

UNION COUNTY BOARD OF COMMISSIONERS
Joseph Building Annex Conference Room
Regular Commission Meeting Minutes
Wednesday, March 20, 2024

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

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

AGENDA REVIEW

There were no additions made to the agenda.

PUBLIC COMMENT

Kathleen Cathey, 2804 N. Spruce Street, La Grande, commented that she is happy to be present at the Commission meetings to witness the Commissioners' work.

Vale District Manager – Bureau of Land Management

Shane DeForest, Vale District - Bureau of Land Management, introduced himself to the Commissioners as the new Vale District Manager. He also introduced his staff present in the room.

Mr. DeForest was hired as the District Manager back in October 2023. Prior to his current position he was the Deputy District Manager, and has been with the district for a total of 9 years in July. He is very happy in his new role and is excited to share the activities they are currently working on. Each staff member provided a brief staff report related to each project under their supervision.

The current overview is outdated, and are looking for additional information for some of the projects that are heading towards completion. Once the district project summaries are updated, a copy will be emailed to the Commissioners.

Commissioner Anderes indicated there was talk about an extension on the comment period for Sage-grouse and asked if it was going to happen. Mr. DeForest and staff were unaware, but offered to look into that and get back to him.

Commissioner Anderes also asked about litigation with B2H and if he could speak to rock sources for Idaho Power and how that is going to play into their agreements with Wallowa Whitman and Umatilla National Forests. Mr. DeForest indicated there is an issue that is currently being worked on, which is the line that is routed through Federal Highway Administration mineral material sites. He does know there has been discussions with Idaho Power and Oregon Department of Transportation, and their principal concern is the loss of material inside of those permitted areas due to the installation of the lines.

Commissioner Anderes commented that Forest Planning for the forest service has been going on for the Umatilla, Wallowa Whitman and Malheur for quite some time. It is his understanding there is a cooperative agreement for the BLM and asked if Mr. DeForest is going to be a part of the planning process. He indicated that appropriate staff would engage in the process when appropriate.

All three Commissioners thanked the BLM staff for driving over to Union County to keep them updated. They also expressed their appreciation for the written updates received periodically.

Resolution 2024-04: In the Matter of Union Sanitation Rate Increase

On behalf of Union Sanitation, Shelley Burgess, Administrative Officer, provided a copy of Resolution 2024-04 to the Commissioners for their consideration.

Union Sanitation provides on-route garbage collection services for parts of the unincorporated areas of Union County under a franchise agreement and requires Board of Commissioner approval of rates. Landfill disposal rates and operating expenses have increased significantly.

Casey George of Union Sanitation reported that they are requesting a 4 percent increase to cover disposal rates and collection service fees.

Commissioner Anderes made a motion to approve Resolution 2024-04; In the Matter of Union Sanitation Rate Increase. Commissioner Beverage seconded. Motion carried unanimously.

ELECTED OFFICIAL, DEPARTMENT HEAD & EMPLOYEE COMMENTS

Hot Mixed Asphalt Concrete Pavement (HMAC)

Doug Wright, Public Works Director, presented the bids for Hot Mixed Asphalt Concrete Pavement to the Commissioners for their consideration.

Union County Public Works Department requested quotes for HMAC from the following: High Desert Aggregate & Paving, Class C Mix @\$78.00/ton and Class D Mix \$88.00/ton; Rogers Asphalt, Class C Mix \$95.00/ton and Class D Mix @ \$105.00/ton.

Public Works Director Wright requests approval of all four bids. He indicated that the reasoning for selecting both bids is to have back up in case the mix doesn't pour as expected and to insure availability when needed.

Commissioner Beverage made a motion to approve the HMAC bids as presented. Commissioner Anderes seconded. Motion carried unanimously.

Rock Quotes

Doug Wright, Public Works Director, presented the Rock quotes to the Commissioners for their consideration.

Union County Public Works Department requested gravel road maintenance aggregate and shoulder maintenance rock quotes. In order to determine which supplier offers the best price,

the department will add a mileage fee of \$.45/mile, depending on the location and location of the suppliers' rock quarry.

The following bids were received for gravel road rock; Rogers Asphalt \$6.00/ton; Harney Rock & Paving Co. \$8.80/ton; Royal Rock \$8.40/ton; Mt. Emily Rock \$18.00/yard and Hot Lake Rock \$11.00/ton.

The following bids were received for shoulder rock; Rogers Asphalt \$6.00/ton; Harney Rock & Paving Co. \$8.80/ton; Royal Rock \$8.40/ton; RD Mac \$9.50/ton; Mt. Emily Rock \$18.00/yard and Hot Lake Rock \$11.00/ton.

Director Wright recommends Commission approval.

Commissioner Anderes made a motion to approve the Rock Bids as presented by Director Wright. Commissioner Beverage seconded. Motion carried unanimously.

Night Vision Equipment Purchase

Nick Vora, Emergency Manager, presented a brief staff report related to the Night Vision Equipment Purchase to the Commissioners for their consideration.

Union County entered into a State Homeland Security Program grant agreement (23-260) to purchase Night Vision Equipment for use by the Northeast Oregon Regional SWAT team. In May of 2023, Union County Emergency Services received those grant funds in the amount of \$80,000 to purchase eight (8) sets of night vision equipment. This purchase was considered as Phase One.

In December 2023, Union County Emergency Services was awarded \$55,833 for Phase Two of the purchase for an additional five (5) sets of night vision equipment.

