

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 December 4, 2025, at 10:00 a.m. in Room 32 of the Yamhill County courthouse, and in a virtual meeting via Zoom, Commissioners Kit Johnston, Mary Starrett, and David “Bubba” King being present.

Also present were Ken Huffer, County Administrator; Kevin Perkins, Deputy County Administrator PIO; Christian Boenisch, County Counsel; Kaleb Raever, Assistant County Counsel; Mike Barnhart, Finance Director; Ken Friday, Planning Director; Lance Woods, Senior Planner; Cynthia Thompson, Transit Director; Sam Elliott, Sheriff and Gioia Goodrum, Economic Development Manager. Kevin Perkins, Deputy County Administrator PIO and Nohely Barajas-Montalvo, Legal Assistant participated via Zoom.

Guests: Hillary Malcomson, Jason Fields, Larry Goodroe, Javier Ceja, Marvin Bernards, Beth Keyser, Cale George, Beto Reyes, Heather Arller, Lisa Springer, David Hill, Grant Erickson, Shannon Beaucaire, Sarai McCormiet and John Olson. Sonda Martin, Lee Schrepel, DHS OHSS, Elena Murdak, Lindsay, Ms. Moon, Aimee Amerson, Carlton, Jodi, Leisha Adams, Stephanie Ceja, Agencies Ceja Herrera, Craig Markham – Progressive Yamhill, Renee Dolphin and YWT is a win-win for YamCo 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 by 5:00 p.m. Wednesday.

Notice: The Board of Commissioners will hold an Executive Session at 9:00 a.m. pursuant to ORS 192.660(2)(h), to consult with legal counsel regarding current litigation. The BOC Meeting will begin at 10:00 a.m. or shortly thereafter.

- A. **CALL TO ORDER** Commissioner Johnston called the meeting to order at 10:00 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 December 8 through December 14, 2025. No other county business was discussed.

D. PUBLIC COMMENT: This time 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.

The commissioners acknowledged written public comments submitted in support of the Yamhelas-Westsider Trail from Gail Quenneville, David Hayes, Susan Roper, Stephan A. Goldsmith, Matthew Dolphin, Cole Gross, fluidray@gmail.com, Alanna Pass, Don Holland, Diane Reichenberger, Candice Sanders, Danell Mayers, Kipp Myers, TRAILS PAC, Marvin Bernards, Lisa Gilbertson, Sarah Hunt, Jim James, Kim Martinez, Neal Anderson, Patricia Farrell and Robin Richard, Annelly Germaine, Tai James, Rich Blaha, Margaret and Timothy Cross, Steve and Judy Rex, Elena Mudrak, Suzie Ripperton, Roger Loomis, Diane Coleman, Kristy Koopman, Matt Dressel, Roger Webb, Glenna Green, Renee Dolphin, Geogann S Percival, Jeremiah Jenkins, Russ Morgan, John and Priscilla Lowery, Carol Wingate, Stuart C. Willcuts, Anne Falla, Lisa Virtue, Gary Pendergrass, Autumn Baker, Ronald S Holder, Peter Higbee, Bruce McAlary, Dennis Littlefield, Jay Winchester, Gary Langenwalter, Chelsea Janzen, Joyce Casey, Peter Hayes, Ed Fredenburg, Andrew Klien, Carolyn Johnson, Lia Harris, Jane Harloff, Allen Holstien, Lori Little, Michael W. Perri, John Budan, Doug Davis, Tammy and Rob Hangauer, Gail Akerson, Jerry Davies, Beth Darling, Susie Davies, Brandon Slyter, Mary Dressel, Michelle Trachy, Peggy Kneller, John Stensland, Janet Zuelke, Karen Wessels, Kenneth Wessels, Karen Olson, David Brock, Veronica Hinkes, Diane Roelandt, Joni Zimmerman, Lisa Macy-Baker, Robert Johnson, Karen Brock, Jared Coon, Sarah Phillips, Joan Littlefield, Christian Seal, Katrina Rudeen, Susan A Brickey, Cameron Backus, TED & Paula Miller, Ken Benkstein, Linda Saunders, Ariel Goodwin, Elijah Dickson, Ken Wright, Dahe Good, Patty Williams, Sharon Nistler, Linda Noordman-Velbir, Kris Wessel, Suzanne Henry, Carol Wingate, Joeseoph G Dressman, David Phillips, Russell Nault, Crystal Poczynek, Maureen Rogers, Pam Conner, Ann Witherspoon, Terry A Peasley, Bill Wright and Judy Toliver. Written public comments in opposition of the Yamhelas-Westsider Trail were submitted by Kathy and Chris Cook, John W. Cramer, Trevor DeHart, Kathy Cordie, Beth Keyser, Mark Pauletto, Nan Cramer, Barbara J Kahl, Jennifer Sahli and Mike Firestone. Written public comment was submitted by Sonda Martin, Gary Shular and Elizabeth and Daniel Licon regarding public meeting laws and transparency. Written public comment was submitted by Susan Delventhal regarding ICE. Written public comment was submitted by Joseph L. Schirle IV regarding law enforcement transparency. Written public comment was submitted by Elaine Harris regarding Senate Bill 1187. Beth Keyser provided in person public comment regarding the gas tax referendum. Sonda Martin provided virtual public comment regarding ICE.

