

Board of Commissioners Meeting  
September 4, 2013

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

Chairman Davidson opened the meeting at 9:00 a.m. with all three Commissioners present.

Public Comments

There were no public comments.

Elected Official, Department Head and Employee Comments

Doug Wright, Public Works Director came to speak about an Airport Ground Lease. This lease agreement was developed between Union County and Blue Sky Air Park to establish two helicopter pads on the Union County airport property. The helicopter pads are to be used for Blue Sky Air Park, who will be responsible for all maintenance of the pads. This use is allowable by the Federal Aviation. Doug has had the attorney review the Lease and Roy Hanan of Blue Sky has reviewed and signed the document. Commissioner Rosholt questioned that unless there is a default in payments, there is no way to end the contract prior to the final date on contract of August 2033. Doug explained that this is a standard protocol and that Mr. Hanan actually wanted it for a longer term. Commissioner McClure wanted to make sure when the lease was written that the County would not bear responsibility for maintenance of the helicopter pads. Shelley Burgess, Administrative Officer asked what would happen if Blue Sky Air Park were to leave and would he be required to remove the pads or will they stay with the property? Generally, improvements made on leased property stay with the property and the owner of the property. Doug also stated that to follow FAA rules, the County does have to charge a fee. Insurance coverage is required as stated in the lease at \$250,000 which Doug explained is a sufficient amount. **Commissioner Rosholt moved to accept the Airport Ground Lease between Union County and Blue Sky Airpark, LLC as presented. Commissioner McClure seconded. Motion carried unanimously.**

Doug also presented to the Board of Commissioners the Runway 12-30 Rehabilitation, Phase I, Airport Project bid award for approval. There were two bids received by the deadline of the bid opening, which was August 8, 2013 at 2:00 p.m. One bid was received from Kerr Contractor Oregon, Inc. in the amount of \$2,618,515.00 and the low bid was received from High Desert Aggregate & Paving, Inc. in the amount of \$2,346,787.50. Bid tabulations were sent to the Union County Consultant Engineer, Precision Approach Engineering, Inc. Upon review of the bids, they stated High Desert Aggregate & Paving, Inc. is qualified to undertake this project, the bid package submitted was complete, and no bid informalities were found that would be cause for rejection of the proposal. Doug Wright is recommending that High Desert Aggregate & Paving, Inc. receive the award, upon the contingency of availability of funds from the Federal Aviation. He has talked with Jason Ritchie of the Federal Aviation Administration, who is trying to secure federal funds for this project prior to the end of the federal fiscal year, which is September, 2013. Commissioner Rosholt asked when the completion date for

the project is anticipated. Doug explained that this project must be completed prior to July 1, 2014. Commissioner McClure stated that this project will not require much dirt work, and there shouldn't be many problems unless we have a very wet spring season. Doug stated there are two culverts that need to be installed under the pavement. The contractors have asked if they could do that portion of the project this fall after the close of the fire season, which is still to be determined. **Commissioner Rosholt moved to accept the low bid from High Desert Aggregate & Paving, Inc. in the amount of \$2,346,787.50 with a condition to the award upon funding approval from the FAA. Commissioner McClure seconded. Motion carried unanimously.**

Consent Agenda

**Commissioner Rosholt moved approval of the Consent Agenda as presented. Commissioner McClure seconded. Motion carried unanimously.**

Oregon Health Authority 2013-15 Agreement for Public Health Services

Shelley Burgess, County Administrator, presented Agreement 142057 between Oregon Health Authority, Union County, and the Center for Human Development (CHD). It has been determined there were four counties within the state of Oregon with similar relationships as Union County with CHD with contracted public health services. The County was unable to fully contract for public health services with a private entity because the County could not delegate public health authority when it came to enforcement. Shelley has been working with CHD, Oregon Health Authority and the Department of Justice who have been working with the four counties to develop this three party agreement which lines out the areas of responsibilities and allows Union County to continue to receive the public health funds. Payment will go to CHD for performance of services. A condition of the agreement states the County will need to employ the Public Health Administrator, so that when the Public Health Administrator has to do an enforcement type action, they would be doing so under the authority of the County as an employee. This would entail employing the current Public Health Administrator, Carrie Brogoitti, as a county employee for five hours per month at the rate she is currently receiving at CHD. Enforcement activities would be done during the time she is employed with Union County. CHD will then reimburse the County for all the expenses, but this will make it clear that she is working under the authority of the County Commissioners if there are any enforcement type activities. There is also a grievance procedure required for people receiving CHD services that may appeal a decision if they are not satisfied with the outcome received from CHD. If this occurs, it may come to the Board of Commissioners for the final authority. The agreement states that Union County will accept funding and all requirements, however, all compliance requirements are placed on CHD. Commissioner Rosholt asked for the length of the agreement, which is two years. Shelley explained that this type of agreement will typically have many amendments as more funding becomes available. If this agreement is approved today by the Board of Commissioners, future amendments would not need to come to the Board of Commissioners for approval. **Commissioner Rosholt moved approval of the Oregon Health Authority 2013-15 Agreement for Public Health Services. Commissioner McClure seconded. Motion carried unanimously.**

Court Order 2013-31, Appointment to Model Watershed Board of Directors

Bruce Eddy was serving as the Oregon Department of Fish and Wildlife representative on the Board and has resigned. The Model Watershed board has recommended Nick Myatt as the replacement. This court order would make the appointment effective

immediately with a term to expire November 30, 2014. Commissioner Davidson stated that Nick had taken Bruce Eddy's position as the District Manager for Oregon Department of Fish and Wildlife, and Bruce is now the Regional Manager for the Department. **Commissioner Rosholt moved approval of Court Order 2013-31 as presented. Commissioner McClure seconded. Motion carried unanimously.**

Justice Reinvestment Grant

Shelley Burgess stated that she would like to table this item to the next meeting, as there are still details pending that need to be worked through with the Community Corrections Manager.

Meeting adjourned until 10:00 a.m.

Vacating a Portion of Blue Sky Drive - Public Hearing

Scott Hartell, Assistant Planning Director, presented for consideration Court Order 2013-30, In the Matter of Vacating a Portion of Blue Sky Drive. This process began with Roy Hanan, who submitted a petition to vacate a portion of Blue Sky Drive. Union County Public Works Director, Doug Wright, has written a letter agreeing with the vacation stating this road does not need to be listed within the County road system.

There is currently an existing building encroaching on a portion of the Blue Sky Drive right-of-way, however, there is a new subdivision that was recently approved on the property that creates a new access to all buildings and a potential new building in the area. As long as access is being provided for all points within the subdivision for all potential different ownerships of the buildings, requirements for access are met.

Commissioner Davidson opened the hearing for public testimony. The public hearing was closed with no testimony received. **Commissioner McClure moved approval of Court Order 2013-30 as presented. Commissioner Rosholt seconded. Motion carried unanimously.**

Adjournment

The meeting was adjourned at 10:05 a.m.

Respectfully submitted,

Annette Powers  
Department Specialist