



AGENDA: REGULAR SESSION

WEDNESDAY, JANUARY 6, 2021

WASCO COUNTY BOARD OF COMMISSIONERS

<https://wascocounty-org.zoom.us/j/3957734524> OR Dial [1-253-215-8782](tel:1-253-215-8782) Meeting ID: 3957734524#

PUBLIC COMMENT: *Individuals wishing to address the Commission on items not already listed on the Agenda may do so during the first half-hour and at other times throughout the meeting; please wait for the current speaker to conclude and raise your hand to be recognized by the Chair for direction. Speakers are required to give their name and address. Please limit comments from three to five minutes, unless extended by the Chair.*

DEPARTMENTS: Are encouraged to have their issue added to the Agenda in advance. When that is not possible the Commission will attempt to make time to fit you in during the first half-hour or between listed Agenda items.

NOTE: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. Meetings are ADA accessible. For special accommodations please contact the Commission Office in advance, (541) 506-2520. TDD 1-800-735-2900. If you require and interpreter, please contact the Commission Office at least 7 days in advance.

Las reuniones son ADA accesibles. Por tipo de alojamiento especiales, por favor póngase en contacto con la Oficina de la Comisión de antemano, (541) 506-2520. TDD 1-800-735-2900. Si necesita un intérprete por favor, póngase en contacto con la Oficina de la Comisión por lo menos siete días de antelación.

In light of the current COVID-19 crisis, the Board will be meeting electronically. You can join the meeting at <https://wascocounty-org.zoom.us/j/3957734524> or call in to [1-253-215-8782](tel:1-253-215-8782) Meeting ID: 3957734524#

We appreciate your patience as we continue to try to serve the public during this time. Please use the chat function to submit real-time questions or comments. You can also submit comments/questions to the Board anytime on our webpage: [Your County, Your Voice](#)

9:00 a.m.	<p>CALL TO ORDER</p> <p>Items without a designated appointment may be rearranged to make the best use of time. Other matters may be discussed as deemed appropriate by the Board.</p> <p>Corrections or Additions to the Agenda</p> <p>Discussion Items: Election of Chair/Vice-Chair; COVID Updates; Wholly Uncollectible Taxes; ORMAP Agreement; CDBG Sponsorship Agreement (<i>Items of general Commission discussion, not otherwise listed on the Agenda</i>)</p> <p>Consent Agenda: 12.16.2020 Regular Session Minutes (<i>Items of a routine nature: minutes, documents, items previously discussed.</i>)</p>
10:00 a.m.	Road Vacation – Arthur Smith
10:10 a.m.	RRED Zone Application – Matthew Klebes
10:30 a.m.	STIF Formula Plan – Brad Houghton
10:45 a.m.	Executive Session – Pursuant to ORS 192.660(2)(h) Conferring with legal counsel
	COMMISSION CALL
	NEW/OLD BUSINESS
	ADJOURN

If necessary, an Executive Session may be held in accordance with: ORS 192.660(2)(a) – Employment of Public Officers, Employees & Agents, ORS 192.660(2)(b) – Discipline of Public Officers & Employees, ORS 192.660(2)(d) – Labor Negotiator Consultations, ORS 192.660(2)(e) – Real Property Transactions, ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, ORS 192.660(2)(g) – Trade Negotiations, ORS 192.660(2)(h) - Conferring with Legal Counsel regarding litigation, ORS 192.660(2)(i) – Performance Evaluations of Public Officers & Employees, ORS 192.660(2)(j) – Public Investments, ORS 192.660(2)(m) –Security Programs, ORS 192.660(2)(n) – Labor Negotiations



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This meeting was held on Zoom

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PRESENT: Scott Hege, Chair
Kathy Schwartz, Vice-Chair
Steve Kramer, County Commissioner

STAFF: Kathy Clark, Executive Assistant
Tyler Stone, Administrative Officer

Chair Hege opened the session at 9:00 a.m. Changes to the agenda:

