

**Morrow County Board of Commissioners Meeting Minutes**  
**June 13, 2018**  
**Irrigon Branch of the Oregon Trail Library District, Community Room**  
**Irrigon, Oregon**

**Present**

Chair Don Russell

Commissioner Jim Doherty

Commissioner Melissa Lindsay

Darrell Green, Administrator

Karen Wolff, Human Resources Director

Richard Tovey, County Counsel

Kate Knop, Finance Director

Roberta Lutcher, Executive Assistant

**Call to Order and Pledge of Allegiance:** 9:00

**City and Citizen Comments:** No comments

**Open Agenda:** Commissioner Lindsay asked to bring forward a discussion held during the earlier Business Meeting on the interview panel for the Human Resources Director recruitment.

**Consent Calendar**

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

- 1. Accounts Payable dated June 14<sup>th</sup> in the amount of \$134,284.68; June 2018 Retirement Taxes dated June 4<sup>th</sup> in the amount of \$18,767.41; Two Payroll Payables, Immediates & Electronic: dated May 9<sup>th</sup> in the amount of \$153,188.38; and HRA dated May 9<sup>th</sup> in the amount of \$2,875*
- 2. North Morrow Lot Fencing Project Contract with Farm City Fence LLC in the amount of \$47,450*
- 3. North End Transfer Station Scale Pit Foundation Project Contract with Silver Creek Contracting, LLC in the amount of \$31,805.40*
- 4. Sales Agreement with Western States, Pasco, Washington, to purchase a 2018 Caterpillar 420F2 Industrial Loader in the amount of \$94,673.37 and authorize Chair Russell to sign on behalf of the County*
- 5. Resolution No. R-2018-12: In the Matter of Approving an Agreement Between the Sponsors of the Columbia River Enterprise Zone and Morrow County Grain Growers*
- 6. Resolution No. R-2018-13: In the Matter of Approving an Agreement Between the Sponsors of the Columbia River Enterprise Zone and WOF PNW Threemile Project LLC*

*Commissioner Lindsay seconded and commented Public Works contracts reviewed by Ferguson Engineering should also include County Counsel review. Unanimous approval.*

**Business Items**

Interview Panel for Human Resources Director Recruitment

The Board concurred to the make-up of the interview panel as being: Administrator Darrell Green, an Elected Official, Finance Director Kate Knop, Public Works Director Matt Scrivner and Undersheriff John Bowles.

Request to use County Easement

Ivonne Navarro, Boardman

Ms. Navarro presented copies of her business plan for Café Cultura, a coffee stand she would like to locate in the corner of the parking lot of The Sunrise at Boardman. She said the City of Boardman instructed her to first obtain tentative permissions from property owners, one of which is Morrow County. The County Public Health Department and The Sunrise at Boardman are separated by a gravel access that goes through to the area behind the Main Street Sinclair & Dino Mart. Ms. Navarro is proposing the drive-through traffic would flow through that gravel access, which is property of the County.

After extensive discussion, the Commissioners agreed they did not want the County to be a barrier to entrepreneurship but several questions needed to be answered. The Commissioners decided to hold over the discussion until they each view the property and until additional input is obtained from County Counsel, Planning Director Carla McLane, and Public Health Director Sheree Smith.

Disposition of Surplus Property – Irrigon

Karen Wolff, Human Resources Director

Aaron Palmquist, Manager, City of Irrigon

Ms. Wolff explained the County obtained a property in Irrigon through foreclosure and the City of Irrigon would like to acquire it by paying the back taxes and interest owed. After learning of this at last week's Board meeting, the Commissioners requested more information from the City as to its plans for the property.

Mr. Palmquist said the current plan is to buy the property, hire a general contractor to restore it, and then offer it for purchase to a returning veteran. The funds to renovate the manufactured home would come from housing money the City of Irrigon receives from the Columbia River Enterprise Zone II Board. Discussion.

