

MINUTES
UMATILLA COUNTY BOARD OF COMMISSIONERS
Meeting of April 26, 2017
10:30 a.m., Room 130, Umatilla County Courthouse
Pendleton, Oregon

Commissioners Present: Chair Larry Givens, Vice-Chair Bill Elfering and Commissioner George Murdock

County Counsel: Doug Olsen

Members and Guests Present: Gina Miller, Planning-Code Enforcement; Tom Fellows, Public Works Director; Patti Case, Green Diamond Resources Company Public Affairs Manager; Cindy Nichelson, Mid-Columbia Bus RDC; Brandon Seitz, Planning Department; Sharon Coffey and Dan Coffey, Hermiston; Mark Gomolski, Hermiston; Pearl Hanson, Stanfield; Gary Culp, Hermiston; Susan McHenry, V-P of Pendleton Sanitary Service Inc.; Dan Dorran, Hermiston; Heather Cannell, Hermiston; Paul Chalmers, Assessment & Taxation Director; Julie Alford, Planning Department; Bob Waldher, Planning Department; Jennifer Blake, Human Resources Director.

CALL TO ORDER

The meeting was called to order at 10:30 a.m. Chair Larry Givens welcomed all.

Pledge of Allegiance was led by Commissioner Murdock.

Chair Givens reminded those present that the meeting is a public forum. It is being video and audio recorded and minutes will be taken. Comments will become part of the meeting record. If persons wish to speak before the Board, please come to the podium, identify yourself and state where you live for the record.

Awards/Correspondence/Recognition. Commissioner Murdock read: (1) Thank you from Public Health Department staff for NAIFA funds used to support community program “Food, Education and Agriculture Solutions Together” held 3/18. (2) A thank you letter from Scott & Bonnie Sager (who live near the end of Yellow Jacket Road – a very remote area) for the county road department’s tireless work during the last hard winter for an excellent job of protecting people, animals and equipment in the south county. Specifically, thank you to road crew James Hunt, Jarod Mitchell and Mike Baleztena. (3) Letter from InterMountain ESD congratulating Alisha Southwick, School Health & Community Wellness Supervisor for UCo Health as winner of the District’s Crystal Apple Awards for the 2017 Community Partner Award for outstanding contribution to community and county health ongoing collaborative. The 18th Annual Awards Ceremony is on May15, Pendleton Red Lion ballroom.

Minutes of Previous Meeting. None.

Additions to Agenda. None.

Public input for those items other than on agenda Chair Givens advised this is the time for public input (for things other than a scheduled agenda item) and also for recognition of visitors.

Patti Case from Green Diamond Resource Co., Washington. Today’s visit is just an introduction. In late 2016, Green Diamond purchased 23,000 timber acres in Umatilla, Union and Wallowa Counties and they previously

secured timber in Southern Oregon (Klamath Falls – the old JWR tree farm). Green Diamond goes back to 1890 in Washington state. They are hoping to grow timberland as good stewards. They meet sustainable forestry standards (planting, maintaining healthy forests and harvesting). Green Diamond also has a long history of allowing public access on their lands. She provided contact information and business cards. She elaborated about the Southern Oregon and into Northern California land previously owned by Weyerhaeuser. She also noted replanting of trees is similar to the specific forest.

Presentations None.

Business Items:

1. **East Airport Road Re-Naming Proposal.** Chair Givens opened the public hearing at 10:40 a.m. He asked for the staff report. Brandon Seitz, Planning Department, advised the City of Hermiston is requesting to rename East Airport Road to reduce confusion with the similarly named Airport Way, in particular due to increased traffic at EOTEC. Three suggested names are Campbell Drive, Melon Road, or Progress Road. Addressing requirements must be considered and it was determined two of the three suggested names would not be good alternatives plus they would be inconsistent. Three businesses on Airport Road would need to be readdressed. Addressing needs to be continuous – smaller to larger. They don't have statistics for Airport Way as it is in Hermiston's City Limits. Discussion continued about potential confusion could be created with 911 services when road names are changed Julie Alford, Planning Department, added if the city changed the addressing on the existing SE Campbell Drive and the county makes sure it is consistent along the whole stretch. She explained 911/address number range and points – may be confusion about which way to turn -- right or left on Campbell Road; it probably isn't a good idea to go across Highway 395.