- Executive Session removed

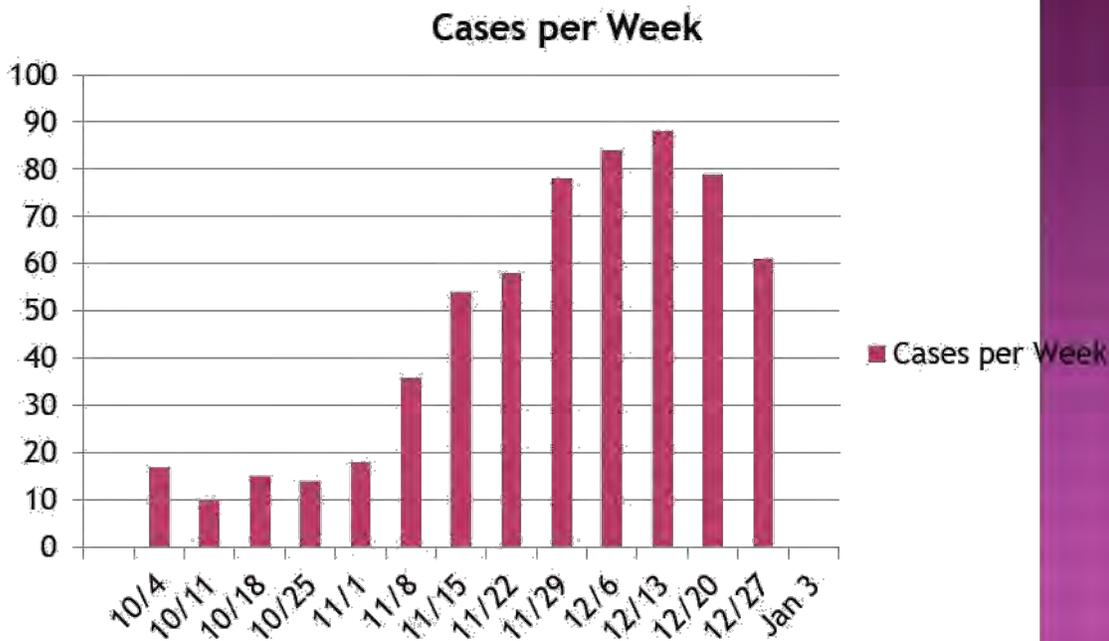
Discussion Item – NCPHD COVID-19 Update

COUNTY DATA: TOTAL CASES,
RECOVERED AND DEATHS TO DATE

Wasco	
Total	936
Recovered	553
Deaths	22
Sherman	
Total	32
Recovered	24
Gilliam	
Total	39
Recovered	24
Deaths	1

NCPHD Health Officer Dr. Mimi McDonell reviewed the current COVID statistics in the region.

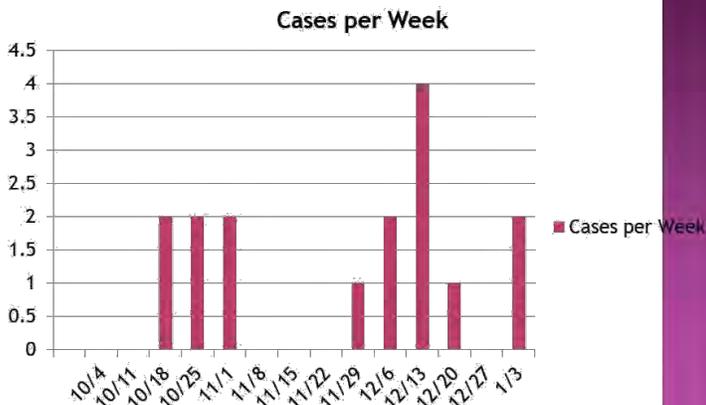
WASCO CASES NOV/DEC/JAN



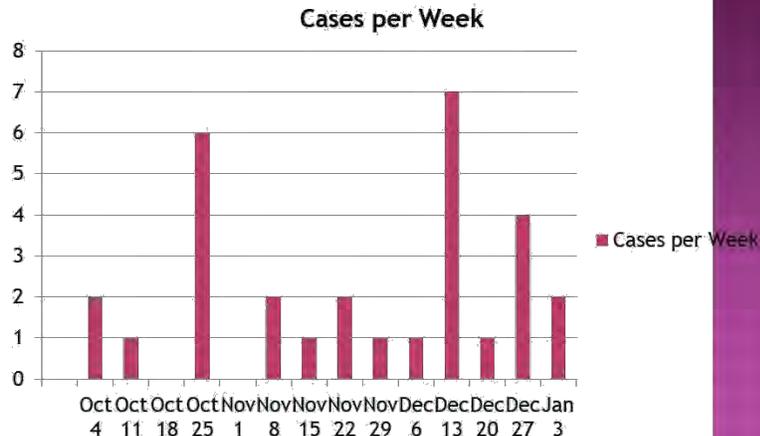
Dr. McDonnell reviewed the cases per week for the last quarter of 2020 in Wasco County. She commented that some of the decrease in the last two weeks can be attributed to a reduction in testing over the holidays. She said that it also may be that there was actually a bit of a dip after the Thanksgiving increase we saw. She went on to say that she anticipates another bump in cases in the next couple of weeks – the result of holiday gatherings.