*Commissioner Lindsay moved to approve putting the property up to the City of Irrigon for the total back taxes and interest owed, plus all costs of the transfer, such as title insurance, deed recording, etc. Commissioner Doherty seconded. Chair Russell clarified the net to the County is taxes plus accrued interest. Unanimous approval.*

Oregon Department of Transportation, Rail & Public Transit Division, Grant Agreement No. 32811 to support a permanent part-time position in the Loop- Morrow County Transportation

Anita Pranger, Coordinator, The Loop

Ms. Pranger said the grant allows her to increase the hours of her part-time employee from 8 weeks per year to 19 hours a week.

*Commissioner Lindsay moved to approve ODOT Rail and Public Transit Division Agreement No. 32811; effective July 1, 2018, expiring June 30, 2020. Commissioner Doherty seconded. Unanimous approval.*

### Herbicide Application Insurance Discussion

Dave Pranger, Weed Inspector

Anna Wedding, Wheatland Insurance

Mr. Pranger explained as the recipient of a State grant, the County is required to carry herbicide treatment insurance in the \$500,000-1,000,000 range (also known as pollution liability insurance). However, the County's current coverage is at \$50,000, so three quotes were obtained, he said.

Ms. Wedding summarized the quotes and said R-T Specialty was the least expensive and would be a "good fit" for the County. Discussion.

*Commissioner Lindsay moved to proceed with the purchase of additional pollution liability insurance coverage using the Wheatland Insurance recommendation of R-T Specialty.*

*Commissioner Doherty seconded. Discussion: Commissioner Lindsay said the Weed Inspector should monitor this on an annual basis to make sure coverage is sufficient moving forward.*

*Commissioner Doherty said each department needs to assess its needs, and added a lot of other places have someone who looks at these things. Unanimous approval.*

**Break:** 9:55 a.m.      **Resumed:** 10:05 a.m.

### Supporting the Appointment of Greg Sweek as Enterprise Zone Manager of the Columbia River Enterprise Zone II

Chair Russell said Greg Sweek was nominated as Enterprise Zone Manager at the last CREZ meeting. He said if approved, Mr. Sweek would work as an independent contractor and be paid from Enterprise Zone funds, and that County Counsel will work on the contract.

*Commissioner Doherty moved to nominate Greg Sweek as CREZ II Enterprise Zone Manager, fulfilling the requirement of the Intergovernmental Agreement that each Sponsor Entity ratify the nomination prior to the appointment. Commissioner Lindsay seconded. Unanimous approval.*

### Code Enforcement, Recreational Vehicles as Residential Units

Carla McLane, Planning Director

Sheriff Ken Matlack

At a prior Board meeting, Chair Russell requested a discussion on the County's Code Enforcement philosophy.

Ms. McLane said previous County Courts maintained Code Enforcement be complaint-driven, which is what was adhered to for the most part. Some Code Enforcement Officers were more enthusiastic, often to their disappointment, she offered. She then asked if this Board feels differently.

Sheriff Matlack said it would be helpful for the County to make a decision on how best to work Code Enforcement.

Ms. McLane distributed copies of a draft press release. The release stated it is not allowed to use RVs as permanent dwellings outside an RV Park, but went on to outline the exceptions for a temporary use as long as certain guidelines are followed and a permit is issued.

After various discussions, Commissioner Lindsay asked if a Work Session should be held on this and related topics. Chair Russell said he heard the information he needed, that the County will be consistent in its enforcement of the 13 recently identified violators in Boardman. Commissioner Doherty said the County may be forced to hire a Code Enforcement person in order to be consistent County-wide.

Ms. McLane said amended Code Enforcement Ordinances will be in front of the Board sometime this summer, thus allowing additional opportunities for discussion by the Commissioners and the public.

