

**Morrow County Board of Commissioners Meeting Minutes**  
**January 17, 2018**  
**Port of Morrow Riverfront Center**  
**Boardman, Oregon**

**Present**

Chair Don Russell  
Commissioner Jim Doherty  
Commissioner Melissa Lindsay  
Darrell J. Green, Administrator  
Kate Knop, Finance Director  
Justin Nelson, County Counsel  
Roberta Lutcher, Executive Assistant

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

**City and Citizen Comments:** Commissioner Doherty mentioned he received a request on behalf of an elderly couple who live near Miller Road and Kunze Lane in Boardman. There are trees in the public use road right-of-way that are of concern to the home's occupants and they are seeking assistance from the County. A public use road is not a County road, Commissioner Doherty clarified, but he wanted to make the Public Works personnel at the meeting aware of the request.

**Open Agenda:** Chair Russell requested a follow-up discussion during "Commissioner Reports" on the request from Community Renewable Energy Association (CREA) to assist in funding an economic impact study on wind energy in Oregon. Staff request to add to Consent Calendar: Resolution No. R-2018-2 Budget Transfer, Contingency Appropriation to Weed Department.

**Consent Calendar**

Commissioner Lindsay asked to move the David Rabiner Leadership Training discussion to Business Items.

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

- 1. Approve Claims: Accounts Payable dated January 18<sup>th</sup> in the amount of \$205,943; January 2018 One-Time Retirement Taxes dated January 11<sup>th</sup> in the amount of \$33,580.05; Void Check dated January 3<sup>rd</sup> in the amount of \$154.85*
- 2. Minutes: Corrected Minutes of December 6, 2017; December 20, 2017; January 3, 2018*
- 3. Purchase Pre-Authorization Request from Public Works for a 2018 Dodge 2500 Tradesman Crew Cab 4x4 from Power Chrysler Jeep Dodge, Newport, Oregon, under State Bid Contract #5554; amount \$38,072.42*
- 4. Purchase Pre-Authorization Request from Public Works/General Maintenance for a 2017 Dodge 3500 Cargo Van, High Roof, from Power Chrysler Jeep Dodge, Newport, Oregon, under State Bid Contract #5554; amount \$30,111.81*

5. *Resolution No. R-2018-1 – In the Matter of Transferring Appropriations within the Morrow County General Fund (Budget Transfer from General Fund, Contingency, to General Fund, Sheriff's Department, for the Purchase of Cell Phone Extraction Hardware)*
6. *Resolution No. R-2018-2 – In the Matter of Transferring Appropriations within the Morrow County General Fund (Budget Transfer from General Fund to Weed Department, Weed Equipment Reserve)*
7. *Morrow County Financial Statements and Independent Auditors' Report for Fiscal Year ended June 30, 2017*
8. *Draft Letter to the Oregon Congressional Delegation concerning the Navy and Boardman to Hemingway Transmission Line Project*
9. *CARE Program Letter of Support*
10. *Application for Property Tax Refund (Value Correction – Refund to Sage Hollow Ranch, LLC, \$40,448.74)*

*Commissioner Doherty seconded. Unanimous approval.*

### **Business Items**

#### Update on Legislative Concepts – Personal Property Rental Equipment & Solar Tax Credits

Mike Gorman, Assessor/Tax Collector

- Legislative Concept 80 would create a different personal property, rented equipment tax structure. The Oregon Assessor's Association is opposed to LC 80, as is the Morrow County Assessor who said it will negatively impact Morrow County. Mr. Gorman said there are not rental equipment companies in-County, but there is a great deal of construction taking place by companies that often rent equipment.
- Legislative Concept 226 pertains to solar projects and would make the \$7,000 per megawatt fee in lieu of property taxes mandatory, if the solar farm petitions the county (for counties with populations less than 775,000).

#### Budget Committee Membership Discussion

Commissioner Doherty said he contacted Jill Parker about her residency status and learned she plans to move from Morrow County to Umatilla County by the end of this month. He said she would like to step down as a member of the Budget Committee.

