

BOARD ORDERS AND MINUTES
IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
FOR THE COUNTY OF YAMHILL
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY ("the Board") sat for the transaction of county business in combined formal/informal session on July 30, 2020, at 10:00 a.m. in Room 32 of the courthouse, Commissioners Casey Kulla, Mary Starrett and Richard L. "Rick" Olson being present.

Also present were Ken Huffer, County Administrator; Christian Boenisch, County Counsel; Ken Friday, Planning Director; Ashley Watkins, Solid Waste Coordinator; and Keri Hinton, BOC staff.

Welcome! Thank you for attending today's meeting. Public participation is encouraged. If you wish to address the Commissioners on any item not on the agenda you may do so as part of the public comment period at the beginning of the meeting. If you desire to speak on any agenda item please raise your hand to be recognized after the Chair announces the agenda item. Please fill out a public comment card to indicate your intent to speak.

A. CALL TO ORDER

Commissioner Kulla called the meeting to order at 10:00 a.m.

B. FLAG SALUTE

C. PUBLIC COMMENT: *Due to COVID-19 and social distancing requirements, we encourage anyone wishing to submit general public comment or comments on agenda items to do so in written format via email at bocinfo@co.yamhill.or.us or by mail at 535 NE Fifth St., McMinnville, OR 97128. Any comments received prior to the meeting will be shared with the Board of Commissioners and submitted to the record.*

Public comments received via e-mail were in regard to Yamhill County employees deserving affordable healthcare.

D. WORK SESSION: This time is reserved for topics of discussion scheduled for the Commissioners in advance. If a work session is not needed, the balance of the meeting will begin at 10:00 a.m.

1. Work Session-

a. City of McMinnville Urban Growth Boundary (UGB) presentation

Heather Richards, City of McMinnville Planning Director, presented an update regarding the UGB remand response from 2003. The growth planning history reflected the last adopted UGB was in 1981. She stated that McMinnville has limited space inside the city limits for further growth and is in the early stages of gentrification, with a housing deficit resulting in

lower and mid-level income buyers being displaced. She reported limited median housing with current home prices ranging between \$340,000 to \$390,000. Ms. Richards outlined priority lands for UGB amendments. Immediate lands located outside of the UGB are categorized as Class 1-4 (high valued farmland) soil lands with limited lower rated lands. At least 1000 acres are needed to accommodate approximately 6000 new residential developments within the study area west of the Yamhill River and Highway 18. Hazard area studies reflected moderate risk of landslide but high risk of liquefaction soils which would create serious issues in the event of an earthquake. The composite hazard map showed the hazards are significantly further away from the city limits. The final outcome would be a UGB expansion map that balances the ORS requirements and is presented to the courts as a remand response and this could be a long-term process if the presented plan is challenged. Commissioner Starrett suggested that the deliberation process be separate for the BOC and the City Council. Ken Friday stated he favors a joint public hearing to hear testimony with separate deliberations. No final decision was made.

b. End of work session

E. CONSENT AGENDA: None.

F. OLD BUSINESS: None.

G. OTHER BUSINESS (Add-ons and non-consent items):

1. **B.O. 20-244** - Consideration of approval of Amendment #12 of an agreement between Yamhill County Health and Human Services and Lutheran Community Services Northwest (B.O. 12-555) for Oregon Health Plan Services in the amount of \$1,596,231.60, retroactive to July 1, 2020 through June 30, 2021.

Commissioner Olson moved approval of item G1. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

2. **B.O. 20-245** - Consideration of approval of Amendment #3 to an agreement between the Yamhill County Sheriff's Office and Homeward Bound Pets Humane Society (B.O. 17-375), extending the agreement for dog processing and kenneling services, retroactive to July 1, 2020 through June 30, 2022.

Commissioner Kulla moved approval of item G2. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

3. **B.O. 20-246** - Consideration of approval of Intergovernmental Agreement #143-20 between Yamhill County Solid Waste Department and the Oregon State Department of Environmental Quality (DEQ) for the installation of eight (8) gas monitoring probes at the closed Newberg Landfill site, not to exceed amount of \$100,000, effective through December 31, 2022.

Commissioner Kulla moved approval of item G3. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

4. **B.O. 20-247** - Consideration of approval of an agreement between Yamhill County and Berry, Dunn, McNeil & Parker, LLC, dba BerryDunn for the Enterprise Resource Planning (ERP) Consulting Project in the amount of \$531,754.

Commissioner Olson moved approval of item G4. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

5. **B.O. 20-248** - Consideration of approval of Service Element Prior Authorization (SEPA) #38037897 under agreement #157846 between Yamhill County and the Oregon Department of Human Services (B.O. 19-221) for the financing of Community Developmental Disabilities Services in the amount of 7,919,752.12, retroactive from July 1, 2019 through June 30, 2021.

