

WALLOWA COUNTY
BOARD of COMMISSIONERS
STATE of OREGON

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CHAIR JOHN HILLOCK
COMMISSIONER TODD NASH
COMMISSIONER SUSAN ROBERTS

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March 15, 2023

Wallowa County Board of Commissioners (BOC)
Regular Board of Commissioners Meeting Minutes

9:00 a.m. Thornton Conference Room
VIA Zoom Meeting
Wallowa County Courthouse

MEMBERS PRESENT: Commissioner John Hillock
Commissioner Todd Nash
Commissioner Susan Roberts

STAFF PRESENT: Brenda Micka, Administrator
Tera Elliott, Executive Assistant
Katy Nesbitt, WC Natural Resource & Economic Dev. Director
Caprice Locke, Grants Manager
Brandon Tanzey, Road Master

OTHERS PRESENT: Bill Bradshaw, WC Chieftain
Andy Marcum, Cross the Divide
Todd Rodgers
David Hurley, Business
Mike McNally, WC Chieftain

ZOOM ATTENDIES: Angelika Ursula Dietrich

9:00 a.m. – Chair Hillock opened the meeting with the Pledge of Allegiance and prayer.

Acceptance of Bid – for New Jersey-Style Rock Spreader, Wallowa County Road Department

Brandon Tanzey described the equipment, it's necessity for the Zumalt Project and of course for multiple rock spreading projects. Commissioner Roberts advised the bid was \$5000 under the quote and this item as well as the Off Load Pump only received one bid each.

Acceptance of Bid – New Asphalt Oil Off Load Pump, Wallowa County Road Department

Brandon Tanzey described the Off Load Pump. Mr. Tanzey described how it will save time and money as it removes the downtime waiting for oil delivery from the supplier when a truck outfitted with an oil pump is not available.

Commissioner Roberts advised this bid came in at approximately \$3000 under the quote.

Commissioner Roberts moved to approve both bids,
one from DoMor and one from Rogers Machinery for the asphalt pump and the aggregate spreader
Commissioner Nash seconded the motion

The vote:

Commissioner John Hillock – aye
Commissioner Todd Nash – aye
Commissioner Susan Roberts – aye

Consideration and/or approval of Consent Agenda

Consisting of:

- | | |
|---|--|
| 1. Payment of Claims on County Funds | March 1, 2023 – BOC Regular Meeting |
| 2. Minutes: | None |
| 3. Employee Action Notice(s): | None |
| 4. Resolution(s): | Resolution 2023-006 – Appointing Members to the WC Compensation Board |
| 5. Order(s): | Order 2023-2209 – Intrafund Transfer, WC Public Works
Order 2023-2210 – Intrafund Transfer, WC Video Lottery/Economic Development
Order 2023-2211 – Receiving Unanticipated Revenue from Grant Carry Over – Community Corrections
Order 2023-2212 – Intrafund Transfer, WC Fair |
| 6. Contract(s): | None |
| 7. Easement(s): | Ziply Fiber – New Conduit in existing site & mounting new equipment, Upper Imnaha Road |
| 8. Agreement(s): | None |
| 9. Grant Initiation(s) | None |
| 10. Letter(s) | Letter to Wallowa-Whitman Supervisor's Office – WC 2023 Title II Project Proposal |
| 11. Policy | W. C. Whistleblower Policy |

Commissioner Nash moved to approve the Consent Agenda withholding item
Order 2023-2209 for further discussion
Commissioner Roberts seconded the motion.

The vote:

Commissioner John Hillock – aye
Commissioner Susan Roberts – aye
Commissioner Todd Nash – aye

Agenda Items:

Larisa Bogardus of Vale District Bureau of Land Management advised she would not be able to attend today.

Request for Funds, Andy Marcum – Mr. Marcum advised last year's event brought in approximately forty-five participants. That number is expected to increase to 80-100 participants this year. The money requested will help purchase prizes purchased from local businesses and printing costs for banners and fliers to promote the event. Prizes will consist of coolers and rods & reels which are extremely expensive. Commissioner Roberts advised she checked the Transient Rooms Fund this morning which has approximately \$35,000 at this time. As the event will draw people from out of the county, Commissioner Roberts feels this would be a good place to draw the funds from. Commissioner Hillock feels this is a good way to support our veterans.

Commissioner Nash moved to approve the \$5000 request with funds provided from the Transient Fund
Commissioner Roberts seconded
The vote:
Commissioner John Hillock – aye
Commissioner Susan Roberts – aye
Commissioner Todd Nash – aye

Mr. Marcum thanked the commissioners and advised proceeds and donations will provide veterans' travel to further outdoor programs. Commissioner Roberts asked if "Cross The Divide" is also working with local veterans. Mr. Marcum advised they are.

United States Forest Service (USFS) Morgan Nesbit Vegetation Project scoping letter – Commissioner Hillock advised commissioners have worked with our natural resources community, committing funding to secure additional work on the Imnaha. Commissioner Roberts advised this particular letter addresses the vegetation in the Morgan Nesbit area. The letter indicates the desire to have them look at the whole forest, not just "patches" as was done in the lower Joseph Creek area. This letter states we agree with what the USFS is doing, but pointedly requests they do more on a bigger scope. Commissioner Nash mentioned the lack of the USFS in addressing grazing in those areas.

