

Board of Commissioners Meeting  
November 13, 2013

Present: Commissioner Mark D. Davidson  
Commissioner Steve McClure  
Commissioner William D. Rosholt

Chairman Davidson opened the meeting with all three Commissioners present.

Public Comments

Subdivision Platt – The Ridge

Rick Robinson, Bagett, Griffith & Blackman, presented the Commissioners with a Subdivision Platt for consideration. He explained that any subdivision needs to be approved by the County. There were eleven lots that were re-platted within the subdivision. There is no additional dedication or additional development.

**Commissioner McClure moved approval of the Subdivision Platt for The Ridge as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

Asphalt Tack Kettle Purchase

Doug Wright, Public Works Director, brought an Asphalt Tack Kettle Purchase to the Commissioners for consideration. He explained that the Public Works Department has been looking for a used 250 gallon asphalt tack wagon. He has found one at Metroquip in Meridian, Idaho. The purchase price is \$9,615. It would fit into their asphalt and paving program for patching and can be towed behind a pickup. He is recommending funding the purchase of the asphalt tack wagon in the amount of \$9,615.

**Commissioner McClure moved approval of the Asphalt Tack Kettle Purchase as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

Sage Grouse Report

Hanley Jenkins II, Planning Director, reviewed the Sage Grouse Report with the Commissioners. He explained that in March of 2010 US Fish and Wildlife Services determined that the protection on the Greater Sage Grouse on the Federal Endangered Species Act was warranted. It was not listed at that time because of the number of other species that were being considered. The Service is reviewing the status of the Greater Sage Grouse and they are supposed to continue the review until 2014 and make a final determination in 2015. The State of Oregon has tried to get ahead of the listing and evaluate the Sage Grouse habitat that is in Oregon and determine the impacts to that habitat. There are only seven counties in Oregon that have Sage Grouse habitat in them. Union County is one of the seven but has the fewest acres of habitat. He has participated with the planning offices from the other counties with Sage Grouse habitat to develop a document that will become a part of a larger document that is being developed in the State of Oregon that will hopefully justify not listing Sage Grouse. There is a statewide effort through the Governor's office that is directing the efforts. There are Oregon Land Use laws that require large lot sizes within the area in Union County that is Sage Grouse habitat which would reduce the impacts to the habitats. There are also already impacts found and restrictions in the Big Game Winter Range

area as well. There were thirty-three dwellings that were found in the habitat area identified in Union County and eight of those dwellings have been approved in the last ten years. Past and anticipated development in Sage Grouse habitat is insignificant. He explained that there will be some presentations on this at the AOC conference. There will be other pieces of the plan that will deal with fire, basic weed species, etc. that are being generated at the State level. Hanley explained that 70% of the habitat in Oregon is in Federal ownership. Hanley asked the Commissioners to allow him to pass this report onto the State. **Commissioner McClure made a motion to forward the Union County Oregon Land Use Assessment Impact Analysis for Sage Grouse Habitat to the State of Oregon. Commissioner Rosholt seconded. Motion carried unanimously.**

#### Regional ESA Program Grant

Resolution 2013-16, In the Matter of a Resolution Authorizing Submission of an Application by Center for Human Development to Operate a Regional EASA Program Serving 12 Counties, was presented for consideration. Dwight Dill, Mental Health Director at Center for Human Development, explained that the County will receive the funds but CHD will be applying to operate a regional Early Assessment and Support Alliance program in eleven other eastern Oregon counties. It is a program to work with adolescents and young adults who are showing first symptoms of a mental illness. CHD would act as the coordinator for the counties and they would establish three hubs across the region. Each of those hubs would coordinate the EASA services in three to four counties. The total request for this grant will be between \$500,000 and \$600,000. This is a targeted area that the legislature approved funding for in the Spring. The funds would need to be passed through the County to CHD. The cooperation among the counties is being done through GOBHI. Union County will be the fiscal agent and CHD will do the management of the program. **Commissioner Rosholt moved approval of Resolution 2013-16 as presented. Commissioner McClure seconded. Motion carried unanimously.**

#### Vehicle Bid Award

Travis Miller, Community Corrections Director, brought vehicle bids to the Commissioners for consideration. He explained that he submitted bid requests to Legacy Ford and Goss Motors locally and Hubbard Chevrolet and Landmark Ford who are on the State bid contract. The low bid was submitted by Goss Motors for a 2014 Chevrolet Impala Sedan for \$19,722.60. **Commissioner McClure moved approval of the bid award as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

#### Consent Agenda

**The October 17, 24, 29, 31 claims journals; and the October 16, 24, 30 Public Works claims journals; and the June 26, July 10, 24, August 7 and October 2 Board of Commissioners Meeting Minutes were approved as presented on the consent agenda.**

Discretionary Fund Recommendation – Union County Museum Roof Repair

Shelley Burgess, Administrative Officer, explained that the County has received a Discretionary Fund Grant request from the Union County Museum Society for \$9,922 to repair the roof of one of the Museum buildings.

