

MORROW COUNTY BOARD OF COMMISSIONERS MEETING AGENDA
Wednesday, February 6, 2019 at 8:30 a.m.
Bartholomew Building Upper Conference Room
110 N. Court St., Heppner, Oregon

- 1. Call to Order and Pledge of Allegiance:** 8:30 a.m.
- 2. City/Citizen Comments:** Individuals may address the Board on topics not on the agenda
- 3. Open Agenda:** The Board may introduce subjects not on the agenda
- 4. Independent Financial Audit Report – Follow-up and Questions** (Barnett & Moro)
- 5. Consent Calendar**
 - a. Two Accounts Payable, Jan. 31st, \$406,634.29 & Feb. 7th; Three Payroll Payables: Immediates & Electronic, Jan. 15th, \$160,434.62 & Jan. 30th, \$164,508.71; and Monthlies: Statewide Transit Tax Quarter 4 2018, Jan. 17th, \$1,577.26
 - b. Minutes: December 12, 2018; January 3, 2019
 - c. Purchase Pre-Authorization Request, Veterans Services, billboard signage
 - d. Purchase Pre-Authorization Request, Public Works, welding equipment
- 6. Legislative Updates**
 - a. Weed Department - Oregon Invasive Species Council
 - b. Community Choice Aggregation
- 7. Department Reports**
 - a. Treasurer's Monthly Report (Gayle Gutierrez, Treasurer)
- 8. Business Items**
 - a. First Reading, ORD-2019-2 – Columbia Mill Site Rezone (Carla McLane, Planning Dir.)
 - b. Update on Gilliam-Bisbee Building Final Payment to Heppner Community Foundation (Commissioner Lindsay)
 - c. Compensation Board Discussion (Karmen Carlson, Human Resources Dir.)
 - d. Road Maintenance Agreement - Olson Road (Matt Scrivner, Public Works Dir.)
- 9. Break**
- 10. 10:30 a.m.: Methods of Construction Project Management by Day CPM**
- 11. Lunch break**
- 12. Department Reports, continued**
 - a. Administrator's Monthly Report (Darrell Green, Administrator)
 - b. Sheriff's Office Monthly Report (Melissa Ross, Administrative Lieutenant)
 - c. Finance Department Quarterly Report (Kate Knop, Director)
 - d. Assessment & Tax Quarterly Report (Mike Gorman, Assessor/Tax Collector)
- 13. 1:30 p.m.: Design-Build Method of Construction Project Management by Darrin Sweeney, Project Manager, City of Richland**
- 14. Correspondence**
- 15. Commissioner Reports**
- 16. Signing of documents**
- 17. Executive Session:** Pursuant to ORS 192.660(2)(h) – To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed
- 18. Adjournment**

Agendas are available every Friday on our website (www.co.morrow.or.us/boc under "Upcoming Events"). Meeting Packets can also be found the following Monday.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Roberta Lutcher at (541) 676-5613.

Pursuant to ORS 192.640, this agenda includes a list of the principal subjects anticipated to be considered at the meeting; however, the Board may consider additional subjects as well. This meeting is open to the public and interested citizens are invited to attend. Executive sessions are closed to the public; however, with few exceptions and under specific guidelines, are open to the media. The Board may recess for lunch depending on the anticipated length of the meeting and the topics on the agenda. If you have anything that needs to be on the agenda, please notify the Board office before noon of the preceding Friday. If something urgent comes up after this publication deadline, please notify the office as soon as possible. If you have any questions about items listed on the agenda, please contact Darrell J. Green, Administrator at (541) 676-2529.

**Morrow County Board of Commissioners Meeting Minutes
December 12, 2018
Irrigon Branch of the Oregon Trail Library District, Community Room
Irrigon, Oregon**

Present

Chair Don Russell

Karmen Carlson, Human Resources Director

Commissioner Jim Doherty

Richard Tovey, County Counsel

Commissioner Melissa Lindsay

Roberta Lutchter, Executive Assistant

Darrell J. Green, Administrator

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

City and Citizen Comments: Brief discussion about the population estimate for Morrow County recently released by Portland State University's Population Research Center. Commissioners, staff and audience members all voiced concern that the numbers were inaccurately low.

Open Agenda: No items

Consent Calendar

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

- 1. Accounts Payable dated December 13th, \$121,173.78; Retirement Taxes dated December 5th, \$19,443.71; Payroll Payables, Monthlies, dated November 28th, \$180,796.22*
- 2. Order No. OR-2018-23 – In the Matter of Distributing Proceeds Held by the County Treasurer from Sales of Tax Foreclosed Lands (Elder Street, Heppner; two properties on Cain Lane)*

Commissioner Doherty seconded. Unanimous approval.

Business Items

Veterans Services Vehicle Purchase Request

Linda Skendzel, Veterans Services Officer (VSO)

Ms. Skendzel explained funds from the Oregon Department of Veterans Affairs will be used to purchase the 2018 Toyota RAV4.

Administrator Darrell Green added the ODVA funds need to be used or returned to the State. Brief discussion.

Commissioner Doherty moved to approve the Veterans Services Office request to purchase a 2018 Toyota RAV4 from Rogers of Hermiston in the amount of \$23,295.77, stock number 18H1062, which includes trade-in of the 2008 Toyota Corolla currently used by the VSO (\$4,750), and authorize Chair Russell to sign on behalf of the County. Commissioner Lindsay seconded, adding if the purchase is within the maximum of \$25,966. Unanimous approval.

Commissioner Lindsay moved to authorize the Administrator to sign any other paperwork necessary for the vehicle purchase. Commissioner Doherty seconded. Unanimous approval.

Commissioner Lindsay moved to amend the vehicle purchase motion to remove the stock number reference and replace it with a not-to-exceed dollar amount of \$25,966. Commissioner Doherty seconded. Unanimous approval.

Planning Commission Appointments

Carla McLane, Planning Director

Ms. McLane outlined the standard procedure of advertising vacancies on the Planning Commission, which recently took place for both Positions - 5, Irrigon, and 6, Heppner. The members currently in both positions were the only parties who expressed interest. She also noted a new search will be launched since Clint Carlson resigned (Position 8, greater Ione area).

Commissioner Doherty moved to appoint Jeff Wenzholz to Planning Commission Position 5, greater Irrigon area, effective January 1, 2019 through December 31, 2022. Commissioner Lindsay seconded. Unanimous approval.

Commissioner Lindsay moved to appoint Greg Sweek to Planning Commission Position 6, greater Heppner area, effective January 1, 2019 through December 31, 2022. Commissioner Doherty seconded. Discussion: Commissioner Doherty asked if there would be any challenge with Mr. Sweek serving as Planning Commissioner and Enterprise Zone Manager. Ms. McLane said the potential for conflict of interest could be argued and it requires the person doing that job to be clear about what he is doing when he is with you. However, there is enough removed between the Enterprise Zone Manager and the Planning Commission...and it's been a long time since a Planning and Enterprise Zone action coincided. Commissioner Doherty said if it came about, it would necessitate mentioning, at a bare minimum. Ms. McLane agreed, and said if Mr. Sweek had additional visibility on something, she'd work with him and County Counsel. Unanimous approval.

Columbia River Enterprise Zone II Board Appointment

Mr. Green explained Commissioner Lindsay's term will expire December 31st.

Commissioner Doherty moved to appoint Commissioner Lindsay to the CREZ II Board, term to be January 1, 2019 through December 31, 2020. Chair Russell seconded. Discussion took place on the growth that is taking place in the County, despite the PSU estimates. Unanimous approval.

Department Reports

Planning Department Monthly Report

Ms. McLane

Ms. McLane provided an update on the status of the 25 Code Enforcement cases throughout the County, most pertaining to the use of RVs as dwellings. She said 12 cases were brought into

compliance, two had citations issued, and 13 are in-progress with action plans in place. A discussion then took place on the history of the Code Enforcement position in the County. Ms. McLane said code enforcement was a Planning function until about 1998 when her predecessor decided the person doing code enforcement should be in uniform. At that time, the funding shifted to the Sheriff's Office where, until about 1 ½ years ago, there were two positions in the Sheriff's Office working code enforcement, both on a half-time basis. Currently, the Sheriff's Office has all deputies working code enforcement, however she said, the nature of shift work makes it difficult. There are a few officers who are working cooperatively on cases with Planning, she said. Ms. McLane described the process both departments are developing to better track cases. She said in some cases, the occupant is one letter away from being homeless, so Planning staff members are trying to help them transition and access services. After additional discussion, the Commissioners encouraged a collaborative discussion with Planning and the Sheriff's Office to talk about how and where code enforcement would be best served.

Other topics in Ms. McLane's Planning Report included status updates on: Morrow County Planning Commission; Solar Rulemaking; Community Wildfire Protection Plan Committee; Energy Facility Siting Council meetings; Northeast Oregon Water Association; Ellis Integrated Vegetation Project; and current and proposed partnerships with Umatilla County Public Health.

Commissioner Reports

- Commissioner Doherty mentioned an article on "County Branding," saying it's an important goal to him, and that Mr. Green's efforts to create a brand, or identity for Morrow County should be supported. Commissioner Lindsay commented Mr. Green's efforts in that arena are evident during in-house meetings he guides, such as the Leadership Team and other policy team meetings.
- Commissioner Lindsay discussed a meeting of the CAFO (Confined Animal Feeding Operation) Workgroup she attended for Ms. McLane. She said there are current statutes and rules in-place but they lack "teeth," and there is a lack of inter-departmental interaction at the State level. Despite all this, she said she believed real changes will result. Discussion. Commissioner Lindsay also discussed the most recent Military Economic Advisory Committee (MEAC) meeting where "exciting conversations" are taking place with a developer and the Navy on how to get to incentive or mitigation dollars for economic losses. She also reported on the Basalt Meeting she attended with Chair Russell.
- Chair Russell discussed upcoming meetings and an agreement just approved by the CREZ II Board and Vadata Inc. that will come to the County for sign-off in the near future.

Signing of documents

Adjourned: 11:05 a.m.

Board of Commissioners Meeting Minutes
January 3, 2019
Bartholomew Building Upper Conference Room
Heppner, Oregon

Present

Chair Jim Doherty

Commissioner Melissa Lindsay

Darrell Green, Administrator

Kate Knop, Finance Director

Karmen Carlson, Human Resources Director

Richard Tovey, County Counsel

Roberta Lutchter, Executive Assistant

Excused

Commissioner Don Russell

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

City and Citizen Comments: None

Open Agenda: Chair Doherty added an audit letter as the first Business Item.

Consent Calendar

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

1. *Two Accounts Payable - December 27th, \$337,437.30 and January 3rd, \$33,857.43; Two Payroll Payables, Immediates & Electronic – December 13th Employee Final, \$369.38 and December 18th, \$157,772.08; Two Manual Check Runs dated December 26th - \$246.43 and \$1,288.68*
2. *Minutes: November 28th & December 5th*
3. *Letter of Support for continued funding of two Public Health programs: Community Access for Resource Effectiveness (CARE) and Students Providing Understanding and Respectful Support (SPURS)*

Chair Doherty seconded. Unanimous approval.

9:02 a.m. Public Hearing – Port of Morrow/Columbia Mill Rezone: Request by the Port of Morrow to rezone the Columbia Mill Site from Resource Related Industrial to Port Industrial, and to change the Comprehensive Plan and Zoning Map designations from Agricultural to Industrial

Commissioner Lindsay asked that the record reflect Commissioner Russell as absent and not voting.

Chair Doherty called for abstentions or conflicts of interest.

Commissioner Lindsay said she attended the Planning Commission Work Session regarding energy projects that was held prior to the regular Planning Commission Meeting where this item was on the agenda. She said she stayed for the regular meeting as well. She said she did not believe this hinders her decision. She also said one item was handed out that night that is not in today's meeting packet and asked how that could be added.

Chair Doherty said he listened to the recording of the same Planning Commission Meeting and visited with Planning staff, the Assessor and folks at the mill site relative to this.

At this point, Chair Doherty asked if any members of the participating audience had concerns with Commissioner Lindsay's or Chair Doherty's declarations. No response.

Chair Doherty called for the Staff Report.

Ms. McLane reviewed the information contained in the meeting Agenda Packet for the Public Hearing. She said while she hadn't had direct conversation with the Commissioners, there were some second-hand conversations. She went on to relay the zoning history of the 50 acres at issue for this Public Hearing. Ms. McLane also brought up the question of placing a well on the property since it's in the LUBGWMA (Lower Umatilla Basin Ground Water Management Area), saying there is a need to be aware of the impact to land and water in the County. Ms. McLane explained the application requests exceptions be taken to Goals 3, 11 and 14. The exception to Goal 3 takes it out of farmland; the Goal 11 exception would authorize availability or delivery of public services; and the Goal 14 exception makes it urbanizable land.

There was then discussion about Oregon Revised Statute (ORS) 197.719 (Industrial use of abandoned or diminished mill sites; amendment of comprehensive plans and land use regulations; sewer facilities) because it is central to the Port's application. Ms. McLane said the legislature saw an issue and created a path to make sure old mill sites didn't languish. This ORS makes the application unique and is the mechanism to get to the Goal exceptions. Discussion ensued on the current operating status of Columbia Mill and how that applies to the exact wording of ORS 197.719. Commissioner Lindsay pointed out Attachment 4 to the application was missing from the Agenda Packet materials provided for the Public Hearing.

Chair Doherty called for proponents to speak.

J.R. Cook, Cook's Land and Water Consulting, LLC

Mr. Cook said the Port asked him to review the project to see if there was an opportunity to rezone and purchase, which they would only do if there were options to do something with the land. Mr. Cook said the land was already taken out of agricultural production so this seems an appropriate use of the ground and will hopefully replace the jobs lost when the mill is closed. He discussed the specific conditions for using ORS 197.719 and said it's "a diamond in the rough" to justify the rezoning. He said this statute gives flexibility to make maximum use on already developed sites and is a good thing for the State of Oregon and land use laws. He encouraged approval of the application.

Ryan Neal, Port of Morrow, Executive Director

Mr. Neal said the veneer plant is closing in March and all equipment will be out by June. It will be abandoned at some point this year, he said.

Chair Doherty said ORS 197.719 was clear and he did not want to act outside what it specifies, so he saw that as a challenge.

Chair Doherty called for rebuttal. No response.

Significant time was taken by the Commissioners to pose questions of staff and Mr. Cook, which resulted in discussions to continue the Public Hearing.

Chair Doherty moved to continue the Public Hearing. Commissioner Lindsay seconded. Chair Doherty withdrew his motion.

Commissioner Lindsay asked if there were plans to revise the application.

Mr. Cook said his understanding was the Board wanted clarification of the Goal 9 section, and to see Attachment 4, the Port's infrastructure map.

Commissioner Lindsay asked that it be noted Attachment 4 was not in the packet reviewed by the Planning Commission. In addition, she asked that the signature page of the application be provided and ORS 197.719 be vetted further.

Chair Doherty moved to continue the Public Hearing to January 9th immediately following an already scheduled 9:00 Public Hearing at the Irrigon Branch of the Oregon Trail Library District, Community Room, Irrigon. Commissioner Lindsay seconded. Unanimous approval.

Break: 10:55-11:03 a.m.

Business Items

Review Audit Letter from Barnett & Moro

Kate Knop, Finance Director

Ms. Knop reviewed the letter, after which a few questions from the Commissioners were fielded.

Commissioner Lindsay moved to approve and authorize the Chair to sign the Management Representation Letter on behalf of the Board. Chair Doherty seconded. Unanimous approval.

Second Reading & Adoption, Ordinance No. ORD-2019-1: Heppner Transportation System Plan

Stephen Wrecsics, GIS Planning Technician

Mr. Wrecsics provided the second reading by title as follows: "An Ordinance Adopting the Heppner Transportation System Plan, Applied Solely within the Heppner Urban Growth Boundary"

Commissioner Lindsay moved to approve Ordinance ORD-2019-1, adopting the Heppner Transportation System Plan. Chair Doherty seconded. Unanimous approval.

Vehicle Purchase Pre-Authorization Request, Planning Department

Ms. McLane

Ms. McLane noted the Building Permit Fund had \$27,500 identified for a replacement vehicle during the last budget process. She proceeded to review the bids solicited by her department.

Commissioner Lindsay moved to authorize the purchase of a 2019 Jeep Cherokee at a purchase price of no more than \$24,200 from the Building Permit Fund. Chair Doherty seconded. Unanimous approval.

Chair Doherty brought up the need for further discussions surrounding Code Enforcement and in which department it would be best placed. Commissioner Lindsay suggested a Work Session in the near future, to which Ms. McLane agreed. Further, Ms. McLane said several code enforcement discussions are taking place and involve several departments.

Budget Officer Nomination

Darrell Green, Administrator

Mr. Green reviewed the ORS pertaining to the appointment of a Budget Officer and said he recommended Ms. Knop be appointed since budget season has begun.

Commissioner Lindsay moved to appoint Finance Director Kate Knop as the Budget Officer for the 2019/2020 fiscal budget. Chair Doherty seconded. Unanimous approval.

Resolution R-2019-1 – Approving an Agreement between the Columbia River Enterprise Zone (CREZ) II and Vadata Inc.

Mr. Green

Greg Sweek, CREZ II Manager

Mr. Green said the CREZ Board completed negotiations and the next step is for the three sponsor entities (Morrow County, City of Boardman, Port of Morrow) to pass resolutions in support of the agreement.

Commissioner Lindsay moved to approve Resolution No. R-2019-1 – In the Matter of Approving an Agreement between the Sponsors of the Columbia River Enterprise Zone II and Vadata Inc. Chair Doherty seconded. Discussion: Chair Doherty said as Chair, he would like to have discussion after a motion has been seconded. He went on to ask what might happen after the Enterprise Zone sunsets in 2020. Mr. Sweek said he assumed the CREZ II Board will ask to be re-upped, but that decision has not been made yet. The composition of the CREZ II Board is an agreement between the three entities that can be amended, he said. Commissioner Lindsay asked what might happen if another entity, for example Heppner, requested to be a part of a new Enterprise Zone. Mr. Sweek said it currently can only be the existing three entities because it's where the property is located. If the zone stretched to Heppner, he said, it could mean another city wanting to be a sponsoring entity. Vote: Unanimous approval.

Department Reports

Fair Office Quarterly Report

Ann Jones, Fair Secretary

After Ms. Jones reviewed her report, the Commissioners talked about an effort in Oregon to increase funding for county fairs. Chair Doherty explained the Association of Oregon Counties was asked to join the effort. Commissioner Lindsay suggested the Fair Board provide the BOC with a list of funding ideas so the Commissioners can pass them on to others who might further the cause.

Sheriff's Office Monthly Report

Administrative Lieutenant Melissa Ross

Communications Lieutenant Kristen Bowles

Lt. Ross reviewed the report and said the format will change starting next month. Commissioner Lindsay asked that the report include insights as to what's going on, trends, concerns from a safety perspective, etc. Lt. Ross said she would pass that on to the Sheriff and Undersheriff.

Lt. Bowles discussed the nationwide CenturyLink outage that occurred December 27th. She said some entities around the country were severely impacted, but there was minimal impact to the Sheriff's Office. CenturyLink is not sharing what happened, she added.

Road Department Monthly Report

Eric Imes, Assistant Road Master

Mr. Imes reviewed the report.

Referring to the earlier Public Hearing, Commissioner Lindsay said she would like to see Public Works respond to Planning Department notices. Continuing, she said Public Works should weigh in especially on the major ones.

County Counsel/District Attorney Quarterly Report

Justin Nelson, County Counsel/D.A.

Mr. Nelson reviewed his report of activity in the D.A.'s office.

Administrator's Monthly Report

Mr. Green, Administrator

Mr. Green reviewed his report of activity for December.

Treasurer's Monthly Report

The written report was reviewed in the absence of Treasurer Gayle Gutierrez.

Commissioner Reports

Deferred due to time.

