

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 formal session on March 10, 2010, at 9:00 a.m. in Room 32 of the Courthouse, Commissioners Kathy George, Mary P. Stern, and Leslie Lewis being present.

Also present were Laura Tschabold, County Administrator; Rick Sanai, Assistant County Counsel; Ken Friday, Planning Division Manager; Hannah Hoffman, News-Register; Merilyn Reeves, PO Box 1083, McMinnville; Kris Bledsoe, 3500 SW Redmond Hill Rd; and Roger Alfred, 1120 NW Couch St, Portland 97209.

Commissioner George called the meeting to order.

A. **PUBLIC COMMENT:** This thirty-minute time period is reserved for public comment on any topic other than a quasi-judicial land use matter or other topic scheduled for public hearing. Unless extended or restricted by the Chair or majority of the Board, public comment will be limited to three minutes per person. None offered.

B. **CONSENT AGENDA:** Ms. Stern moved approval of the consent agenda with an addition to item B(8) as noted by Ms. Lewis. The motion passed, Commissioners George, Stern, and Lewis voting aye.

Personnel

1. **B. O. 10-135** - Approve the employment of Jennifer Newkirk as Probation Officer Aide in Community Corrections, regular full-time, Range 10, Step 1, effective March 15, 2010.
2. **B. O. 10-136** - Approve the employment of Naomi Norlin as Registered Nurse 2 in HHS Public Health, regular full-time, Range 19, Step 3, retroactive to March 9, 2010.

Contracts/Grants

3. **B. O. 10-137** - Approve a Physician Services Agreement between HHS Public Health and James Molloy, M.D., provider, for vasectomy services, \$400 per vasectomy, effective March 10, 2010.
4. **B. O. 10-138** - Ratify approval of Amendment #15 to the 2009-11 Financial Assistance Agreement #127319 between HHS and Oregon Department of Human Services to add transportation assistance for an individual with developmental disabilities, \$2872.
5. **B. O. 10-139** - Approve Amendment #7 to the 2009-10 Financial Assistance Agreement #128033 between HHS Public Health and Oregon Department of Human Services to add \$808 for TB management.

6. **B. O. 10-140** - Ratify approval of an agreement between the Sheriff's Office and Vanguard Restoration, provider, for repair of damages caused by a major water leak, \$80,186.

Refunds

7. **B. O. 10-141** - Authorize a \$788 refund from Health & Human Services to DHS-DMAP.

Surplus

8. **B. O. 10-142** - Declare 7200 linear feet of siding and 1000 feet of metal pipe from the Delashmutt Arena as surplus county property to be sold in a manner deemed appropriate by the Fair Manager.

C. OLD BUSINESS:

1. **B. O. 10-143** - Consideration of adoption of Ordinance 852 in support of Planning Docket PAZ-04-09, a request for plan amendment/zone change from VLDR 2.5 to LI Light Industrial to eventually accommodate a storage lot for recreational vehicles, applicant Far West Development, as tentatively approved March 3, 2010.

Rick Sanai provided the first and second readings of Ordinance 852 by title only, declaring an emergency. Ms. Stern moved to adopt the ordinance. The motion passed, Commissioners George, Stern, and Lewis voting aye.

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

1. **B. O. 10-144** - Consideration of approval of an updated Business Associate Agreement between Yamhill County and Oregon Dental Service (ODS) for the county's self-insured dental policy #10000102, Endorsement #1.

Ms. Lewis moved approval of item D(1). The motion passed, Commissioners George, Stern, and Lewis voting aye.

2. Update on lighting project for the outdoor arena at the fairgrounds. *[No formal action taken.]*

Ms. Lewis stated that the Fair Board has used some SDC funds for this project, has received a grant for \$1500, has a donation of labor from Farnham Electric of approximately \$5000 in value, and is pursuing additional grants, but is still about \$6500 short of the remaining costs needed to complete the project. She said that the Fair Board is asking to borrow \$6500 from future SDC funds in case the grants don't come through. She suggested checking with Planning first on the projected status of future SDC revenue, given the current economy.

