

**UMATILLA COUNTY BOARD OF COMMISSIONERS
WORK SESSION - MINUTES**

Meeting of August 17, 2026
9:00 am, Room 130, Umatilla County Courthouse
Pendleton, Oregon

** ** ** ** **

Commissioners Present: Chair Dan Dorran, Vice-Chair John Shafer and Commissioner Cindy Timmons

County Counsels: Nicholas Warner

Guests Present: Jennifer Blake, UC HR Director; Robert Pahl, Umatilla County Chief Financial Officer; Jason Jensen, CFO; Dan Lonai, Umatilla County Administrative Director

Video link or Calling in: Roger Condie, Umatilla County Housing Authority (UCHA); Monica Todd, UCHA,

** ** ** ** **

CALL TO ORDER: Chair Dorran called the meeting to order at 9:02 am. He reminded all that the meeting is a public forum and there is a call-in option provided. The meeting is being video and audio recorded and minutes will be taken. Also, meetings are now live-streaming.

Pledge of Allegiance - led by Chair Dorran.

Comments from Chair Dorran, he thanked everyone for a great, successful Fair. A couple of takeaways include expanding parking and improving internet capacity. He thanked the Finance Department for all of the time they put in at the Fair and hats off to Jennifer Blake for organizing the staff to drive golf carts, shuttling fair goers to their destinations. There has been great responses from both sides--the employees and the fair goers. All commissioners agreed. Jennifer Blake gave a shout out to Grant Hills for organizing the golf cart drivers, routes and for all of his efforts. The staff enjoyed the task and the people appreciated the rides. She also thanked the Commissioners for allowing staff to be involved.

Additions to Agenda – None

Business Items

1. Umatilla County Housing Authority PILT Payments – Presented by Robert Pahl, CFO and Roger Condie, Umatilla County Housing Authority (UCHA). UCHA requested to meet to discuss the PILT arrangement between UCHA and the County. The topics to discuss include:
 1. The history and basis for UCHA's prior PILT payments;
 2. The services, facilities, or improvements Umatilla County identifies as being provided in relation to those payments;
 3. Whether the current arrangement should be clarified, updated, or replaced with a written agreement; and
 4. How the parties can structure any future PILT arrangement in a way that is transparent, lawful, mutually understood, and beneficial to the community.

Robert Pahl explained that historically, Umatilla County has received payment from UCHA in lieu of taxes on two properties. When payment was not received this year questions and concerns arose especially since there was a loan given to UCHA recently. Roger Condie thanked the Board for this opportunity to communicate. The loan to UCHA was not directly related to the missed payment situation. He confirmed that repayment of the loan for Patriot Heights would begin next year. Recent struggles include multiple property vacancies due to changes in software and staffing turnover. He added that he thought a payment had been sent recently. The previous arrangement of sending payment on two properties doesn't make sense since there are multiple properties now in Umatilla County. He estimated that the agreement was put in place more than 25-30 years ago. However neither Umatilla County nor UCHA can find any contracts or agreements to support these payments. He is requesting revision of this agreement to be beneficial to both sides. He felt that initially the agreement was only for the HUD properties. There are 4 HUD properties within Umatilla County, 20 units in Athena, 48 units combining Bliss and Orchard in Hermiston and 50 units within Golden Manor also in Hermiston. A total of 118 units of low income/HUD Housing Urban Development funded housing. He also believes that because they are federally funded, they are exempt from tax. He turned in the documentation for Liberty Village to waive the property taxes. Rachael will send an invoice for the late filing fee. Commissioner Shafer asked for more information on the recent changes that created vacancies. UCHA changed Software systems, which created issues with the waiting list, they have been working to correct that. Birch Creek Manor in Pilot Rock has 8 vacancies for almost a year. Commissioner Timmons added that the guidelines for Birch Creek are so limited, that people don't qualify. Roger said he would be willing to answer any questions or concerns about that property at a later time. Jason Jensen asked for details including the amount of the payment that was possibly sent, this was unknown. Robert Pahl stated that the payments seem to vary from \$28-\$30,000 from year to year. Chair Dorran suggested Commissioner Timmons, Roger Condie, the CFO's and Rachael Reynolds, A&T Director come together to draft some sort of rough draft agreement since there seems to be nothing to reference or revise at this time.