A request for proposals was publicly posted and distributed on February 22, 2024 and a total of six proposals were submitted. The technical review committee recommended purchasing the equipment proposed by G&P Armory, LLC.

The main reason for their selection is the proposed items are fully interchangeable with the parts and components purchased in Phase One.

Final completion of this project will result in acquisition of \$135,388 worth of night vision equipment purchased for local law enforcement using no-match required grant funds secured by Emergency Services.

Commissioner Beverage made a motion to approve the Night Vision Equipment purchase request proposed by Emergency Manager Vora in the amount of \$55,820. Commissioner Anderes seconded.

Commissioner Anderes thanked Emergency Manager Vora for all of his leg work on this grant.

Commissioner Beverage also thanked him and noted you just never know when you're going to need this type of equipment. Emergency Manager Vora noted that the equipment purchased last May was just used last week during an incident.

Motion carried unanimously.

CONSENT AGENDA

Commissioner Beverage moved approval of the consent agenda which included the March 6 & 13, 2024 claims journals and meeting minutes of February 21 & March 6, 2024 as presented.

Commissioner Anderes seconded. Motion carried unanimously.

ADMINISTRATIVE MATTERS

Baum Park Sale

Shelley Burgess, Administrative Officer, and Wyatt Baum, Legal Counsel, provided background on the sale agreement for their information.

A letter was received from Cory Braseth in response to a certified letter sent to him by Union County as instructed by county legal counsel, Wyatt Baum. The matter at hand is the First Right of Refusal Mr. Braseth has on 4.33 acres at the Baum Industrial Park. Union County previously accepted an offer on the property from JR Zukin which triggered the first right of refusal notification.

Wyatt Baum, Legal Counsel, provided a breakdown of events leading up to the Right of First Refusal by Braseth Properties, LLC. JR Zukin made an offer, Baum Smith negotiated the offer and Union County accepted. It was then provided to Mr. Braseth to give a First Right of Refusal within 15 days and responded with a counter offer. As discussed, the counter offer was not the same terms and conditions by JR Zukin. Most specifically, the concerns that were raised were found in Section 9 of the agreement between the County and JR Zukin with the development of the property and was not addressed.

Mr. Baum suggests moving forward with the sale of the lot by JR Zukin since the offer from Braseth Properties did not satisfy the requirements.

Commissioner Beverage made a motion to declare the offer from Mr. Braseth does not meet the requirements for the First Right of Refusal and move forward with the offer from JR Zukin Corporation. Commissioner Anderes seconded.

Commissioner Anderes thanked Mr. Baum for assisting the Commissioners in navigating through this process.

Motion carried unanimously.

Court Order 2024-07: In the Matter of Appointment to the Wallowa-Union Railroad (WURA)

Shelley Burgess, Administrative Officer, presented Court Order 2024-07 to the Commissioners for their consideration.

There is an open position as well as a need to appoint an alternate for current member Gene Hardy on the Wallowa-Union Railroad Authority. The open position has been advertised and applications have been received from Curt Howell and Suzanne Goodall expressing interest in serving.

The term for Curt Howell will expire on July 31, 2027 and Suzanne Goodall to serve as an alternate to Gene Hardy with a term to expire on July 31, 2024.

Commissioner Anderes made a motion to approve Court Order 2024-07; In the Matter of Appointment to the Wallowa-Union Railroad Authority. Commissioner Beverage seconded.

Commissioner Anderes thanked Gene Hardy for his dedication to the WURA and is hopeful for his return.

Commissioner Beverage thanked Curt Howell and Suzanne Goodall for stepping up to fill those roles.

Motion carried unanimously.

Union County 4-H & Extension Service District Lease Agreements

Shelley Burgess, Administrative Officer, presented several 4-H & Extension Service lease agreements to the Commissioners for their consideration.

There are three lease agreements for office spaces within the Ag Services building which is owned by the 4-H & Extension Service District, for Commissioner consideration acting as the Board of Directors.

The first lease is between the 4-H & Extension Service District and the Union County Water Master for 130 sq. ft. office space. The rent of the lease is \$15.76/sq. ft. a year, totaling \$2,048.80 annually.

The second lease is between the 4-H & Extension Service District and the Union County Soil & Water Conservation District for 800 sq. ft. office space. The rent of the lease is \$15.76/sq. ft. a year, totaling \$13,508 annually.

The third lease is between the 4-H & Extension Service District and Tri-County Cooperative Weed Management for 310 sq. ft. office space. The rent of the lease is \$15.76/sq. ft. a year, totaling \$5,785.00.

All leases are for a 3-year term beginning on July 1, 2024 through June 30, 2027.

Commissioner Anderes made a motion to approve the Union County 4-H Extension Services District lease agreements with Water Master, Soil & Water Conservation District and Tri-County Weed Management Area as presented. Commissioner Beverage seconded.

All three Commissioners are thankful to have all of this office space utilized.

Motion carried unanimously.

GOOD OF THE ORDER

Commissioner Beverage noticed that Honour Bowen is online, and thanked her for being here. She also reported that there was a great turnout at the Chamber Banquet last evening.

Commissioner Anderes is planning to follow up with the Governor's Office regarding placement of a local state trooper for the Drug Task Force.

NEXT MEETING

The next regular scheduled meeting will be held on Wednesday, April 3, 2024 at 9 AM.

ADJOURNMENT

Commissioner Scarfo adjourned the meeting at 9:41 AM.

Respectfully submitted,



Allison Moore
Senior Department Specialist