, and Carla McLane, Planning Director, will join him in the presentation.

Claims

Commissioner Rea asked about a \$197 charge from a veterinary clinic for an examination of a dog. After checking the invoice, Mr. Sorte said it was an exam for a stray dog impounded by the Sheriff's Office. Commissioner Rea and Judge Tallman questioned if it was a proper use of taxpayer funds. Commissioner Rea also requested this be discussed during budget preparations to make sure there is an appropriate line item.

Commissioner Rea moved to approve the Third Quarter SUTA/WBF Payments, dated October 21st; Void Check, dated October 20th; Reissue Check, dated October 20th; and the Accounts Payable, dated October 27th, in the amount of \$516,729.44. Judge Tallman seconded. Unanimous approval.

Minutes

Commissioner Rea moved to approve the minutes of October 19th, as presented. Judge Tallman seconded. Unanimous approval.

Commissioner Rea moved to approve the City-County-Port Meeting minutes of October 18th, as presented. Judge Tallman seconded. Unanimous approval.

Commissioner Rea moved to approve the Executive Session minutes of October 19th, as presented. Judge Tallman seconded. Unanimous approval.

Correspondence Reviewed

- Copy of updated Purchasing Pre-Authorization from the Sheriff's Office for two vehicles (2017 Ram 1500 SSV Crew Cab 4x4, \$26,760; 2017 Durango Special Service AWD, \$29,778).
- Email from the Association of Oregon Counties asking what Morrow County will be providing for the County Product Tasting session held during the AOC annual conference
- Agenda for the November 3rd meeting in La Grande of the North East Area Commission on Transportation, and minutes from the previous meeting.
- Memo from Carla McLane, Planning Director, outlining the Final Environmental Impact Statement release schedule for the Boardman to Hemingway Project. The Bureau of Land Management expects to publish the Final EIS on Friday, November 18, 2016.
- Information packet from Experience Works - a national non-profit dedicated to improving the lives of older people through training, community service and employment (as taken from their website).

Commissioner Reports

- Commissioner Rea said she and Commissioner Russell participated, by telephone, during an Eastern Oregon Counties Association meeting on October 20th. She also reported on the Columbia River Enterprise Zone II Board meeting of October 21st. She said several two-year and three-year agreements were signed with Vadata Inc. (a subsidiary of Amazon.com Inc.) that have the potential for bringing in up to 50 new employees. Discussion ensued. Judge Tallman basically said he was troubled that the Court was not apprised of the agreements prior to signing. Commissioner Rea also reported on the Willow Creek Valley Economic Development Group's meeting earlier that morning and said members continue to work on housing solutions for south Morrow County.

- Judge Tallman said he attended the October 21st meeting in Pendleton for cooperating agencies in regards to the Blue Mountains Forest Plans. He said two new alternatives will be brought forward in the next six months. Judge Tallman said he is trying to coordinate a tour of the John Day Dam for area Commissioners. After discussion, he said he may add a tour of the Willow Creek Dam, as well.

Adjourned: 11:00 a.m.