

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 October 25, 2012, at 10:00 a.m. in Room 32 of the Courthouse, Commissioners Leslie Lewis, Kathy George, and Mary P. Stern being present.

Also present were Laura Tschabold, County Administrator; Rick Sanai, County Counsel; Ken Friday, Planning Division Manager; Sherrie Mathison, Solid Waste Coordinator; Becky Stern Doll, County Clerk; Ken Huffer, Parks Coordinator; Nathalie Hardy, News-Register; Don Murray, 1750 SW Sesame St, Apt. 8, McMinnville; John Bridges, 515 E 1st St, Newberg; Michael Eichman and Claudia Cantu, Head Start of Yamhill County; Stuart McRae, 22075 S Hwy 99W, Amity; and Susan Simonson, 10900 SW Lancefield Rd, McMinnville.

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. George moved approval of the consent agenda. The motion passed, Commissioners Lewis, George, and Stern voting aye.

Minutes

1. **B. O. 12-593** - Approve the minutes from the September 20, 2012, formal session.

Personnel

2. **B. O. 12-594** - Approve the employment of Julianna Schuessler as Senior Office Specialist in the District Attorney’s Support Enforcement Division, regular full-time, Range 10, Step 1, effective October 24, 2012.

3. **B. O. 12-595** - Authorize out-of-class pay to Laurie Murphy, Administrative Services, for extra duties performed from October 18, 2012, through October 26, 2012.

4. **B. O. 12-596** - Approve the change of status of Jerry Druery to Corrections Officer in Court Security, effective December 9, 2012.

5. **B. O. 12-597** - Approve the change of status of Sean Sato to Corrections Deputy in the Jail, effective December 9, 2012.

Contracts/Grants

6. **B. O. 12-598** - Ratify the approval of a two-year maintenance and service agreement between Community Corrections and A&B Septic Service for the Morgan Lane Oxford House in McMinnville, \$799.

Public Hearing Schedule

7. **B. O. 12-599** - Reschedule the hearing for the legalization of a portion of Olive Street in Yamhill to December 6, 2012.

8. **B. O. 12-600** - Schedule a public hearing on December 6, 2012, regarding the proposed "Blue Sign Policy" for tourist- and business-oriented directional signs on county and public roads.

C. OLD BUSINESS:

1. **B. O. 12-601** - Consideration of adoption of Ordinance 876 in support of Planning Docket PAZ-01-12/SDR-01-12, a request to move the 2.5-acre RI Resource Industrial zoning boundary, to remove a limit on wine production, and a site design review to expand the winery/tasting room, applicant William Hatcher representing Rex Hill/A to Z Wineworks, as tentatively approved October 11, 2012.

Rick Sanai provided the first and second readings of Ordinance 876 by caption only, declaring an emergency. Ms. Stern moved approval of the ordinance. The motion passed, Commissioners Lewis, George, and Stern voting aye.

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

1. **B. O. 12-602** - Consideration of approval of the minutes from the September 27, 2012, formal session.

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

2. **B. O. 12-603** - Consideration of the employment of Larry Williams as Extra Help in the Clerk's Office, regular part-time, Range 7, Step 2, effective October 26, 2012.

Ms. Stern moved approval of item D(2). The motion passed, Commissioners Lewis, George, and Stern voting aye.

3. **B. O. 12-604** - Consideration of the following appointments to the member pools for the 2013 Board of Property Tax Appeals (BOPTA) for a term to expire June 30, 2013:

- a. County Governing Body Pool: Lucy King, Mike Breed, and Mary Jo Lewis;
- b. Non-Office Holder Pool: Lucy King, Mike Breed, and Mary Jo Lewis.

Ms. Lewis moved approval of item D(3). Becky Stern Doll explained that the chair of BOPTA is selected from the County Governing Body Pool and the regular members are selected from the Non-Office Holder Pool. The motion passed, Commissioners Lewis, George, and Stern

voting aye.

4. **B. O. 12-605** - Consideration of approval of an agreement between Community Corrections and Price Rite Septic Service, Inc., provider, for septic system repair at the Morgan Lane Oxford House in McMinnville, \$29,000.