3. Economic Development

Ms. Lewis stated that she had talked the previous day with Laurent Montalieu and a couple of his business partners who own Oregon Wine Services & Storage and are planning an expansion, but because of a significant increase in the assessed value of their commercial building, which is under appeal, may not be able to do the expansion in Yamhill County. She

suggested that Ms. Stern put them in touch with Tom Fox, Oregon Economic & Community Development Department, in case there are any property tax programs that she is not aware of. She said that it would be a shame to lose the expansion of this business because it would be a significant loss of jobs for the county. Ms. Stern stated that she would check with Jody Christensen, McMinnville Economic Development Partnership, about possible programs.

4. Consideration of a request to extend a lease agreement between the Board of Commissioners, the Fair Board, and Portland Karting Association for property at the fairgrounds through 2029. *[Tabled for further discussion.]*

Following the public hearing, Ms. Lewis stated that Portland Karting Association (PKA) is preparing to make a major investment of \$100,000 to \$125,000 to resurface the track at the fairgrounds, but is reluctant to make that investment unless it knows that the lease agreement will continue beyond 2014. She said that PKA has proposed an extension of the agreement through 2029.

In response to a question from Ms. Stern about the Fair Board's long-term strategic plan for the fairgrounds, Ms. Lewis stated that the Fair Board has taken the approach of remodeling the existing buildings and, by doing so in an effective manner, has been able to keep the facility rental costs reasonable. She noted that the fairgrounds hosts 27 horse shows per year as well as other shows and events and it would cost \$12 million to replace the existing buildings. She stated that the property wouldn't have enough value to do a land exchange and reconstruct those buildings unless the property were rezoned to commercial instead of industrial, but the City of McMinnville is not amenable to rezoning it because it has enough commercial zoning already. She said that the city might be willing to consider the zone change when the economy is better.

Ms. George suggested that the lease renewal contain a provision to address the possibility of the county moving the location of the fairgrounds. The Board agreed to discuss the request further after John Gray's return.

E. PUBLIC HEARINGS:

1. Consideration of Planning Docket PAZ-01-09(KF), a request to rezone 52 acres from EF-20 to AF-10, taking an exception to Goal 3, applicant Mills Development Co., as continued from February 17, 2010, at the point of Public Agency Reports. *[Continued to September 8, 2010, at the point of Rebuttal; record to remain open for submission of written testimony by any party until 5:00 p.m. on August 25, 2010; for submission of written rebuttal by any party until 5:00 p.m. on September 1, 2010; and for submission of written rebuttal by the applicant only (unless waived by the applicant) until 5:00 p.m. on September 14, 2010; hearing to be reopened on September 15, 2010, at the point of Staff Recommendation.]*

Ms. George reopened the hearing.

Public Agency Reports - Ken Friday reviewed the reports in the record and stated that all letters received during the open record period had been copied for the Board. He noted that three letters were received after the record was closed. He suggested that the hearing be continued to

September 8, 2010, at the point of Rebuttal with the following open record timeline, as requested by the applicant: record to remain open for submission of written testimony by any party until 5:00 p.m. on August 25, 2010; for submission of written rebuttal by any party until 5:00 p.m. on September 1, 2010; and for submission of written rebuttal by the applicant only (unless waived by the applicant) until 5:00 p.m. on September 14, 2010; hearing to be reopened on September 15, 2010, at the point of Staff Recommendation.

Ms. Lewis moved to continue the hearing as outlined by Mr. Friday. The motion passed, Commissioners George, Stern, and Lewis voting aye.

F. ANNOUNCEMENTS:

1. The following positions are open to the public. Contact the Commissioners' Office for applications.
 - a. Commission on Children & Families, four alternate members;
 - b. Parks & Recreation Board, one position;
 - c. Planning Commission, one position;
 - d. Special Transportation Advisory Commission, one position.

The meeting adjourned at 9:33 a.m.

Anne Britt
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair KATHY GEORGE

Commissioner MARY P. STERN

Commissioner LESLIE LEWIS