

Union County Board of Commissioners
Joseph Building Annex Conference Room
Regular Commissioners Meeting
Wednesday, September 16, 2020

Present: Commissioner Paul Anderes, Chair
Commissioner Donna Beverage
Commissioner R. Matthew Scarfo

Commissioner Anderes opened the meeting at 9:00 a.m. and the Pledge of Allegiance was given with all three Commissioners present.

Public Comments

Irene Gilbert, 2310 Adams Avenue, La Grande, inquired with the Commissioners regarding her comments provided at the September 9 work session regarding forest land in Union County. Ms. Gilbert believes there are concerns with the information provided to Idaho Power regarding forest land.

Elected Official, Department Head & Employee Comments

Floodplain Map Revision Staff Report

Scott Hartell, Planning Director, addressed the Commissioners with a staff report regarding the Floodplain Map Revision. Mr. Hartell stated that the Commissioners previously met regarding the floodplain, however decided that they needed more time to review the plan before making a decision on how to proceed.

Mr. Hartell discussed with Mitch Paine, FEMA Representative for Union County the process. If the City completes the application process and provides updated map information and supporting documents for the request, FEMA will take up to 3-4 months of reviewing the application, if approved FEMA will post the information on the national registry once the map revision has been adopted.

Mr. Hartell's recommendation is to develop a direct mail questionnaire for the affected landowners within the county jurisdiction. He will also provide a draft copy to the Commissioners for review.

Commissioner Beverage made a motion to instruct the Planning Director to develop a questionnaire with attached maps mailed to affected landowners within County jurisdiction. Commissioner Scarfo seconded. Motion carried unanimously.

Partition Plat / Road Dedication (Kennon)

Scott Hartell, Planning Director, presented the Partition Plat to the Commissioners for their consideration.

Mr. Hartell stated that the partition plat is located in the city of Union's jurisdiction, the County had no participation in the planning portion of the plat.

The City of Union, landowners and County Assessor have signed off, the reason the County Commissioners need to sign off is a road is being dedicated for public use.

Commissioner Beverage made a motion to approve the Partition Plat road dedication for Kennon Court in the City of Union. Commissioner Scarfo seconded. Motion carried unanimously.

Buffalo Peak Golf Course Update & 2021 Rates

Dana Londin, General Manager, presented an update to the Commissioners regarding the Buffalo Peak Golf Course, as well as a recommendation for 2021 rates.

Mr. Londin provided a staff report to Commissioners regarding operations of the golf course this golfing season. He has been working to generate more revenue with golf specials and online tee time scheduling.

Season passes will be called 365 Passes in 2021-22, good for one calendar year from date of purchase. Passes must be paid in full. 365 pass holders will be issued an identification card, the card must be presented at the time of play. Passes are also non-transferrable and non-refundable.

Regarding rates, below are the proposed increases and categories for consideration:

- Couple/Family (Unlimited): \$910 to \$950
- Single (Unlimited): \$700 to \$725
- Senior (Over 60): Save 5% on either of the above 365 Passes
- Junior Adult (18-35; Unlimited): \$400 to \$425
- Junior Adult Couple/Family (Unlimited): \$535 ***NEW***
- Junior (17 & Under): \$150
- Out of County 365 Passes: Save 20%; no residence in Union County ***NEW***
- Active or Retired Military: Save 5% on any 365 Pass ***NEW***
- New 365 Pass Holders (Non-Pass holders for last 5 years): Save 15% ***NEW***
- Corporate Passes: \$1,500 ***NEW***

Corporate passes may have up to 10 representatives, and must be employed by the company. The company must notify Buffalo Peak of employees that are no longer employed. The corporate list can only be updated quarterly.

Commissioner Scarfo recommended raising the corporate rate and avoid changing employee names each quarter as it could lead to a lot more work. Mr. Londin relayed that it is the best way to keep track of the corporate list. Commissioner Scarfo also recommended combining Seniors and Active/Retired Military for the 5% off instead of listing them separately.

Commissioner Anderes asked if the highest discount will be or if before discounts are combined, e.g. an Active/Retired Military member who is also a senior citizen. Mr. Londin relayed that only one discount will be allowed.

Commissioner Beverage thanked Mr. Londin for all of his hard work, she has heard positive comments regarding the upkeep of the course.

Shelley Burgess, Administrative Officer, relayed the importance of the Commissioners to approve the rates by motion.

Commissioner Beverage made a motion to approve the Buffalo Peak Golf Course 2021 rates. Commissioner Scarfo seconded. Motion carried unanimously.

Consent Agenda

Commissioner Scarfo moved approval of the consent agenda including the September 2 meeting minutes and August 27 & September 2, 3, & 9, 2020 claims journals as presented. Commissioner Beverage seconded. Motion carried unanimously.

Administrative Matters

Court Order 2020-24: Appointment to BoPTA Committee

Shelley Burgess, Administrative Officer, presented Court Order 2020-24 to the Commissioners for their consideration.

ORS 309.020 states that the board of property tax appeals shall consist of those persons selected by the County Clerk from the pool of board members. Commissioner Scarfo, Steve Oliver and Charlie Gillis have been active members of this board and have agreed to continue to serve.

Commissioner Beverage made a motion to approve Court Order 2020-24 Appointment to BoPTA. Commissioner Scarfo seconded. Motion carried unanimously.

Land Sale Agreement & First Right of Refusal (Hines)

Shelley Burgess, Administrative Officer, presented the Land Sale Agreement to the Commissioners for their approval.

During the last executive session there was discussion of the offer from Luke and Amber Hines' to purchase property at the Baum Industrial Park. Mrs. Burgess has worked with Amber Hines and our legal counsel on the land sale agreement and first right of refusal.

The document reflects the last offer made by Luke and Amber, which is:

Purchase of Lot 10 – 2.58 acres @ \$19,900/acre = \$49,750
Purchase of Lot 9 – 1.5 acres for a total of \$24,850 which equates to \$16,567 per acre or a 17% discount due to the sewer line
Total offered purchase price for both lots - \$74,600

It is important to note that the sewer line impacting Lot 9 does not cross any other country owned property within the Baum Industrial Park. The discount price is warranted because of the impact to Lot 9 by the sewer line. The Hines' requested a first right of refusal on parcel 1 & 2, which is a total of 5 acres adjacent to the

property they are purchasing. The agreement does allow this, and the county is required to charge a fee which is \$100 per parcel.

Commissioner Beverage relayed that she appreciates what LJH Construction is doing within the County, especially job creation.

Commissioner Scarfo made a motion to approve the Land Sale Agreement and First Right of Refusal to Luke and Amber Hines at Baum Industrial Park. Commissioner Beverage seconded. Motion carried unanimously.

City of Union Law Enforcement Services Agreement

This agenda item was not available for review, and has been postponed until the next scheduled Commission meeting.

Good of the Order

Commissioner Beverage relayed that the Union County Fairgrounds and Elgin Stampede Grounds are available for animals during the fires across Oregon.

Commissioner Anderes relayed that a local firefighter was burned very badly, and there is a GoFundMe set up for him and if you are able, please donate.

Next Commissioners Meeting

The next regular Commission meeting will be held on Wednesday, October 7, 2020 at 9 AM.

The next regular scheduled work session will be held on Wednesday, October 14, 2020 at 9 AM.

Adjournment

Commissioner Anderes adjourned the meeting at 10:02 AM.

Respectfully submitted,



Allison Moore // Senior Department Specialist