Dr. McDonnell commented that the cases in Sherman and Gilliam Counties, with much smaller populations, have remained fairly steady with 1-2 cases per week on average.

SHERMAN CASES NOV/DEC/JAN

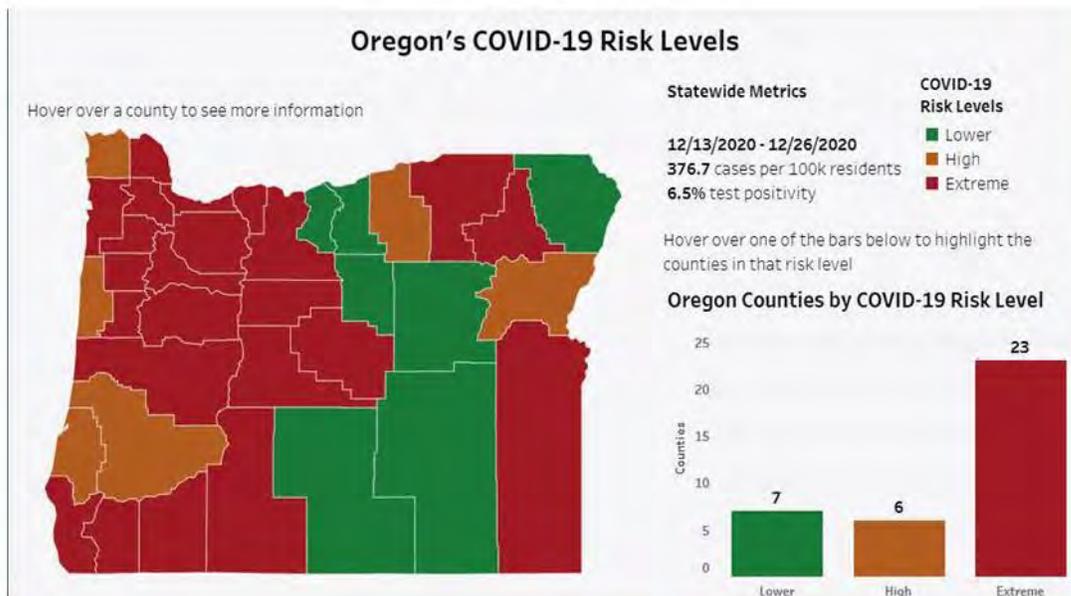


GILLIAM CASES NOV/DEC/JAN



Dr. McDonnell reported that there have been some Oregon counties that have moved from the Extreme Risk Category to the High Risk Category. Wasco County remains in the Extreme Risk Category as does Hood River County. Sherman and Gilliam Counties are in the low risk category.