12:53 p.m. Executive Session: Pursuant to ORS 192.660(2)(h) – To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed

12:56 p.m. Closed Executive Session: No decisions

Signing of documents

Adjourned: 1:10 p.m.



AGENDA ITEM COVER SHEET
 Morrow County Board of Commissioners
 (Page 1 of 2)

(For BOC Use)
 Item #
 50

Please complete for each agenda item submitted for consideration by the Board of Commissioners
 (See notations at bottom of form)

Staff Contact: Eric Imes Phone Number (Ext): 541-989-9500
 Department: Public Works / Road Requested Agenda Date: 2/6/2019
 Short Title of Agenda Item: **Purchase Pre-Authorization for welding equipment**
 (No acronyms please)

This Item Involves: (Check all that apply for this meeting.)

<input type="checkbox"/> Order or Resolution	<input type="checkbox"/> Appointments
<input type="checkbox"/> Ordinance/Public Hearing:	<input type="checkbox"/> Update on Project/Committee
<input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading	<input type="checkbox"/> Consent Agenda Eligible
<input type="checkbox"/> Public Comment Anticipated:	<input checked="" type="checkbox"/> Discussion & Action
Estimated Time:	Estimated Time: 5-10 minutes
<input type="checkbox"/> Document Recording Required	<input checked="" type="checkbox"/> Purchase Pre-Authorization
<input type="checkbox"/> Contract/Agreement	<input type="checkbox"/> Other

N/A Purchase Pre-Authorizations, Contracts & Agreements

Contractor/Entity: **Oxarc**

Contractor/Entity Address: **80492 US 395 Hermiston, Oregon 97838**

Effective Dates – From: _____ Through: _____

Total Contract Amount: **\$ 6,961.20** Budget Line: **202-220-5-40-4509**

Does the contract amount exceed \$5,000? Yes No

Reviewed By: *→ does not require Intern. Approval*

	<u>1-25-19</u> DATE	Department Head	Required for all BOC meetings
	<u>2/4/19</u> DATE	Admin. Officer/BOC Office	Required for all BOC meetings
	<u>1/29/19</u> DATE	County Counsel	*Required for all legal documents
	<u>1/29/19</u> DATE	Finance Office	*Required for all contracts; other items as appropriate.
_____	_____	Human Resources	*If appropriate

*Allow 1 week for review (submit to all simultaneously). When each office has notified the submitting department of approval, then submit the request to the BOC for placement on the agenda.

Note: All other entities must sign contracts/agreements before they are presented to the Board of Commissioners (originals preferred). Agendas are published each Friday afternoon, so requests must be received in the BOC Office by 1:00 p.m. on the Friday prior to the Board's Wednesday meeting. Once this form is completed, including County Counsel, Finance and HR review/sign-off (if appropriate), then submit it to the Board of Commissioners Office.

AGENDA ITEM COVER SHEET
Morrow County Board of Commissioners
(Page 2 of 2)

1. ISSUES, BACKGROUND, DISCUSSION AND OPTIONS (IF ANY):

Road department needs to replace a portable welding unit that is having some issues and is starting to have some safety concerns. With the replacement of this equipment there is also a Arc One Airplus system to be a safer system when crew is welding on items such as rusted metal, painted metal and such items. The previous welding unit will be surplussed at a later date this spring. Local welding supply companies were contacted for quotes.

NORCO \$ 6,925.80

OXARC \$ 6,961.20

Public Works would recommend OXARC because the welder is slightly larger and also this is the company that we use for consumable welding supplies.

2. FISCAL IMPACT:

This purchase would be charged to our Shop Equipment budget line (202-220-5-4-4509) that has a current budget remaining balance of \$41,190.00

3. SUGGESTED ACTION(S)/MOTION(S):

Motion to approve purchase pre-authorization of new welding system to OXARC in the amount of \$6,961.20

Attach additional background documentation as needed.



ORDER CONFIRMATION

Thank you for placing your order! Your order is our top priority.

Order Summary

Customer Number:	C1060	P/O Number:	QUOTE
Order Number:	59931614	Payment Method:	On account
Shipping Information:	MORROW COUNTY ROAD DEPT PO BOX 428 375 HWY 74 LEXINGTON OR 97839		
Shipping Method:	WILL CALL		

Ordered Items

Item	Description	Quantity Ordered	Quantity Shipped	UOM	Price	Extended Price
MIL 907498001	BOBCAT 225 (KOHLE) 23 HP	1	1	EA	\$3971.00	\$3971.00
CAB 1/0X50	1/0 X 50' WELDING CABLE PACKAGED	2	2	PK	\$145.30	\$290.60
TWE A-532	200 AMP ELECTRODE HOLDER	1	1	EA	\$50.81	\$50.81
TWE 2-MPC-1	TWECO MALE CABLE CONNECTOR	2	2	EA	\$17.02	\$34.04
TWE WS300SGC	WELDSKILL STEEL GROUND CLAMP	1	1	EA	\$14.80	\$14.80
TWE T-62	TWECO WELDING CABLE LUG	1	1	EA	\$2.43	\$2.43
TWE 2-AF	TWECO 45DEG TERMINAL CONN	2	2	EA	\$22.50	\$45.00
REV 30WCXXXL	30" LEATHER WELDING COAT	1	1	EA	\$124.200	\$124.20
VIC JOURNEYMANVG	JOURNEYMAN EDGE 540/510	1	1	EA	\$650.00	\$650.00
MIL 264575	PAPR W/T94I, RECOMMENDED USE	1	1	EA	\$1445.85	\$1445.85
FIM F-400	4" CROWN W/ RATCHET	2	2	EA	\$24.00	\$48.00
FIM 4199BP	CLEAR FACESHIELD WINDOW	1	1	EA	\$11.54	\$11.54
FIM 4199DGNBP	DK GREEN FACESHIELD WINDOW	1	1	EA	\$12.03	\$12.03
MET 600380420	WP9-115 QUICK 4-1/2" GRINDER	1	1	EA	\$99.95	\$99.95
KIW RODGUARD	RG-100 14" RODGUARD CANISTER	4	4	EA	\$7.900	\$31.60
CRU S-5032	MAG COMBO SQUARE 18" BRASS BLADE	1	1	EA	\$93.95	\$93.95

Subtotal:	\$6925.80
Tax:	\$0.00
Del Charge:	\$0.00
Freight:	\$0.00
Other:	\$0.00
Grand Total:	\$6925.80



Quote

For Inquires Contact:
 Phone: (541) 567-7377
 Fax: (541) 567-2265
 www.oxarc.com

1/22/2019

Quote # : 10674166

Page: 1

80492 US-395
 Hermiston, OR 97838

Customer #: 65176

Sold to Customer: MORROW CO RD DEPARTMENT

Shipping Customer: MORROW CO RD DEPARTMENT

Billing PO BOX 428
Address: LEXINGTON, OR 97839

Shipping 365 W HWY 74
Address: LEXINGTON, OR 97839

Terms: NET 30

Ship Method: WILL CALL

PO #: QUOTE

Salesperson: Hermiston

Prepared By: Lorrie Hastings

User Initials: JWT

Item Number	Qty	UOM	Description	Unit Price	Extended
LNM K2382-4	1.00	EA	LNC RANGER 250 GXT WELDER W/ELECTRIC FUEL PUMP	3988.000	\$3,988.00
welder is less 700.00 rebate					
CAB #1/0	200.00	FT	#1/0 AWG COPPER WELDING CABLE	2.500	\$500.00
TWE 2 AF	2.00	EA	TWC TERMINAL FEMALE	22.000	\$44.00
NAS 8100747	1.00	EA	MAGSWITCH MAGNETIC GROUND CLAMP 600AMP	100.000	\$100.00
TWE 2-MPC-1	2.00	EA	TWC CABLE CONNECTOR MALE	10.000	\$20.00
MSF AP1	1.00	EA	ARC ONE AIRPLUS RESP BLOWER ASSEMBLY LESS HELMET	749.751	\$749.75
MSF AP-IDF811500	1.00	EA	ARC ONE AIRPLUS VISION BLACK HELMET W/IDF81 5X4" INTELLIGENT	388.000	\$388.00
TIL 3830XXL	1.00	EA	TLMN 30" DARK BRWN LTH JCKT 2X	75.000	\$75.00
VIC DLXJRN510	1.00	EA	VCTR DELUXE JOURNEYMAN OUTFIT ESS4 EDGE REGULATORS	590.000	\$590.00
TWE 4TT	1.00	EA	TWC ELECTRODE HOLDER 400AMP	80.000	\$80.00
SEL 32151	1.00	EA	SLSTRM DP4 F-SHIELD W/CL WINDW W/ SHADE 5 FLIP-UP WINDOW DP4 CR	53.460	\$53.46
DEW DW831	1.00	EA	DEWALT 5" ANGLE GRINDER 12 AMP 5/8"-11 SPINDLE	160.000	\$160.00
NAS RG100	4.00	EA	14" ROD GUARD	8.248	\$32.99
CRU S5032	1.00	EA	CRU MAGNETIC COMBO SQUARE 18"	100.000	\$100.00
JET JCP-1	2.00	EA	JET CABLE PULLER ALL STEEL CONSTRUCTIONN	40.000	\$80.00
Subtotal					6,961.20
Freight					0.00
Delivery					0.00
Total Tax					0.00
Grand Total					\$6,961.20

ALL PRICES ARE VALID UNTIL 2/15/2019

IMPORTANT: Acceptance of this quotation is subject to standard terms and conditions of Oxarc, Inc. Prices quoted are based upon quantities specified. Changes in quantity may necessitate price revisions. Oxarc, Inc. is a warranty repair center for most equipment manufacturers, providing on site repairs.

MORROW CO RD DEPARTMENT

Oxarc, Inc.

DATE: _____ SIGNATURE: _____

DATE: _____ SIGNATURE: _____



566

Miller
BIG 20



Legislative Updates

HB, SB or LC #: SB 445

Summary of Bill or LC: SB 445 revises membership, leadership and reporting requirements of the Oregon Invasive Species Council and provides funding necessary to accomplish baseline state-mandated responsibilities. If passed, these revisions will allow the OISC to successfully fulfill its statutory role by enhancing communication, representation, and capacity.

Parties involved: Oregon Invasive Species Council, Morrow County Weed Control District

Impact to Morrow County:

Passed- Enables OISC ability to educate and act as first responder to detections and presence of Invasive Species in all counties.

Not passed- Diminishes the State's ability to respond to detections of invasive species.

Recommendation to Commissioners: It is my recommendation as a member of the OISC to support SB 445 bill and endorse a letter of support. Invasive species, if left undetected and uncontrolled have the ability to cause great economic and environmental harm to the county, region, and state as a whole.

Legislative Updates

HB, SB or LC #: HB 2062

Summary of Bill or LC: Requires Oregon Invasive Species Council to biennially report to Interim Committee of Legislature Assembly. This bill was introduced and filed at request of Gov. Kate Brown for State Dept. of Agriculture.

Parties involved: Oregon Invasive Species Council, Morrow County Weed Control District

Impact to Morrow County:

Passed- None

Not passed- None

Recommendation to Commissioners: Since this bill and SB 445 both encompass biennial reporting by the OISC, it is hopeful that these bills are molded together and in the end reflect the wishes of SB 445 which also includes funding for OISC. Recommend supporting SB 445 in lieu of HB 2026.

Opinion & Perspectives



Bearing Down

[10] Community Choice Aggregation in Oregon: Not So Fast!

SUMMARY: In a response to a recent column on community choice aggregation—a program that allows cities and counties to buy electricity for residents and businesses within their areas—the authors say CCAs have many more negatives than positives, and have yet to live up to their promised benefits.

Clearing Up's Bearing Down column on Oct. 19 closed with the observation, “It’s a good bet that the debate over community choice aggregation in the Northwest is only beginning.”

However, the column never addressed the basic purpose of CCAs—grouping residential and small commercial customers to make them attractive to power marketers in a deregulated market (which doesn’t exist in Oregon or Washington).

Also, the column didn’t look at the CCA track record, not just in California, but also in Illinois, Massachusetts and other states. It’s a record that’s at best mixed and often dismal, giving rise to serious doubts not just among utilities but also among regulators, customer advocates, labor and environmental organizations about equity and fairness to consumers, grid stability and reliability—not to mention CCAs’ obvious failure to deliver on promises on local renewable power development.

In all but one state, laws allowing CCAs came about between 1997 and 2003 when those states were deregulating their electric systems, which took electric utilities out of the business of supplying generation to customers. To make this new market work for residential and small commercial customers, who on their own were unattractive to power marketers, these groups needed to aggregate their loads. Under the regulated utility model in Oregon and Washington, load is already aggregated so there’s no need to “re-aggregate” these customers through a CCA.

What’s more, Oregon and Washington would need a new market structure—not just enabling legislation—to support CCAs.

For example, utilities in the Northwest are increasingly looking at demand response as a tool to integrate renewable resources as we decarbonize the grid. This makes sense because the utility must integrate renewables and run the distribution grid.

However, under a CCA model, the marketer who sells to the CCA has the integration responsibility but no access to the distribution grid. Deregulated states get around this by using independent system operators to manage the grid, and organized capacity markets with independent demand-response aggregators who sell into those markets.

We don’t have these in the Northwest and it would take several years to develop that kind of market structure even if customers wanted it. The latest report from the United Nations’ Intergovernmental Panel on Climate

Change drives home the urgent need for us to make rapid progress on decarbonization. Spending years developing a new market structure to support CCAs will stall progress on decarbonization and require a deregulated system that few customers are seeking.

California proponents of CCAs have hired local lobbyists to pitch the argument that it’s time to bring this concept to the Northwest, largely to answer customer desires for renewable energy. We question whether CCAs are actually a good bet to realize clean electricity here.

Take renewables, for instance: On top of the Columbia Basin’s legacy of carbon-free hydropower, our region’s IOUs are firmly on a path to maximize renewable development and eliminate coal from our energy mix. In Oregon, Portland General Electric and Pacific Power partnered with customer and environmental advocates to help pass the state’s Clean Electricity and Coal Transition Act and have the top two voluntary renewable energy programs in the country. Both are actively working to expand their green power offerings by developing green tariff products and have embraced the need to work with stakeholders to achieve the state’s climate goals.

On the other hand, CCAs in California have little to show for their renewable energy development claims and often aren’t clear about where their power really comes from. In fact, the record shows aggregators buy a substantial amount of their power from national or international suppliers like Shell Energy, Constellation and Direct Energy—not exactly small, local, community-based energy suppliers—through cheap, short-term contracts that result in little new development.

IBEW 1245, an International Brotherhood of Electrical Workers local in California, writes this is in part because third-party developers of renewable projects won’t sell CCAs solar power under 20-year contracts because the CCAs have no financial history and can’t offer certainty.

IBEW points further to research from California’s Utility Reform Network showing that Marin County Energy, one of the largest CCAs in the state, will source only 20 percent of its renewable energy from new local renewable projects by 2019, 10 years after it formed. In contrast, Marin County Energy has a \$49.9 million power contract for 2017-20 with Morgan Stanley and a \$27.3 million contract for 2018-21 with Shell Energy North America.

CCAs are also falling short on reliability and resiliency, with serious potential consequences. California PUC President Michael Picker wrote earlier this year, “Now, electricity is being deregulated de facto, through dozens of decisions and legislative actions, without a clear or coordinated plan. If California policymakers are not careful, we could drift slowly back into another predicament like the energy crisis of 2001.”

And what about low-cost power? That’s typically part of the CCA pitch, but like deregulation back in the 1990s, it often hasn’t proved out. In Massachusetts and Illinois, for instance, some CCAs have ended up shutting down or being suspended because over time they became less

Continued on page 7

Continued from page 4

competitive and even cost substantially more to deliver service to customers than the local regulated utility.

In Illinois, more than 100 communities that initially climbed on board the CCA bandwagon when they were authorized beginning in 2010 ended their programs or put them on hiatus by 2016. And in Massachusetts, Attorney General Maura Healey has called for an end to the individual residential electric supply market, finding that customers in her state paid \$176 million more for electricity in the competitive market between 2015-2017 than they would if they had stayed with their utility.

Likewise, claims that CCAs promote “local control and energy resources” are questionable given their out-of-state power procurement and dependence on outside vendors to navigate the complex world of wholesale power purchasing. This is a risky strategy for those communities and has negative impacts on other neighboring customers. Often, CCAs form in affluent communities that effectively abandon the existing utility system and cut their own deal, leaving the rest of the customer base to pick up the cost of maintaining the “backup” grid that still supports those affluent communities.

That’s how it has worked in California, where wealthier communities like Marin (median income \$70,000 to \$100,000) and Sonoma (median income \$67,000) are more likely to have the organizational resources to create a CCA. The exit fees and surcharges that supposedly “keep the utility and its remaining customers whole” haven’t covered the costs and investment needs of the broader system—an issue in California that has led to numerous adjustments in exit fees. The exit fees for customers in Pacific Gas & Electric’s service area decreased by 62 percent from 2012-2013, only to spike by 211 percent from 2013-2016 and increase again in the most recent CPUC order.

Electric customers want clean, affordable, reliable and transparent electric service. With those values in mind, the statement in *Clearing Up’s* column that CCAs “seem tailor-made for Oregon and Washington” doesn’t reflect our region’s values, goals and needs.

In reality, widespread adoption of CCAs would pick winners and losers in our communities, threaten reliability and fragment the system, making it harder to pursue a coordinated effort to meet our greenhouse gas reduction and resiliency goals.

There are also troubling questions about what market fragmentation due to CCAs would mean for state regulation and, particularly, stakeholder engagement by consumer advocate, environmental and social justice groups. The watchdog efforts of these groups would require engaging in complex planning processes with multiple CCA boards that have varied rules and procedures, in addition to Oregon PUC and Washington UTC proceedings.

We’re all in favor of healthy, transparent and respectful debate as we look for the best strategies to meet our need for clean, reliable and affordable energy, yet we need to enter that debate with open eyes.

We need to be informed by facts on the ground. Legislators and other stakeholders should insist proponents of any CCA-enabling legislation answer serious questions about the benefits purportedly offered by the CCA model and whether those benefits will flow to local communities, and especially residential customers, rather than to large out-of-state corporations through an endless future of short-term power contracts.

The authors are Bob Jenks, Oregon Citizens’ Utility Board executive director; Travis Eri, IBEW Local 125 business manager; Wendy Gerlitz, NW Energy Coalition policy director; Scott Bolton, Pacific Power senior VP for external affairs and customer solutions; and Dave Robertson, Portland General Electric VP for public policy.



TREASURER

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Gayle L. Gutierrez

02/06/2019

To: Morrow County Board of Commissioners
From: Gayle L. Gutierrez, Morrow County Treasurer
Re: Treasurer's Monthly Financial Statements as per ORS 208.090

The first two and a half pages of the Pooled Cash Report will tell you the cash amount in each individual fund.

On the third page of the Pooled Cash Report please note the amounts of actual cash on hand and what institutions that they are deposited in.

The interest rate for the Local Government Investment Pool is 2.75%.

The interest rate for the Bank of Eastern Oregon is .05%.

The interest rate for Community Bank is .02%.

The interest rate for US Bank is .01694%.

Outstanding checks as of December 31, 2018 total is \$505,914.08.

The activity summary for the LGIP is also included.