Chair Givens noted the hearing procedure – proponents first, then opponents, etc.

Proponents:

Byron Smith, 180 NE 2nd Street, City Manager representing the City of Hermiston. This issue came to attention of the city when EOTEC hosted first large event at the facility; there was confusion by delivery vehicles causing them difficulty to turn around. Two streets in close proximity and similar names needs to be addressed. The Airport Commission had same concern as well and met to discuss (large delivery trucks and difficulty in turning around). EOTEC met and voted to support the name change request.

Chair Givens asked if there was consideration of renaming Airport Way? Mr. Smith responded that road is access to the airport and the city felt it should be retained as such.

Dan Dorran, 960 SW Summit St., Hermiston, Vice-Chair of EOTEC. Clarity is needed for designation of a street – it is critical on safety and health in addition to convenience. He empathized with any road renaming – it is difficult and long-lasting. Change is critical to getting on board.

Opponents:

Gary Culp, 1200 E Airport Road, Hermiston. He owns Culp Machine and has lived on that road since the early 70s. His business is the first established on East Airport Rd. Airport Road was named since the early 60s. There was some erroneous rumor that the road was named Moses Road – that is not true. He submitted a letter, received that day, and referred to it. Airport Road is a County Road

whereas Airport Way is a city road. He commented about similar issues in downtown Hermiston (1st Street and 1st Place) and wondered why that hasn't been addressed. He talked about his businesses and owning a residence also – it would be very costly to update addresses – he listed those numerous items. It would also mean businesses he deals with would also have to change their records. He estimates \$2,000–\$3000 cost or more. He is concerned about mail being misdirected or lost. Mr. Culp suggested adding “Municipal” Airport to the road name, but the city has not been interested. There are 19 businesses that would have to change addresses since they don't use PO Boxes. He urged the Commissioners not to change the road name.

Commissioner Elfering made a motion to accept Mr. Culp's letter as Exhibit 1 into record. Seconded by Commissioner Murdock. Carried, 3-0. Mr. Culp had one more comment - Airport Road has historically been that. He suggested that Airport Way should be considered to be changed as there is less impact. One other thing which has been a problem is EOTEC is large and people who see it will turn on the first available road – he suggested the airport parking lot be made large enough for large vehicles to be able to be turned around. At the early stages, it is a problem.

Commissioner Elfering asked about navigational systems to locate addresses and how long it would take to get them updated. An audience person advised to call Google to request they put it on their map.

Dan Coffey, 1810 E Airport Rd., Hermiston. He's been a truck driver for 17 years – turning around is difficult – but it can be done. He posed a question to Mr. Smith about signage and suggested signs need to be updated and larger to call attention to the proper address.

Chris Waine, 2150 E Airport Rd., Hermiston. Depending on who you talk to, it may be E or SE, it is confusing. He formed a neighborhood association of businesses, property owners, landlords and residents; he is speaking on behalf of that group. He had a petition signed by 34 residents on Airport Road as well as those who use Airport Road as their primary residence. He read the petition in opposition to changing the road name from E Airport Road and then presented to Chair Givens. **Commissioner Elfering moved to enter the Petition into the record as Exhibit 2. Seconded by Commissioner Murdock. Carried, 3-0.**

He then read a letter from Pearl Hampton. Requesting to leave the road the same and to make Airport Way to a real airport so people can locate it. Also, use signs from Canal Road or any other. **Commissioner Elfering moved that the letter from Pearl Hampton be entered into the record as Exhibit 3. Commissioner Murdock seconded. Carried, 3-0.**

One other thing noted by Ms. Hampton regarding a logistical thing – she is an Airport Road resident but she is a Stanfield resident. (Ott Road runs N and S and Airport Road runs E and W; however, her address is Airport Road.)

Mr. Waine noted impacts to him personally; particularly important is he would have to change LLC license with the Secretary of State; change car insurance documents, vehicle registrations, mortgages for home and rental properties, water rights, banks, utilities, Dept. of Vets Affairs and all related documents (DERS information must be changed at office in Yakima and then to Walla Walla). Vets information must all have matching address – changes have to be made simultaneously. It would be very costly.