COUNTY RISK LEVELS

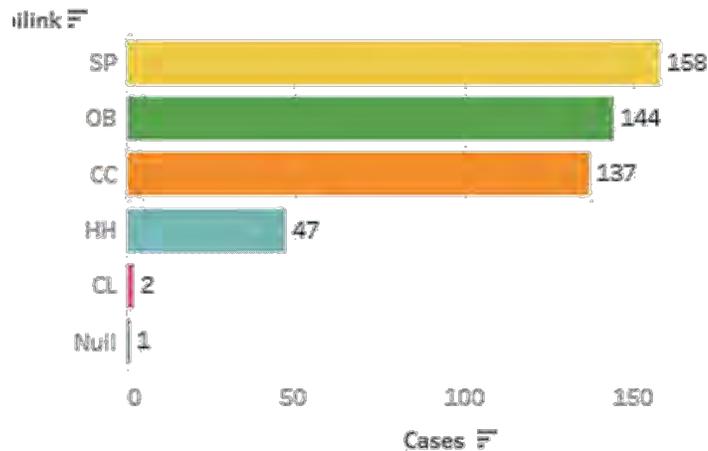


Dr. McDonnell went on to say that over the winter break, the State of Oregon made the decision that instead of the schools following the rules attached to the metrics established for county risk levels, those metrics are now advisory for the schools regarding in-person education. Sherman and Gilliam counties are already conducting in-person education. In Wasco County, some of the smaller schools have already opened to in-person education and that will continue. School District 21 will begin evaluating how to incorporate some in-person education. There is a big push from the State to at least get K-3rd grade back to in-person learning. District staff is working hard to make that happen.

Dr. McDonnell explained that cases are tracked according to transmission method. Our largest transmission category is sporadic spread which means we do not know how the patient contracted the virus as no specific close contact can be identified. Other categories include household spread, outbreaks and close contacts which are often at social gatherings. This data should remind us to be vigilant not only at our workplaces but in our lives outside of work.

WASCO COUNTY CASES EPILINK BREAKDOWN SEPT 1-DEC 15

COVID-19 Cases by Epilink Type
 Chart includes cases with Onset date from 9/1/2020 to 12/16/2020



Dr. McDonnell reviewed the trends for the state and country since June, 2020. The redline represents the 7-day moving average which is also trending up. California and Arizona are some of the places with the highest rates in the world over the last 7 weeks.

OREGON



US



Dr. McDonnell explained that all viruses have changes in their genetic make-up over time and that is true for the COVID virus. If there is a variant that is more successful at being a virus – in other words, it does a better job of being replicated and passing on its genes - it will become the dominant strain. A new strain that was first identified in the United Kingdom has become the dominant strain there and is spreading to other places in the world. The UK variant appears to be more easily transmissible. Instead of 1 infected person

spreading it to 2 other people, it would be more likely to spread to 3 other people. The UK variant does not appear to make people more severely ill but estimates are that it is 50-70% easier to catch. The UK variant has been documented in multiple states across America; there is no reason to not assume that it is present across the country. Experts believe the vaccines will be as effective against this variant as the original strain. The concern is the numbers of people getting sick before everyone can be vaccinated will overwhelm our healthcare system.

COVID-19 VARIANT- UK

What

- SARS-CoV-2 that is a new strain due to a slight change in the viral genetic make up
- B.1.1.7 lineage

How

- Variants occur as viruses replicate. If a virus variant is more “successful”, it will become the dominant strain
- This variant appears to be more transmissible, although does not impact disease severity

Where

- Initially emerged in the UK September 2020, now also in Canada and USA

Dr. McDonnell reviewed implementation plans for vaccine distribution.

COVID VAX PRIORITIZATION

Phase 1a

- Long term Care residents and staff
- EMS/First Responders
- Health Care Providers
- Congregate Living Facility residents and staff

Phase 1b

- Oregon COVID-19 Vaccine Advisory Committee is addressing prioritization
- ACIP recommends
 - Critical workers
 - 65 and older
 - High risk medical conditions

Dr. McDonnell explained that an advisory committee is working on prioritization for groups in Phase 1b; the Advisory Committee on Immunization Practices recommend that critical workers and those who are 65 and older and/or have high risk medical conditions be included in that group. It is estimated that it will take through the end of January to complete Phase 1a – it may take less time in smaller counties such as Wasco County.

Dr. McDonnell reported that yesterday new guidance was issued regarding the sequencing of vaccines in Phase 1a. The State has decided that rather than moving through all the groups outlined in Phase 1a in order, anyone in the Phase 1 eligible groups may be vaccinated now. The change was made for efficiency so that vaccines are being distributed rather than stored. If it is possible to follow the sequencing plan, that is preferable but not necessary.

CHANGE IN FOCUS 1/5

- “We are shifting our approach from one where Phase 1a vaccine sequencing was required, to allowing anyone included in Phase 1a, Groups 1-4 to be considered eligible for vaccine at this time. Providers and vaccine sites should vaccinate in a manner that provides the greatest efficiency to maximize vaccinations, however to the extent possible providers should follow the sequencing outlined in the Plan”

Dr. McDonnell reviewed the list of facilities that have received vaccines for implementation.

