

Morrow County Board of Commissioners Meeting Minutes
February 28, 2018
Bartholomew Building Upper Conference Room
Heppner, Oregon

Present

Chair Don Russell
Commissioner Jim Doherty
Commissioner Melissa Lindsay
Darrell 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: Assessor/Tax Collector Mike Gorman requested the Board take up the Order for the Treasurer to pay the Senior Deferral Lien as soon as possible so the Treasurer can make the transfer today. Chair Russell noted it was the first Business Item on the agenda.

Open Agenda: Requests to add three manual check payments to Claims; and review a Planning Department comment letter regarding the Mid-Columbia River Regional Master Plan and Associated Environmental Assessment.

Consent Calendar

Commissioner Lindsay requested to remove the Airport Asphalt Contract.

Commissioner Doherty moved to approve the following items in the Consent Calendar, noting the removal of the Airport Asphalt Contract with Pioneer Asphalt Inc.:

- 1. Accounts Payable dated February 28th in the amount of \$32,505.64; Manual Check to Chevron in the amount of \$1,400.43; Manual Check to Shell in the amount of \$781.15; Manual Check to U.S. Cellular in the amount of \$475.84*
- 2. Letter to the U.S. Army Corps of Engineers requesting Cooperating Agency status for the Mid-Columbia River Regional Master Plan and Associated Environmental Assessment*

Commissioner Lindsay seconded. Unanimous approval.

Business Items

Order for Treasurer to Pay Lien

Mike Gorman, Assessor/Tax Collector

The Order allows the Treasurer to pay the Senior Deferral Lien regarding the property once owned by Sally Marlatt (640 Elder St., Heppner).

Commissioner Lindsay moved to approve Order No. OR-2018-3: In the Matter of Payment to the Department of Revenue for Deferred Taxes and Interest Not Collected on Property Subject to Waste or Abandonment. Commissioner Doherty seconded. Unanimous approval.

Airport Asphalt Contract with Pioneer Asphalt, Inc.

The Commissioners requested to review the attachments that were referenced in the contact but not attached to their copies.

Commissioner Doherty moved to postpone the Airport Asphalt Contract with Pioneer Asphalt, Inc. for one week. Commissioner Lindsay seconded. Unanimous approval.

Rock Quarry Agreement with Arcus LLC

Matt Scrivner, Public Works Director

During the discussion of this agreement, Commissioner Lindsay requested future rock quarry agreements contain an “Heirs and Assigns” clause.

Commissioner Lindsay moved to approve the Agreement with Arcus LLC for use of the quarry site located on Big Buttercreek Lane; term to be February 28, 2018 through February 28, 2023 with optional one-year renewals up to 10 years; County shall pay 0.25¢ per solid yard for crushed rock extracted, and \$200 per year for stockpiling gravel on the property. Commissioner Doherty seconded. Unanimous approval.

Surplus Vehicles

Darrell Green, Administrator

Mr. Green explained Undersheriff John Bowles is requesting five vehicles be declared surplus and sold at State Surplus in Salem. Mr. Green said two Department Directors are interested in two of the vehicles on the list (Tom Meier, Juvenile Director; Carla McLane, Planning Director).

Commissioner Lindsay moved to approve declaring the following vehicles as surplus, and grant permission to Undersheriff Bowles to transport them to Salem to be sold:

- 1. 2014 Dodge Charger, Vehicle Identification Number (VIN) 2C3CDXKT4EH288405*
- 2. 2013 Dodge Charger, VIN 2C3CDXAT6DH617850*
- 3. 2007 Dodge Charger, VIN 2BKA43H67H12182*

Commissioner Doherty seconded. Unanimous approval.

Resolution No. R-2018-5 General Fund Loan to Airport Fund

Resolution No. R-2018-6 General Fund and Parks Fund Increases in Budget

Kate Knop, Finance Director

Commissioner Doherty moved to approve Resolution No. R-2018-5: In the Matter of General Fund Making a Loan to Airport Fund, Pursuant to ORS 294.468. Commissioner Lindsay seconded. Unanimous approval.

Commissioner Doherty moved to approve Resolution No. R-2018-6: In the Matter of Appropriations for Fiscal Year Beginning July 1, 2017. Commissioner Lindsay seconded. Unanimous approval.

Extend Commercial Lease Agreement with Community Counseling Solutions (CCS)

Darrell Green, Administrator

Mr. Green explained CCS requested an extension of the lease agreement for space in the Gilliam-Bisbee Building because their new facility has not been completed.

Commissioner Lindsay moved to approve the Commercial Lease Agreement with Community Counseling Solutions; term to be March 1, 2018 through June 30, 2018; rent to remain the same at \$1,900 per month. Commissioner Doherty seconded. Unanimous approval.

Department Reports

Monthly Department Reports were provided by Public Works Director Matt Scrivner; and Administrative Lieutenant Melissa Ross for the Sheriff's Office.