Commissioner Elfering asked if proponents had been offered any mitigation expense? Mr. Waine advised at a recent neighborhood meeting at EOTEC, he suggested it, but he was told “it wouldn’t cost him anything”. He disagrees.

In addition, Mr. Waine noted nothing was received in the mail about notice of today’s meeting. Chair Givens asked Mr. Olsen about notices. He responded Mr. Waine’s tax statements do not go to his address so notice did not go to him – it went to his bank. Further, notices were sent to people who receive tax statements – no tenants would receive notice. He pointed out that Mr. Culp’s notices went to two different addresses on Airport Road. Chair Givens to staff, how many notices were sent out? Mr. Seitz advised that 35 notices went out (there is a legal notice affidavit), but he also has documents showing many were returned or undeliverable (27 notices). Chair Givens noted there is a gap from mail at the Post Office to who received. Ms. Alford noted that notices went to property owners taken from tax statements. In addition, the same letter was sent to current residents on Airport Road. Chair Givens pointed out the issue may be with the Post Office and the county can only send to addresses we have.

Mr. Culp asked about renters and why aren’t they allowed to respond? He also asked about addressing and other concerns. Commissioner Elfering noted there are 31 names on the list; 5 have a mortgage that lists a different address, so those notices were sent there and there would be no way a renter would receive notice. Mr. Seitz added notices were sent to any adjacent property owners and addresses were obtained from Assessment & Taxation, so they probably actually sent about 40 notices.

Dan Coffey, 1810 E Airport Rd., back to him, he is also a Veteran; he receives medications as well as his VA benefits by mail. People don’t realize how difficult address and other changes are and how hard it would be.

Cindy Nichelson, 1740 E. Airport Road, Hermiston, on behalf of Mid-Columbia Bus Company. It’s not just a change of address on a simple postcard, the business also has a charter and contracts, which would legally be required to change equating to months of work dealing with the government. They have new letterhead and recruitment packages at a cost of about \$10,000; this would be a huge expense to change. She suggests compromise or solutions. This affects 19 people and it would also affect people on Highway 395. A lot of growth will continue moving forward. She would like to have the road name stay the same.

Chair Givens noted due to the many issues made and for the sake of time, he asked if anyone had something additional that hadn’t been brought up that is pertinent, he would move on. There were no others in opposition heard.

Proponents to rebut: Mr. Smith, City of Hermiston. He appreciated Mr. Culp working with EOTEC as a good neighbor (he had allowed using his property for signs). Also, new technology of GPS takes a while to catch up and they are trying to get out in front of those types of things. He talked about signs put up by ODOT, which was done prior to construction of the EOTEC building. In reference to Mr. Culp’s comment about Moses Road and other things in the staff report, he noted that information was obtained from County Planning retrieved from an old map. As far as the Stanfield address comments, that is a Post Office thing. Regarding Airport Way, that isn’t a viable option. The city did

look at renaming Airport Way, but that is the road that leads to the airport and it was felt it should remain that.

Dan Dorran, 960 SW7th Street, for clarification, he commended all for coming today for expressing their points of view. He worked directly with ODOT on the two signs there now. More and more restrictions have been in place on signing for the last 2-3 years – there is a huge list and requirements by ODOT for signage in state right of way. They are attempting to create more signage, but it is difficult with ODOT requirements. From a personal standpoint, regarding the Department of Veteran's Affairs, he also is a Veteran and has received good help by the County Vet office with representatives as counselors. A counselor is in Hermiston 1 day a week. This is a one-stop place to help take care of various things related to Veterans – he personally went through an address change recently.