TO DATE

- Oregon Veterans' Home
- Columbia Basin Care Facility
- The Dalles Health and Rehab
- The Springs at Mill Creek
- MCMC
- MCF&R
- Sherman County Medical Clinic
- NCPHD
- Arlington Health Center
- One Community Health

Dr. McDonnell commended Mid-Columbia Fire and Rescue along with Law Enforcement for all the help and support they have provided in the vaccine roll-out process.

Organizations expected to receive batches of vaccine in the near future are listed on the slide below: NCPHD is working with community partners to make sure no one is overlooked.

ON DECK

- ⦿ Flagstone Senior Living
- ⦿ Canyon Rim
- ⦿ Summit Springs
- ⦿ Sagewind Manor
- ⦿ Mid-Columbia Center for Living
- ⦿ All remaining medical, dental, behavioral health providers
- ⦿ All remaining congregate living facilities

Dr. McDonnell reviewed the plans as they continue the vaccine roll-out.

PLANS

- ⦿ Regional collaboration
 - MCMC -allocating vaccine to first responders
 - MCF&R, Sherman, & Arlington Clinics- vaccinating first responders
- ⦿ Utilize all resources
 - Medical Reserve Corps
 - Wasco County Van and driver!
 - Readiness Center
 - Pharmacies
- ⦿ Keep focus on equity
- ⦿ Open communication
- ⦿ Provide accessible, factual information

She said we are fortunate to have incredible regional collaboration. The Medical Reserve Corps (MRC) has been expanded to help meet the needs of pandemic response and

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vaccine distribution. Wasco County has purchased a van for mobile vaccine clinics; Commissioner Kramer will be one of the drivers for those events; Vice-Chair Schwartz, a retired nurse, and her husband, a retired physician, will be among those administering vaccines at mobile clinics.

Dr. McDonell went on to say that NCPHD feels the sense of urgency to get as many people vaccinated as quickly as possible. They are looking at facilities, such as the Readiness Center, where they can inoculate large numbers of people while still observing vaccination and safety protocols. A large venue would be necessary in order to maintain social distancing during vaccination events.

Chair Hege pointed out a question in the chat regarding the process for becoming a volunteer driver. NCPHD Interim Director Shellie Campbell said that the MRC will be integral to getting the vaccines out – there are already 80 volunteers signed up. Volunteers are vetted by the State and then go into a database. There are a lot of opportunities to serve. Anyone interested in volunteering can sign up as an MRC volunteer by contacting Public Health. More information is available on the NCPHD website.

Dr. McDonell added that 18 out of the 80 volunteers have been vetted and completed their training. Commissioner Schwartz and her husband are among those ready to work when needed.

Chair Hege asked if volunteers are required to have medical experience. Ms. Campbell replied that they are not. Volunteers are needed to drive, set-up clinics and attend to administrative tasks. She applauded Dr. McDonell as she has been instrumental in leading the COVID vaccination team. She stated that they have a great staff at NCPHD and also recognized the invaluable support from the Board of Commissioners and Unified Command.

Commissioner Kramer thanked NCPHD for all their efforts. He asked if we have significant vaccine on hand or are we still waiting. Dr. McDonell replied that Gilliam County has not received an allotment and the Sherman county clinic received a lot of 100 of the Moderna vaccine. NCPHD received 200, One Community Health received 100, and MCMC received 1,100. Vaccine availability is our limiting factor. Long term care facilities have received allotments and the vast majority of their residents have received their first dose with about 50% of staff also receiving a first dose. It is difficult to plan when we do not know what our supply will be. She said they are hoping to hear more that will help with planning; the State is working to provide that information. She said we do not have as much as we want but we will get more.

Commissioner Kramer asked if we will be able to utilize first responders to give injections. Dr. McDonell responded that NCPHD is working with those groups to determine their capacity. They are most useful in areas where it is challenging for citizens to get to a

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vaccine delivery site. They have been great partners and NCPHD will continue to work with them.

Chair Hege observed that the State has been missing their stated goals for getting out a certain number of vaccines and it seems as though it was not due to the availability of vaccines as much as a flawed process. He asked if that is true for us as well. Dr. McDonell answered that it is both. Even with a large shipment of vaccine such as what MCMC received, it is difficult to get them all out as they also have other daily responsibilities to care for the sick and injured in their charge. Communication about the general plan is not what we had hoped but we are moving forward and pooling resources to get it dispensed as rapidly as possible.