Mrs. Holdstat explained that the membrane has been replaced on both roofs that were affected by the damage. There were some additional issues found when the roof was being repaired so there is an additional cost of \$1700. The leakage has stopped with the membrane repair. She explained that the Museum Society would appreciate any help that they can receive.

Commissioner Rosholt asked how much money is in the Museum's reserves. She explained that after the roof repair there is \$3,000. In past years they have rented the building that they call the little white church for \$250 a month to a church and they have now moved out. They have also rented the upstairs of the bank building and that tenant has also moved out. Their income for the winter is gone. They use their reserve to pay for the utilities for the winter.

Commissioner Davidson asked if they had paid for the roof repair out of their reserves. She explained that when a family donates money to the Museum they try very hard to honor their requests of where that money is used. Those dedicated funds were used to pay for the roof and they are asking for the money so that they can repay the funds that they transferred from.

Commissioner Davidson explained that the County polled the Discretionary Fund Advisory Committee and they supported the request but not at the full amount. He believes that since this is a one-time request and there has not been a request from the Museum for several years that it is an asset and he would support funding the project for \$11,000.

**Commissioner McClure moved to approve the recommendation of funding the project in the amount of \$11,000 to the Union County Museum Society. Commissioner Rosholt seconded. Motion carried unanimously.**

Public Health Pool Inspection Fee Resolution

Resolution 2013-15, In the Matter of a Resolution Adjusting Fees for the Union County Public Health Authority Licensing of Public Swimming, Spa & Wading Pools, was presented for consideration. Shelley Burgess explained that the State is increasing their fees by \$5 so the fee would be passed on to the applicant making the fees for the first pool or spa to \$192 and for each additional pool or spa \$146. **Commissioner McClure moved approval of Resolution 2013-15 as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

Appointment to Grande Ronde Model Watershed Board of Directors

Court Order 2013-35, In the Matter of Appointment to the Grande Ronde Model Watershed Board of Directors, was presented to the Commissioners for consideration. This Court Order would re-appoint Katie Frenyea, Norm Cimon and Laura Mahrt to the Grande Ronde Model Watershed Board of Directors. **Commissioner Rosholt moved approval of Court Order 2013-35 as presented. Commissioner McClure seconded. Motion carried unanimously.**

Appointment to Union County Weed Control Advisory Committee

Court Order 2013-37, In the Matter of Appointment to the Union County Weed Control Advisory Committee, was presented to the Commissioners for consideration. This Court Order would appoint Sheldon Heffernan and Lukus Gray to the Weed Control Advisory Committee. **Commissioner moved approval of Court Order 2013-37 as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

Appointment to the Union County Community Advisory Council for the EOCCO

Court Order 2013-36, In the Matter of Appointment to the Union County Community Advisory Council for the Eastern Oregon Coordinated Care Organization, was presented to the Commissioners for consideration. This Court Order would appoint Danielle Bechtel to serve on the Community Advisory Council for the EOCCO. **Commissioner McClure moved approval of Court Order 2013-36 as presented. Commissioners Rosholt seconded. Motion carried unanimously.**

Appointment to the 4-H & Extension District Advisory Committee

Court Order 2013-38, In the Matter of Appointment to the 4-H & Extension District Advisory Committee, was presented to the Commissioners for consideration. This Court Order would re-appoint Patricia Bingaman, John Cuthbert, Nancy Dake, Kelley Gross, Bob Messinger, Don Starr and Beth Upshaw to the 4-H & Extension District Advisory Committee. **Commissioner Rosholt moved approval of Court Order 2013-38 as presented. Commissioner McClure seconded. Motion carried unanimously.**

Approval of the Transfer of Outstanding Warrants and Checks

Court Order 2013-39, In the Matter of Transfer of Outstanding Warrants and Checks, was presented to the Commissioners for consideration. Shelley Burgess explained that these are checks that were issued and have been unclaimed. Once they have been unclaimed for more than two years they are sent to the State Treasurer to hold into the unclaimed fund program. **Commissioner Rosholt moved approval of Court Order 2013-39 as presented. Commissioner McClure seconded. Motion carried unanimously.**

Elgin Animal Control Contract

Shelley Burgess brought the Elgin Animal Control Contract to the Commissioners for consideration. She explained that the agreement is between Union County, the City of Elgin and the Union County Sheriff. The agreement has been approved by the Elgin

City Council and Sheriff Rasmussen. This would provide for some animal control patrol services initially it would call for 10 hours a week for the first three months and then it will be reduced to 5 hours a week after that. There is a provision that the agreement will start on a mutually agreed upon time so they are still trying to determine when the services will begin. **Commissioner McClure moved approval of the Animal Control Services Agreement as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

