

UNION COUNTY BOARD OF COMMISSIONERS
Joseph Building Annex Conference Room
Regular Commission Meeting Minutes
Wednesday, April 3, 2024

Present: Commissioner R. Matthew Scarfo, Chair
Commissioner Donna Beverage
Commissioner Paul Anderes

Commissioner Scarfo opened the meeting at 9:00 a.m. and the Pledge of Allegiance was given with all three Commissioners present.

AGENDA REVIEW

There were no additions made to the agenda.

PUBLIC COMMENT

Commissioner Scarfo asked that public comments be limited to two-minutes per comment.

Alex McHaddad, addressed the Commissioners as the new City Manager of Elgin. He is eager to get to work and happy to have Commissioner Anderes as the liaison to Elgin.

ELECTED OFFICIAL, DEPARTMENT HEAD & EMPLOYEE COMMENTS

Crooked Creek Subdivision Plat

Russell Lester, presented the Crooked Creek Subdivision Plat to the Commissioners for their consideration.

Mr. Lester indicated that there are currently 60 lots in the Crooked Creek Subdivision through Phase 1-4. The proposed plat for consideration is Phase 5; with an addition of 28 lots. Eight of which are already sold at \$100,000 per lot.

Commissioner Anderes commented that Coos Bay and La Grande are always the top two for retirees.

Commissioner Beverage asked if there would be more phases after this. Mr. Lester indicated that Phase 5 & 6 were just approved, but is doing the plats separately due to the cost.

Commissioner Beverage also asked if there was room for tenants to park their RV's. Mr. Lester indicated that there is an alley and designed for a 25 foot with 20 feet of asphalt and goes between Phase 5 & 6.

Commissioner Scarfo asked if the Commissioners are the last ones to sign. Mr. Lester indicated that is correct.

Commissioner Anderes made a motion to accept the Crooked Creek Subdivision Plat as presented by Russell Lester. Commissioner Beverage seconded.

Commissioner Anderes indicated that he has spoken with the Union County Planning Director and he gave the thumbs up on this project.

Commissioner Beverage indicated that there is a shortage on housing in Union County and is happy to see lots available.

Motion carried unanimously.

CONSENT AGENDA

Commissioner Anderes moved approval of the consent agenda which included the March 20 & 27, 2024 claims journals and meeting minutes of March 20, 2024 as presented. Commissioner Beverage seconded. Motion carried unanimously.

Airport Ground Lease

Doug Wright, Public Works Director, presented the Airport Ground Lease to the Commissioners for their consideration. He explained that Brad Payne is selling his hangar to Life Flight Network therefore the ground lease needs to be transferred.

The lease agreement between Union County and Life Flight Network for a period of 25 years from April 1, 2024 to March 31, 2049. The lessee agrees to pay rent in the sum of \$160.00 annually on the first day of March each year, beginning April 1, 2024 continuing until April 1, 2029. The parties also agree to review the rental rates every five years.

Commissioner Beverage made a motion to approve the Airport Ground Lease between Union County and Life Flight Network as presented by Director Wright. Commissioner Anderes seconded. Motion carried unanimously.

ADMINISTRATIVE MATTERS

NEOEDD USDOE Grant Request Support Letter

Shelley Burgess, Administrative Officer, presented the NEOEDD USDOE Grant Request Support Letter to the Commissioners for their consideration.

NEOEDD is requesting a letter of support from Union County for submittal of a grant application for their Comprehensive Economic Development Strategy (CEDS) and Community Project Subgrant Fund.

If funded, Union County commits to appoint one representative to serve on the subgrant fund committee.

Commissioner Anderes made a motion to approve the NEOEDD US Department of Energy Grant Request Support Letter as presented. Commissioner Beverage seconded. Motion carried unanimously.

Termination of Land Sale Agreement

Shelley Burgess, Administrative Officer, presented a brief staff report related to the land sale agreement termination to the Commissioners for their consideration.

The Commissioners have been discussing the sale of a parcel at the Baum Industrial Park to JR Zukin, dba Meadow Outdoor Advertising. Union County entered into a land sale contract with JR Zukin, which had been placed in escrow. During that process, JR Zukin received a title report and were given 60 days to withdraw if they chose.

On March 26, 2024 Union County received a letter from their attorney that JR Zukin desired to end the sale agreement and no longer pursue the purchase of lot 4 at the Baum Industrial Park.

In order for the title company to release the escrow funds and close the transaction, they require a termination of purchase and sale document. The document has been reviewed by legal counsel and is in line with the terms of the sale agreement, in which they have the right to withdraw.

Commissioner Beverage made a motion to accept the Buyers Notice of Termination of Purchase and Sale Agreement with JR Zukin dba Meadow Outdoor Advertising. Commissioner Anderes seconded.

Commissioner Scarfo is disappointed to see the sale fall through especially since the county spent much staff time and incurred costs to proceed with the sale.

Motion carried unanimously.

PUBLIC HEARING: First Reading of Ordinance 2024-02 – In the Matter of an Ordinance Regulating Burning Outside City Limits

Staff Report

Nick Vora, Emergency Manager, provided a brief staff report related to Ordinance 2024-02 to the Commissioners for their consideration.

Union County's current burn ordinance was last updated in 2018 (ORD 2018-01). The Fire Defense Board has discussed the existing ordinance and provided several recommended changes needed. Emergency Manager Vora read out loud the proposed changes to the ordinance. In the process of updating the 2018 ordinance, Emergency Services gathered feedback from the Fire Defense Board and also consulted with the Department of Environmental Quality (DEQ) which were included in the revised ordinance.

For example, some of the challenges that have been faced through the implementation and enforcement of this ordinance are by the fire departments, who are tasked with enforcing repeat offenders burning toxic waste. The current ordinance does not have a provision for that.

The update to the county's burn ordinance does not change the penalties for a violation, and does expand prohibited activities under the ordinance to be in alignment with state law.

Commissioner Beverage indicated that the Commissioners held a work session prior to the public hearing. They discussed some of the issues before bringing it forward for approval.

Administrative Officer Burgess indicated after the work session, the required public notice was published and copies of the proposed ordinance were made available on the county website.

Public Comment

There were no public comments at this time.

Discussion/Action

Commissioner Beverage made a motion to approve the first reading of Ordinance 2024-02; Regulating Burning Outside City Limits. Commissioner Anderes seconded. Motion carried unanimously.

The second reading has been scheduled for April 17, 2024 at 9:15 am.

GOOD OF THE ORDER

Commissioner Anderes reminded everyone of the Wolf Listening Session at the Pendleton Convention Center at 2:30 pm on Thursday, April 4th. There is also the GRH Gala on Saturday evening at Loso Hall.

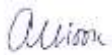
NEXT MEETING

The next regular scheduled meeting will be held on Wednesday, April 17, 2024 at 9 AM.

ADJOURNMENT

Commissioner Scarfo adjourned the meeting at 9:41 AM.

Respectfully submitted,



Allison Moore
Senior Department Specialist