Vice-Chair Schwartz commented that there are a lot of questions around the 15-minute rapid COVID tests and asked if that is available for home use or only at clinics. Dr. McDonell replied that there is a home kit available through Amazon and NCPHD has some tests but limit use to those who are symptomatic or close contacts. If someone uses a home test, they should contact their primary care provider to help them interpret the results.

Vice-Chair Schwartz asked how those results would be reported. Dr. McDonell said that those results would not be reported but if someone has a positive test result from a home test, their primary care provider would run a second test which would be reported.

Vice-Chair Schwartz asked if testing will recognize the variant strain. Dr. McDonell stated that it would.

Vice-Chair Schwartz asked if there have been any outbreaks in the in-person schools. Dr. McDonell explained that while there have been cases reported in the schools, there has not been any documented in-school transmission.

Vice-Chair Schwartz asked if NCPHD will be advising the schools as they make the decision to open. Dr. McDonell replied that they continue to work closely with the all the schools.

Vice-Chair Schwartz commented on the positivity rate as it relates to the “r” factor (the rate at which the virus is being transmitted). Dr. McDonell explained that the “r” factor does not directly correlate to the positivity rate. Our current positivity rate in Wasco County is 3.6% which is good. Vice-Chair Schwartz noted that although we may have 350 known active cases, there are likely more who are asymptomatic and transmitting the virus to others. She said that the sporadic rate is troublesome and we are not unusual. Sporadic cases mean we cannot get a handle on the virus.

Vice-Chair Schwartz said she did not see any clinics in Maupin listed. Dr. McDonell stated that she does not know if they signed up to be providers but NCPHD will be working with them to be sure they and their residents are vaccinated.

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Chair Hege pointed out that our case rate for the past 2 weeks is 130; we need to be below 60 in a two week period to move out of the Extreme Risk category.

Ms. Campbell pointed out a chat question asking what kind of outreach has been made to the Latinx community. She said NCPHD is working closely with community based organizations for communication, outreach and education about the importance and safety of the vaccine. They are also identifying community leaders to help get that information out. In addition, they are working with the tribes, the Next Door and One Community Health and the radio to go to where people live so they feel safe and supported. In addition, the NCPHD website and Facebook pages are available in Spanish as well as English. The NCPHD communications team has worked hard to get the message out to all vulnerable communities.

Chair Hege asked if there is anything on NCPHD's wish list that they anticipate needing as we get to a point where vaccinations can be made available to the general public. Dr. McDonell replied that a physical site where they can do that is what will be needed. They need a place where it can happen safely and they can monitor patients post inoculation. They are working with Wasco County's Emergency Manager to explore the possibility of using the Readiness Center.

Chair Hege asked what percentage of people need to be vaccinated in order to relax restrictions; how long will it be before that can happen. Dr. McDonell replied that we need 80% of the population vaccinated for "herd immunity." Since the vaccine is not yet approved for anyone under the age of 16, that will be difficult to achieve. Realistically, once we get our numbers down, we can loosen restrictions. Having the long term care facilities immunized is a huge step. It will probably take longer than we want - a ballpark estimate for loosening restrictions would be the end of summer. We are hoping to have in-person school before the end of the school year.

Chair Hege commented that the Governor has announced some changes to get kids back in school as there has not been a lot of spread in schools. He read a chat comment which reported a recent social gathering of 60 people, only a third of whom were wearing masks. They asked what can be expected in terms of transmissions resulting from the event. Dr. McDonell replied that 1 person can spread it to 10 others or to no one at all. The answer could be anywhere from 0-400 – it is impossible to know.

Kate Wilson asked if any of the restaurants have consulted with NCPHD regarding the risks of opening in our county. She said that there is a big movement to open. NCPHD Environmental Health Supervisor Nicole Bailey replied that our restaurants have been in contact with NCPHD and NCPHD has been reaching out to them. There has been a lot of good response in terms of having business owners not in support of opening without restrictions. She said she believes they have the interests of the community at heart. NCPHD has been talking with them over time about the health risks associated with

restaurants.