Ms. Stern moved approval of item D(4). The motion passed, Commissioners Lewis, George, and Stern voting aye.

5. **B. O. 12-606** - Consideration of authorizing the Chair to sign an agreement between Yamhill County and Mid-Willamette Valley Council of Governments for preparation of a Transportation Enhancement Grant application for the Yamhelas Westsider Rail with Trails project, not to exceed \$4000.

Ms. Stern moved approval of item D(5). The motion passed, Commissioners Lewis, George, and Stern voting aye.

6. **B. O. 12-607** - Consideration of submitting a letter of intent for the Oregon Parks & Recreation Department Recreational Trails Program grant for creation of an implementation plan for the Yamhelas Westsider Rail with Trails project.

Ms. Lewis said that she doesn't know for sure yet if the county would be eligible for this grant, and it wouldn't be enough to acquire any trail property, but it could be used to develop an implementation plan. She said that the project is a long-term vision that could really benefit the county. She moved approval of item D(6). The motion passed, Commissioners Lewis, George, and Stern voting aye.

E. **PUBLIC HEARINGS:**

1. Receipt of public comment regarding the McMinnville Head Start expansion project. *[No action necessary.]*

Ms. Lewis opened the public hearing.

Michael Eichman thanked the county for all of its support and stated that the results of the project are something that everyone can be proud of. He said that 190 children are now being served at the McMinnville facility, which has doubled its capacity, and there are more than 100 children in the area currently on the waiting list. Ms. George stated that the fact that so many people want to be a part of the program speaks to the quality of the program. Mr. Eichman stated that the new director is the right person to serve at the right time, and will serve the county well for many years to come.

There being no further comments, the hearing was closed.

2. Consideration of Planning Docket C-13-11/SDR-11-11(MB/KF), request for approval of a county park, applicant Yamhill County Parks, as continued from September 27, 2012, at the point of Public Agency Reports. *[Continued to December 6, 2012, at the point of Public Agency Reports;*

record left open until 5:00 p.m. on November 8, 2012, for the submission of written testimony by any party regarding public agency reports, until 5:00 p.m. on November 20, 2012, for written rebuttal by any party, and until 5:00 p.m. on November 29, 2012, for final written rebuttal by the applicant.]

Ken Friday stated that the county has received the soils report from Hahn & Associates. Sherrie Mathison reviewed the report, stating that it confirmed the preliminary results. She noted that a water sample from an active seep quite a distance downstream from the landfill was taken as a control sample. She stated that manganese and cobalt levels from the sediment samples were a little more elevated than expected, but they did not exceed the allowed levels for a park setting. She said that none of the other results were elevated, and no pesticides were found, even though that was expected. She said that water samples would be taken as soon as the seeps start seeping. She noted that the only way to get to this seep site is by boat, and even if Monroe Landing were cleared again, this site is further south than that.

She stated that she had met with Audrey Eldridge and Ben Uhl the previous day to review the report, and DEQ would like to get an opinion on it from their toxicologist, but Ms. Eldridge had assured her it wasn't a cause for concern. She said that she should have the toxicologist's report and DEQ's statement of impact on the park proposal by November 5.

Ms. Stern moved to continue the hearing to December 6, 2012, at the point of Public Agency Reports, with the record left open until 5:00 p.m. on November 8, 2012, for the submission of written testimony by any party regarding public agency reports, until 5:00 p.m. on November 20, 2012, for written rebuttal by any party, and until 5:00 p.m. on November 29, 2012, for final written rebuttal by the applicant. The motion passed, Commissioners Lewis, George, and Stern voting aye.

G. ANNOUNCEMENTS:

1. For information on county advisory committee vacancies, please refer to our website, www.co.yamhill.or.us, or call the Board of Commissioners' office: 503-434-7501 (from McMinnville) or 503-554-7801 (toll-free from Newberg).

The meeting adjourned at 10:45 a.m.

Anne Britt
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair LESLIE LEWIS

Commissioner KATHY GEORGE

Commissioner MARY P. STERN