Commissioner Reports

- Commissioner Doherty reported the Morrow County Wolf Depredation Advisory Committee applied for an Oregon Department of Agriculture Grant of \$25,000. The funds primarily would be used to support wolf deterrent measures by livestock producers. He said it continues to be a struggle to recruit livestock producers to participate, but that will most likely change because wolves are in-County. Commissioner Doherty also discussed efforts to recalculate the formula for distribution of Payment in Lieu of Taxes (PILT) funds to counties. On another matter, he said he met with Forest Service personnel about the Ellis Project where County roads were discussed. He said he will also bring Mr. Scrivner into the discussions.
- Commissioner Lindsay reported on meetings she attended: CAPECO in Pendleton; Compensation Committee in Heppner; and a meeting with the Navy, Idaho Power, and the Bonneville Power Administration at Whidbey Island. She said the Navy stressed its mission at the Boardman Bombing Range was "mission critical" and the taxpayers of the United States were number one. She said she could not disagree, but Morrow County's agricultural community also needs to be protected.
- Chair Russell attended a Columbia Development Authority workshop with representatives of the Confederated Tribes of the Umatilla Indian Reservation, Umatilla County Commissioner Bill Elfering, and others. It was held to help everyone involved understand the cultural issues impacting the timeline for the transfer of the Umatilla Chemical Depot land. Chair Russell also attended a Department of Environmental Quality public hearing on Portland General Electric's (PGE) request for an amendment to the air permit for the Carty Gas Plant. He said poor road conditions likely prevented a larger turnout. He said comments from six people from the Portland area revolved around haze in the Columbia Gorge. He said statistics from the Regional Airshed Group show the wind only blows from eastern Oregon toward Portland 21 days a year, and the

primary reason for haze is unregulated auto emissions from the Portland area, not what is coming from Boardman.

Break: 10:30 a.m. **Resumed:** 10:40 a.m.

Work Session – Public Works Building Options in Boardman

Matt Scrivner, Public Works Director

Mr. Scrivner reviewed preliminary floor plans for a Public Works Yard building in Boardman. The plans reflected different levels of completion depending on the amount the Board opts to commit to the project (from truck parking bays only, to a finished building including bays, office and meeting space). After various discussions concerning the cost savings if it's built in one construction phases vs. multiple phases spread over several years; steel vs. wood construction; the actual need for office space or not; and how the project grew to include a structure of this size; the Commissioners delayed further discussion until dollar amounts associated with the new Irrigon facility are known and until Mr. Scrivner can work-up more precise numbers for the options discussed.

Recessed: 11:40 a.m.

Public Hearing

Wheatridge Wind Energy Strategic Investment Program (SIP) Agreement and Distribution of the Community Service Fee

Call to Order and Pledge of Allegiance: 1:30 p.m.

Chair Russell explained this Public Hearing was to determine the distribution of the \$500,000 Community Service Fee (CSF) associated with the Wheatridge Wind Energy/NextEra Energy, Inc., SIP. He noted the County opted not to take its portion of the fee. This was met by applause from the Special District representatives in the audience.

County Counsel Justin Nelson distributed copies of prior agreements and said the format for this agreement will be very similar. He said there is no guarantee of money at this point because the project has not been built. Don't plan budgets based on these funds, he cautioned.

Mr. Gorman discussed the challenges in creating a map of the affected taxing districts because the County hasn't received a final plot plan of the wind tower locations. He added Business Oregon's Business Incentives Coordinator, Arthur Fish, informed him the Public Hearing had to be held or they would determine the distribution.

Following a brief question and answer session, the following motion was made:

Tom Wolff, representing the Heppner Rural Fire Protection District, moved to follow the example of previous SIP agreements in that each Special District tax rate be used and assigned a percentage, using 100%, and divide up the available amount by that rate. Bob Houser,

representing the Morrow County Health District, seconded. Discussion: Cyde Estes, representing the Morrow County Unified Recreation District, asked that the proposed Oregon State University 4-H, Extension & Agricultural Research Service District be considered for inclusion in this agreement. Discussion.

Mr. Wolff moved to amend his motion to allow the inclusion of the potential OSU 4-H, Extension & Agricultural Research Service District if approved by voters of the County. Mr. Houser seconded. Discussion: Clerk Bobbi Childers suggested the motion include the date of the election – May 15, 2018.

Mr. Wolff moved to withdraw his motion and start again. Mr. Wolff moved that the Special Districts involved today would divide up the available amount based on relative percentage of their tax rates and allow participation by the OSU 4-H, Extension & Agricultural Research Service District, if it is approved in the May 15, 2018 election by voters of the County. Mr. Houser seconded. Vote:

Morrow County Commissioners: Aye

Morrow County Health District (Mr. Houser): Aye

Umatilla-Morrow Radio Data District (Shawn Halsey): Aye

Port of Morrow (Jerry Healy): Aye

Morrow County Unified Recreation District (Ms. Estes): Aye

Boardman Rural Fire Protection District (Marc Rogelstad): Aye

Heppner Rural Fire Protection District (Mr. Wolff): Aye

Oregon Trail Library District (Kathy Street): Aye

Ione Library District (Bobbi Childers): Aye

Ione Rural Fire District (Virgil Morgan): Aye

Ione-Lexington Cemetery District (Maureen McElligott): Aye

Willow Creek Park District (Skip Matthews): Aye

Unanimous approval

Mr. Nelson said a draft intergovernmental will be sent to each group for signature. Mr. Gorman asked that it be signed as soon as possible because the deadline to submit to Business Oregon is March 23rd.

Adjourned: 2:03 p.m.