Rodger Nichols asked about the timeliness of State notifications for vaccine delivery. Dr. McDonnell stated that it is getting better; generally NCPHD gets notice on Monday or Tuesday for a Wednesday delivery.

Jude Merrill thanked everyone for all their efforts. She stated that most of the retail establishments do not have anyone monitoring the numbers of patrons in the stores which can be crowded and not everyone is wearing a mask. She said that workers cannot ask patrons to wear a mask and reported that in one instance a patron spit on their money before handing it to the cashier. She asked who is monitoring that. Ms. Campbell replied that this is a nationwide problem. OSHA monitors these businesses and works with them to strategize on how to manage patrons not wearing masks, etc. She said that we can always look at how we can further adjust but she thinks they are doing the best they can. She committed to bringing this information to the regional OSHA representative.

Chair Hege said that he works at Mt. Hood Meadows. If you do not wear a mask, you will not be allowed to participate. If you are a repeat offender, they will revoke your pass temporarily and may revoke it for the season. The policy is no mask, no service.

Arthur Smith commented that some colleges and businesses are saying they require a negative test before allowing students on campus or employees to return to work. This does not seem to "jive" with health care guidance. Most providers are saying they will not test people, just to give them a test. Dr. McDonnell said that random testing is generally not effective but if done on a large scale for targeted groups in congregate living or large workplaces, it can be effective.

Agenda Item – Road Vacation Petition

Public Works Director Arthur Smith stated that he has received a petition, included in the Board Packet, to vacate a portion of Homestead Road south of Wamic. The adjacent landowners have signed the petition; he is seeking direction to prepare his report. In 2011, Homestead Road was dedicated as part of a plan to create a subdivision. That did not materialize; however they have improved access and it may go forward. This could take a couple of months as there are other processes that will need to be completed.

Chair Hege pointed out that this is the first step in a process. Mr. Smith will come back to the Board with a report and request for a decision.

{{{Commissioner Kramer moved to approve Order 21-002 Directing the Public Works Director to prepare is report on the proposed vacation of a portion of Homestead Road. Vice-Chair Schwartz seconded the motion which passed unanimously.}}}

Agenda Item – RRED Zone Applications

Administrative Services Director and Enterprise Zone Manager Matthew Klebes noted that he presented information on these applications last month and received direction from the Board to further negotiate with the applicant. The team met with the applicant and has completed the necessary steps including a pre-conference. A summary of that conference is included in the packet. Also included in the packet are draft agreements for years 4 and 5 for both projects. The agreements follow existing policy as we have not received any input on why we should deviate from that. Staff is seeking approval for the agreements.

Vice-Chair Schwartz asked if any taxes are collected in years 1 through 3. Mr. Klebes responded that for the RRED Zone and the Enterprise Zone, taxes are fully abated for the first 3 years; years 4 and 5 are locally negotiated. A longer-term Enterprise Zone which can be from 7 to 15 years, is a separate process and broader in terms of payments.

Mr. Stone said that pending new information, he concurs with the staff recommendation.

Brian Walsh, representing the applicant, said that they are at a particularly difficult point with the smaller project as it does not have an economy of scale. There have been unexpectedly higher costs due to the scarcity of labor. He said he understands and appreciates the consistency in the policy but wants to plead the case that this smaller first project phase needs some help to get off the ground. He asked that the Board consider a lessor burden for the smaller 1st phase agreement and leave the 2nd phase agreement as is.

Vice-Chair Schwartz said looking at the application, after phase one is completed there will be at least 1 new job. She asked if there will be more than one. Mr. Walsh replied that typically, solar plants are not maintenance intensive. Because of safety, they work in teams of 2 and there will be a ¼ time admin position along with a manager for a total of 4 employees associated with the project; likely a few more for the second phase. A general rule of thumb is that there is 1 technician for every 50 megawatts. For these combined projects, that would mean 4 technicians, a manager and administrative support.

Vice-Chair Schwartz asked where they will get the labor for construction. Mr. Walsh said that their contractors will sub-contract with local contractors to get the work done. They will also pull labor from local union halls. That is part of the cost as there is a scarcity of union labor. They will be looking for housing in Maupin and The Dalles. Some will bring mobile housing and stay in Madras or The Dalles. He is hoping to get the ban on Air BNBs lifted to keep some of those dollars in Maupin.