E. DEPARTMENT UPDATES: Finance – Mike Barnhart.

Mike Barnhart summarized updates to electronic depositing and to policies in 2025. Mr. Barnhart explained the department had received comprehensive certification from Government Finance Officers Association (GFOA) for 6 years and were recategorized as low risk by the auditors who had no findings from the previous 2 years. He explained that his goals for 2026

were to implement a cash receipting system with credit card processor to reduce fees and software to manage the County's 39 active leases and complete their annual financial reports.

F. WORK SESSION: This time is reserved for topics of discussion scheduled for the Commissioners in advance.

1. None.

G. CONSENT AGENDA:

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

Minutes

1. **B.O. 25-375** - Approval of Formal Session minutes from October 30, 2025.

Committees

2. **B.O. 25-376** - Approval to appoint Anton Bakker for a three-year term to the Local Investment Advisory Committee effective through December 4, 2028.
3. **B.O. 25-377** - Approval to appoint Brendan Gram for a four-year term to the Parks and Recreation Advisory Board effective through December 4, 2029.

Personnel

4. **B.O. 25-378** - Approval to authorize Leave Without Pay (LWOP) for employee #1596 effective November 27, 2025, with an anticipated end date of January 19, 2026.

H. OLD BUSINESS:

1. **B.O. 25-379** - Consideration of approval of a Board Order and findings in the matter of approving on remand planning Docket No. PAZ-01-24/S-03-24, a Comprehensive Plan amendment and approval of a fourteen-lot subdivision for Tax Lot No. R4418 01000; Applicant: John Abrahms.

Commissioner Johnston moved approval of H1. The motion passed. Commissioners Johnston, Starrett and King voting aye.

2. **B.O. 25-380** - Consideration of approval of Amendment #2 to Agreement #GR2507GA between Yamhill County and Chemeketa Community College (B.O. 24-066) for the Early Childhood Educator Educational Development program, effective through December 31, 2026. Oracle # GR2507GA. *[Continued from November 13, 2025.]*

Commissioner Johnston stated that personnel costs had not changed but were reorganized from the original budget to fund the proposed grant coordinator position.

Commissioner King moved approval of H2. The motion passed. Commissioners Johnston, Starrett and King voting aye.

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

1. **B.O. 25-381** - Consideration of approval of Amendment #1 to Agreement #SO26015GS between Yamhill County and MedTrust LLC (B.O. 24-363) to modify medical staffing positions serving the Adult in Custody population utilizing the opioid use disorder treatment program effective upon full execution. Oracle #SO26015GS.

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

2. **B.O. 25-382** - Consideration of approval to submit a joint application on behalf of the Yamhill County Sheriff's Office, District Attorney's Office and Health and Human Services, and if awarded, accept Phase II funding for the Behavioral Health Deflection (BHD) Grant Program for additional funding up to \$930,954 retroactive to July 1, 2025 through August 31, 2027.

Commissioner Starrett added that Yamhill County's deflection numbers were one of the highest in Oregon.