Commissioner Doherty said he discussed the process with County Counsel and the recommendation is committee members in situations such as this, need to submit an official notification (email is sufficient). The same holds true when a committee member is interested in being reappointed, explained Commissioner Doherty.

The Board discussed the need to maintain three-year terms on the Budget Committee; have them all end on June 30<sup>th</sup>; and stagger term end dates. The Commissioners also agreed to solicit letters of interest for the vacancy on the Budget Committee, results of which will be reviewed at the February 7<sup>th</sup> BOC meeting.

## Equity Fund Loan Application Recommendation; Application Process Discussion

Kate Knop, Finance Director

Rex Baker, Loan Officer, Greater Eastern Oregon Development Corporation (GEODC)

Ms. Knop provided background information and explained the status of the loan application from Morrow County Health District (MCHD):

- MCHD plans to purchase a building in Boardman to house Home Health Care and Hospice and a tenant (Rocky Mountain Therapy Services); sales price \$375,000.
- The Equity Fund Committee met in Executive Session on January 4<sup>th</sup> to review the loan application in the amount of \$100,000 (10 year loan). The Committee voted unanimously to favorably recommend the loan to the Morrow County Board of Commissioners.
- MCHD currently has three loans from the Equity Fund with a total outstanding balance of \$140,739.

Mr. Baker added MCHD is borrowing \$175,000 from the Bank of Eastern Oregon and putting \$100,000 of its own funds toward the purchase. Discussion.

*Commissioner Lindsay moved to approve the 10-year loan request from Morrow County Health District in the amount of \$100,000, using the Morrow County Equity Fund. Commissioner Doherty seconded. Unanimous approval.*

Discussion of loan rate.

*Commissioner Doherty moved to establish the rate for the 10-year loan in the amount of \$100,000 to the Morrow County Health District at 1.5%. Commissioner Lindsay seconded. Discussion: Commissioner Russell said rates are trending up and he would support 2%. Commissioner Lindsay said her analysis comes from not trying to make money, but to make things happen. This is a non-profit organization and that weighs heavily, she said. Commissioner Doherty suggested 1.75%. Commissioner Russell said the motion is for 1.5%. Aye: Commissioners Doherty and Lindsay. Nay: Commissioner Russell. Motion carried.*

Application Process Discussion:

Mr. Baker discussed the public meeting requirements of Morrow County and how they have impacted meetings where confidential financial information is being reviewed. He said GEODC as a 501(c)(3) organization does not have to meet those requirements. As such, the GEODC Board suggests the Policy & Procedures be amended so GEODC conducts the meetings, and appoints the members of the loan committee, based upon the recommendation of the Board of Commissioners. Mr. Baker said he verified this process through the Office of the Attorney General. Discussion.

Ms. Knop said she will work with Mr. Baker to revise the Policy and Procedures and bring it back to the Board for review. County Counsel Justin Nelson said he too will look into the matter further.

### Compensation Board Process Review

Karen Wolff, Human Resources Director

Ms. Wolff reviewed her proposed 2018 Compensation Board Timeline. She noted the public meeting of the Compensation Board will take place Tuesday, February 13<sup>th</sup> at 1:00 p.m. in the Upper Conference Room of the Bartholomew Building.

Ms. Wolff said she will be before the Commissioners next week to ask for their guidance on what information they would like provided to the Compensation Board, such as Cost of Living Adjustment (COLA) figures, etc.

Commissioner Russell said he would like the Compensation Board to have Consumer Price Index numbers and the COLAs agreed upon in the current union agreements.

Commissioner Doherty said if a person wants to affect what the Compensation Board does, he or she needs to do so at the Compensation Board meeting. In the past, he said, some people have not attended the Compensation Board meeting, but instead decided to weigh-in when the recommendations were presented at the Board of Commissioners Meeting. He said he will not be an audience to what people say if they haven't gone to the Compensation Board Meeting, which is the proper opportunity to affect their peers.