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Reports - Previous Month Transactions

December 2018

MORROW CO

Show inactive accounts :

Account:

Oregon LGIP

Posting Date	Settlement Date	Transaction	Dollar Amount of Transaction	Share Price	Shares This Transaction
12/3/2018	12/3/2018	LGIP Fees - ACH Purchase (7 @ \$0.05 - From 4206) - November 2018	(\$0.35)	1.00000	(0.350)
12/3/2018	12/3/2018	LGIP Fees - ACH Redemption (8 @ \$0.05 - From 4206) - November 2018	(\$0.40)	1.00000	(0.400)
12/3/2018	12/3/2018	LGIP Fees - Received ACH (4 @ \$0.10 - From 4206) - November 2018	(\$0.40)	1.00000	(0.400)
12/4/2018	12/4/2018	SFMS Fr:Liquor Control Commission,Oregon OLCC Tax (Liquor)	\$4,269.03	1.00000	4,269.030
12/5/2018	12/5/2018	SFMS Fr:Oregon Health Authority OHA public Health Program	\$10,527.30	1.00000	10,527.300
12/6/2018	12/6/2018	Transfer to Boardman, City of - BOARDMAN CITY OF / CENTRAL URA	(\$208.67)	1.00000	(208.670)
12/6/2018	12/6/2018	Transfer to Boardman, City of - BOARDMAN CITY OF/ WEST URA	(\$157.77)	1.00000	(157.770)
12/6/2018	12/6/2018	Transfer to Boardman Park and Recreation - BOARDMAN PARK & REC/RECREATION CENTER	(\$2,793.60)	1.00000	(2,793.600)
12/6/2018	12/6/2018	Transfer to Blue Mountain Community College - BLUE MOUNTAIN COMMUNITY COLLEGE	(\$41,783.02)	1.00000	(41,783.020)
12/6/2018	12/6/2018	Transfer to Boardman Park and Recreation - BOARDMAN PARK AND RECREATION	(\$925.61)	1.00000	(925.610)
12/6/2018	12/6/2018	Transfer to Morrow County School District #1 -	(\$26,324.97)	1.00000	(26,324.970)

EON - Previous Month Transactions

		MORROW COUNTY SCHOOL DISTRICT #1			
12/6/2018	12/6/2018	Transfer to Boardman, City of - BOARDMAN CITY OF	(\$7,146.86)	1.00000	(7,146.860)
12/6/2018	12/6/2018	Transfer to InterMountain Education Service Dis - INTERMOUNTAIN ESD	(\$97,587.25)	1.00000	(97,587.250)
12/6/2018	12/6/2018	Transfer to Ione School District #2 - IONE SCHOOL DISTRICT #2	(\$46,191.18)	1.00000	(46,191.180)
12/7/2018	12/7/2018	Redemption - ACH Redm	(\$400,000.00)	1.00000	(400,000.000)
12/7/2018	12/7/2018	Redemption - ACH Redm	(\$16.48)	1.00000	(16.480)
12/7/2018	12/7/2018	SFMS Fr:Administrative Services, Dept of Amusement Tax	\$24.95	1.00000	24.950
12/11/2018	12/11/2018	Redemption - ACH Redm	(\$55.00)	1.00000	(55.000)
12/12/2018	12/12/2018	SFMS Fr:Administrative Services, Dept of County Cigarette Tax	\$707.30	1.00000	707.300
12/13/2018	12/13/2018	SFMS Fr:Oregon Health Authority Mental Health Tax	\$871.99	1.00000	871.990
12/14/2018	12/14/2018	SFMS Fr:Oregon Health Authority CFAA Monthly Allotment	\$147,475.55	1.00000	147,475.550
12/18/2018	12/18/2018	ODOT - ODOT PYMNT	\$108,188.68	1.00000	108,188.680
12/20/2018	12/20/2018	Redemption - ACH Redm	(\$200,000.00)	1.00000	(200,000.000)
12/21/2018	12/21/2018	Redemption - ACH Redm	(\$325,000.00)	1.00000	(325,000.000)
12/21/2018	12/21/2018	SFMS Fr:Administrative Services, Dept of County Cigarette Tax	\$901.86	1.00000	901.860
12/27/2018	12/27/2018	Redemption - ACH Redm	(\$110.00)	1.00000	(110.000)
12/31/2018	12/31/2018	SFMS Fr:Oregon Health Authority OHA public Health Program	\$25,487.30	1.00000	25,487.300
12/31/2018	12/31/2018	SFMS Fr:Liquor Control Commission, Oregon OLCC Tax (Liquor)	\$5,854.35	1.00000	5,854.350
12/31/2018	12/31/2018	Accrual Income Div Reinvestment - DIV	\$46,932.38	1.00000	46,932.380
		Totals:	(\$797,060.87)		(797,060.870)

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MORROW COUNTY, OREGON
 POOLED CASH REPORT (FUND 999)
 AS OF: DECEMBER 31ST, 2018

FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
<u>CLAIM ON CASH</u>					
101-100-1-10-1500	GENERAL FC W/TREASURER	9,036,732.94	(371,644.19)	8,665,088.75	
200-100-1-10-1500	HERITAGE TRAIL FC W/TREAS	17,431.51	38.09	17,469.60	
201-100-1-10-1500	ROAD EQUIP FC W/TREASURER	383,211.56	715.06	383,926.62	
202-100-1-10-1500	ROAD FC W/TREASURER	2,063,124.75	167,853.95	2,230,978.70	
203-100-1-10-1500	FINLEY BUTTES FC W/TREASURER	269,258.40	37,730.64	306,989.04	
204-100-1-10-1500	YOUTH/CHILD FC/TREASURER	66,157.92	0.00	66,157.92	
205-100-1-10-1500	AIRPORT FC W/TREASURER	31,135.84	(14,901.79)	16,234.05	
206-100-1-10-1500	LAW LIBRARY FC W/TREASURER	37,652.81	(12.89)	37,639.92	
207-100-1-10-1500	911 FC W/TREASURER	200,488.03	(13,628.26)	186,859.77	
208-100-1-10-1500	SURVEYOR PRES FC/TREASURER	213,244.80	1,445.64	214,690.44	
209-100-1-10-1500	CSEPP FC W/TREASURER	0.00	0.00	0.00	
210-100-1-10-1500	FINLEY BUTTES LIC. FC W/TREAS	166,713.70	148,679.10	315,392.80	
211-100-1-10-1500	MCSO CO SCHOOL FC W/TREAS	3,276.76	(3,086.00)	190.76	
212-100-1-10-1500	ISD COMMON SCH FC W/TREASURER	295.20	(276.64)	18.56	
214-100-1-10-1500	FAIR FC W/TREASURER	173,786.67	(1,154.95)	172,631.72	
215-100-1-10-1500	COMP EQUIP FC W/TREASURER	33,590.50	3,823.39	37,413.89	
216-100-1-10-1500	STF FC W/TREASURER	31,779.52	(4,951.16)	26,828.36	
217-100-1-10-1500	PROGRAMMING RES FC W/TREASURER	70,579.23	154.21	70,733.44	
218-100-1-10-1500	ENFORCEMENT FC W/TREAS	22,909.71	50.04	22,959.75	
219-100-1-10-1500	VIDEO LOTTERY FC W/TREAS	29,703.39	64.90	29,768.29	
220-100-1-10-1500	VICTIM/WITNESS FC W/TREAS	9,329.58	23,930.25	33,259.83	
222-100-1-10-1500	WILLOW CREEK FEES FC W/TREAS	69,049.96	148.35	69,198.31	
223-100-1-10-1500	CAMI GRANT FC W/TREAS	39,572.53	(58.67)	39,513.86	
224-100-1-10-1500	WEED EQUIP RES. FC W/TREAS	5,283.59	11.54	5,295.13	
225-100-1-10-1500	STP VEHICLE FC W/TREAS	139,548.44	304.90	139,853.34	
226-100-1-10-1500	FAIR ROOF FC W/TREAS	17,975.29	39.27	18,014.56	
227-100-1-10-1500	HEPPNER ADMIN BLDG FC W/TREAS	36,264.85	79.24	36,344.09	
228-100-1-10-1500	SAFETY COMMITTEE FC W/TREAS	25,015.80	54.66	25,070.46	
229-100-1-10-1500	BLEACHER RESERVE FC W/TREAS	10,111.65	22.09	10,133.74	
230-100-1-10-1500	RODEO FC W/TREAS	19,647.20	42.93	19,690.13	
231-100-1-10-1500	JUSTICE COURT FC W/TREAS	175,731.89	(105,716.64)	70,015.25	
233-100-1-10-1500	CLERKS RECORD FC W/TREAS	18,580.77	176.27	18,757.04	
234-100-1-10-1500	DUII IMPACT FC W/TREAS	27,655.74	60.43	27,716.17	
236-100-1-10-1500	FAIR IMPROV. FUND FC W/TREAS	5,682.17	12.41	5,694.58	
237-100-1-10-1500	BUILDING PERMIT FC W/TREAS	718,166.68	(4,670.86)	713,495.82	
238-100-1-10-1500	PARK FC W/TREAS	313,432.68	(7,308.25)	306,124.43	
240-100-1-10-1500	EQUITY FC W/TREAS	169,067.35	369.40	169,436.75	
241-100-1-10-1500	BUILDING RESERVE FC W/TREAS	233,482.34	13,010.14	246,492.48	
243-100-1-10-1500	LIQUOR CONTROL FC W/TREAS	835.33	1.83	837.16	
245-100-1-10-1500	WPF FC W/TREASURER	11,257.73	0.00	11,257.73	
321-100-1-10-1500	FOREST SERVICE FC W/TREAS	61,287.30	133.91	61,421.21	
322-100-1-10-1500	COURT SECURITY FC W/TREAS	155,251.48	2,316.14	157,567.62	
500-100-1-10-1500	ECHO WINDS FC W/TREAS	16,799.17	(9,988.30)	6,810.87	
501-100-1-10-1500	SHEPHERDS FLAT FC W/TREAS	145,494.57	305.66	145,800.23	
502-100-1-10-1500	MO CO ENTERPRIZE ZO FC W/TREAS	0.00	0.00	0.00	
504-100-1-10-1500	STO FC W/TREAS	33,374.02	(4,319.44)	29,054.58	
505-100-1-10-1500	IONE/LEX CEM-IRRIG FC W/TREAS	10,922.13	23.86	10,945.99	
510-100-1-10-1500	P & P FC W/TREAS	388,722.34	(21,222.19)	367,500.15	
514-100-1-10-1500	IONE SD B & I FC W/TREAS	43,727.38	(42,272.18)	1,455.20	

MORROW COUNTY, OREGON
 POOLED CASH REPORT (FUND 999)
 AS OF: DECEMBER 31ST, 2018

FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
515-100-1-10-1500	BOARDMN URB REN FC W/TREAS		208.67	284.87	493.54
516-100-1-10-1500	RADIO DIST FC W/TREAS		25,596.44	23,021.64	2,574.80
519-100-1-10-1500	WEST BOARDMN URA FC W/TREAS		157.77	224.84	382.61
521-100-1-10-1500	PGE CARTY FC W/TREAS		1,599,321.45	3,494.36	1,602,815.81
617-100-1-10-1500	MO CO HEALTH DIST FC W/TREAS		182,154.26	168,410.80	13,743.46
618-100-1-10-1500	IRRIGON SEWER FC W/TREAS		0.00	0.00	0.00
619-100-1-10-1500	WEST EXTENSION FC W/TREAS		0.00	0.00	0.00
620-100-1-10-1500	BLACK MNT FC W/TREAS		0.07	0.00	0.07
621-100-1-10-1500	CITY OF BOARDMAN B & I FC W/TR		1,263.49	1,838.00	3,101.49
622-100-1-10-1500	CITY OF HEPPNER B & I FC W/TRE		0.00	0.00	0.00
623-100-1-10-1500	CITY OF IRRIGON B & I FC W/TRE		659.59	957.52	1,617.11
624-100-1-10-1500	CITY OF LEXINGTON B & I FC W/T		14,295.36	128.11	14,423.47
625-100-1-10-1500	BOARDMAN PARK & REC B & I		0.00	0.00	0.00
626-100-1-10-1500	MAN. STRUCTURE OMBUDSMAN		16.48	24.16	40.64
628-100-1-10-1500	WILLOW CREEK PARK B & I FC W/T		3,392.46	8.00	3,400.46
629-100-1-10-1500	PORT OF MORROW B & I FC W/TREA		0.00	0.00	0.00
630-100-1-10-1500	PORT OF MORROW FC W/TREAS		15,442.30	14,167.51	1,274.79
631-100-1-10-1500	CITY OF BOARDMAN FC W/TREAS		5,883.37	8,480.48	14,363.85
632-100-1-10-1500	CITY OF HEPPNER FC W/TREAS		1,151.27	1,698.21	2,849.48
633-100-1-10-1500	CITY OF IONE FC W/TREAS		187.49	273.70	461.19
634-100-1-10-1500	CITY OF IRRIGON FC W/TREAS		597.65	864.08	1,461.73
635-100-1-10-1500	CITY OF LEXINGTON FC W/TREAS		122.61	174.26	296.87
636-100-1-10-1500	BOARDMAN RFPD FC W/TREAS		104,912.67	96,468.80	8,443.87
638-100-1-10-1500	HEPPNER RFPD FC W/TREAS		186.95	269.97	456.92
639-100-1-10-1500	IRRIGON RFPD FC W/TREAS		343.02	497.83	840.85
640-100-1-10-1500	IONE RFPD FC W/TREAS		692,848.93	4,719.03	697,567.96
641-100-1-10-1500	S GILLIAM RFPD FC W/TREAS		109.61	1.07	110.68
642-100-1-10-1500	BOARDMAN CEMETERY FC W/TREAS		87.72	123.43	211.15
643-100-1-10-1500	HEPPNER CEMETERY FC W/TREAS		154.03	223.89	377.92
644-100-1-10-1500	IONE-LEX CEMETERY FC W/TREAS		121,122.90	4,274.45	116,848.45
645-100-1-10-1500	IRRIGON CEMETERY FC W/TREAS		61.01	90.64	151.65
646-100-1-10-1500	WILLOW CREEK PARK FC W/TREAS		25,838.03	24,710.47	1,127.56
647-100-1-10-1500	BOARDMAN PARK FC W/TREAS		925.61	1,302.20	2,227.81
648-100-1-10-1500	IRRIGON PARK FC W/TREAS		242.42	360.19	602.61
649-100-1-10-1500	BOARDMAN PK B&I FC W/TREASURER		2,793.60	3,787.72	6,581.32
650-100-1-10-1500	MO CO UNIFIED REC FC W/TREAS		1,402,125.95	316,307.40	1,085,818.55
651-100-1-10-1500	HEPPNER WATER CONTROL FC W/TRE		28.81	42.00	70.81
652-100-1-10-1500	MO CO SCHOOL DIST FC W/TREAS		23,048.21	32,388.35	55,436.56
653-100-1-10-1500	MO CO SCHOOL B & I FC W/TREAS		1,761,397.61	17,351.92	1,778,749.53
654-100-1-10-1500	UMATILLA-MORROW ESD FC W/TREAS		97,587.25	88,299.67	9,287.58
655-100-1-10-1500	CHAPLAINCY PROG FC W/TREAS		13.82	0.03	13.85
656-100-1-10-1500	IONE-LEX CEM PERP FC W/TREAS		26,031.75	0.00	26,031.75
657-100-1-10-1500	IONE-LEX CEM EQUIP FC W/TREAS		7,118.65	15.55	7,134.20
658-100-1-10-1500	BMCC FC W/TREASURER		31,547.78	21,599.43	9,948.35
659-100-1-10-1500	BMCC B & I FC W/TREASURER		10,235.24	6,886.80	3,348.44
660-100-1-10-1500	NORTH MO VECTOR CONT FC W/TREA		33,458.38	30,235.48	3,222.90
662-100-1-10-1500	IONE LIBRARY DIST FC W/TREAS		8,541.37	8,201.11	340.26
663-100-1-10-1500	OREGON TRAIL LIB FC W/TREAS		29,459.00	26,173.58	3,285.42
665-100-1-10-1500	STATE & FED WILDLIFE FC W/TREA		0.00	0.00	0.00
666-100-1-10-1500	STATE FIRE PATROL FC W/TREAS		559.30	809.71	1,369.01
667-100-1-10-1500	EOTT FC W/TREASURER		0.00	0.00	0.00

MORROW COUNTY, OREGON
 POOLED CASH REPORT (FUND 999)
 AS OF: DECEMBER 31ST, 2018

FUND	ACCOUNT#	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
668-100-1-10-1500	TAX APPEALS FC W/TREAS		0.00	0.00	0.00
669-100-1-10-1500	SCHOLARSHIP TRUST FC W/TREAS		10,520.14	22.99	10,543.13
670-100-1-10-1500	ADV COLL 04-05 FC W/TREAS		6,165.55	13.47	6,179.02
671-100-1-10-1500	ADV COLL 03-04 FC W/TREAS		0.00	0.00	0.00
672-100-1-10-1500	ADV COLL 05-06 FC W/TREAS		0.00	0.00	0.00
673-100-1-10-1500	PREPAID TAX FC W/TREAS		0.00	0.00	0.00
674-100-1-10-1500	SALE OF CO LAND FC W/TREAS		48,327.48	(48,327.48)	0.00
675-100-1-10-1500	TREASURER TRUST FC W/TREAS		1,109.35	2.42	1,111.77
676-100-1-10-1500	IONE RFPD RESERVE FC W/TREAS		177,516.47	387.86	177,904.33
678-100-1-10-1500	STATE ADMIN CONT FC W/TREAS		0.00	0.00	0.00
680-100-1-10-1500	PERSONAL PROPERTY SALES FC W/T		0.00	0.00	0.00
681-100-1-10-1500	COUNTY A & T FC W/TREAS		8,609.60	3,063.26	11,672.86
682-100-1-10-1500	STATE FIRE FC W/TREAS		0.00	0.00	0.00
683-100-1-10-1500	PILOT ROCK RFPD FC W/TREAS		1,796.84	17.62	1,814.46
684-100-1-10-1500	PINLEY BUTTES CLOSURE FC W/TRE		1,209,142.21	455.86	1,209,598.07
685-100-1-10-1500	STATE HOUSING FC W/TREAS		17,146.24	7,307.18	24,453.42
686-100-1-10-1500	IONE LIBRARY BLDG FC W/TREAS		51,710.87	112.98	51,823.85
687-100-1-10-1500	FINLEY BUTTES TRUST FC W/TREAS		0.00	0.00	0.00
688-100-1-10-1500	IONE SCHOOL DIST FC W/TREAS		2,168.80	3,136.41	5,305.21
690-100-1-10-1500	HEPPNER RURAL FIRE DIST BOND		100.80	150.67	251.47
691-100-1-10-1500	CITY OF HEPPNER BND FC W/TREAS		140.85	210.43	351.28
693-100-1-10-1500	IRRIGON TIPPAGE FC W/TREAS		0.00	0.00	0.00
695-100-1-10-1500	M.C. RET. PLAN TR. FC W/TREAS		19,565.41	(19,565.41)	0.00
697-100-1-10-1500	UNSEG TAX INT FC W/TREAS		0.00	0.00	0.00
698-100-1-10-1500	INTEREST EARNED FC W/TREAS		0.02	(0.01)	0.01
699-100-1-10-1500	UNSEGREGATED TAX FC W/TREAS		0.00	0.00	0.00
TOTAL CLAIM ON CASH			23,537,594.18	(1,004,948.88)	22,532,645.30

CASH IN BANK - POOLED CASH

999-100-1-10-1501	AP POOLED BEO		414,857.34	(198,444.03)	216,413.31
999-100-1-10-1502	PAYROLL BEO		11,612.31	1.42	11,613.73
999-100-1-10-1503	STATE TREASURY POOL		22,110,521.62	(850,233.86)	21,260,287.76
999-100-1-10-1504	CERTIFICATES OF DEPOSIT		0.00	0.00	0.00
999-100-1-10-1505	WELLS FARGO INVESTMENTS		0.00	0.00	0.00
999-100-1-10-1506	UNION BANK OF CALIFORNIA		0.00	0.00	0.00
999-100-1-10-1507	COMMUNITY BANK		100.15	0.00	100.15
999-100-1-10-1508	US BANK		1,000,502.76	0.01	1,000,502.77
SUBTOTAL CASH IN BANK - POOLED CASH			23,537,594.18	(1,048,676.46)	22,488,917.72

WAGES PAYABLE

999-100-2-60-6001	WAGES PAYABLE		0.00	0.00	0.00
SUBTOTAL WAGES PAYABLE			0.00	0.00	0.00

TOTAL CASH IN BANK - POOLED CASH			23,537,594.18	(1,048,676.46)	22,488,917.72
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AGENDA ITEM COVER SHEET
Morrow County Board of Commissioners
(Page 1 of 2)

(For BOC Use)
Item #
8a

Please complete for each agenda item submitted for consideration by the Board of Commissioners
(See notations at bottom of form)

Staff Contact: Carla McLane
Department: Planning

Phone Number (Ext): 541-922-4624
Requested Agenda Date: 02062019

Short Title of Agenda Item: POM Columbia Mill Site Rezone
(No acronyms please) Adopting Ordinance 2nd Attempt at a 1st Reading (ORD-2019-2)

This Item Involves: (Check all that apply for this meeting.)