Chair Givens closed the hearing at 11:31 a.m. He asked for comments from the Commissioners. Commissioner Elfering: after hearing testimony and he is very familiar with the road since it is close to his home located ½ mile away, he empathized with all. It puts an unshared burden on businesses and residents on that street. He thought probably the majority of the problem is temporary during the time of EOTEC construction with deliveries, etc. He believed after a first wrong turn it would be taken care of. In addition, he felt mitigation on both sides is necessary. He felt adding "Municipal" would be good. **Commissioner Murdock moved to continue discussion until May 22, 2017 for further deliberation and decision. Commissioner Elfering seconded.** Commissioner Murdock added it would be well to pursue conversation in the meantime. **Carried, 3-0.** Chair Givens also encouraged residents/business and the city to discuss and determine a solution that will work for the most before 5/22/17. It was clarified that 9 a.m. is the meeting start time.

Mark Gomolski (in the audience) suggested notices could be sent to those listed on the petition. Chair Givens also asked that word be spread about the meeting date – it will be public; however, it will be a deliberation of the Board of Commissioners and there will be no more testimony. He asked Mr. Olsen about notification; Mr. Olsen advised that can be done. It was noted again that neither written nor oral testimony will be taken at the 5/22/17 Board meeting.

2. Hermiston Enterprise Zone. Byron Smith, City of Hermiston. A request has been made to extend an Enterprise Zone related to recently acquired property. Since it is early in the process, Hermiston requests the Board of Commissioners continue the item to the next Board meeting (was 5/24, but will be reset to 5/22). In response to a question from Commissioner Elfering, Mr. Smith advised timeliness is OK as it is after 5/8/17 (additional city discussion). **Commissioner Murdock moved to postpone the item to 5/22/17. Seconded by Commissioner Elfering. Carried, 3-0.**

Commissioner Murdock asked to go to item 3 on the Agenda (Franchise Rate Increase – PSSSI) then adjourn until at least 1:30 for Commissioners to attend an event in Hermiston. **Commissioner Murdock moved to go to the next item then recess the meeting until 2 p.m. Seconded by Commissioner Elfering. Carried, 3-0.**

3. Franchise Rate Increase – PSSSI. Susan McHenry, Pendleton Sanitary Service, and Chair of the Solid Waste Advisory Committee. SWAC's recommendation is to approve the increase (made with her abstention due to a conflict of interest). Costs have increased and this is a cost of living increase, which is allowed in the agreement. A huge increase in health insurance has caused the need for rate increases as elaborated in the supporting documents. **Commissioner Murdock moved to approve**

and adopt Order No. BCC2017-037 for a general rate increase as requested from PSSI. Seconded by Commissioner Elfering. Carried, 3-0.

At 11:47 a.m., **Motion to recess until 2:00 p.m. was made by Commissioner Murdock. Seconded by Commissioner Elfering. Carried, 3-0.**

Chair Givens called the meeting back to order at 2 p.m.

4. Echo Community Benefit Plan. Commissioner Elfering advised the ECB Plan Board recommended grants for 2017, totaling \$19,555 (Echo Cemetery District =\$12,300) and Echo Historical Museum =\$7,255. **Commissioner Elfering moved to approve Order No. BCC2017-039. Seconded by Commissioner Murdock. Carried, 3-0.**
5. Authorization for Purchase of Computers. Robert Pahl, CFO, presented for Assessment and Taxation Department as Director Paul Chalmers is absent. Funds have been set aside to cover this expense (3029 program funds). A&T is requesting authorization to purchase 12 laptops and associated equipment to make it functional for appraisals. Mr. Olsen advised funds have been dedicated since 2012 and more was added in 2015 (per Mr. Pahl). **Commissioner Murdock moved to approve purchase of 12 computers from Insight Public Sector in the amount of \$17,561.11. Seconded by Commissioner Elfering. Carried, 3-0.**
6. Dump Truck for Maintenance. Presented by Dan Lonai, Administrative Services Director. The purchase of a dump truck will save a lot of time vs. using smaller equipment requiring multiple trips. He went through Public Works to the Oregon Surplus Program with a short timeline; a good piece of equipment was located for \$6,000 with minor repairs (vs. a plan of expending about \$35,000). An additional \$43 was required for a temporary permit to drive the truck from Salem. Funds will come from the fleet management vehicle replacement fund (9076-60290). **Commissioner Murdock moved to approve purchase of dump truck for \$6,043. Seconded by Commissioner Elfering. Carried, 3-0.**
7. Roof for Broadway Building in Milton-Freewater. Mr. Lonai presented. The Broadway Building in Milton-Freewater is being remodeled and houses many county departments. A request for proposals to reroof the building was issued. Palmer Roofing had the lowest proposal at \$16,606. In response to a question by Chair Givens as to the big gap in bids (\$16,606 vs. 34.560), Mr. Lonai believed S&K Mountain Construction may have thought it was prevailing wage and that was the difference. **Commissioner Elfering moved to authorize the contract to Palmer Roofing to reroof the Broadway building. Commissioner Murdock seconded. Carried, 3-0.**
8. Otis Elevator Payable. Mr. Lonai presented. This is for the Stafford Hansell building for two elevators annual maintenance (inspection) in the amount of \$6,203.65. **Commissioner Elfering moved to approve the payable to Otis Elevator Co. Seconded by Commissioner Murdock. Carried, 3-0.**
9. Steelhead Park. Tom Fellows, Public Works Director, presented. This is not a county park. ODFW contacted him a week or so ago to advise the City of Hermiston wants to take over the facility to go along with its park along the Umatilla River. In order to turn it over, the state agency had to dissolve an agreement with the county regarding maintaining access (he noted nothing's been done with access for a number of years – in fact park has been closed over 20 years). This is a formality to