Commissioner Starrett moved approval of item G5. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

6. **B.O. 20-249** - Consideration of approval of a sale deed for tax lot R3325BC 03500, a parcel or undeveloped real property acquired by the County through property tax foreclosure, to the City of Dundee for \$3,000, plus costs. The property was already declared surplus on April 18, 2019 by Board Order #19-116.

Commissioner Starrett moved approval of item G6. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

7. **B.O. 20-250** - Consideration of approval of the purchase of seventeen (17) Lenovo Think Pads X1 Carbon Gen 8 laptops, twenty-eight (28) Think Center M75q-1 micro desktops and one (1) Think Pad x1 Carbon laptop with 4G capability from Lenovo in the amount of \$42,433.

Commissioner Olson moved approval of item G7. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

8. **B.O. 20-251** - Consideration of approval of the purchase of Palo Alto 3220 firewalls from TechHeads to upgrade the county network security system in the amount of \$77,122.

Commissioner Kulla moved approval of item G8. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

9. **B.O. 20-252** - Consideration of authorizing the sale and closing of tax lot R4421CC 00500, a parcel of real property acquired by the County through property tax foreclosure, to Susana Corona for \$19,592.78, including half of the fees and closing costs. The property was already declared surplus on April 30, 2020 by Board Order #20-148.

Commissioner Starrett moved approval of item G9. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

10. **B.O. 20-253** - Consideration of approval of Amendment #1 to Grant Agreement #1034 between Yamhill County and the State of Oregon, Department of Administrative Services (B.O. 20-183) to receive funding through the Coronavirus Relief Fund for expenditures incurred due to COVID-19 during the period of March 1, 2020 through December 30, 2020.

Ken Huffer stated that the second round of reimbursement requests was recently submitted. He shared that based on submitted reimbursements to date, county expenses are at approximately one-third of available funds. Commissioner Olson moved approval of item G10. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

11. **B.O. 20-254** - Consideration of approval to appoint Patrice Qualman and Alexis Avery to the Yamhill County Mental Health and Developmental Disabilities Advisory Committee, each term to expire May 2022.

Commissioner Starrett moved approval of item G11. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

12. **B.O. 20-255** - Consideration of approval to appoint Andrew Mortensen to the Parks and Recreation Advisory Board for a four-year term to expire July 30, 2024.

Commissioner Olson stated that reappointments should be approved, and he would like to see new committee appointment positions advertised beyond the county website. Mr. Huffer commented on the advisory board's advertising challenges and noted it's had vacancies for some time. After discussion, Commissioner Olson moved approval of item G12. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

13. **B.O. 20-256** - Consideration of adopting Resolution 20-07-30-1 proclaiming August 9 – 15, 2020 as National Health Center Week.

Commissioner Kulla read the Resolution into the record. Commissioner Starrett moved approval of item G13. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

14. **B.O. 20-257** - Consideration of adopting Resolution 20-07-30-2 extending the declaration of a state of emergency within Yamhill County.

Mr. Boenisch stated this resolution would extend the existing state of emergency declaration through September 30, 2020. Commissioner Olson moved approval of item G14. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

15. **B.O. 20-258** - Discussion of a letter in response to an Executive Order on Building and Rebuilding Monuments to American Heroes - (Commissioner Starrett).

Commissioner Starrett addressed the federal administration's request to identify public lands for the purpose of creating a monument garden. The request also asked for monument or statue donations to the project. She asked if the Board would consider a response of support despite the county's limited space and statue inventory. Commissioner Kulla moved approval of item G15 to authorize Commissioner Starrett to submit a letter of support. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

H. **PUBLIC HEARINGS:** None.

I. **ANNOUNCEMENTS:**

1. For information on county advisory committee vacancies, please refer to the county's website, <https://www.co.yamhill.or.us/content/board-commissioners-committees>, or call the Board of Commissioners' office at 503-434-7501 or 503-554-7801 (toll-free from Newberg).
2. For questions regarding accessibility or to request an accommodation contact the Board of Commissioners' office at (503)-434-7501 or (503)-554-7801 (toll-free from Newberg) or email at bocinfo@co.yamhill.or.us
3. Electronic versions of all meeting agendas and meeting information packets can be found at the county's website: <https://www.co.yamhill.or.us/meetings>

Following Commissioner announcements, the meeting adjourned at 11:47 a.m.

Carolina Rook
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS


Chair CASEY KULLA


Commissioner MARY STARRETT


Commissioner RICHARD L. "RICK" OLSON

Accepted by Yamhill County
Board of Commissioners on
10/22/2020 by Board Order
20-371