Commissioner Lindsay asked Ms. Wolff if JobMeas™ evaluations will be performed for the elected positions. She said she would have it ready for next week. Commissioner Russell said it is valuable information to have since it is how the County evaluates every other position.

### Compensation Board Appointment

Darrell J. Green, Administrator

Mr. Green said he recommended Kevin Ince for the vacancy on the Compensation Board. He said Mr. Ince is the Finance Director for Lamb Weston in Boardman and is willing to make the time commitment to serve on the Board.

*Commissioner Doherty moved to appoint Kevin Ince to the Compensation Board for a three-year term, January 1, 2018 through December 31, 2020. Commissioner Lindsay seconded and asked for further discussion. She said she struggles with the fact Mr. Ince lives out-of-County. She said the knowledge for serving on the Compensation Board is there and Lamb Weston is a large employer in Morrow County, but she is torn, just as she is when employees don't live in-County. Commissioner Russell said the goal remains to appoint members to the Compensation Board who have the necessary knowledge, and as the Finance Director for the largest employer in Morrow County, Mr. Ince has the wage knowledge and would be a good fit for the Board. Commissioner Lindsay said she wants the focus to be on Morrow County residents first in all aspects of government. Unanimous approval.*

### County Court Seal Update

Darrell J. Green, Administrator

Mr. Green said the seal used by the Clerk needs to be updated to reflect the change to the Board of Commissioners structure. The Board requested mock-ups of options.

#### David Rabiner Leadership Training

Darrell J. Green, Administrator

David Rabiner conducted a Team Building-Leadership Training for Department Directors in November. Mr. Green said he would like to continue to build the County's core leadership principles and values and bring Mr. Rabiner back on May 8<sup>th</sup>. He said he recommended a full day session, and provided the estimated costs: half-day session \$3,500; full day session \$5,500. After discussion, the Commissioners voiced their support of the full day training.

### **Department Reports**

#### The Loop Quarterly Report

Anita Pranger, Coordinator, The Loop

Ms. Pranger reviewed her report and noted ridership increased by 684 trips from 2016 to 2017.

#### Emergency Management Quarterly Report

Undersheriff John Bowles

Undersheriff Bowles review his report of Emergency Management related activities from October to the present.

Commissioner Lindsay brought up the recently approved AlertSense agreement to provide an emergency notification system through the Sheriff's Office. She said she would like to be informed of the policies and procedures for notifications as they are developed. She explained she was in Hawaii when the erroneous ballistic missile warning was released and she has a new sense of appreciation for emergency notifications.

#### Juvenile Department Quarterly Report

The Commissioners reviewed the written report provided by Director Tom Meier, who was unable to attend.

### **Correspondence**

- Letter from the Bureau of Land Management inviting the County to become a Cooperating Agency for two National Environmental Policy Act (NEPA) Programmatic Environmental Impact Statements. They are 1.) Fuel Breaks across the Great Basin Region and eastern Washington, and 2.) Fuels Treatments and Habitat Restoration. The Commissioners agreed by consensus to request Cooperating Agency status.

### **Commissioner Reports**

- Commissioner Russell discussed a request from the CREA for assistance in funding an economic impact analysis on wind energy in Oregon. He said he was initially opposed to contributing toward the \$15,000 study, but Judge Gary Thompson, Sherman County, and Judge Steve Shaffer, Gilliam County, convinced him the counties that benefit from

CREA's services should contribute. Commissioner Russell explained the study is being conducted in response to an effort to bring in renewable energy from Montana and Wyoming, which Senator Jeff Merkley supports. Discussion. It was decided to put the discussion to next week's agenda. Commissioner Russell also discussed last week's Columbia River Enterprise Zone II Board Meeting and how the \$2,470,000 was distributed.

**Adjourned:** 11:25 a.m.