release the county from responsibility of access to park. **Commissioner Murdock moved to approve termination of the agreement. Seconded by Commissioner Elfering. Carried, 3-0.**

10. Public Works Department – Used Pickup. Mr. Fellows presented. The department is seeking authorizing to purchase a used pickup. This would replace a mid-90s pick up. It is a 2007 Chevy ¾ ton crew cab (gas). They plan to keep the utility box for the new vehicle. The price is not to exceed \$8,000. It was used by the U.S. Forest Service. He noted the county does very well with state and fed surplus government equipment and always get a good deal. **Commissioner Elfering moved to approve purchase of the used 4x4 pickup. Seconded by Commissioner Murdock. Carried, 3-0.**
11. HELP Grants. Commissioner Elfering presented. The Helix Enhancement Launch Program Board recommended 2017 grants for the Helix community. **Commissioner Elfering moved to approve grants and adopt Order No. BCC 2017-038 (\$43,000 to Helix School District, various projects; and \$43,000 to City of Helix for various projects). Seconded by Commissioner Murdock. Carried, 3-0.**
12. Budget Transfers. Mr. Pahl, CFO, presented. Budget Order 2017-36 (Public Works) requires transfer of appropriations to increase Materials & Services \$164,000 and decrease in Contingency in same amount. Budget Order 2017-37 (Assessor Technology Reserve) requires a transfer of appropriations to increase Materials & Services appropriations \$17,000 and decrease Contingency in same amount. **In the matter of approving a Transfer of Appropriations Per ORS 294.463 for FY ending 6/30/17, Commissioner Murdock moved to approve and adopt Budget Order 2017-36 (Program 4530-Public Works). Seconded by Commissioner Elfering. Carried, 3-0. Commissioner Murdock moved to approve and adopt Budget Order 2017-38 (Program -Assessor Technology Reserve). Seconded by Commissioner Elfering. Carried, 3-0.**
13. Supplemental Budgets. Mr. Pahl presented. Chair Givens opened the public hearing at 2:21 p.m. Budget 2017-38 (General County) requires supplemental budget to appropriate funding not known at adoption of the budget; requires increase in Federal Revenues \$820,000 and increase in Transfers Out in the same amount. Budget Order 2017-39 (General County – Health Department) requires supplemental budget to appropriate funding not known at adoption of the budget; requires increase in Local Revenues \$1,371, State Revenue \$2,000, Materials & Services \$50,350 and General Fund Contingency \$3,021. It also requires decrease in Personnel Services \$50,000. Budget Order 2017-40 (General County – Immunization), requires increase in Local Revenues \$23,500, Materials & Services \$32,623 and General Fund Contingency \$10,196. It also requires decrease in State Revenue \$10,681 and Personnel Services \$30,000. Budget Order 2017-41 (Court Security), requires supplemental budget to appropriate funding not known at adoption of the budget; requires increase in Transfers Out \$15,000 and personnel Services in same amount. Budget Order 2017-42 (General County), requires supplemental budget to appropriate funding not known at adoption of the budget; requires increase in Transfers Out \$15,000 and a decrease in Contingency in same amount. Budget Order 2017-43 (Debt Service/SHGC Bank of America Note), requires supplemental budget to appropriate funding not known at adoption of the budget; requires increase in Transfers In \$820,000 and Debt Payments in same amount. Budget order 2017-44 (Human Services – Mental Health Admin), requires supplemental budget to appropriate funding not known at adoption of the budget; requires increase in State Revenue \$85,000 and Materials & Services in same amount.