- Order or Resolution
Ordinance/Public Hearing:
1st Reading
2nd Reading
Public Comment Anticipated:
Estimated Time:
Document Recording Required
Contract/Agreement
Appointments
Update on Project/Committee
Consent Agenda Eligible
Discussion & Action
Estimated Time:
Purchase Pre-Authorization
Other

N/A
Purchase Pre-Authorizations, Contracts & Agreements
Contractor/Entity:
Contractor/Entity Address:
Effective Dates - From: Through:
Total Contract Amount: Budget Line:
Does the contract amount exceed \$5,000? Yes No

Reviewed By:

Carla McLane 01182019 Department Head Required for all BOC meetings
Admin. Officer/BOC Office Required for all BOC meetings
Rich Tovey (via email) 02062019 County Counsel *Required for all legal documents
Finance Office *Required for all contracts; other items as appropriate.
Human Resources *If appropriate

* Allow 1 week for review (submit to all simultaneously). When each office has notified the submitting department of approval, then submit the request to the BOC for placement on the agenda.

Note: All other entities must sign contracts/agreements before they are presented to the Board of Commissioners (originals preferred). Agendas are published each Friday afternoon, so requests must be received in the BOC Office by 1:00 p.m. on the Friday prior to the Board's Wednesday meeting. Once this form is completed, including County Counsel, Finance and HR review/sign-off (if appropriate), then submit it to the Board of Commissioners Office.

AGENDA ITEM COVER SHEET

Morrow County Board of Commissioners

(Page 2 of 2)

1. ISSUES, BACKGROUND, DISCUSSION AND OPTIONS (IF ANY):

Based on the outcome of the Public Hearing that was held on January 3 and continued to January 9, the item before you is the 1st Reading of the Adopting Ordinance.

I also need to share it is a 2nd attempt at the first reading as Rich and I got too focused on the issues around ORS 197.719 and missed the need to actually call out and attach the documents identified. This is remedied with this 2nd attempt at the 1st Reading.

2. FISCAL IMPACT:

There is no direct fiscal impact based on this action.

3. SUGGESTED ACTION(S)/MOTION(S):

Not at this time.

Attach additional background documentation as needed.

**BEFORE THE BOARD OF COMMISSIONERS
FOR MORROW COUNTY, OREGON**

AN ORDINANCE AMENDING THE MORROW)	Ordinance Number
COUNTY COMPREHENSIVE PLAN TAKING AN)	ORD-2019-2
EXCEPTION TO GOALS 3, 11 AND 14, CHANGING THE)	
COMPREHENSIVE PLAN DESIGNATION FROM)	
AGRICULTURAL TO INDUSTRIAL, AND CHANGING)	
THE ZONING MAP FROM RESOURCE RELATED)	
INDUSTRIAL TO PORT INDUSTRIAL)	

WHEREAS, ORS 203.035 authorizes Morrow County to exercise authority within the County over matters of County concern; and

WHEREAS, Morrow County adopted a Comprehensive Land Use Plan which was first acknowledged by the Land Conservation and Development Commission on January 15, 1986, with the Economic Element update acknowledged in May 2016; and

WHEREAS, the Morrow County Planning Department received an application for exceptions to Goals 3, 11 and 14, to change the Comprehensive Plan designation from Agricultural to Industrial, and to change the zoning map from Resource Related Industrial to Port Industrial, utilizing Oregon Revised Statute (ORS) 197.719 pertaining to industrial use of abandoned and diminished mill sites; and

WHEREAS, the Morrow County Planning Commission held a public hearing on Tuesday, December 4, 2018, at the Port of Morrow Riverfront Center in Boardman, Oregon, to consider the request; and

WHEREAS, the Morrow County Planning Commission received testimony in favor of the application, and after discussion, recommended approval of the request to the Morrow County Board of Commissioners. In doing so, the Morrow County Planning Commission adopted the Final Findings of Fact recommending approval of the Exceptions to Goals 3, 11 and 14, the change in Comprehensive Plan designation from Agricultural to Industrial, and the change in zoning from Resource Related Industrial to Port Industrial; and

WHEREAS, the Morrow County Board of Commissioners held a public hearing to consider the Exceptions to Goals 3, 11 and 14, the change in Comprehensive Plan designation from Agricultural to Industrial, and the request to rezone the subject property from Resource Related Industrial to Port Industrial that came to the Board of Commissioners with a ‘do adopt’ recommendation from the Morrow County Planning Commission on January 3, 2019, at the Bartholomew Building in Heppner, Oregon; and

WHEREAS, the Morrow County Board of Commissioners continued the public hearing to Wednesday, January 9, 2019, to further consider the request; and

WHEREAS, the Morrow County Board of Commissioners received testimony in favor of the request; and

WHEREAS, the Morrow County Board of Commissioners accepted the Planning Commission recommendation, determined the effective date to be April 1, 2019, and approved the request in a 2-1 vote.

NOW THEREFORE BE IT ORDAINED THAT THE MORROW COUNTY BOARD OF COMMISSIONERS AMENDS THE MORROW COUNTY COMPREHENSIVE PLAN URBANIZATION ELEMENT TO REFLECT APPROVAL OF EXCEPTIONS TO GOALS 3, 11 AND 14, A CHANGE IN COMPREHENSIVE PLAN DESIGNATION FROM AGRICULTURAL TO INDUSTRIAL, AND A CHANGE IN ZONING FROM RESOURCE RELATED INDUSTRIAL TO PORT INDUSTRIAL ON AN APPROXIMATELY 48 ACRE PARCEL.

Section 1 Title of Ordinance:

This Ordinance shall be known, and may be cited, as the “2019 Columbia Mill Site Rezone.”

Section 2 Affected and Attached Documents:

The Morrow County Comprehensive Plan Urbanization Element is amended to include information about this Exception to Goals 3, 11 and 14 and reflect the change in Comprehensive Plan designation from Agricultural to Industrial (Exhibit A). The Morrow County Zoning Map is changed from Resource Related Industrial to Port Industrial (Exhibit B).

Section 3 Effective Date:

The Morrow County Board of Commissioners does declare the effective date of this adoption to be April 1, 2019, to allow the Port Industrial use zone to be in place timely after the full closure of the Columbia Mill Site in accordance with ORS 197.719 in March 2019.

This ordinance shall be effective on April 1, 2019

Date of First Reading: February 6, 2019
Date of Second Reading: February 20, 2019

ADOPTED BY THE MORROW COUNTY BOARD OF COMMISSIONERS THIS 20TH DAY OF FEBRUARY 2019.

**BOARD OF COMMISSIONERS OF
MORROW COUNTY, OREGON**

Jim Doherty, Chair

Melissa Lindsay, Commissioner

Don Russell, Commissioner

Approve as to Form:

Morrow County Counsel

Application to Amend the Morrow County Comprehensive
Map and Zoning Map Implementing ORS 197.719
Authorizing Local Counties to Re-Zone Abandoned or
Diminished Wood-Product Mill Sites to Industrial, with
Supporting Findings of Fact and Statement of Reasons

Map #4N 26E

Tax Lot # 3420

Current Zoning: Resource Related Industrial (RRI)

Proposed Zoning: Port Industrial (PI)

Applicant: Port of Morrow
C/O Ryan Neal, General Manager
P.O. Box 200
2 Marine Drive
Boardman, Oregon 97812

Owner: Upper Columbia Mill, LLC
1618 SW 1st Avenue, Suite 500
Portland, Oregon 97201

I. Introduction.

Applicant Port of Morrow (the Port) requests Morrow County approval of this application to amend the Morrow County Comprehensive Plan and Zoning Map to convert approximately a 48.6-acre parcel encompassing a soon to be abandoned mill site, the "Upper Columbia Mill," currently zoned Resource Related Industrial (RRI) to industrial land zoned Port Industrial (PI).

The 48.6 acres identified for conversion from Resource Related Industrial to Port Industrial use abuts the west side of Pole Line Road and is located approximately 3 miles south of the intersection of Pole Line Road and the County Frontage Road and Interstate 84. See attachment 1 for the vicinity map showing the subject property.

The plan and zoning amendments to convert agricultural land to industrial land to allow port-related industrial use generally require exceptions to Státewide Planning Goals 3 (Agricultural Lands), 11 (Public Facilities and Services) and 14 (Urbanization). These exceptions extend to those Morrow County Comprehensive Plan policies and land use regulations adopted pursuant to those goals which would otherwise prohibit authorizing port-related industrial uses on the subject property or otherwise function to frustrate the purpose of this exception. As defined in ORS 197.732, an "exception" is a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that: (1) is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability; (2) does not comply with some or all goal requirements applicable to the subject properties or situations; and (3) complies with the standards for goal exceptions.

In 2003, ORS 197.719 was codified which allows "the governing body of a county [to] amend the county's comprehensive plan and land use regulations to allow an abandoned or diminished mills site to be zoned for any level of industrial use."¹ ORS 197.719 explicitly states that a local governing body can utilize the justification provided within ORS 197.719 notwithstanding statewide planning goals protecting agricultural lands (Planning Goal 3) or forest lands, or goals pertaining to urbanization (Planning Goal 14) or public facilities and service (Planning Goal 11).

Under Oregon Administrative Rules (OAR) 660-004-0015(1), a local government approving an exception must adopt, as part of its comprehensive plan, findings of fact that demonstrate that the standards for an exception have been met. While the normal exception standards contained within ORS 197.732 are not required for this rezone request, findings of fact are still necessary for Morrow County to document compliance with ORS 197.719 and compliance with statewide planning goals, the Morrow County Comprehensive Plan & Development Code regarding this Post Acknowledgement Plan Amendment Process to codify a zone change from resource related industrial to Port Industrial **This document has been prepared to serve as findings of fact and a statement of reasons why ORS 197.719 applies to this zone change request. Should Morrow County approve this application, the Port asks that the County incorporate this document into its comprehensive plan as its findings of fact in support of the application.**

Because this is a zone change request utilizing the criteria for industrial use of abandoned or diminished mill sites, applicable criteria include those found in ORS 197.719 (1-7). Further, plan amendments must demonstrate compliance with the statewide planning goals and with applicable Morrow County comprehensive plan policies. The relevant goals and policies are addressed below.

¹ See Attachment 2 for full text of ORS 197.719

II. Background.

The Upper Columbia Mill site encompasses a total of 48.6 acres and has been developed through a series of land use approvals since 2003².

Potlatch Corporation originally purchased the subject property and a very large tract of land to develop a hybrid poplar farm. In 2003 Potlatch obtained a Conditional Use Permit to establish a log merchandising and wood chip manufacturing facility on the subject parcel which at the time was a portion of a large, +/- 7,800 acre parcel of land. In 2005 Potlatch obtained a second Conditional Use Permit to add a chip manufacturing facility and log merchandizing facility on the subject property. Potlatch, at that time, also proposed to partition the wood manufacturing facility and associated land involved in the operation of the wood manufacturing facility away from the +/- 7,800 acre parcel zoned for Exclusive Farm Use. The actions were completed in 2006 which effectively created a parcel specifically created and sized to accommodate long-term wood manufacturing activities (Tax Lot 3420).

Between 2006 and 2007 Greenwood Resources and Upper Columbia Mill, LLC acquired the parcel from Potlatch and operated the mill until 2016 when the companies sold the poplar producing acreage to various other owners. Upper Columbia Mill, LLC notified Morrow County of their impending closure of the mill on July 21, 2016. The Port of Morrow and Upper Columbia Mill, LLC entered into a purchase option on the subject property contingent upon the ability of the Port to convert the abandoned mill into Port Industrial zoning. This application followed.

² See attachment 3 to review a letter from Morrow County Planning Director Carla McLane to Don Rice of Greenwood Resources describing past land use permits issued on the subject property.

III. Compliance with ORS 197.719 (Industrial Use of Abandoned or Diminished Mill Sites)

197.719 Industrial use of abandoned or diminished mill sites; amendment of comprehensive plans and land use regulations; sewer facilities. (1) As used in this section, "abandoned or diminished mill site" means a mill, plant or other facility engaged in the processing or manufacturing of wood products, including sawmills and facilities for the production of plywood, veneer, hardboard, panel products, pulp and paper, that:

(a) Is located outside of urban growth boundaries;

The applicant has provided a vicinity map (attachment 1) documenting that the subject property is located outside of the urban growth boundaries of both the City of Boardman and the City of Irrigation. This criterion is met.

(b) Was closed after January 1, 1980, or has been operating at less than 25 percent of capacity since January 1, 2003; and

The Upper Columbia Mill officially notified Morrow County of its closure on July 21, 2016 which meets this criterion requiring that a mill be closed after January 1, 1980.

(c) Contains or contained permanent buildings used in the production or manufacturing of wood products.

The subject property contains multiple permanent buildings on site including a wood manufacturing building with attached office, a scale and scale house as well as associated outbuildings and storage buildings. All buildings located on-site were used in the production of wood products on site. The application meets this criterion.

(2) Notwithstanding statewide land use planning goals protecting agricultural lands or forestlands or administrative rules implementing those goals, the governing body of a county may amend the county's comprehensive plan and land use regulations to allow an abandoned or diminished mill site to be zoned for industrial use.

The applicant is requesting that the current mill site be converted from Resource Related Industrial to Port Industrial under the authorization provided above. The application meets this criterion.

(3) Notwithstanding a statewide land use planning goal relating to urbanization or administrative rules implementing that goal, the governing body of a county may amend the county's comprehensive plan and land use regulations to allow an abandoned or diminished mill site to be zoned for any level of industrial use.

Pursuant to this section the applicant is requesting a zone change from Resource Related Industrial to Port Industrial to allow for urban scale industrial uses consistent with other industrial zoned property owned by the Port of Morrow.

(4) Notwithstanding a statewide land use planning goal relating to public facilities and services or administrative rules implementing that goal, the governing body of a county or its designee may approve:

(a) The extension of sewer facilities to lands that on June 10, 2003, are zoned for industrial use and that contain an abandoned or diminished mill site. The sewer facilities may serve only industrial uses authorized for the mill site and contiguous lands zoned for industrial use.

This criterion is not applicable as the site was not zoned for industrial use on or before June 10, 2003. The applicant intends to develop water and sewer facilities to service the site consistent with the criteria in 4(b) below.

(b) The extension of sewer facilities to an abandoned or diminished mill site that is rezoned for industrial use under this section only as necessary to serve industrial uses authorized for the mill site.

The applicant has provided a facilities and service map showing existing and proposed water and sewer extensions to the proposed site (attachment 4) The map proves that the applicant intends to only provide for the extension of sewer service outside of existing urban growth boundaries to the abandoned mill site. This criterion is met.

(c) The establishment of on-site sewer facilities to serve an area that on June 10, 2003, is zoned for industrial use and that contains an abandoned or diminished mill site or to serve an abandoned or diminished mill site that is rezoned for industrial use under this section. The sewer facilities may serve only industrial uses authorized for the mill site and contiguous lands zoned for industrial use.

This criterion is not applicable as the site was not zoned for industrial use on June 10, 2003. Additionally, the applicant has already proven that their sewer plan meets 4(b) above.

(5)(a) A local government, as defined in ORS 174.116, may not authorize a connection to any portion of a sewer facility located between an urban growth boundary or the boundary of an unincorporated community and the boundary of the mill site or the industrial zone containing the mill site, except as provided under a statewide land use planning goal relating to public facilities and services or under ORS 197.732.

The applicant owns the sewer line and will ensure that no sewer connections between the abandoned mill site and any urban growth boundary or boundary of an unincorporated community are allowed unless compliance with ORS 197.732 is established.

(b) Sewer facilities approved under subsection (4) of this section shall be limited in size to meet the needs of authorized industrial uses and may not provide service to retail, commercial or residential development, except as provided under a statewide land use planning goal relating to public facilities and services or under ORS 197.732. The presence of the sewer

facilities may not be used to justify an exception to statewide land use planning goals protecting agricultural lands or forestlands or relating to urbanization.

The applicant agrees to this standard and supports any conditions Morrow County may need to add to ensure compliance with this criterion.

(6)(a) The governing body of a county or its designee shall determine the boundary of an abandoned or diminished mill site. For an abandoned or diminished mill site that is rezoned for industrial use under this section, land within the boundary of the mill site may include only those areas that were improved for the processing or manufacturing of wood products.

A land partition to pare the land encompassing the Upper Columbia Mill site away from a larger resource zone was approved by Morrow County in 2005 and legally completed and recorded in 2006³. As a condition of the approval of both the Conditional Use and Land Partition the parcel partitioned away from the resource parcel (Tax Lot #3420) was required to be no larger than necessary to accommodate the needs of the Upper Columbia Mill. The applicant is requesting a zone change on the Tax Lot #3420 which has already proven, via previous conditions of approval or previous land use request applications, that it includes only those areas that were improved for the processing or manufacturing of wood products. The application meets this criterion.

(b) For an abandoned or diminished mill site subject to subsection (2), (3) or (4) of this section, the governing body of a city or county or its designee may approve a permit, as defined in ORS 215.402 or 227.160, only for industrial development and accessory uses subordinate to such development on the mill site. The governing body or its designee may not approve a permit for retail, commercial or residential development on the mill site.

The applicant is proposing a zone change to Port Industrial which specifically limits commercial uses and is designed to be used as "an industrial sanctuary." In addition to the limitations on retail, commercial or residential development already guaranteed by imposition of the Port Industrial zone, the applicant agrees to any conditions deemed necessary by Morrow County to ensure current and future compliance with this criterion.

(7) For land that on June 10, 2003, is zoned under statewide land use planning goals protecting agricultural lands or forestlands and that is rezoned for industrial use under subsections (2) and (3) of this section, the governing body of the county or its designee may not later rezone the land for retail, commercial or other nonresource use, except as provided under the statewide land use planning goals or under ORS 197.732. [2003 c.252 §2; 2003 c.688 §3]

³ See attachment 3 describing all previous land use approvals and permits related to the Upper Columbia Mill site

The applicant agrees to any conditions or references by Morrow County which would ensure current and future compliance with this statutory requirement.

IV. Compliance with Statewide Planning Goals.

While ORS 197.719 enables the local governing body to utilize the criteria within ORS 197.719 in lieu of normally relevant exception standards, the statewide planning goals apply to all plan amendments and require findings documenting compliance. The goals identified below are the only goals applicable to the plan amendments requested in this application. Goals not identified do not apply.

A. Goal 1 (Citizen Involvement).

Goal 1 requires opportunity for citizens to be involved in all phases of the planning process. For plan amendments, Goal 1 is satisfied when a local government follows the public involvement procedures for plan amendments set out in its acknowledged comprehensive plan and land use regulations.

Morrow County's regulations for comprehensive plan amendments include notice to the public and to the Department of Land Conservation and Development (DLCD)⁴; public hearings before the Morrow County Planning Commission (which makes a recommendation to the County Court); and public hearings before the Morrow County Court. Compliance with these regulations results in compliance with Goal 1.

B. Goal 2 (Land Use Planning), Part I.

Goal 2, Part I requires that actions related to land use be consistent with acknowledged comprehensive plans of cities and counties. The proposed amendments' consistency with applicable provisions in Morrow County's Comprehensive Plan is demonstrated in Section V. below.