#### Update on Road Vacation Request from the Port of Morrow

Carla McLane, Planning Director

Matt Scrivner, Public Works Director

Ms. McLane noted this request was discussed at the May 16<sup>th</sup> BOC meeting, and since then County staff, including herself, Mr. Scrivner, Mr. Green, Assessor Mike Gorman and County Counsel Justin Nelson met to discuss the process to achieve the desired outcome. It is now recommended that the Board take action to transfer the property to the Port, basically reversing the outcome of the Bargain and Sale Deed transfer recorded as M-26022 in 1985. She added the second step is to reverse the road dedication that was memorialized by Order and recorded as M-26023, also in 1985.

It was decided the new Bargain and Sale Deed, or other instrument, and new Order will be listed on next week's Consent Calendar.

#### First and Second Readings: Ordinance No. ORD-2018-1 – Harp Solar Adopting Ordinance to Approve an Exception to Goal 3 to Allow Development of a Solar Photovoltaic Energy Generation Facility & Associated Equipment on Land Zoned Exclusive Farm Use

Carla McLane, Planning Director

Ms. McLane provided the First Reading by Title, as follows: Ordinance No. ORD-2018-1 – An Ordinance Amending the Morrow County Comprehensive Plan, Specifically Taking an Exception to Goal 3 to Allow Development of a Solar Photovoltaic Energy Generation Facility and Associated Equipment on Land Zoned Exclusive Farm Use.

Ms. McLane provided the Second Reading by Title, as follows: Ordinance No. ORD-2018-1 – An Ordinance Amending the Morrow County Comprehensive Plan, Specifically Taking an Exception to Goal 3 to Allow Development of a Solar Photovoltaic Energy Generation Facility and Associated Equipment on Land Zoned Exclusive Farm Use.

*Commissioner Doherty moved to approve Ordinance ORD-2018-1 thereby taking an exception to Goal 3, Agricultural Lands to allow development of a solar photovoltaic energy generation facility and associated equipment on lands zoned Exclusive Farm Use. This motion includes declaration of an emergency as the Harp Solar Project has time-sensitive deadlines and completion of the land use component is necessary to allow other project approvals to be reviewed and approved timely. Commissioner Lindsay seconded. Unanimous approval.*

## **Department Reports**

### **Planning Department Monthly Report**

Carla McLane, Planning Director

Ms. McLane reviewed her report. She also requested approval of a Request for Assistance to the Department of Land Conservation and Development (DLCDD) to bridge the gap between the budgeted and actual amounts for the Buildable Lands Inventory and Housing Analysis Project.

*Commissioner Doherty moved to approve the Request for Assistance to the Department of Land Conservation and Development in the amount of \$15,000, and authorize Chair Russell to sign on behalf of the County. Commissioner Lindsay seconded. Unanimous approval.*

Ms. McLane discussed an email from Jason Sierman, Energy Policy Analyst with the Oregon Department of Energy. In it he explained the Energy Facility Siting Council (EFSC) is in the process of beginning two new rulemaking projects – one relates to EFSC’s compliance activities, and the second relates to solar photovoltaic energy facilities and how to determine when these facilities fall within EFSC or local jurisdiction. Mr. Sierman asked if Morrow County is interested in participating in a Rulemaking Advisory Committee for both of these projects. The Board agreed by consensus to Ms. McLane’s name being put forward for appointment to both.

## **Correspondence**

- Boardman to Hemingway Transmission Line Project: Navy Approvals timeline.
- Letter from Umatilla Electric Cooperative to Governor Kate Brown’s Energy and Climate Change Policy Advisory regarding the Green Energy Corridor. Ms. McLane said she hoped the letter would trigger some movement by the Governor’s Office and DLCDD to get to rulemaking.
- Flyer from Public Works on the 13<sup>th</sup> Annual Youth Fishing Derby held June 2<sup>nd</sup> at Custforth Park.

## **Commissioner Reports**

The Commissioners discussed multiple meetings they attended and provided brief updates on each.

**12:00 p.m. Executive Session:** Pursuant to ORS 192.660(2)(d) – To conduct deliberations with persons designated by the governing body to carry on labor negotiations

**12:13 p.m. Closed Executive Session:** No decisions

**Signing of documents**

**Adjourned:** 12:20 p.m.