#### 4-H & Extension District Lease Agreement

Shelley Burgess brought a Lease Agreement between 4-H & Extension District and the Tricounty weed program. She explained that this agreement is being approved by the Commissioners in their capacity as the Board of Directors for the 4-H & Extension Service District. The lease is for 138sq.ft. of office space for 24 months at \$15.30 per sq.ft. per year. **Commissioner McClure moved approval of the 4-H & Extension District Lease Agreement as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

#### Resolution Authorizing Credit and Refunding Obligations

Resolution 2013-14, In the Matter of Authorizing the Issuance and Sale of Full Faith and Credit and Refunding Obligations, was presented to the Commissioners for consideration. Shelley Burgess explained that this is the formal Resolution that is required to authorize the County to move forward with the financing package that includes refinancing of three of the existing loans with the State of Oregon and obtaining capital for the construction of the court facility. The loans that would be refinanced are the remainder of the loan for the second phase of the industrial park, the loan for infrastructure development at Buffalo Peak Golf Course, and the construction of the Fire Cache and Dispatch building at the Airport. There would be \$750,000 secured to put towards the court facility construction. **Commissioner McClure moved approval of Resolution 2013-14 as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

#### Plan/Text Amendment, City of La Grande – Continued

Hanley Jenkins II, Planning Director, explained that the Commissioners have met on this issue previously a number of times and most recently the Commissioners have asked that there be communication with the FAA. The FAA said that they would be willing to work with the County on a Master Plan update for the Airport and as a part of that evaluate the industrial zoning proposal for the area west of Pierce Road. They didn't see any immediate problems because the area is covered by the existing Airport Overlay Zone that does have restrictions prohibiting water impoundments in that area for the time being. Doug Wright, Public Works Director, is pursuing a grant for the Master Plan update at this time.

Hanley explained that the Commissioners have adopted Ordinance 2013-04 which was the housekeeping items for the City of La Grande's Land Development Code. There are

two Ordinances remaining. The first is 2013-02 it recodifies the La Grande Comprehensive Plan and revises and replaces the Park Master Plan, it revises Industrial Plan Areas, revises the Public Facilities and Service Analysis for the Urban Growth Boundary expansion area and it revises the Pedestrian and Bicycle Plan for the City of La Grande. The second, Ordinance 2013-03, amends the La Grande Urban Growth Boundary. It removes land that is currently identified Southwest of Highway 30 and adds industrial land West of the Pierce Road.

Commissioner McClure stated that the Commissioners received a letter from the City of La Grande offering their cooperation in the process. Their willingness to cooperate with the County is essential and he didn't want to continue the process without the City's understanding of what the County wanted to do. Once the Airport Master Plan is completed any adjustments could then be made.

Commissioner McClure asked Hanley to write up a Memorandum of Understanding with the City of La Grande so there is a record of the discussion and the agreement.

Commissioner Davidson asked what would happen if the Ordinances are passed and an agreement cannot be reached on the MOU or on the terms of the Master Plan. Commissioner McClure stated that it is subject to an MOU with the City of La Grande so if there is no agreement the Ordinances wouldn't take effect. The Master Plan is a planning process so there will be discussions. Commissioner Davidson stated that it seems unusual to condition the approval of an Ordinance.

Commissioner Rosholt explained that he feels there has been too much money and time spent on this process that it shouldn't move forward. Commissioner McClure agrees with Commissioner Rosholt.

Commissioner Davidson pointed out a map in the Goal 9 section in Ordinance 2013-02 and asked if the five urban reserve areas shown in the map are a recommendation of a creation. Mike Boquist, City of La Grande Planning Director, explained that there is a separate process to create those areas. Hanley explained that the urban growth reserve area is the same process as setting the boundary area and the City did not go through that process. Commissioner Davidson explained that he feels that the two areas that are between Highway 30 and Interstate 84 North and South of Gekeler Lane are far more suitable for this industrial development and should have been the location that was chosen and would have provided a greater number of acres. The development costs may have been larger but it is higher value farm land. He feels that the current location is not the right location for this industrial land.

**Commissioner McClure moved approval of Ordinance 2013-02 and Ordinance 2013-03 with the condition that there be an MOU put into place with the City of La Grande to participate and put adjustments into the Land Use Plan to accommodate the Airport Master Plan. Commissioner Rosholt seconded. Roll**

Union County Board of Commissioners Meeting  
November 13, 2013  
Page 7 of 7

**Call: Commissioner Rosholt; yes, Commissioner McClure; yes, and  
Commissioner Davidson; no. Motion carried.**

Adjournment

The meeting was adjourned at 10:12 a.m.

Respectfully Submitted,

Ashley Wilhelm  
Sr. Dept. Specialist II