

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 April 7, 2022, at 10:00 a.m. in Room 32 of the Yamhill County Courthouse and virtually via Zoom, Commissioners Lindsay Berschauer, Casey Kulla and Mary Starrett being present.

Also present were Ken Huffer, County Administrator; Christian Boenisch, County Counsel; Jessica Beach, Community Justice Director; Carrie Martin, Grants & Special Projects; Jason Foose, County Surveyor; and Nohely Barajas-Montalvo, Legal Assistant.

Guests in attendance and via Zoom: Abisha Stone, SEDCOR; Erik Andersson, SEDCOR; Tom Hammer; Nicole Montesano, News Register; Mike Andrews; Vickie Ybarguen; Connie Heim; Jared Miller; Macleah Compton Llewellyn; and Kathy Kollasch.

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@co.yamhill.or.us.

A. CALL TO ORDER: Commissioner Berschauer 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 Commissioner’s reviewed the joint schedule for the week of April 11 – April 17, 2022. 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.

Public comments were received via email regarding SEDCOR.

E. DEPARTMENT UPDATES:

a. Department of Community Justice – Jessica Beach

Ms. Beach provided updates to legislation changes impacting criminal justice reform and pretrial justice. She addressed personnel changes highlighting the retirement of the department business manager, and the addition of a new Parks Manager starting May 9th. Work crew will remain under Community Justice with oversight by the incoming Parks manager. Ms. Beach addressed an increase in Detention bed rentals to meet rising operational costs.

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 SEDCOR/Economic Development Program – Abisha Stone/Erik Andersson.

Mr. Andersson and Ms. Stone presented the 2022 first quarter report (Exhibit A) and addressed an extension to the current SEDCOR contract. The quarterly report reflected large expansions and a significant business relocation project to the county region. SEDCOR continued to recruit company sectors associated with the Newberg Renewal Plan. They announced the Newberg Workforce Housing Consortium approved funding to support workforce housing, meeting the needs of working families not able to rent or purchase a home due to rising market rate home prices. Ms. Stone reviewed their number of business connections and touched on ongoing recruitment of business projects in the county. Mr. Andersson reflected that workforce retention continued to be a business obstacle which SEDCOR strives to create local connections and resources for businesses. Based on Board feedback, Mr. Andersson and Ms. Stone were in favor of updating the direction of their reporting based on the expectations by the Board.

Discussion continued regarding extending the current SEDCOR contract set to expire June 30, 2022. Ms. Stone requested extension of the current contract through June 30, 2023 to allow time to expand projects and update its strategic plan and scope of work. Mr. Huffer clarified the SEDCOR contract is funded by video lottery revenues that are restricted to economic development; Mr. Boenisch added that the requested extension would provide enough time for a proposal process in addition to amend the scope of work. After discussion, the consensus of the Board was for staff to amend the contract to extend to June 30, 2023 for Board consideration and schedule a work session to discuss strategic planning prior to budget committee meetings. There was no action taken.

b. End of work session

G. CONSENT AGENDA: None.

The meeting was recessed at 12:10 p.m. and reconvened at 12:27 p.m.

H. OLD BUSINESS:

1. Consideration of approval of recommendations to be made by the selection committee for the Yamhill County Investing in Nonprofit Organizations Grant program. *[Continued from March 31, 2022]*

Ken Huffer stated 52 applications were received and reviewed by the selection committee. The Board discussed making modifications to the application criteria post-deadline. The modifications recommended by some Board members related to increasing funding to programs such as housing, food, and critical need. After discussion, the consensus of the Board was to table item H1 until April 14, 2022 for further review. There was no action taken.

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

1. **B.O. 22-105** - Consideration of approval of Amendment #1 to an agreement between Yamhill County and Mid-Willamette Valley Council of Governments (COG) (B.O. 14-329) for a 90-day project to deploy an ArcGIS Enterprise Server environment in the amount of \$99 per hour and not to exceed a total of \$26,730 effective upon approval through June 30, 2022.