Goal 2, Part I also requires coordination with affected governments and agencies, and an adequate factual base. In preparing the application, the Port met with Morrow County's planning director and contacted representatives of both DLCD and the Oregon Department of Transportation (ODOT) through its 35 day notice requirement.

The process followed, findings and supporting documentation showing compliance with ORS 197.719 meet the requirement of Goal 2 Part I. For these reasons, Goal 2, Part I is met.

C. Goal 2 (Land Use Planning), Part II.

⁴ ORS 197.610 requires local governments to provide DLCD with notice of proposed comprehensive plan or land use regulation amendments.

Goal 2, Part II sets out the standards for goal exceptions. For urban uses and urban scale public facilities and services on rural lands, Goal 2 Part II is implemented through OAR 660, Division 4 and OAR 660-014-0040. Goal 2, Part II is not applicable due to the provisions within ORS 197.719. Therefore compliance with Goal 2, Part II is not applicable to this request.

D. Goal 3 (Agricultural Lands).

Goal 3 requires counties to preserve and maintain agricultural lands for farm uses. Counties must inventory agricultural lands and protect them by adopting exclusive farm use zones consistent with ORS 215.203 et. seq.

Goal 3 does not allow nonfarm uses like industrial development on lands zoned for exclusive farm use unless a local government adopts findings justifying an exception to Goal 3 or, as in this case, the development involves industrial use of abandoned or diminished mill sites consistent with the statutory requirements of ORS 197.719. Based upon ORS 197.719 the application is compliant with this statewide planning goal.

E. Goal 6 (Air, Water and Land Resources Quality).

Goal 6 addresses the quality of air, water and land resources. In the context of comprehensive plan amendments, a local government complies with Goal 6 by explaining why it is reasonable to expect that the proposed uses authorized by the plan amendment will be able to satisfy applicable federal and state environmental standards, including air and water quality standards.

Industrial uses at the new location may increase impervious surface, although by no more than could have occurred at the site when the mill was in operation. Where areas are paved, water cannot penetrate the soils so it rushes over the surface. This can increase erosion, increase the movement of fine sediments, and increase pollutant loads in watercourses. However, these impacts can adequately be mitigated using effective land-based stormwater treatment systems. The use of construction techniques that include temporary and permanent Best Management Practices for erosion and sediment control and spill control and prevention also can achieve compliance with clean water standards.

Noise is defined as unwanted sound. The uses authorized by the requested plan amendments should not create noise that differs from the types of industrially-related or agricultural noise already in the area. All noise related to uses authorized by the proposed Port Industrial zone will be of a nature that is consistent with the previous noise generated by wood processing and manufacturing on the subject property. Additionally, the site is located in an area of intense agricultural operations where activity and noise generation occurs

frequently and at all hours of the day and night. Therefore, any noise generated from re-development of the subject property should not cause any additional impacts to neighboring landowners or property uses.

F. Goal 9 (Economic Development).

Goal 9 requires local governments to adopt comprehensive plans and policies that "contribute to a stable and healthy economy in all regions of the state." Morrow County's comprehensive plan has been acknowledged to comply with Goal 9. The plan recognizes and encourages port-related industrial development on lands suitable for industrial development (Morrow County Economic Goal #4) and to expand job opportunities and reduce unemployment (Morrow County Economic Goal #2). Industrial development of an abandoned mill site should enable Morrow County to back fill lost jobs resulting from the closure of the mill as well as expand job opportunities for the work force.

In addition to Goal 9 compliance by Morrow County, The Oregon Department of Land Conservation and Development partnered with the Oregon Department of Environmental Quality, the Oregon Health Authority and Business Oregon to promote the reuse of Oregon mill sites. Attachment 5 includes a white paper documenting the coalition that supports the redevelopment of mill sites for rural economic development.

G. Goal 11 (Public Facilities and Services).

Goal 11 requires local governments to plan and develop a timely, orderly and efficient arrangement of public facilities and services. The goal provides that urban and rural development "be guided and supported by types and levels of services appropriate for, but limited to, the needs and requirements of the urban, urbanizable and rural areas to be served." The Public Facilities Planning Rule, OAR 660, Division 11, implements Goal 11.

ORS 197.719 allows the County to authorize urban level sewer services to the abandoned mill site as well as authorizes the applicant and county to enable services to be rendered to the site of a scale necessary to accommodate industrial development of the subject property. Based upon ORS 197.719 the application is compliant with Goal 11

H. Goal 12 (Transportation).

Goal 12 requires local governments to "provide and encourage a safe, convenient and economic transportation system." Goal 12 is implemented through the Transportation Planning Rule, OAR 660, Division 12. That rule encourages a multi-modal transportation system.

OAR 660-012-0060 provides that where a plan amendment would significantly affect an existing or planned transportation facility, measures must be taken to assure that the allowed land uses are consistent with the identified function, capacity and performance standards of the facility. The public access to the subject property is primarily through Pole Line road which is classified as a major collector road within the Morrow County Transportation System Plan. It would not appear that the zone change from Resource Related Industrial to Port Industrial would lead to a significant change in trip generation as the same amount of acreage (48.6 acres) will remain in an industrial zone that was found to be in compliance with Goal 12 during a zone change in 2007. Additionally, through the provisions codified within the Morrow County Zoning Ordinance and through a site development review process required by Morrow County of any future development requests, the County has the codified tools necessary to ensure both current and future compliance of this zone change request with Statewide Planning Goal 12.

I. Goal 13 (Energy Conservation).

Goal 13 directs cities and counties to manage and control land and uses developed on the land to maximize the conservation of all forms of energy, based on sound economic principles. The Oregon State Buildings Codes will ensure that any new industrial structures built on-site as a result of this zone change request meet the standards of Oregon for energy conservation.

J. Goal 14 (Urbanization).

As relevant to this application, Goal 14 prohibits urban uses on rural lands. Usually, to locate urban uses on rural lands, local governments either must expand their UGBs to include the subject property or take a Goal 14 exception setting forth reasons why urban development should be allowed on rural land and explaining why the urban use cannot reasonably be located inside the UGB. ORS 197.719 enables a local governing body to rezone an abandoned mill site to include urban uses on rural lands if they meet the requirements contained within that statute. Based upon the findings of fact above that the application meets the requirements of ORS 197.719 the normal procedures requiring findings to show justification for an exception to Statewide Planning Goal 14 are not relevant. Based upon the applications compliance with ORS 197.719 the application is also compliant with Statewide Planning Goal 14.

V. Compliance with Morrow County Comprehensive Plan and Land Use Regulations.

A. Compliance with Morrow County Comprehensive Plan.

The Morrow County Comprehensive Plan policies identified below are the policies that are relevant and applicable to the plan amendments identified in this application. No other policies apply. Some of the applicable policies contain

mandatory ("shall") language. The application must demonstrate compliance with these policies to gain approval. The remaining policies are either more aspirational or directory to the County or more general in nature, directing or encouraging or supporting an action or result rather than requiring that action or result. While it is appropriate to address these policies where relevant to this application, the policies do not in themselves constitute applicable review criteria upon which approval or denial is based.

1. Citizen Involvement.

The Citizen Involvement Goal is to develop and implement a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process. Citizen Involvement Policy 3 encourages people to attend and participate in Morrow County Planning Commission and County Court meetings and hearings. The goal and policy are satisfied through the opportunities afforded to the public to participate at public hearings before the Planning Commission and County Court on the proposed amendments, as provided for by state law and the County's land use regulations.

2. General Land Use.

General Land Use Policy 9 requires that all plan and zone changes comply with all applicable statewide planning goals and County policies and procedures. This policy is satisfied for the reasons set out in the analysis of compliance with the statewide goals, the Morrow County Comprehensive Plan, and applicable County zoning provisions that are contained in this application.

3. Agricultural Lands.

Agricultural Land Objective 3 seeks to minimize and prevent conflict between farm and nonfarm uses. The proposed exceptions are consistent with this policy because, as demonstrated by their decades of co-existence, port-related industrial and agricultural uses are compatible. Indeed, Port industrial users provide effluent used by agriculture as irrigation water for crops.

Agricultural Land Policy 1 is an aspirational policy that seeks to balance economic and environmental considerations, limit incompatible nonagricultural development, and maintain a high level of livability in the County. While not a mandatory review criterion, this policy is met because this application seeks to rezone a parcel to Port Industrial that has already been developed to industrial uses with minimal to no conflict since 2003.

Agriculture Policy 2 permits development outside of urban growth boundaries only where conflicts with productive agricultural areas are minimal and where the development complies with the Comprehensive Plan. As described above, conflicts between port industrial and agricultural uses are minimal. Port industrial

development is consistent with the Comprehensive Plan, as reflected by the existence of a Port Industrial zone.

4. Economy.

Several Economic goals and policies apply to these proposed plan amendments. Most of these goals and policies are aspirational or directory to the County, rather than mandatory to an applicant.

Economic Goals 1 and 2 and Economic Policy 1 promote the improvement and diversification of the County's industrial potential and overall economy. Goal 5 seeks diversity in local businesses, industries and commercial activities and the promotion of economic growth and stability in Morrow County.

Economic Goal 3 seeks to ensure an adequate water supply to economic interests. For reasons set out in the findings of compliance with exceptions criteria, the Port has the capability to provide that supply. Economic Goal 6 and Policies 10 and 11 seek new industries that will hire local residents and accommodate the growth of the County labor force. Through this zone change, the Port wishes to provide economic and job opportunities to the lands, previously lost by the notice of the closure. One of the businesses that would have had to re-locate (owned by Nash Contracting) will be able to remain in business as a result this zone change as the business will be able to source materials from outside of the original boundaries of the farm operation. Currently that opportunity is precluded by the current zoning and would require the business to either cease operation or re-locate out of the area.

5. Public Facilities and Services.

Several Public Facilities and Services goals and policies apply to this application. These include General Policies A, B, C, D, E, F, G, and K; Utilities Policy F; Water and Sewer Policy A; and Solid Waste Policies A and B.

General Policy A provides for a level of service appropriate for, but limited to, the needs of the development to be served. General Policy B provides that such service levels support optimum (maximum density) development, and General Policy C provides that rural areas shall be provided with public facilities and services appropriate for rural use. General Policy A is met through the criterion included within ORS 197.719 allowing urban scale public facilities and services to serve urban uses of an abandoned mill site. This includes extensions of public sewer and water to the area that originally encompassed the boundaries of the abandoned or diminished mill site. General Policy B is met because the services to be provided will be at levels developed to be in compliance with ORS 197.719(4)(b).

General Policy D requires that the provision of public facilities and services to rural areas being changed to urban use shall be based on (1) the least time required to provide the service; (2) the most reliable service; (3) lowest financial cost; and (4) adequate levels of service that satisfy long range needs. General Policy E calls for the coordinated development of all necessary urban facilities and services appropriate to an urban area. Because the existing industrial park already has adequate levels of facilities and services in the ground and available to serve existing and future development, such services can be extended to the subject site in the least amount of time and in the most reliable manner at lowest cost. Further, the Port can and will coordinate with local service providers, including the Boardman Rural Fire District, Century Telephone, Cascade Natural Gas, and local law enforcement officials, to provide those needed facilities and services that the Port is not providing.

General Policy F calls for the siting of utility lines and facilities on or adjacent to existing public or private right-of-way or through generally unproductive lands to avoid dividing existing farm units. Utility lines already serve the abandoned mill site. No other farm units would be divided by utility lines or facilities.

General Policy G requires that public facilities and services not exceed the carrying capacity of the air, land and water resources. The Boardman area is an area with very good air quality, with pollution concentrations far below the average ambient air quality standards for the state. Through compliance with DEQ air quality regulations for industries, high air quality standards can be maintained. Similarly, water quality can be maintained through the permitting process.

General Policy K is an aspirational policy that establishes a goal of achieving a maximum balance of public costs versus benefits and revenues in the provision of public facilities and services. While this policy is not a mandatory review criterion, it will be satisfied because industrial development locating at the abandoned mill site will contribute to the costs of the facilities and services they use.

Utilities Policy F calls for coordination of development with utilities providing electrical, natural gas, cable television and telephone services. The Port uses services provided by Umatilla Electric Cooperative, Cascade Natural Gas, and Century Telephone to serve the industrial park.

Water and Sewer Policy A provides that when development occurs in unincorporated areas, minimum State sanitation and health requirements be met, including an approved subsurface sewage disposal system. The Port has an approved community sewage system that can accommodate industrial development at the abandoned mill site. Solid Waste Policies A and B can be met by new industrial development using the same processes for which solid waste management occurs elsewhere on port owned lands.

6. Transportation.

The Comprehensive Plan contains transportation policies and objectives. Transportation goals and policies also are included in the 1998 Morrow County Transportation System Plan, addressed in Subsection B below. This section deals only with those policies contained in the Comprehensive Plan.

The applicable Transportation Policies are policies 6, 7, 9, 10, and 11. Policy 1 parrots LCDC Goal 12.

Transportation Policy 6 seeks to avoid dividing existing economic farm units unless no feasible alternative exists. Because goal exceptions are justified to convert existing farm land to industrial land, economic farm units won't be divided. No public roads will divide lands as internal road networks and a major collector road (Pole Line Road) currently exist.

Transportation Policy 7 provides that plans for transportation systems shall consider the carrying capacity of the air, land and water resources and be consistent with applicable Comprehensive Plan policies. The road system will not impact any water resources as the road system is already in existence with no major changes planned for Pole Line Road.

Policy 9 provides for Morrow County to consider transportation according to street classification policies in extending existing development or approving new development. The affected road is Pole Line Road, a major collector road. movement of freight by trucks from one portion of the region to another or from this region to other regions of the state will occur through an already classified major collector road of the County.

Policy 10 requires that road improvements necessitated by development be constructed in accordance with street classification policies and financed by the developer. Future improvements within the area to be added can and will be paid by the Port.

Policy 11 requires the County to limit development that would prevent streets from serving their identified functions. Pole Line Road is already classified as a major collector road. Changing the zoning of the subject property from Resource Related Industrial to Port Industrial will not result in any changes to the intended function of Pole Line Road.

7. Energy Conservation.

Energy Conservation Policies 1 and 14 are applicable to these proposed plan and land use regulation amendments. As with many other Comprehensive Plan policies identified herein, these policies are directory or aspirational in nature,

rather than mandatory to an applicant. While they are not standards upon which approval or denial is based, all development that would occur as a result of this zone change request would be required to meet Oregon State Building Code standards for energy conservation and therefore can meet the guidelines and recommendations of this chapter.

8. Urbanization.

The Urbanization element of the Morrow County Comprehensive Plan contains provisions to allow nonresource uses outside of urban growth boundaries. As this zone change is specifically allowed under ORS 197.719, ORS 197.719 can be used to justify that the subject property is one of the areas where non-resource use outside of urban areas is legally allowed.

9. Review and Revision Processes.

The Comprehensive Plan provides a process to consider major plan revisions. Major revisions include land use changes that have wide-spread and significant impacts beyond the immediate area, such as quantitative changes producing large traffic volumes and qualitative changes in the character of the land use itself. The Plan allows for amendments when such revisions occur.

The Comprehensive Plan establishes standards for biennial review of the Comprehensive Plan. Because these amendments are Port-initiated rather than County-initiated, they fall more into the category of quasi-judicial amendments rather than legislative amendments, and the standards for biennial review do not apply. Still, this application is generally consistent with those standards, as its review will include public notice, opportunity for public review and comment, review and recommendation by the Planning Commission, and review and decision-making by the County Court.

The Comprehensive Plan element addressing plan review and revision also contains language requiring that the plan and its implementing regulations be evaluated in relation to changing public policies and circumstances. Because this provision is directory to the County and appears in the context of a discussion calling for periodic plan review and update, it is not a mandatory approval standard applicable to landowner-initiated quasi-judicial amendments.

B. Compliance with Morrow County Transportation System Plan.

The Morrow County Transportation System Plan (TSP) is an element of the County's Comprehensive Plan that Morrow County adopted pursuant to LCDC's Transportation Planning Rule, OAR 660, Division 12. It includes transportation related goals and policies, some of which are relevant to this application. The

applicable goals and policies are identified below. Those not identified do not apply to this application.

TSP Goal 1 addresses coordination and process. The goal is to ensure that the Morrow County TSP is coordinated with other transportation providers, meets applicable regulations, and considers the needs of all transportation system users.

TSP Goal 2 requires that land use planning be supported with appropriate transportation improvements. Policy 2.3 requires that new development proposals, plan amendments and zone changes conform to the TSP, as required by OAR 660-012-0045(2)(g). Under that rule, local governments must adopt regulations that assure "that amendments to land use designations, densities and design standards are consistent with the functions, capacities and levels of service of facilities identified in the TSP." Compliance with this policy is addressed in the analysis of compliance with OAR 660-012-0060, set out in Section IV above. Policy 2.4 requires new development to provide appropriate access to the transportation system. The area proposed for industrial development will be provided with internal circulation connecting it Pole Line Road, a major collector in the County road network.

Policy 2.5 requires new development to identify transportation impacts and provide appropriate mitigation. This standard can be met through the provisions of the Zoning Ordinance for Zoning Approval and Site Development Review, as well as the Traffic Impact Analysis component to ensure that any future uses are manageable relative to their potential impacts.

Policy 2.6 requires new development to dedicate right-of-way for transportation system improvements where appropriate. To the extent Port property is affected, required right-of-way can be dedicated if required.

TSP Goal 3 and Policy 3.1 address economic development. The goal seeks to enhance economic development through transportation improvements.

TSP Goal 4 directs the County to promote a high quality of life by providing a well developed transportation system that is appropriate to its surroundings.

TSP Goal 5 calls for a safe and efficient roadway system. Consistent with the Goal and Policy 5.1, roadway improvements can and will be constructed in accordance with applicable County or State of Oregon design standards. Policy 5.7 provides for improved roadway connectivity in the county. Policy 5.8 provides for improved access for emergency vehicles. An existing road network meeting these policies has already been developed to serve the abandoned mill site.

TSP Goal 8 promotes efficient movement of freight and goods throughout the county. Pole Line Road, a major collector road, has been constructed and maintained to meet this Goal.

C. Compliance with Morrow County Zoning Ordinance.

Section 8.050 of the Morrow County Zoning Ordinance sets out criteria for the Morrow County Planning Commission and Morrow County Court to consider, respectively, in preparing a recommendation for and reaching a decision on a proposed zoning ordinance text or map amendment. Through the discussion provided below, these matters are considered as required by the ordinance.

Section 8.050(A) provides for consideration of whether conditions have changed since the adoption of the Comprehensive Plan and zoning map that warrant an amendment, or whether there was a mistake in the original designation. The principal change in conditions since initial plan adoption is the development and abandonment of a wood manufacturing facility and the codification of ORS 197.719 that allows a local governing body to approve zone changes for industrial use of abandoned mill sites.

Section 8.050(B) provides for the County to consider the sufficiency of public facilities and services to support a change in designation, including streets and roads. The adequacy of public facilities and services, including transportation, to support the industrial uses permitted by this plan amendment, is addressed in Section IV of this application, incorporated herein by this reference.

Section 8.050(C) provides for the County to consider whether the proposed amendment is consistent with unamended portions of the Comprehensive Plan and supports the goals and policies of the Comprehensive Plan, and whether there is a public need for the proposal that would best be served by allowing the request. If there are other areas of the county designated for the requested use, then the County must consider why it is necessary to introduce the use into an area not now so zoned and why the owners there should bear the burden of introducing that zone into their area.