Commissioner Elfering asked about Order 2017-43, is that to pay off the Note early. Mr. Pahl advised that is the intent. Budget adjustment will be needed and timing is required. There were no other questions. Chair Givens asked for any public comments or questions. There were none. He closed the public hearing at 2:26 p.m.

In the matter of approving Supplemental Budgets Per ORS 294.471 for FY ending 6/30/17, Commissioner Elfering moved to approve and adopt Budget Order 2017-38 (Program 9001-Genearl County). Seconded by Commissioner Murdock. Carried, 3-0.

Commissioner Elfering moved to approve and adopt Budget Order 2017-39 (Program 5534-Health Department). Seconded by Commissioner Murdock. Carried, 3-0.

Commissioner Elfering moved to approve and adopt Budget Order 2017-40 (Program 5549-Immunization Program). Seconded by Commissioner Murdock. Carried, 3-0.

Commissioner Elfering moved to approve and adopt Budget Order 2017-41 (Program 9079-Court Security Program). Seconded by Commissioner Murdock. Carried, 3-0.

Commissioner Murdock moved to approve and adopt Budget Order 2017-42 (Program 9001-General County). Seconded by Commissioner Elfering. Carried, 3-0.

Commissioner Murdock moved to approve and adopt Budget Order 2017-43 (Program 9097-Debt Service/SHGC Bank of America Note). Seconded by Commissioner Elfering. Carried, 3-0.

Commissioner Murdock moved to approve and adopt Budget Order 2017-44 (Program 5488-Mental Health Administration). Seconded by Commissioner Elfering. Carried, 3-0.

14. Health Insurance Coverage for 2017-18. Jennifer Blake, Human Resources Director, presented. LifeWise Health Plan of Oregon will no longer be serving Oregon as of 7/31/17. Pacific Source has quoted a 5.4% increase for medical premiums with 2% reduction if also selected for dental (separate coverage). That does include vision coverage. Commissioner Murdock asked if this is contingent on side agreements? Mr. Olsen responded the hope is to obtain insurance for Pacific Source for medical coverage and also dental coverage. There is a \$2,000 limit currently (which was \$1,500). The insurance could be increased to \$2,000 provided there is a side agreement to not to be binding for future coverage. Ms. Blake advised vision coverage would work much the same, conditioned on a side letter agreement. **Commissioner Murdock moved to approve coverage with Pacific Source. Commissioner Elfering commented this is a great move; he seconded the motion. Added to the motion and second was the action includes conditional side letters for vision and dental coverage. Carried, 3-0.**

No Executive Session was needed.

Commissioner Reports.

Commissioner Murdock the budget is done and ready for adoption on 6/7/17.

Commissioner Elfering reported the annual County Economic Development Summit was held yesterday at the Pendleton Convention Center. They were expecting about 35-40 but about 50 attended. He commended the support of the Planning Department for the event. In addition, he thanked Melinda Slatt for her help with that event as well as the Student Leadership Day scheduled for April 27.

Chair Givens will go to Salem Sunday for meetings on Monday. In addition, he has been forced to chair the LOAC (Local Officials Advisory Committee) due to the prior selected chair and vice-chair being out. He is also working with the Department Land Conservation and Development regarding DOGAMI issues. He is no longer a DOGAMI board member.

Meeting adjourned at 3:36 p.m.

Respectfully submitted,

Melinda Slatt

Executive Secretary, Umatilla County Board of Commissioners