

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 12, 2020, at 10:00 a.m. in Room 32 of the courthouse, Commissioners Casey Kulla, Mary Starrett and Richard L. “Rick” Olson and being present.

Also present were Ken Huffer, County Administrator; and Christian Boenisch, County Counsel. Todd Sadlo, Senior Assistant County Counsel; Stephanie Armstrong, Senior Planner and Derrick Wharff, County Assessor.

Welcome! Due to COVID-19 and physical distancing requirements, attending the meeting is discouraged. The public can view the meeting via the YouTube link on the Yamhill County Meetings page. <https://www.co.yamhill.or.us/meetings>. See below for instructions regarding submitting general public comment or comments on agenda items.

A. CALL TO ORDER: Commissioner Kulla 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). Ken Huffer noted the Association of Oregon Counties conference schedule and upcoming work sessions. No other county business was discussed.

D. PUBLIC COMMENT: *Due to COVID-19 and physical distancing requirements, anyone wishing to submit general public comment or comments related to a specific agenda item may 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.*

Commissioner Kulla reviewed general public comments received via e-mail regarding the current union contract negotiations and a Planning Commission vacancy.

E. 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 – Friendsview Retirement Community (FRC)

Todd Engle, Friendsview Retirement Community; Dave Hampton, Friendsview Retirement Community and Greg Blonde, Orrick participated via telephone.

Mr. Engle provided an overview of the FRC property. Mr. Hampton stated the request today is not for the refinancing of existing debt, but the financing will be used for a new project. Mr. Blonde gave an overview of the project. Mr. Boenisch stated that due to a tight timeline the earliest that this could be considered, and a Hospital Authority Board convened would be December 3, 2020.

F. DEPARTMENT UPDATES:

a. Sheriff's Office – Tim Svenson

The Sheriff was unable to attend and will be rescheduled to a later date.

G. CONSENT AGENDA:

1. Minutes

a. **B.O. 20-398** - August 6, 2020 - Formal/Informal Session;

b. **B.O. 20-399** - August 13, 2020 – Formal/Informal Session;

c. **B.O. 20-400** - August 20, 2020 – Formal/Informal Session; and

d. **B.O. 20-401** - August 27, 2020 – Formal/Informal Session

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

H. OLD BUSINESS: None.

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

1. **B.O. 20-402** - Consideration of approval of a change request between Yamhill County District Attorney's Office and FFA Architecture (B.O. 20-277) in the amount of \$9,850 for the design review of the District Attorney's Office.

Ken Huffer noted this is for the costing and RFP process. Commissioner Olson moved approval of item I1. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

2. **B.O. 20-403** - Consideration of approval of Amendment #1 to Agreement #159384 between Yamhill County Health and Human Services and the Oregon Health Authority (B.O. 19-350) to fund Veterans peer delivered services, adding \$16,376, retroactive to October 15, 2020 through June 30, 2021.

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

3. **B.O. 20-404** - Consideration of approval of an agreement between Yamhill County Health and Human Services and Genoa Healthcare, LLC. for psychiatric medical services, rate of \$210/hour for psychiatrist and \$140/hour for nurse practitioner, effective upon execution.

Christian Boenisch recommended that this item be approved subject to final review by county counsel. Commissioner Starrett moved approval of I3. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

4. **B.O. 20-405** - Consideration of approval of Amendment #1 to an agreement between Yamhill County Health and Human Services and Synergy Health Consulting, LLC. (B.O. 19-72) for Medication-Assisted Treatment (MAT) consultant services adding \$15,000 and bringing the total maximum payable amount to \$63,000, retroactive to November 1, 2020 through April 30, 2021.

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

5. **B.O. 20-406** - Consideration of approval of intergovernmental agreement #166964 between Yamhill County and the Oregon Health Authority for the Nurse-Family Partnership program in the amount of \$165,788, effective October 1, 2020 through September 29, 2021.

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

6. **B.O. 20-407** - Consideration of approval of an agreement between Yamhill County and Mid-Valley Behavioral Care Network (MVBCN) for rental assistance and supported housing services in the amount of \$165,645.35, effective upon execution.

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

7. **B.O. 20-408** - Consideration of approval of Amendment #1 to intergovernmental agreement #5904 between Yamhill County and the Department of Corrections (B.O. 19-401), increasing grant funding by \$9,000 for a total awarded amount of \$278,891 for the supervision and treatment of Measure 57 offenders, effective through June 30, 2020.

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

8. **B.O. 20-409** - Consideration of approval of Amendment #1 to an agreement between Yamhill County Department of Community Justice and Remnant Initiatives, LLC. (B.O. 19-482), increasing the total monthly amount to \$3,777.78 for transitional services, retroactive to October 1, 2020 through June 30, 2021.

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

9. **B.O. 20-410** - Consideration of approval of Amendment #2 to an agreement between Yamhill County and Andrea White dba Trask Mountain Editing (B.O. 19-408) for technical documentation of policies and procedures, adding \$10,000 to the not-to-exceed amount and extending the contract through June 30, 2021.

Commissioner Olson moved approval of item I9. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

10. **B.O. 20-411** - Consideration of disapproval in the matter of documenting privilege to access property for appraisal and assessment purposes.

Derrick Wharff addressed the requirement of the Assessor to have the ability to access a property for the purpose of appraisal and assessment. Commissioner Starrett commented on ORS 308, which does not authorize Assessor access without invitation by the property owner. She expressed concern regarding the county testing the validity which could be a liability. Mr. Boenisch responded that under a legal right, it would be implied the Assessor would in fact have authority to enter a property. He said this was not to grant the Assessor any additional powers other than to enter the property for assessment and offer any additional education. Mr. Wharff said that reappraisal of rural properties has not been done since 1995. He noted this was only for the purpose of reaffirming the Assessor's guidelines under ORS 308 statutes. After further discussion, Commissioner Olson moved to deny item I10. The motion passed, Commissioners Starrett and Olson voting aye, Commissioner Kulla voting nay.

11. **B.O. 20-412** - Consideration of adopting Resolution 20-11-12-1 updates to the Yamhill County Multi-Jurisdictional Natural Hazards Mitigation Plan required for federal funding eligibility for the period of September 2020 through September 2025.

Commissioner Starrett moved approval of item I11. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

12. **B.O. 20-413** - Consideration of approval of grant agreement #20-257 between the Yamhill County Sheriff's Office and the Oregon Military Department's Office of Emergency Management for Homeland Security Grant funds in the amount of \$90,000 for the purchase and deployment of portable radios, retroactive October 1, 2020 through September 30, 2021.

Commissioner Olson moved approval of item I12. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

The meeting was recessed at 11:35 a.m. and reconvened at 11:39 a.m.

J. PUBLIC HEARINGS:

1. Docket #FT-13-20: An appeal of the Planning Director's approval of a forest template dwelling, Tax Lot: 5435-600. Applicant: Catherine Wright representing Loyola Heights, LLC.; Appellant: Dennis Brutke.

The public hearing was opened at 11:39 a.m.

Stephanie Armstrong stated that both parties have agreed to work together towards an agreement and requested to continue the public hearing to January 28, 2021. Commissioner Kulla moved approval to continue the public hearing as recommended by staff. The motion passed, Commissioners Kulla, Starrett and Olson voting aye.

The public hearing was closed at 11:42 a.m.

K. 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 11:54 a.m.

Carolina Rook
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair CASEY KULLA

Commissioner MARY STARRETT

Commissioner RICHARD L. "RICK" OLSON