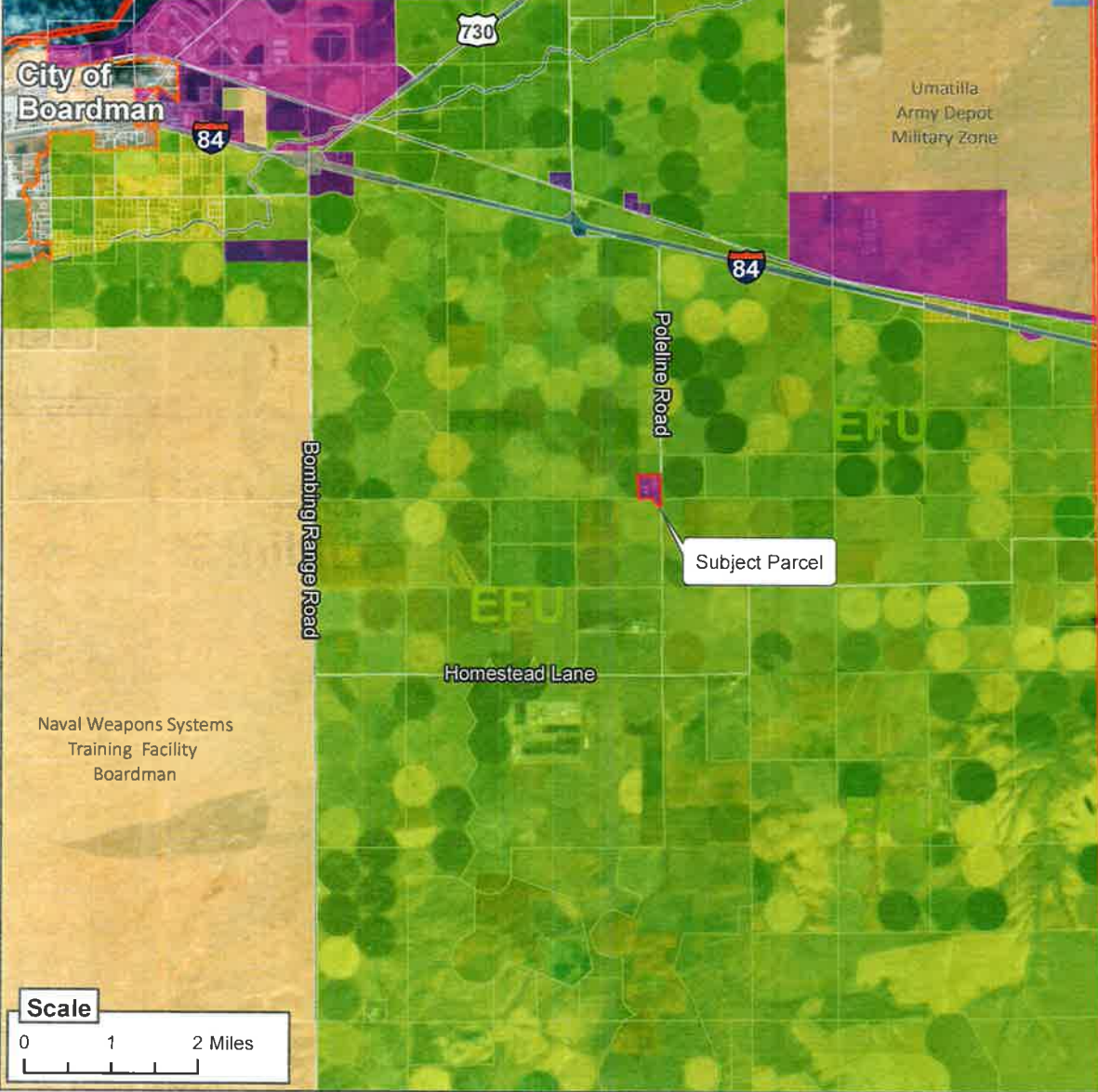
Section 8.050(D) directs the County to consider the factors listed in ORS 215.055 or others that relate to public need for healthful, safe and aesthetic surroundings and conditions. This section no longer appears applicable because it requires consideration of factors in a statute, *former* ORS 215.055, that was repealed in 1977 following LCDC's adoption of the statewide planning goals. The thrust of that former statute was to direct counties to adopt comprehensive plans that promote the public health, safety and general welfare, based on considerations such as characteristics of the county, the suitability of areas for particular land uses, the land uses and improvements in the area, the need for economic enterprise in the future development of the areas, needed access, natural

resources, prospective needs for development, and the public need for healthful, safe and aesthetic surroundings and conditions. These issues are addressed in the application, although in the context of compliance with statewide planning goals and acknowledged comprehensive plan policies in this section and in Section IV of this application.

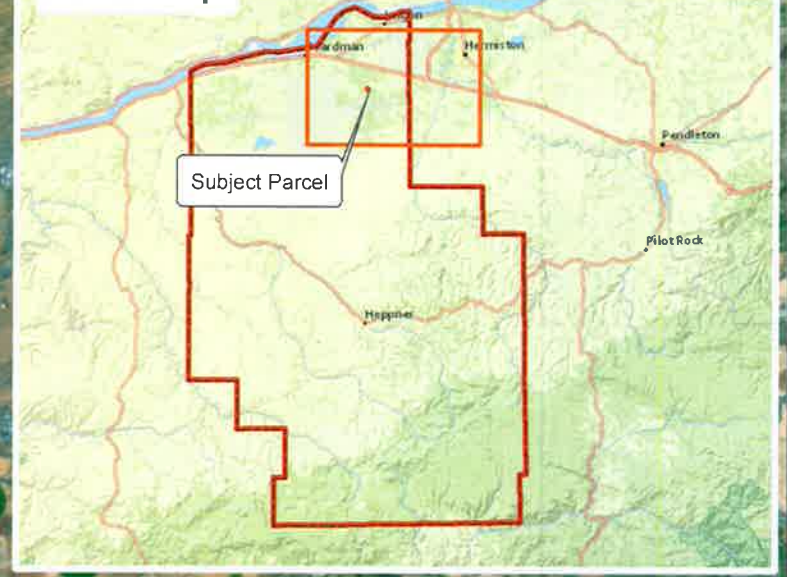
In addition to Section 8.050, this application considers Section 3.110 of the Zoning Ordinance, which describes the purpose and overlay zone requirements of the Limited Use (LU) Overlay Zone. The zone's purpose is to limit the list of permitted uses and activities allowed within the allowing zone to only those uses and activities which are justified in the comprehensive plan "reasons" exception statement. The "requirements" section provides that when the LU zone is applied, the uses permitted in the underlying zone shall be limited to those uses and activities specifically referenced in the ordinance adopting the LU zone. This section also authorizes the County to impose reasonable conditions that it deems necessary to carry out the provisions of the Comprehensive Plan and Zoning Ordinance. A limited use overlay zone is not necessary because the PI zone limits the uses to those that are consistent with the proposed plan amendment to industrial. The PI zone was specifically developed for Port-owned lands identified for industrial uses.

Zoning Map

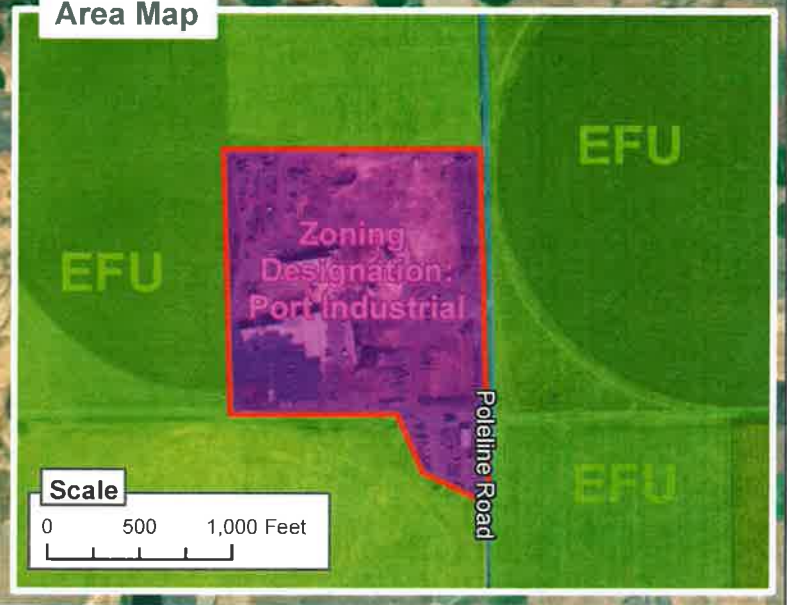
Comprehensive Plan Designation:
Industrial



Extent Map



Area Map



ORD-2019-2
Exhibit B

Legend

Taxlots



City Limits



Subject
Parcels



Cartography By: Stephen Wrecsics
Morrow County Planning Department
Date Saved: 2/1/2019 9:40:40 AM

Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601
Projection: Lambert Conformal Conic
Datum: North American 1983 HARN





AGENDA ITEM COVER SHEET
Morrow County Board of Commissioners
(Page 1 of 2)

(For BOC Use)
Item #
8c

Please complete for each agenda item submitted for consideration by the Board of Commissioners
(See notations at bottom of form)

Staff Contact: Karmen Carlson
Department: Human Resources

Phone Number (Ext): 5620
Requested Agenda Date: 2/6/2019

Short Title of Agenda Item: Compensation Board Discussion
(No acronyms please)

This Item Involves: (Check all that apply for this meeting.)
Order or Resolution
Ordinance/Public Hearing:
1st Reading 2nd Reading
Public Comment Anticipated:
Estimated Time:
Document Recording Required
Contract/Agreement
Appointments
Update on Project/Committee
Consent Agenda Eligible
Discussion & Action
Estimated Time:
Purchase Pre-Authorization
Other

N/A
Purchase Pre-Authorizations, Contracts & Agreements
Contractor/Entity:
Contractor/Entity Address:
Effective Dates - From: Through:
Total Contract Amount: Budget Line:
Does the contract amount exceed \$5,000? Yes No

Reviewed By:

Department Head Required for all BOC meetings
Admin. Officer/BOC Office Required for all BOC meetings
County Counsel *Required for all legal documents
Finance Office *Required for all contracts; other items as appropriate.
Karmen Carlson 2/4/2019 Human Resources *If appropriate

* Allow 1 week for review (submit to all simultaneously). When each office has notified the submitting department of approval, then submit the request to the BOC for placement on the agenda.

Note: All other entities must sign contracts/agreements before they are presented to the Board of Commissioners (originals preferred). Agendas are published each Friday afternoon, so requests must be received in the BOC Office by 1:00 p.m. on the Friday prior to the Board's Wednesday meeting. Once this form is completed, including County Counsel, Finance and HR review/sign-off (if appropriate), then submit it to the Board of Commissioners Office.

AGENDA ITEM COVER SHEET
Morrow County Board of Commissioners
(Page 2 of 2)

1. ISSUES, BACKGROUND, DISCUSSION AND OPTIONS (IF ANY):

Discussion for Compensation Meeting

The Compensation Board will meet February 12th, 2019 at 1pm in the Bartholomew Building, upper conference room to evaluate and recommend the salaries of elected officials for Morrow County for the 2019-2020 fiscal year.

The discussion today is for the board to make recommendations for topics to be discussed at the meeting to give the board enough information for them to make educated recommendations.

Discussion also on the time frame to bring the recommendations back to the BOC.

2. FISCAL IMPACT:

None

3. SUGGESTED ACTION(S)/MOTION(S):

None

Attach additional background documentation as needed.



AGENDA ITEM COVER SHEET
Morrow County Board of Commissioners
(Page 1 of 2)

(For BOC Use)
Item #

8d

Please complete for each agenda item submitted for consideration by the Board of Commissioners
(See notations at bottom of form)

Staff Contact: Matt Scrivner
Department: Public Works / Road
Short Title of Agenda Item: (No acronyms please)

Phone Number (Ext): 541-989-8584
Requested Agenda Date: 2/6/2019

Olson road / AWS road agreement and access permit discussion

This Item Involves: (Check all that apply for this meeting.)



- | | |
|---|---|
| <input type="checkbox"/> Order or Resolution | <input type="checkbox"/> Appointments |
| <input type="checkbox"/> Ordinance/Public Hearing: | <input type="checkbox"/> Update on Project/Committee |
| <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading | <input type="checkbox"/> Consent Agenda Eligible |
| <input type="checkbox"/> Public Comment Anticipated: | <input checked="" type="checkbox"/> Discussion & Action |
| Estimated Time: | Estimated Time: 20-40 minutes |
| <input checked="" type="checkbox"/> Document Recording Required | <input type="checkbox"/> Purchase Pre-Authorization |
| <input checked="" type="checkbox"/> Contract/Agreement | <input type="checkbox"/> Other |

N/A

Purchase Pre-Authorizations, Contracts & Agreements

Contractor/Entity: **Vadata, Inc.**
Contractor/Entity Address: **410 Terry Avenue North Seattle, Washington 98109**
Effective Dates – From: **Current Date** Through: **Unknown**
Total Contract Amount: **\$ 0.00** Budget Line:
Does the contract amount exceed \$5,000? Yes No

Reviewed By:

	<u>1-30-19</u> DATE	Department Head	Required for all BOC meetings
	<u>2/4/19</u> DATE	Admin. Officer/BOC Office	Required for all BOC meetings
_____	DATE	County Counsel	*Required for all legal documents
_____	DATE	Finance Office	*Required for all contracts; other items as appropriate.
_____	DATE	Human Resources	*If appropriate

* Allow 1 week for review (submit to all simultaneously). When each office has notified the submitting department of approval, then submit the request to the BOC for placement on the agenda.

Note: All other entities must sign contracts/agreements before they are presented to the Board of Commissioners (originals preferred). Agendas are published each Friday afternoon, so requests must be received in the BOC Office by 1:00 p.m. on the Friday prior to the Board's Wednesday meeting. Once this form is completed, including County Counsel, Finance and HR review/sign-off (if appropriate), then submit it to the Board of Commissioners Office.

AGENDA ITEM COVER SHEET
Morrow County Board of Commissioners
(Page 2 of 2)

1. ISSUES, BACKGROUND, DISCUSSION AND OPTIONS (IF ANY):

1/16/2019 - There was a meeting on Olson road to discuss access permitting and the requirement of a road agreement before using Olson road. Attendees were Colby McGary (AWS), Shawn Powell (Gray), Matt Scrivner, Melissa Lindsay, Don Russell (Morrow County), Jacob Cain, Mark Patton (POM) and Blake Lawrence (Windwave). I provided a paper copy of the access permit to AWS and explained the process. We also discussed that there would need to be a road agreement in place before I would approve the access permit as I have concerns with safety of increased construction traffic and improvements that would need to be completed to accommodate the increased traffic impacts.

1/24/2019 - There was a phone conference that was attended by Colby McGary, Keith Klien, Todd Johnson (AWS), Matt Scrivner and Don Russell (Morrow County). Discussion was that the access permit was submitted and the original was needed. Keith was going to be the contact in regards to the road agreement and I explained that after the road agreement was signed, then I would approve the access permit. I said i would try and get a draft agreement to AWS by 1/29/2019 for review.

1/28/2019 - Discussion with County Administrator and it was decided that there needed to be more input from Planning and Legal and we would compile that information and bring to the BOC meeting on 2/6/2019 for discussion.

1/29/2019 - I notified AWS staff that we needed more time and we would have an update on the afternoon of 2/6/2019 after the BOC meeting.

Attached is a "Draft" Road agreement with Drawings, Maps, specifications

2. FISCAL IMPACT:

None, AWS is to perform all work at their expense and also cover all costs incurred by Morrow County during design, engineering, implementation and final closeout of said road agreement.

3. SUGGESTED ACTION(S)/MOTION(S):

Discussion, Motion to approve if terms of road agreement can be agreed upon.

Attach additional background documentation as needed.

Morrow County Road Use Agreement

1.0 DATE

The effective date of this agreement is the date and time when the agreement has been signed by all parties.

2.0 PARTIES

The parties to this agreement are MORROW COUNTY ("County") and Vadata, Inc. ("Vadata").

3.0 ROADS

3.1 Vadata, as part of its construction project known as PDX90 and located on property described as tax lot 411 of Assessor's Map 4N 25E 09, will be using a number of County Roads for hauling operations and other construction traffic, specifically the following roads ("Roads"):

- Olson Road (County Road No. 689), portion North of Wilson Lane and south of Interstate 84;
- Wilson Lane (County Road No.662), portion east of the City of Boardman to the intersection with Laurel Lane;
- Laurel Lane (County Road No.936), entire length from Wilson Lane to intersection with Interstate 84;

3.2 Additional roads that may be used as part of the hauling operation and other construction traffic, will be subject to the terms of this agreement. The parties will incorporate additional roads by a written addendum to this agreement before such roads are so utilized.

3.3 This agreement will set out the terms of use for the hauling operations and other construction traffic that would necessitate any improvement and maintenance to the Roads utilized by the project.

3.4 The Roads will be used for oversize loads and other construction traffic, such as concrete and construction materials. These Roads may require modifications and/or safety considerations to accommodate the use by Vadata. The County consents to the modifications as set out in this agreement, to the extent within County jurisdictions. Any work or use on private property or within State jurisdiction is beyond the scope of this agreement.

3.5 County consents to the use of the Roads by Vadata, under the terms and conditions of this agreement.

4.0 CONDITIONS

4.1 Vadata will provide to the County a written list of all Roads that will be used as part of its hauling operation.

4.2 Vadata will provide to the County a video tape or equivalent showing the condition of the Roads, at least seven (7) days prior to commencing the hauling operations or use of the Road.

4.3 Vadata will abide and comply with all load limits established by the County on all Roads used for hauling materials and equipment to and from the Project. If agreeable to the County, Vadata will make improvements to such Roads sufficient to the satisfaction of the Public Works Director to allow for the safe transit of the necessary equipment for the Project.

4.4 County reserves the right and authority to change or vary the load limits on any County Road as the County deems necessary.

4.5 Vadata shall be responsible for providing traffic control and protective devices meeting the requirements of the Manual on Uniform Traffic Control Devices and Oregon Supplement to the Manual on Uniform Traffic Control Devices (MUTCD) as required to allow the safe flow of traffic on all Roads. Vadata acknowledges that many of the Roads are of minimum width and sight distances.

4.6 Any bridges located on the Roads with a load limit of less than legal loads, shall be improved at the expense of Vadata to the satisfaction of the County prior to Vadata commencing the hauling operation or use on such a Road.

5.0 MODIFICATIONS

The following modifications to the Roads are contemplated by this agreement, and County consents to and Vadata agrees to perform these modifications:

- Olson Road (Attachment 1 and Attachment 2) - Complete reconstruction of roadway to meet standards approved by Morrow County Public Works Director and Morrow County Engineer and as outlined in the Morrow County Transportation System Plan. Vadata will agree to perform work as soon as possible pending design approval. Work shall be completed no later than January 1, 2020. All design, engineering, inspection and administration costs related to this work will be paid by Vadata and there will be no cost to Morrow County for these improvements including Morrow County staff or contracted service providers.

- Wilson Lane (Attachment 2) - Construction of a new intersection, to include a turn lane, similar to one noted on Attachment 5. Vadata will work with Morrow County to get this design approved for construction before August 1st 2019. Construction to start no later than November 1st 2019 and be completed by March 1st 2020. Vadata acknowledges that there is possible right of way that may need to be acquired for this improvement and that Vadata will pay all costs associated with said acquisition. Vadata acknowledges that there are Irrigation improvements in this area that will need to be relocated or reinforced and that Vadata will pay all costs associated with obtaining approval from the owners of the irrigation improvements. Should other utilities be impacted Vadata will be responsible for working with those utilities, including design, engineering and construction. Approval of Irrigation and other identified utility improvements must also be completed by August 1st 2019. The road way between the intersection construction east boundary headed east to the intersection of Laurel lane will be monitored by Morrow County staff during construction. If Morrow County can prove damage to this section of road, Vadata will be responsible to make repairs to bring the road to as good if not better condition than before construction began.
- Laurel lane (Attachment 3)- The entire length between Wilson Lane and Interstate 84 will be monitored during construction by Morrow County staff during construction. If Morrow County can prove damage to this section of road, Vadata will be responsible to make repairs to bring road to as good if not better condition than before construction began.

6.0 MAINTENANCE

6.1 Vadata agrees to be responsible for road maintenance on the Roads during project construction. Road maintenance performed by Vadata shall be held to the County's current standards for those roads.