2. Support Letter for Stanfield Interchange Plan - Presented by Nick Warner, Deputy County Counsel. A request for a letter of support was received from Brent Bybee, contract planner for the cities of Stanfield and Echo for the Stanfield Interchange Plan. The cities are applying jointly for a Transportation Growth Management (TGM) grant to update the Stanfield Interchange Access Management Plan. Included is a template letter and the email request from Brent. This will be added to the BOC agenda.
3. Umatilla County Wildfire Community Response – Presented by Nick Warner, Deputy County Counsel. Recently, there have been several wildfires throughout Umatilla County. Emergency Management would like to get direction from the Umatilla County Board of Commissioners. The Commissioners discussed addressing community concerns in regards to the wildfires. Chair Dorran informs the group that there is a meeting being organized that includes Todd Nash, Bobby Levy and Chair Dorran, representatives from State, County, and local governments. It will focus on resilience and forward motion. This will take place after some of these larger fires are handled and the emergency teams are available.
4. Lower Columbia Basin Water Committee – Presented by Chair Dorran. It has been requested that the Lower Columbia Basin Water Committee be added as an item of discussion for the 8/17/2026 work session. This is a group that is coming together, they have created common goals regarding water quality and quantity projects. The committee is in the startup phase, creating a mission statement and

pursuing funding sources. The stakeholders have agreed to go back to their respective Boards to request \$10,000 from each for startup funds. This is an implementing committee with a purpose of securing funding and assisting projects in speedier completion. Robert Waldher has also been informed of this committee. This will be added to the BOC Agenda for 8/19/26.

5. Review August 19, 2026 BOC Proposed Agenda - Presented by Nick Warner

1. TSP Update Amendment – Public Hearing
2. Development Code Update – First Reading
3. Letter of Support Stanfield Interchange
4. UCSO Purchase - ATV's
5. Umatilla River Road Transfer
6. Public Works Purchase – 2014 Ram 5500
7. Public Works Purchase – Thorn Hollow Bridge Monitoring
8. RFP Award for Bridge
9. Umatilla County Tourism Website – Additional Funding
10. Morrow County TRL IGA
11. ODOT Acquisition – 5801
12. ODOT Acquisition – 6500
13. ODOT Acquisition – 3000
14. Property Reconveyance

6. Executive Session – Employment/Real Property – ORS 192.660(2)(a,b,e,h) – None

Jason – He expressed his gratitude for being included in the Fair. To watch a community come together to support the kids, and to have the realization of the quantity of volunteers collectively working was really powerful.

Commissioner Reports: Overall the Fair was a great success. They rough count had over 1100 volunteers between Fair and Rodeo. Rodeo parking filled up, so cars were shuffled to the Fair parking, which backed up traffic on Airport Road and out to Highway 395. The dirt mound will be cleaned up allowing for another acre of parking. Completion of the construction will also free up a couple acres of parking. The internet is the other item that needs addressed, there was difficulty with people attending the livestock sales online and the National TV for the Rodeo. The County brought a different provider to the area for the Fair office to have internet access. There is the option of leasing some properties to expand parking. Hats off to Beth and the Fair Board!

Commissioner Shafer: Inquired about a joint meeting with the Fair Board. This typically takes place in early October.

Commissioner Dorran: None

Commissioner Timmons: She commented that people had a hard time finding their way to the fair exits.

Meeting adjourned by Chair Dorran at 9:54 am.

Kelsey Bailey

Executive Secretary – Board of Commissioners