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

3. **B.O. 25-383** - Consideration to accept additional funding for the Jail-based Medications for Opioid Use Disorder (JMOUD) Grant Program in the amount of \$30,001 for a total of \$255,958 effective upon full execution through August 31, 2027.

Commissioner King moved approval of item I3. The motion passed. Commissioners Johnston, Starrett and King voting aye.

4. **B.O. 25-384** - Consideration of approval of an Intent to Award to Bent, LLC. for construction of the N. Hill Road Bridge Maintenance Project in the amount of \$176,675.

Commissioner Johnston moved approval of item I4. The motion passed. Commissioners Johnston, Starrett and King voting aye.

5. **B.O. 25-385** - Consideration of approval of the 2025-26 VOCA/CFA Non-Competitive Grant Agreement between Yamhill County District Attorney's Office and the Department of Justice to support the District Attorney Crime Victim Assistance division, in the total amount of \$248,282 retroactive to October 1, 2025, through September 30, 2026. Oracle #DA25-001IGA.

Commissioner King moved approval of item I5. The motion passed. Commissioners Johnston, Starrett and King voting aye.

6. **B.O. 25-386** - Consideration of approval of the 2025-27 Child Abuse Multidisciplinary Intervention (CAMI) Grant Agreement in the total amount of \$394,931.88 retroactive to July 1, 2025, through June 30, 2027. Oracle #DA25-002IGA.

Commissioner King moved approval of item I6. The motion passed. Commissioners Johnston, Starrett and King voting aye.

7. **B.O. 25-387** - Consideration of approval of Amendment #1 to Intergovernmental Agreement #15373 between Yamhill County and the Oregon Youth Authority (OYA) decreasing the general liability insurance coverage from \$5,000,000.00 to \$1,000,000 retroactive to July 1, 2025, through June 30, 2027. Oracle #JV26006IGA.

Commissioner Starrett moved approval of item I7. The motion passed. Commissioners Johnston, Starrett and King voting aye.

8. **B.O. 25-388** - Consideration of approval of a contract between Yamhill County Transit Area (YCTA), and TAC Transportation, Inc., DBA Pacific Crest Bus Lines for weekday transit service between McMinnville and Junction City in the not to exceed amount of \$265,000 effective upon full execution through June 30, 2026. Oracle #TR26002GS.

Commissioner King moved approval of item I8. The motion passed. Commissioners Johnston, Starrett and King voting aye.

9. **B.O. 25-389** - Consideration of approval of an Access Agreement between Yamhill County and the City of Carlton, granting the City of Carlton access to and use of that certain portion of the county owned abandoned rail corridor within Carlton city limits, as further described in the Access Agreement, effective upon full execution through August 2028.

Carlton City Councilors Grant Erickson and David Hill and City Manager Shannon Beaucaire stated that access would assist in fire and public safety.

Commissioner King moved approval of item I8. The motion passed. Commissioners Johnston, Starrett and King voting aye.

10. **B.O. 25-390** - Consideration to authorize an exception to County Policy 114.

Sheriff Sam Elliott explained that spouses of Sheriff's Office employees would be encouraged to attend conferences to support deputies, and financial support for overnight travel would incentivize their participation.

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

J. PUBLIC HEARINGS:

1. Docket C-01-25, an appeal of the Planning Director's approval of a request for the operation of a loss mitigation business as a home occupation. Applicant: M & H Oregon Construction, LLC & Javier Ceja. ***[Continuation from October 30, 2025, at the point of Staff Recommendation].***

Commissioner Johnston opened the public hearing at 10:34 a.m.

Staff Recommendations: Lance Woods recommended approval of the application and read 19 conditions into the record.

Commissioner Johnston closed the public hearing at 10:42 a.m.

After discussion, Commissioner Johnston moved to uphold the Planning Directors approval and deny the appeal passed unanimously. Board order and findings will be presented for adoption on December 18, 2025.

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 11:06 a.m.

Bailey Barnhart
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS



Chair

KIT JOHNSTON



Commissioner

MARY STARRETT



Commissioner

DAVID “BUBBA” KING

Approved by the Yamhill County Board of
Commissioners on 12/18/2025
via Board Order 25-402