6.2 Vadata agrees that if notified in writing by the County of any necessary maintenance on the Roads, Vadata shall perform all such required maintenance at its expense within 24 hours of receipt of notice.

6.3 Vadata shall control dust on all gravel surfaced Roads. Certain portions of the Roads may be treated with chemical dust control approved for use on County Roads and in compliance with neighboring agricultural practices. Graveled Roads not treated with chemical methods will be watered as needed to minimize fugitive dust contamination of area residences and agricultural operations.

6.4 Vadata shall provide snow removal services as needed for the purpose of project related access on full length of Olson Road

(Attachment 1). This shall be done at the sole expense of the project owner.

7.0 ADDITIONAL CONDITIONS

7.1 In addition to the conditions itemized in this contract, the County may impose additional reasonable conditions through its Public Works Director to address other improvements or maintenance necessitated by the hauling operations of Vadata.

7.2 Vadata will update the Morrow County Public Works Director weekly as to progress of construction time frames, traffic flows, design work and any other pertinent information relative to roads effected in this agreement.

7.3 Any time from acceptance of this agreement until the final road improvements are completed, Vadata will provide traffic control plans to the Public Works Director for approval and provide temporary traffic control with licensed personnel any time there is road work being performed or during construction hours to provide a smooth and safe traffic flow on roads used in this agreement.

7.4 Vadata will comply with the Morrow County Transportation System Plan including, but not limited to, requirements for Traffic Impact Analysis, development of roads to County road standards, and access management requirements.

8.0 COMPLETION

8.1 At the end of the use of the Roads by Vadata, Vadata shall restore the Roads and rights-of-way in as good or better condition than pre-Project. Any fill in drainage ditches will be removed. Areas subject to this agreement disturbed by Vadata will be reshaped and seeded with certified dry land pasture mix as appropriate to restore such areas to their pre-project condition.

8.2 Vadata shall notify the County within five working days after the project completion and road restoration, to schedule a visual inspection of the Roads to assure that all roads are left in as good or better condition than prior to the start of the project. Restoration shall be completed by no later than 45 days after Vadata receives final occupancy of the any occupied building on the PDX90 site.

9.0 GENERAL TERMS

9.1 All work will be done to the satisfaction of Morrow County Public Works Director.

9.2 All materials and work product applied to any County Road right-of-way as a result of this contract become the exclusive property of the County.

9.3 Vadata is an independent contractor and not an employee or officer of the County. As such, Vadata is responsible for obtaining and paying for its own liability and workers compensation insurance, if applicable.

9.4 Vadata and its subcontracts will obtain liability and workers compensation insurance as described on Exhibit A. County acknowledges that the insurance described on Attachment 6 is acceptable to the County for purposes under this agreement.

9.6 Vadata shall comply with all Federal, State and local laws and ordinances applicable to work under this contract.

10.0 INDEMNIFICATION

Vadata will defend, save and hold harmless the County, its Board, officers and employees from all claims, suits, or actions of whatever nature resulting from or arising out of the activities of Vadata or its agents or employees pursuant to this contract, other than on account of willful misconduct of the County.

The parties have signed this agreement in duplicate as of the date first above written.

11.0 TERMINATION OF AGREEMENT

11.1 If Vadata defaults in fulfilling the conditions or terms of this Agreement, or any of them, the County may, at its option, terminate this Agreement, and all rights, licenses and privileges of Vadata hereunder and all obligations of the County shall cease and terminate except where such rights, license, privileges and obligations expressly or impliedly survive termination.

11.2 Any condonation, excusing or overlooking by either party of any default, breach or non-observance by the other party at any time or times in respect of any covenant, provision, or condition herein contained shall not operate as a waiver of either party's rights or responsibilities hereunder in respect to any subsequent default, breach or non-observance nor as to defeat or affect in any way the rights or responsibilities of any party hereunder in respect of any subsequent default breach or non-observance by the other party. No term or condition of this agreement or any breach thereof shall be deemed to have been waived by either party unless such waiver is completed in writing and signed by the party waiving the term or condition.

Morrow County

Jim Doherty, Chair

Date

Melissa Lindsay, Commissioner

Date

Don Russell, Commissioner

Date

Vadata, Inc.

Name: _____

Title: _____

By: _____
Signature

Date

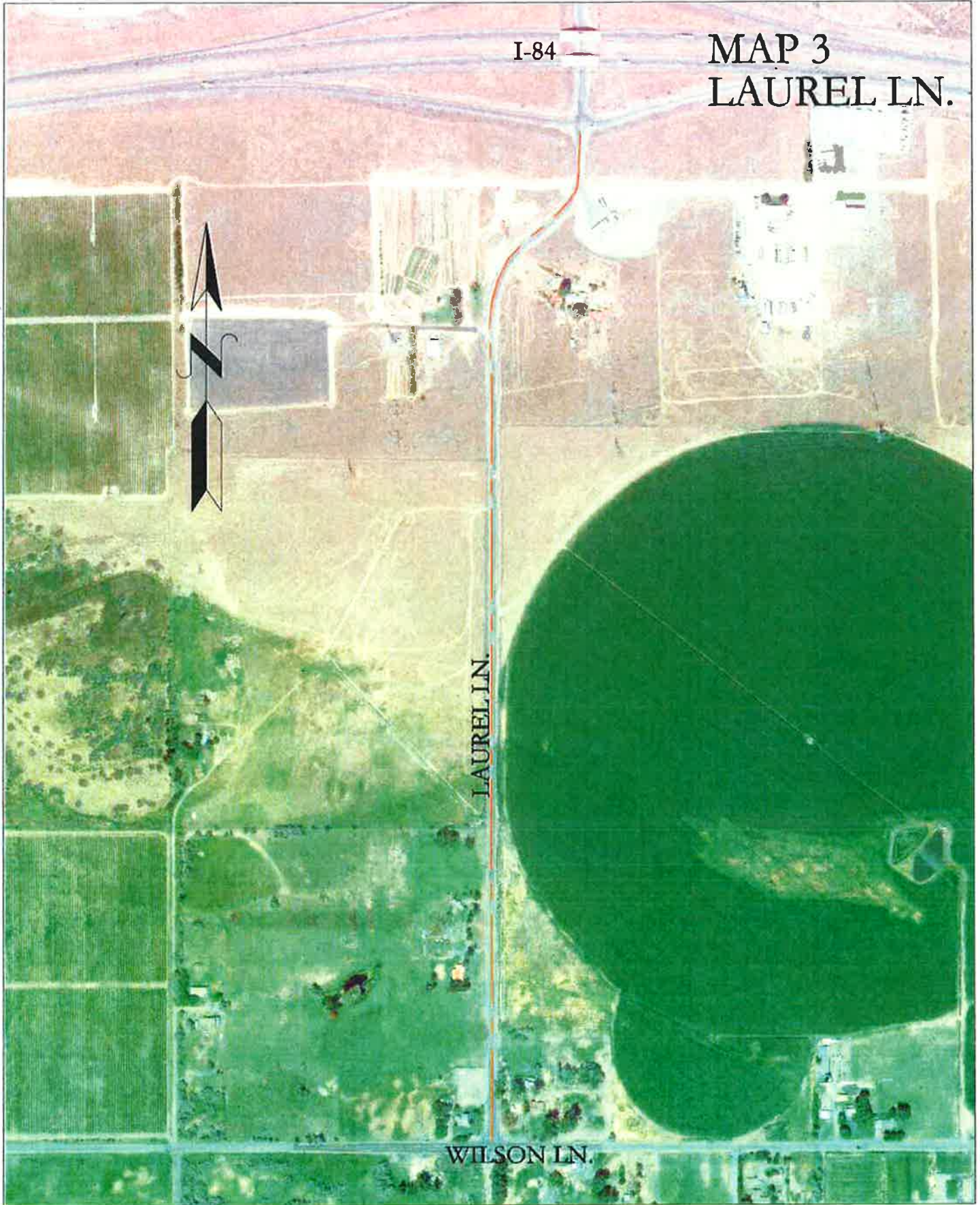
Attachment 1



Attachment 2

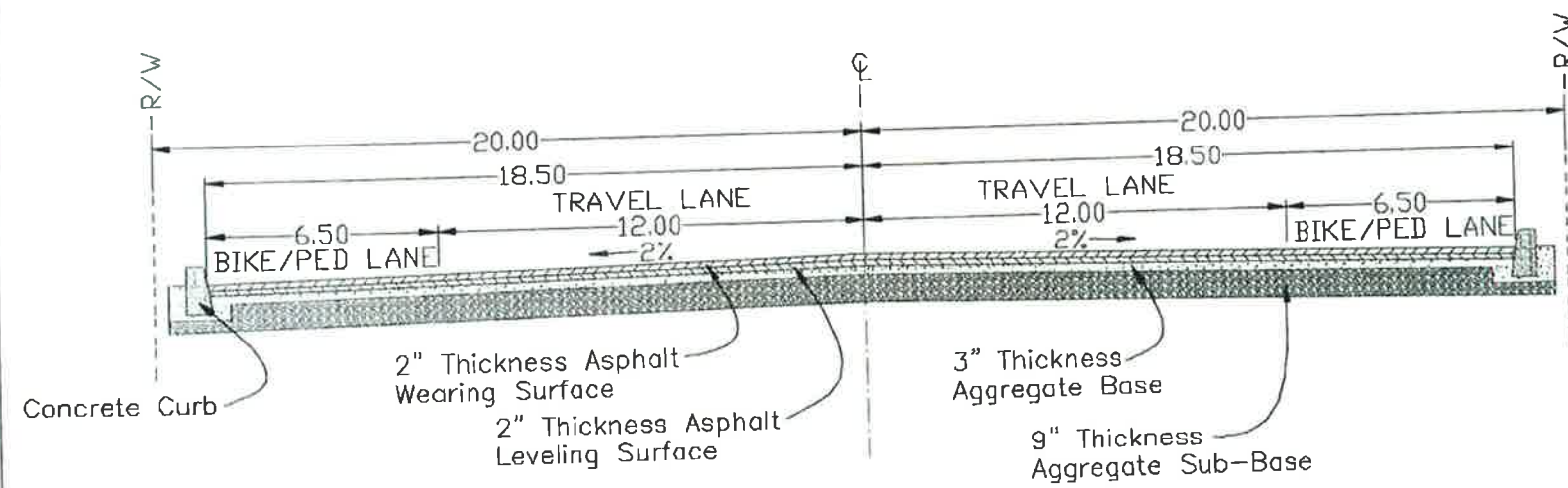


Attachment 3



Attachment 4

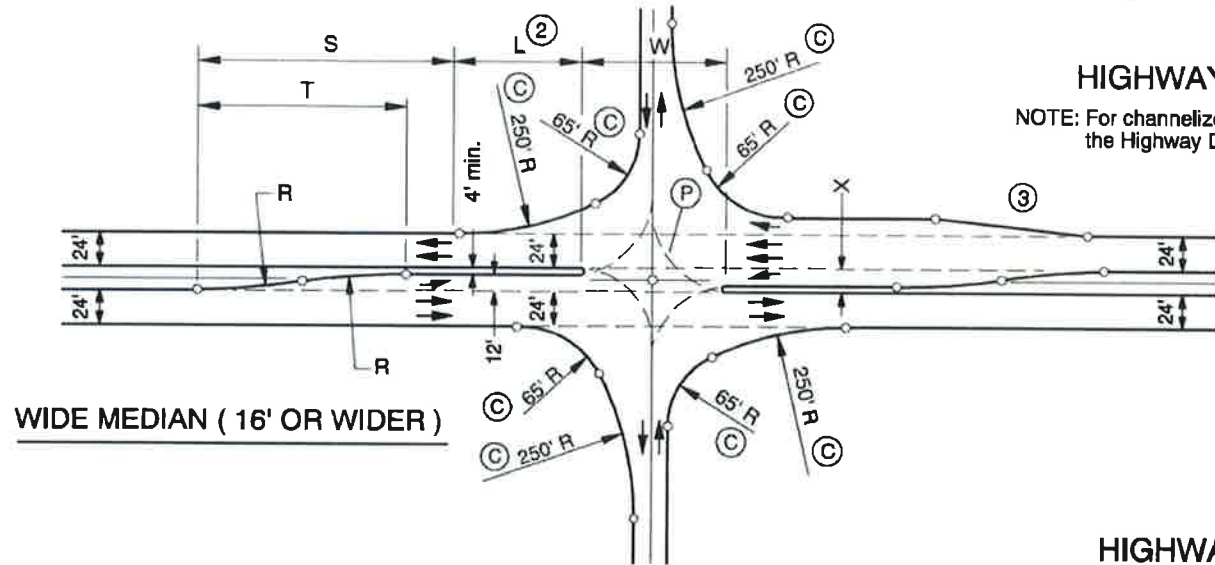
DRAWING 1 OLSON RD. TYPICAL SECTION



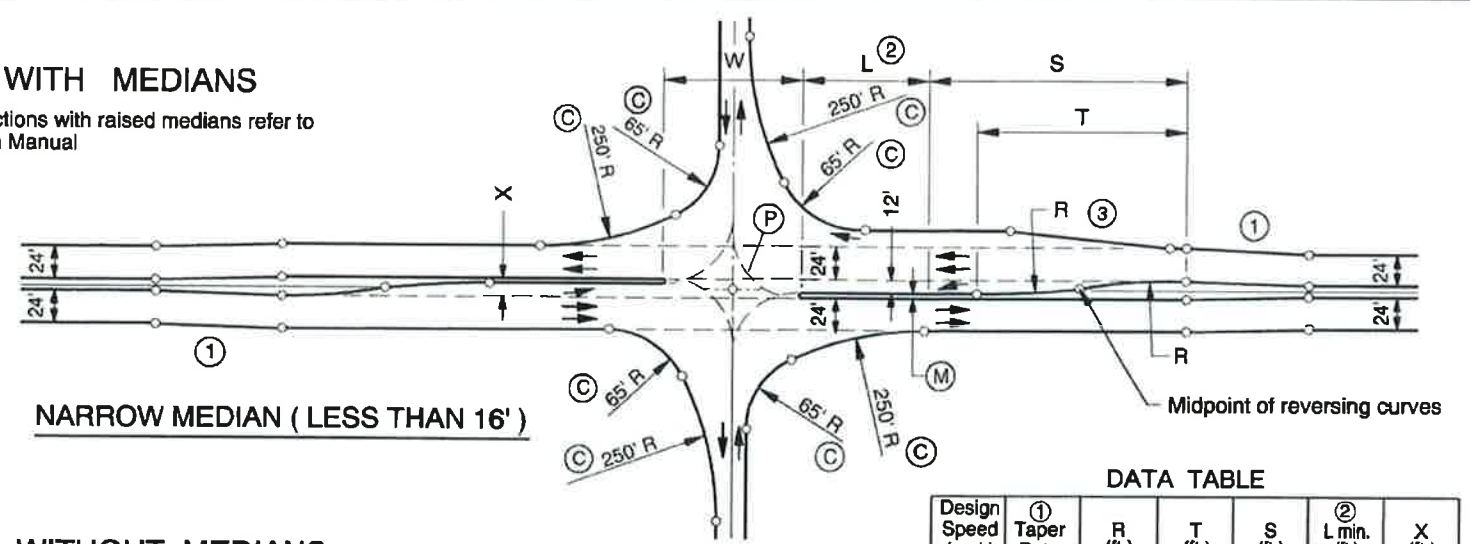
Attachment 5

HIGHWAYS WITH MEDIANS

NOTE: For channelized sections with raised medians refer to the Highway Design Manual



WIDE MEDIAN (16' OR WIDER)

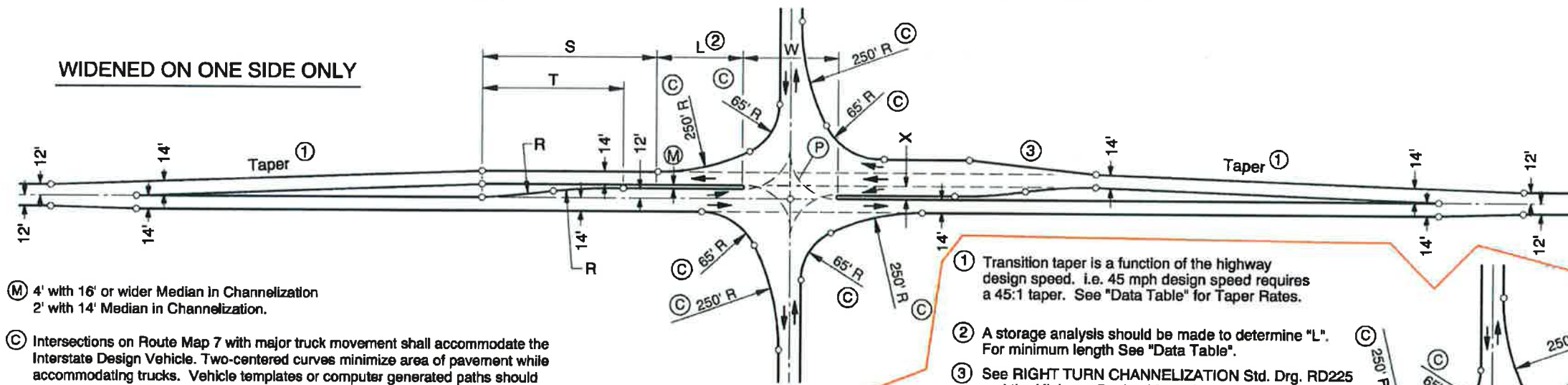


NARROW MEDIAN (LESS THAN 16')

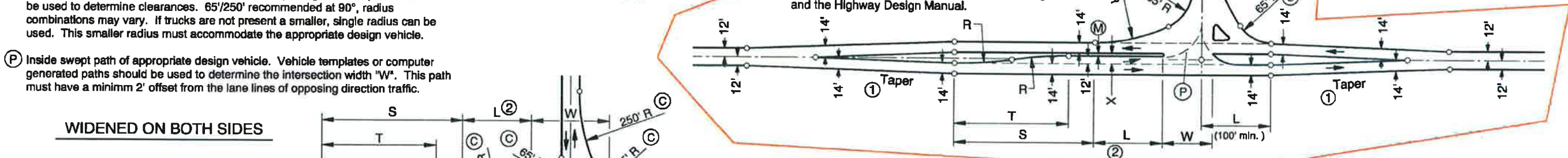
DATA TABLE

Design Speed (mph)	① Taper Rate	R (ft.)	T (ft.)	S (ft.)	② L min. (ft.)	X (ft.)
25	25:1	195	100	150	100	14
30	30:1	195	100	150	100	14
35	35:1	250	110	160	100	14
40	40:1	305	120	180	100	14
45	45:1	370	135	235	100	14
50	50:1	435	145	295	150	16
55	55:1	510	160	355	150	16
60	60:1	595	170	420	150	16
65	65:1	680	180	485	150	16
70	70:1	680	180	555	150	16

HIGHWAYS WITHOUT MEDIANS



WIDENED ON ONE SIDE ONLY



WIDENED ON BOTH SIDES

W = Intersection Width. 65' minimum for 4-leg, 90° intersections. Shall be large enough to accommodate appropriate design vehicle.
 R = Radius of reversing curve.
 T = Distance required to achieve a 12' offset using reversing curve of radius "R".
 S = Deceleration distance for initial speed (10 mph less than design speed).
 L = Storage length.
 X = Median Width

- ① Transition taper is a function of the highway design speed. i.e. 45 mph design speed requires a 45:1 taper. See "Data Table" for Taper Rates.
- ② A storage analysis should be made to determine "L". For minimum length See "Data Table".
- ③ See RIGHT TURN CHANNELIZATION Std. Drg. RD225 and the Highway Design Manual.
- ④ 4' with 16' or wider Median in Channelization
2' with 14' Median in Channelization.
- ⑤ Intersections on Route Map 7 with major truck movement shall accommodate the Interstate Design Vehicle. Two-centered curves minimize area of pavement while accommodating trucks. Vehicle templates or computer generated paths should be used to determine clearances. 65'/250' recommended at 90°, radius combinations may vary. If trucks are not present a smaller, single radius can be used. This smaller radius must accommodate the appropriate design vehicle.
- ⑥ Inside swept path of appropriate design vehicle. Vehicle templates or computer generated paths should be used to determine the intersection width "W". This path must have a minimum 2' offset from the lane lines of opposing direction traffic.

