

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 session on November 7, 2024 at 10:00 a.m. in Room 32 of the Yamhill County courthouse, and in a virtual meeting via Zoom, Commissioners Lindsay Berschauer, Kit Johnston, and Mary Starrett being present.

Also present were Ken Huffer, County Administrator; Justin Hogue, Deputy County Administrator; Christian Boenisch, County Counsel; Jodi Gollehon, Assistant County Counsel II; Ken Friday, Planning Director; Patricia Rojas, Human Resources Director; Mikalie Moreno, Risk Manager; Megan Marasco, Human Resources Generalist, and Krista Stieber, Human Resources Specialist. Nohely Barajas-Montalvo, Legal Assistant participated via Zoom.

Guests: Mike Morris; “Bubba” David King; and Beth Keyser. Lee Schrepel participated via Zoom.

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 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. NEW – Public participation also includes the ability to attend Formal Session via Zoom. For attendees that are attending the meeting via Zoom, the Chair will ask if any Zoom attendees wish to provide public comment in same manner as provided above. At that time, attendees will be asked to use the “raise hand” function in Zoom and staff will unmute the participant. Meetings will also continue to be available for view via a live stream on the Commissioners’ You Tube channel. Written public comments may be submitted via email at bocinfo@yamhillcounty.gov.

A. CALL TO ORDER: Commissioner Berschauer called the meeting to order at 10:01 a.m.

B. FLAG SALUTE

C. CALENDAR SESSION: This time is reserved for the review of the commissioner’s joint schedule (if needed).

The Commissioners reviewed the joint schedule for the week of November 11, 2024, through November 17, 2024. No other county business was discussed.

D. PUBLIC COMMENT: This time period is reserved for public comment on any topic other than: 1) agenda items, 2) A quasi-judicial land use matter, or 3) a topic scheduled for public hearing. The Chair may limit the length of individual comments.

There were no public comments received.

E. DEPARTMENT UPDATES:

1. Human Resources – Patricia Rojas

Patricia Rojas addressed various topics including employee trainings which she said are being scheduled quarterly into 2025, and Oracle program integrations. Regarding Labor, the Teamsters collective bargaining agreement was close to ratification pending Board approval with payroll updates to follow. Commenting on personnel issues and investigations, Ms. Rojas noted that her team was providing support to employees at all levels ensuring personnel issues are being addressed promptly and within bargaining guidelines. In 2025, HR plans to increase wellness initiatives noting increased attendance to employee wellness fairs over the last three years. Future initiatives to increase additional wellness and preventative resources to personnel were being discussed with healthcare providers that provide employee health benefits. Ms. Rojas added that the county has changed to a different Employee Assistance Program (EAP) and explained a few of the provider’s available resources. Preventative screenings have been added to Standard’s hospital indemnity benefits for employees. She said that the current usage percentage of Paid Leave Oregon (PLO) among county employees was at approximately 10% mostly being utilized by newer employees who were not qualified under FMLA or OFLA types of protected leave. Feedback among users reflected that the website is not easy to navigate but she added that the benefit utilization for some users can be helpful to get through difficult times. Lastly, Ms. Rojas touched on efforts made by the HR team to streamline recruitment processes and to get onboarding information on NeoGov online for easier new-employee access. This will improve employee access to benefit information and programs available to them.

F. 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. Review/discussion of FEMA Pre-Implementation Compliance Measures – Ken Friday

Ken Friday addressed the Board regarding the federal lawsuit against FEMA citing that Oregon National Flood Insurance Program (NFIP) caused jeopardy to 17 different wildlife species to which the National Marine Fisheries Service issued biological opinions which has been incorporated into the insurance program. Mr. Friday noted its importance because FEMA provides floodplain development standards followed by cities and counties for flood insurance eligibility. Mr. Friday explained that FEMA has issued Pre-Implementation Compliance Measures (PICM) to run parallel with the Environmental Impact Statement (EIS) with a fully adjusted implemented plan to become effective in 2027. FEMA has directed participating cities and counties in the NFIP to select one of three PICM options by December 1, 2024. Mr. Friday outlined the options for the Board’s consideration. The first option required an adoption of a model ordinance that considers impacts to species and their habitat and required mitigation to a no-net loss standard; or the second to choose to require a habitat assessment and mitigation plan for development on a permit-by-permit basis; or the third to put in place a prohibition of floodplain development in the Special Flood Hazard Area (SFHA). Mr. Friday recommended not being on the forefront of the issue for several reasons stating that the county does not have

the final model ordinance from FEMA, a low number of flood applications received (between 5-10 requests per year), and the political process is still in play which may result in a stay or delay. He lastly added that due to the extensive process of implementing a model ordinance to both the public and the county, he only wanted his office to have to conduct this process one time. In addition to process, he estimated notification costs could be up to \$1.25 per mailing for up to 3,900 affected property owners. His recommended that the Board approve Option #2 to proceed with evaluating applications on a permit-by-permit basis until FEMA implements a final model ordinance.

After discussion, the consensus of the Board was to direct Mr. Friday to notify FEMA that the county will follow a case-by-case basis. There was no action taken.

b. End of work session

G. CONSENT AGENDA:

Commissioner Johnston moved approval of the consent agenda. The motion passed, Commissioners Berschauer, Johnston, and Starrett voting aye.

Surplus

1. **B.O. 24-326** - Approval of the Parks Department to surplus items to be sold through PublicSurplus.com per Ordinance 499.

Authority

2. **B.O. 24-327** - Authorize Lindsey Manfrin and other designated individuals to place CMHP Director holds on persons deemed dangerous to self or others, mentally ill persons placed on conditional release, outpatient commitment or trial release, rescinding Board Order 24-144.

H. OLD BUSINESS: None.

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

1. **B.O. 24-328** - Consideration of approval of a grant agreement between Yamhill County and Alyrica Networks, Inc. for the purpose of deploying broadband access to unserved and underserved communities throughout the unincorporated areas of Unionvale, Hopewell, and Wheatland in Yamhill County in the amount of \$2,697,372.15 effective for 24 months upon full execution.

Commissioner Starrett moved approval of item I1. The motion passed, Commissioners Berschauer, Johnston, and Starrett voting aye.

2. **B.O. 24-329** - Consideration of approval for the Department of Community Justice to submit a grant application for the CIS Public Safety Grant for the 2024-25 Fiscal Year.

Commissioner Berschauer moved approval of item I2. The motion passed, Commissioners Berschauer, Johnston, and Starrett voting aye.

J. PUBLIC HEARINGS: None.

THE RECORDS FOR PUBLIC HEARINGS CAN BE FOUND AT:

<https://www.yamhillcounty.gov/1190/Public-Hearing-Notices>

K. ANNOUNCEMENTS:

1. For information on county advisory committee vacancies, please refer to the county’s website, <https://www.yamhillcounty.gov/765/Boards-and-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@yamhillcounty.gov

3. Electronic versions of all meeting agendas and meeting information packets can be found at the county’s website: <https://www.yamhillcounty.gov/AgendaCenter>

Following Commissioner announcements, the meeting adjourned at 10:43 a.m.

Carolina Rook
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair LINDSAY BERSCHAUER

Commissioner KIT JOHNSTON

Commissioner MARY STARRETT