Commissioner Roberts moved approval of the letter
Commissioner Nash seconded
The vote:
Commissioner John Hillock – aye
Commissioner Susan Roberts – aye
Commissioner Todd Nash – aye

Work Force Housing – Commissioner Hillock stated he continues to hear reports the county has a lack of work force housing and desires to be proactive on developing a plan to resolve this problem. Needing to grasp every option available to encourage the addition of this type of housing, Commissioner Hillock would like to reduce the County permitting fees for applicants of multiple family dwelling projects for work force housing, as other communities have done, suggesting a 6-month moratorium on the fees. This concept would include a maximum rent per unit for the first year and could not be used for projects intended for daily rental or any of the vacation rental classes. An application for exemption would be made to the Building Department and approved by the Board of Commissioners. Applicants would still be required to pay the state's share of the building permit fees.

In response to Commissioner Roberts' question, Commissioner Hillock confirmed this would initially apply to multiple family dwelling, but could be amended to include speculation homes hitting the market under a certain market threshold.

Discussion followed with Commissioner Hillock's desire to act on this, getting it back to state legislators, showing we are pro-active on meeting this need. Discussion followed on who would be providing the language for the Resolution to make this happen and the necessity to "flesh out" the language to assure it is stated as desired. Commissioner Hillock confirmed this action purposely provides support to a current state legislative action. Representative Bobby Levy has drafted a house bill at Commissioner Hillock's recommendation to establish a new economic development organization based on economic development in Wallowa County which would include work force housing, money for economic development, money for development of industrial sites, and training. This would include an ongoing committee for years, returning to legislators from time to time requesting additional funds. This is modeled in part on a Malheur County plan. Commissioner Hillock addressed multiple businesses who are struggling with the lack of work force housing.

Commissioner Hillock advised this would not involve zone changes. It is a small monetary contribution to a

project in the reduction of their building permit fees. The Bill being introduced asks for 50 acres of additional residential land within one half mile of an incorporated city. Commissioner Hillock advised when looking at current costs of lots, current wages, and building costs for entry-level homes it is prohibitive to get funding for work force individuals. The Bill, HB3317 is titled "Recreation and Tourism Effected County" bill. A hearing and work session for the bill has been set for next week.

More discussion covered the gap between low-income housing and current available housing, the possible requirement for a cap on rent charged for housing and other items.

Specifically, Commissioner Hillock clarified he is asking the County to exempt work force housing projects, i.e. duplex, multi-family dwellings, from permit fees for a 6 months period as a trial basis, encouraging building of new work force housing.

Commissioner Nash motioned to support waiving the fees under HB 3317

Commissioner Roberts seconded

The vote:

Commissioner John Hillock – aye

Commissioner Susan Roberts – aye

Commissioner Todd Nash – aye

Discussion followed including whether this would be available with the passing of HB3317, or if the exempt fees would be permitted even without the passing of HB3317 as a trial period, concluding at this time the Resolution will be based on the passing of HB3317.

Bill Bradshaw asked if the waiving of fees will affect the County's budget in a way that will need to be made up from other funds. The Commissioners advised it would only be within the Building Codes office and would not cause a concern for their budget at this time.

The commissioners acknowledged with the passing of HB3317 or without, local contractors are running a couple years out from being able to start projects, and answered a question regarding the fees as typically costing \$2000. The fees could include mechanical, electrical, and plumbing.

The interest of the Board of Commissioners is moderate-income housing since low-income housing currently has a local business addressing those needs.

Other Business

Commissioner Roberts advised in response to requirements of audits, before the Commission is a Grants Policy and Procedure" document. Commissioner Roberts highlighted the contents of the document and thanked Caprice Locke, the Grants Manager, for her work on drafting this document.

Commissioner Roberts moved to accept the Grants Policy and Procedure

Commissioner Nash seconded, also thanking Ms. Locke for her work on this

The vote:

Commissioner John Hillock – aye

Commissioner Susan Roberts – aye

Commissioner Todd Nash – aye

Commissioner Roberts revisited the pulling of Order 2023-2209 from the Consent Agenda. Commissioner Hillock requested it not be addressed at this time.

Commissioner Nash reported on his time in Salem this week and where the legislators are in the process of reviewing the bills. Commissioner Nash is involved in a bill which will have a hearing tomorrow. The Bill deals with a Suicide Prevention hotline for the agriculture community; staffed by people who understand the ag

community. Wallowa County has had 14 suicides in the last two years. Suicides within the Ag/Rural communities are 3.4 times higher than the general population. In the Ag community at large throughout the United States, the suicide rate is 42/100,000. In Wallowa County, the suicide rate is 185/100,000. Commissioner Nash does not know exactly why our rates are so high, but stated the economic factors and weather challenges certainly may factor in. The Senate Bill is SB955. The hearing is tomorrow, March 16 at 1:00 p.m.

There was no further comment.

Adjournment:

The official meeting adjourned at approximately 9:39 a.m.

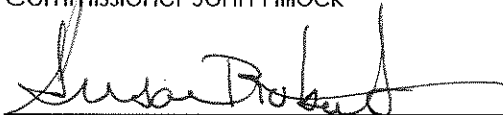
Respectfully submitted by:

Tera Elliott, Executive Assistant

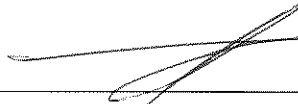
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ATTEST: Tera Elliott, Executive Assistant