- NOTE:
- For details on shoulders at channelized intersections, curbed islands, skewed intersections and public road intersections w/o medians see Std. Drg. RD220
 - For ODOT projects exceptions to channelization and intersection design standards must be approved by the Roadway Engineer.

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications

OREGON STANDARD DRAWINGS

CHANNELIZATION & INTERSECTION DETAILS

2002

REVISIONS	
DATE	DESCRIPTION
01-20-05	REVISED NOTES

Attachment 6

Insurance Requirements

- Commercial/ Course of Construction General Liability coverage with a minimum of \$1,000,000.00 per occurrence.
- Workers Compensation Liability (Employers Liability) coverage with a minimum of \$1,000,000.00 per occurrence.
- Automobile Liability coverage.
- Vadata shall maintain liability insurance covering its activities on the Roads, which shall inure to the benefit of County as an additional insured. Such coverage shall have a minimum combined occurrence and annual limitation of \$5,000,000, provided that such insurance coverage may be provided as a part of a blanket policy covering other properties owned, leased, or operated by Vadata and its affiliates. Vadata shall furnish County with such certificates and other evidence of insurance as County may reasonably request from time to time.



P.O. Box 788 • Heppner OR 97836
(541) 676-2529 Fax (541) 676-5619

Administration

Darrell Green
County Administrator
dgreen@co.morrow.or.us

TO: Board of Commissioners
FROM: Darrell Green, County Administrator
DATE: February 6th, 2019
RE: Administrator Monthly Report for January 2019

Below are the highlights for the month of January:

1. Building update:

- a) North Morrow County Facility- Coordinated 3 presentations for the Board of Commissioners about Design Build by; Robynne Parkinson- an expert in construction law, Mike Day- President of Day CPM to discuss construction delivery methods and role of an Owners Rep, and Darrin Sweeney with the City of Richland who used Design Build as a contractor and owner (City of Richland).

2. Meetings-

- a) Directors Meeting on January 8th- We had a guest speaker from CCS, Jacki Miller present information about Stress Management.
- b) On Site meeting with Umatilla County and DEQ on January 11th where we furthered the process to move the responsibilities of On Site from DEQ to Umatilla County. Representation from DEQ, Umatilla County and Morrow County were at the meeting.
- c) Travel TEAM meeting on January 15th- Further discussion about Per Diem and responsibility for out of 'Area' Travel. It is my goal to finalize one or two policy options to present to the BOC soon!
- d) County College from January 17th -19th- We learned about the history of County Government in Oregon, Ethics, Public Records and Meetings, Convening meetings and presentations from several departments from OSU Extension.
- e) Fleet TEAM meeting on January 24th with Enterprise Fleet Management where we had a brief video conference with Ryan Alford about the estimated cost of leasing and program updates. Over the next couple of meetings we will have an outline for a fleet plan.
- f) CREZ meeting on January 28th where we discussed the distribution of over three million dollars, elected officers, received an update on the Economic Analysis of CREZ II and HB 2053.
- g) Labor Management meeting on January 28th where we discussed some options of how the Retirement Plan for Morrow County may look in the future. Everyone was in agreement we need to find fiscally responsible options.

h) Intermediate Procurement Training on January 30th and 31st. The training was informative about how intermediate procurement, \$10k-\$150k is and can be conducted. Matt, Sandi, Kate, Justin and I will meet to review the training and present ideas to the BOC about procurement for Morrow County. Matt gave us a tour of the ODOT Sale Yard and the State Surplus store.

3. Other projects or activities

- a. Retirement Plan-sending retirement plan scenarios to Milliman to determine the impact to our current plan.
- b. Bartholomew Remodel- working on RFQ/RFP
- c. Preparing for Budget

Sincerely,

Darrell J Green



Morrow County Sheriff's Office - Monthly Stats 2019

	January	February	March	April	May	June	TOTALS
Incident							
Alarms	12						12
Animal Complaint	26						26
Agency Assist	23						23
Assaults	2						2
Burglary	6						6
CHL	23						23
Citizen Assist	11						11
Citizen Contact	71						71
Civil Service	54						54
Death Investigation	1						1
Disturbance	15						15
Dog	57						57
Driving Complaints	83						83
Drunk/Impaired Driver	4						4
EMS	21						21
Extra Patrol	112						112
Hit & Run	4						4
Juvenile Complaints	15						15
Motor Vehicle Crashes	19						19
P&P Home Investigat.	36						36
Suicidal	6						6
Suspicious Activity	54						54
Theft	21						21
Trespass	10						10
Traffic Stops - Cite	57						57
Total Traffic Stops	177						177
UUMV-Stolen vehicle	0						0
Welfare Check	7						7
Totals	927						927
Other Misc. Incidents	460						460
Total # of Incidents	1387						1387
Felony Arrests	29						29
Total # of Arrests	47						47



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Finance

Kate Knop
Finance Director
kknop@co.morrow.or.us

TO: Board of Commissioners
Interested Parties

FROM: Kate Knop, Finance Director

DATE: February 6, 2019

RE: Finance Department – Quarterly Report

Please accept my Finance Director Quarterly Report for October - December, 2018. During the past quarter, my efforts have been focused on long range planning, retirement plan re-design, audit, and budget preparation. Additional work included the following.

- Budget FY 2018-2019
 - Budget resolution R-2018-23 increased Veteran's budget by \$25,666 to include carry-over from prior year. The amendment included increased appropriations to purchase a vehicle.
 - Budget resolution R-2018-29, creating a new Parks Fund department to accept reservation revenue at the fairgrounds in FY 2018-2019. No appropriations were required.
- Budget FY 2019-2020
 - January 23, 2019 presented budget calendar to the BoC.
 - January 25, 2019 budget worksheets, instructions and calendars issued to all applicable parties.
 - January 31, 2019 reclassification ask due to Human Resource Director
 - February 22, 2019 budget requests due back to Finance Director
 - Work Sessions scheduled for: February 13th, March 6th, and March 20th (if needed)
 - April 16 – 18th, 2019 – Budget Committee Hearings
- Long Range Planning
 - Monthly work sessions included:
 - Presentations to BoC of major departments long range capital request (up to 20 years)
 - Discussion around discretionary dollars, future allocations, and reserves
- Morrow County Retirement Trust
 - Actuary work session on December 19, 2018.
 - Brent from Milliman presented the actuary report and outlook
 - Follow up email & questions submitted to actuary regarding modified plan re-design and/or new design.

- Procurement Class – Intermediate Procurement
 - Attended class with County Administrator, Public Works, and County Counsel – policy TBD.

 - Fleet Team
 - Regular attendance & participation.
 - Bailey will also be attending future meetings to assist with vehicle repair & maintenance analysis.

 - Finance Team
 - Staff Accountant - Deanne Irving continues to learn her new role with Morrow County. Duties include:
 - Bank Reconciliations
 - Quarterly Reports:
 - CAMI Quarterly Report – submitted on time.
 - Morrow County and Trust quarterly payroll reports for the Department of the Treasury and four states including: Oregon, Montana, Idaho, and Indiana.
 - Victim/Witness Assistance
 - State of Oregon Lodging Tax
 - Support Enforcement Room Allocation
 - STF (the Loop) Room Allocation
 - Lease agreement review:
 - Finley Buttes & Solid Waste Plan
 - Pitney Bowes
 - Copier contracts
 - Fixed Assets
 - Year-end reconciliation – June 30, 2018
 - Current year set-up of acquisitions & dispositions
 - Meetings scheduled with departments for on-going reconciliations
 - Attended 1099 on-line training & assisted with year-end processing.
-
- Accounts Payable – Bailey Haguewood continues training in new role.
 - Processing weekly AP Claims
 - Processed year-end retirement withholding federal & state reports
 - Attended 1099 on-line training & processed year-end forms to qualifying vendors.
 - Fleet Team – participation will include vehicle repair & maintenance research and analysis.
-
- Payroll
 - Finance assisted payroll with year-end W-2 review.
 - Quarterly & Annual payroll tax reporting review.
 - Actuarial Census submitted for July 1, 2018.
-
- Moving Forward
 - FY 2018-2019
 - A budget resolution is scheduled to be presented to the Board on February 27, 2019. The increases in appropriations will include: BOC tablets, video equipment for meetings, and additional AOC dues.



P.O. Box 247 • Heppner, Oregon 97836
 (541) 676-5607 FAX: (541) 676-5610

ASSESSMENT & TAXATION

MIKE GORMAN
 Assessor/Tax Collector

Assessment & Tax Department Report for February 6, 2019

1. Tax Office
 - A. \$2,205,800 2018-19 Taxes left to Collect as of 2-4-18 (About 94 % Collected)
 - B. First Trimester notices were sent on January 18 and are due February 15.
 - C. Patricia Hughes, Derek Gunderson and myself had just attended the Mid-Winter Assessor's and Tax Collector's Conference in Eugene. The hot topic at conference was HB 2104. I am the current president of the Oregon Association of Tax Collectors and presided over the Tax Collectors meetings at conference.
 - D. Tax Foreclosures
 - a. Fortunately, there are no tax foreclosure properties to be deeded over to the County this calendar year, however there are ten properties in their first year of the two-year redemption period and if no tax payment in full is made, those properties will be deeded to the County in the fall of 2020.
 - b. County Owned Tax Foreclosure Sales
 1. Last summer, I volunteered to administer the sale of County owned tax foreclosure properties. With the help of the Sheriff's Office staff, County Treasurer Gayle Gutierrez and Commissioner Lindsay, a public sale at the Court House was held on November 29, 2018. Three properties were auctioned, a house and city lot in Heppner, and two bare lots on Cain Lane in outer Irrigon. All three properties sold for grand total of \$48,600.00. We are working on a written policy for handling these types of properties.
 - c. Bankruptcy Properties
 1. As you may already know, the Lost Valley Dairy Bankruptcy is about to conclude. An auction of the property is scheduled for today. Within sixty days of the auction, we should receive the delinquent taxes owed which amount to over \$930,000.00. I have met with two of the prospective purchasers and expect a successful sale.
2. Appraisal staff
 - A. The Appraisal Staff has been conducting field work all winter focusing on new construction and sales. They will be starting to reappraise rural tract properties around rural Boardman in in the next few weeks.

- B. For the second year in a row, we have no BoPTA (Board of Property Tax Appeals) appeals. We did have several questions from tax payers, after tax statements went out last October, which some of those resulted in value adjustments prior to the appeal deadline of December 31.
3. 2019 Legislative Session
- A. I am on the Assessor's Association's Legislative Committee and we are meeting weekly by phone to discuss legislation dealing with assessment and tax. On the forefront of proposed legislation is HB 2104 which reduces the property tax discount of commercial and industrial properties by 1% and is expected to generate \$30 million per biennium. That money will be divided between the DOR and counties to ensure adequate funding assessment and tax. The Assessor's Association has contracted with Eric Kancler of Kancler Consulting, LLC to be our lobbyist. I will keep you informed of any other concerning legislation.

Respectfully Submitted,



Mike Gorman
Morrow County Assessor/Tax Collector

Roberta Lutcher

From: Carla McLane
Sent: Thursday, January 24, 2019 8:43 AM
To: Roberta Lutcher
Cc: Darrell Green; Don Russell
Subject: FW: B2H Update - Navy

Roberta,
Could you please place this in correspondence for the next BOC meeting?
Thanks,
Carla

From: Maffuccio, Jeff [mailto:JMaffuccio@idahopower.com]
Sent: Thursday, January 24, 2019 8:03 AM
Subject: B2H Update - Navy

Hello everyone, happy New Year! It has been a while since we provided an update on Navy's actions with respect to the B2H Project. Navy is still working to issue their Record of Decision (ROD) for B2H to be located on the Boardman Bombing Range.

During the first half of 2018 Idaho Power worked with BPA, UEC, and Navy to finalize the easement application. In June, Navy deemed our application "complete" and started the NEPA process towards a ROD. At the same time, Navy issued a Plan of Actions and Milestones (POAM) that indicated we could expect to receive a ROD by end of 2018. We have done our best to hold them to that schedule, including for the two main consultation requirements: natural and cultural resources. By November, Navy had completed their natural resources consultations with USFWS and ODFW. And in late December, Navy indicated that additional information would be necessary to complete consultation with Oregon State Historic Preservation Office (SHPO). We expect to have this requested information by end of January.

Moving forward into 2019; Navy has a draft ROD which is seemingly favorable to the B2H project, Morrow County, and landowners. We expect the ROD to be issued in the first quarter of 2019. After the ROD is issued, Idaho Power and Navy will negotiate the terms (including mitigation requirements) and costs of the easement. Navy Real Estate has been expeditious in their work, thus far. We expect to have an easement issued in the first half of 2019.

Please let me know if you have any questions. Thank you,

Jeffrey Maffuccio
Facility Siting Coordinator
Idaho Power T&D Projects

208-388-2402 or 208-859-3718





Reimagining the Rural West

Survey

Background

The Western Governors' Association (WGA) represents the Governors of 19 Western states and 3 U.S.-flag islands. WGA is an instrument of the Governors for bipartisan policy development, information exchange, and collective action on issues of critical importance to the Western United States.

Reimagining the Rural West is the central policy initiative of incoming WGA Chair, North Dakota Governor Doug Burgum. *Reimagining the Rural West* will explore how Governors can support vibrant and enduring rural communities by enhancing economic development, infrastructure, and quality of life. The initiative will identify common challenges and opportunities, highlight best practices and success stories, and provide a forum for the development of bipartisan policy solutions.

WGA is engaging stakeholders in the West to help scope the initiative before the June 2019 kickoff. This survey is intended to help WGA identify: priority issues for gubernatorial leadership; best practices in community and economic development in the West; participants for planned workshops and other engagement; and federal policy issues for potential WGA advocacy.

Who Should Complete the Survey?

Anyone with experience and expertise in rural community and economic development in the West is encouraged to submit responses. We hope to gather insights from a variety of perspectives representing all of WGA's states. You may skip sections or questions. Please provide any additional information, topics, or recommendations you believe would be helpful for WGA as it develops this initiative (even if it is not prompted by a specific question below).

Responses are requested by February 15, 2019, but there is no deadline for submittal.

Please contact WGA's Lauren DeNinno (ldeninno@westgov.org) with any questions or for more information on the initiative.

Respondent Information

Name:

Title:

Organization:

Email Address:

Structure and Organization

1. How does your state structure and staff its work on rural community and economic development (e.g. through a single agency, an interagency commission, a staff person in the Governor's office)? Do you find this model to be effective? What, if any, suggestions do you have for improving how your state coordinates its rural community and economic development efforts?
2. Do other structures or organizations coordinate rural development efforts among stakeholders in your state, including community organizations, foundations, local governments, and businesses?
3. In your view, how are Governors uniquely positioned to advance rural development in their states? How can they best leverage their leadership and office to improve outcomes for rural communities? Consider convening power, human capital management and the bully pulpit, as well as leadership on programs, policies and funding.
4. How does your state, local government, or organization engage with tribal communities when addressing rural challenges? Is tribal consultation a formal component of your state policy-making process?

Rural Community and Economic Development

1. What are the major demographic dynamics affecting rural communities in your state or sub-state region? What are the primary factors driving these demographic changes?
2. To what extent do the following issues affect the economic potential and quality of life in rural communities in your state or sub-state region? Which pose the most significant challenges? Which offer the greatest potential for improvement or progress?
 - i. Childcare, K-12 education, higher education;
 - ii. Workforce training, early career opportunities, retraining in the face of economic transition;
 - iii. Healthcare access, cost of insurance, cost of care;
 - iv. Housing availability, affordability, quality;
 - v. Infrastructure, water and wastewater treatment, broadband;
 - vi. Transportation, transit systems.

Are there programs, policies, initiatives, or organizations tackling these challenges that WGA should investigate and consider sharing as part of this effort?

3. Based on existing policy, WGA has identified certain economic sectors as potential elements of this initiative. These sectors include outdoor recreation; energy; and restoration and

conservation services. Do these industries present viable avenues for diversifying the rural economy and promoting economic growth in your state or region? Are there state and local programs to support growth in these sectors? What other economic sectors offer significant economic growth potential in your state?

4. What are the biggest obstacles to attracting and growing businesses in rural communities in your state (e.g., lack of infrastructure; broadband availability; workforce shortages; permitting challenges; or housing, health care and educational gaps)? Please be specific about these obstacles and make note of strategies underway to address these challenges.
5. Are there additional strategies that your organization, locality, or state is using to improve quality of life or attract and retain talent in rural communities? If so, please provide details.

Rural Infrastructure

1. What are the primary challenges to improving infrastructure, including broadband infrastructure, in rural communities? Are there specific federal statutory or regulatory changes, including changes to funding, that could mitigate these challenges?
2. Given the cost of maintaining existing infrastructure and transportation systems, have communities in your state developed new approaches to infrastructure investment to maximize the long-term viability of projects undertaken today?
3. To what extent are community development goals, (e.g. walkable Main Street) integrated into infrastructure planning and project prioritization?
4. Are state, county and local governments planning for rapid technological change, disruptive technologies or the deployment of “smart” infrastructure in their rural infrastructure investments? If so, how are they doing this? If not, do you think they should and what would this look like in your state?
5. Do rural communities in your state have adequate infrastructure in place to support land management priorities such as wildfire mitigation, wildlife habitat rehabilitation or water quality improvements? Does the state have a method of identifying these infrastructure needs in local communities and encouraging their development?

Federal Policy, Funding, and Intergovernmental Coordination

1. Are there obstacles to accessing federal funding, technical assistance, or other resources for rural communities? Do federal funding opportunities align with the financial needs or priorities of your community and/or organization? Is it difficult to meet eligibility requirements or complete application processes? Are there transaction costs (such as reporting requirements) or barriers to funding access (such as collateral effects on eligibility for other funding sources)? Please cite specific programs and obstacles.

2. What specific changes to the structure or implementation of federal programs and funding streams would afford states, local governments, and rural-focused organizations additional access to, or flexibility in the use of, those funds?
3. How could federal agencies better coordinate their programs, policies, and people to improve the delivery of services and resources to rural communities? Please provide clear and actionable suggestions.
4. After a wildfire, flood, or other natural disaster, how does the state coordinate with federal agencies, local governments, and tribes on disaster response? Does the state have a mechanism to prioritize and coordinate disaster relief response efforts and funding from private and public sources? Are disaster relief response efforts integrated with broader economic development and land restoration objectives?

Socioeconomic Data

1. Who in your state should WGA contact as an expert on socioeconomic data, analysis, or its application?
2. What data sources do you rely on to provide a picture of how rural communities are faring? What are the major disconnects between the data you need to understand rural realities and available data? To what extent do you supplement federal data with additional data collected at the local, county, or state level?
3. Are there ways that existing data collection, compilation (development of baselines), and analysis advance or constrain decision-making or policy development? Are there changes in federal data collection and publication practices that have affected their utility?
4. Can data collection, compilation, and analysis be easily scaled from the local level to a state, regional, or national scale? Would scaling and/or automation affect the accuracy of the socioeconomic profile of rural communities?
5. Do you have suggestions for how federal agencies could better incorporate state- and locally-generated socioeconomic data into their decisions? What funding or other types of decisions does reliance on federal data – rather than local or state data – most affect?

Participation

1. Would you like to continue receiving information about this initiative, such as opportunities to participate in workshops and webinars?
2. Please provide the names of any individuals, entities, or organizations should WGA contact to learn more about the issues discussed above.

Thank you for your time. We sincerely appreciate your contributions to help shape this important initiative. Please submit your completed survey to Lauren DeNinno (ldeninno@westgov.org).