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

2. **B.O. 22-106** - Consideration of approval of Amendment #2 to Agreement #173153 between Yamhill County and the Oregon Health Authority (B.O. 21-490) adding funding for Mobile Crisis Services in the amount of \$261,881.05 retroactive to January 1, 2022 through December 31, 2022.

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

3. **B.O. 22-107** - Consideration of approval to add 3.0 full-time equivalent (FTE) of HS Specialist III in the Health and Human Services position management roster for related agenda item I2.

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

4. **B.O. 22-108** - Consideration of approval of an amendment to the 2019-2022 CBA between Yamhill County and Teamsters Local Union No. 223 to correct typographical errors in Article 13- Health and Welfare, retroactive to March 22, 2022.

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

5. **B.O. 22-109** - Consideration of a letter to the Oregon Secretary of State (SOS) regarding processing of voter's ballots during elections. (Commissioner Berschauer)

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

6. **B.O. 22-110** - Consideration of a letter to Congresswoman Bonamici in support of the Community Project Funding Request for the Barbara Roberts Career Technical School. (Commissioner Berschauer).

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

J. PUBLIC HEARINGS: None.

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 2:32 p.m.

Carolina Rook
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair LINDSAY BERSCHAUER

Commissioner CASEY KULLA

Commissioner MARY STARRETT

Yamhill County

Quarterly Activity Report

Period Ending 03/31/22

Retention and Expansion of Traded Sector Companies

- Three Yamhill County companies are underway with expansion and/or large equipment investment projects. SEDCOR has been assisting these projects by providing access to Oregon Department of Agriculture grant programs and workforce development support.
- We are currently supporting one relocation project. This partner is looking to relocate within the county, retaining several hundred jobs.

Recruitment of Traded Sector Companies

- We are working with the City of Newberg on a business recruitment prospect interested in the the old mill site. Abisha and Erik attended a site visit with State and utility partners on 3/29/22. The prospect company is a large national company in ag/food processing who is looking to relocate and expand. This company would start out with just over 40 employees and grow to 70+ within a few years. The project requires access to rail and would necessitate considerable investment for both rail and facility development.
- We are working with the City of Willamina to recruit a commercial bakery to an existing space, as well as a brewery in the downtown grid.

Regional Program Updates

- Ag-Tech and Innovation Hubs
 - SEDCOR continues to partner with MEDP, Chemeketa Community College, Willamette Workforce Partnership and other regional organizations and businesses to explore options for State funding to support innovation hub work. Recent tours of the Northwest UAV complex have provided linkages to Yamhill County's industry cluster in the development of the regional innovation hub concept.
- Small Business Development & Entrepreneurism
 - Our regional Venture Catalyst (Mike White) continues to build the angel funding network who is now meeting regularly to review startup businesses in the region who are seeking investment/funding.
- SEDCOR continues to pursue conversations with Polk and Yamhill County commissioners to consider adoption of the Rural Industrial Tax program.

Other News/Updates

- In February, Representative Scharf supported a legislative funding ask to support the Newberg Workforce Housing Consortium (WHC). HB5202 passed both houses and is currently awaiting the Governor's signature. Once signed, SEDCOR will receive \$3,000,000 to support the first WHC development project in Newberg.
- On March 14th, the Sheridan School Board hosted the dedication ceremony for the Barbara Roberts CTEC facility. Industry partners continue to support the project as more partners in high tech manufacturing and ag-tech are seeking partnerships with the program.

Quarterly Activity Log				
Number of Business Connections	Number of Partner & Resource Connections	Number of Recruitment Project Engagements	Number of SEDCOR Hosted Events (educational & industry roundtable)	Amount of Industry Investments – April 2018 – Present (cumulative)
312	462	2	5	\$27,000,000

West Valley Enterprise Zone

- We do not currently have new activity to report

New or Pending Enterprise Zone Activity					
Business Name	Status	Follow up	Investment	New Jobs	Expiration