Vice-Chair Schwartz commented that it appears that they will be working on both phases simultaneously. Mr. Walsh responded that they do not want to mobilize for Phase 1 and then demobilize only to have to remobilize for Phase 2. The projects will not start at the same time but there will be some overlap. Both projects cannot go live at the same time. The first

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phase will pave the way for the second phase.

Chair Hege asked if the agreements have to be considered today. He pointed out that they had asked staff to negotiate and come back with recommendations. Although Mr. Walsh has made a proposal today, staff may not have heard that before. He asked if there could be continued negotiations.

Mr. Klebes said that they had some discussion about alternatives but had not been presented with supporting reasons to deviate from policy. He said staff can take more time but he believes Avangrid has some urgency.

Mr. Walsh said that what he is asking is that the last paragraph of the Bakeoven agreement be modified for complete abatement in years 4 and 5, but any reduction would be welcome. His company is trying to get the project to pencil out.

Chair Hege asked if Mr. Walsh is looking for a decision today. Mr. Walsh replied affirmatively.

Commissioner Kramer asked what staff's opinion is of this proposal, saying that he is ready to move forward with the staff recommendation. Mr. Klebes replied that he has not heard anything that changes his recommendation.

Chair Hege said he is willing to consider adjusting the smaller project. He said he thinks it is important; we have been talking to Mr. Walsh for over a decade and not been able to get any projects over the finish line. He said that he is hopeful that we can do that this time and he would be open to a reduction.

Mr. Stone said the Board has heard staff recommendations and the Assessor's desire for continuity. Lacking a formal request other than the project doesn't pencil makes it difficult to deviate from policy. If you want to push it forward, the Board can adjust those numbers. Avangrid previously suggested a flat payment of \$250,000 in years 4 and 5. It comes back to if there a formal proposal with data that you want to staff to consider. If that is the case, it will take additional time.

Chair Hege said that the project needs to make sense. Enterprise Zones are typically for the shorter term and he is willing to consider a reduction. He said he likes a percentage of the value as it is good to have the value determined prior to the end of the agreement.

Vice-Chair Schwartz said she is not willing to consider anything today as a proposal has not been submitted for consideration. She said if there was a proposal, she would be more willing. There are a lot of questions that we do not have time for today. If we postpone and have more information, we can consider changes. She said that right now, she will follow the staff recommendation.

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Mr. Walsh said it is difficult to quantify the labor scarcity and costs without disclosing proprietary information. The smaller project is the one that needs the help. He asked what the Board would like to see.

Chair Hege asked about the timing of a future presentation. Ms. Clark said that the next meeting is January 20th; documents for that meeting will need to be submitted by next Tuesday, January 12th.

Chair Hege said that he understands the challenge and is hopeful that south county can benefit from this in the long term. These are not large employers but it will contribute to the tax base. If there are specific asks, let's get them out there.

Commissioner Kramer said he is involved with other processes that have proprietary issues and pointed out that the secrecy deteriorates trust. He said we need some valid reasons to deviate from policy. He asked if the agreement is a deal breaker.

Mr. Walsh replied that he does not know. He said it is his job to bring the best project possible. The costs are already over estimates and he cannot know how management will react. Even with total abatement, the project will not come within the estimated budget.

Commissioner Kramer commented that it is his job as well to get the best deal that he can for citizens. He said his hope was that Mr. Walsh would have vetted it with staff. We need to ask for a written proposal or a motion today.

Vice-Chair Schwartz said that if we can take a little more time, she would commit to getting her questions to Mr. Walsh for response. She said she is willing to give it more time if Mr. Walsh can wait two more weeks.

Mr. Walsh said he thinks they can wait the two weeks. Chair Hege advised Mr. Walsh to work with Mr. Klebes and Mr. Stone to convince them with documentation to move this forward. He said he would recommend moving this to the January 20th session.

Vice-Chair Schwartz said that she is interested in getting Chair Hege's perspective before the next meeting.

Chair Hege said that he is talking about renewable energy projects that have been approved by the State. Summit Ridge has been sold a number of times but has not moved forward. These projects are complicated and difficult. Avangrid has been involved in wind projects for at least 10 years. He said he cannot explain why they haven't happened – various markets for materials, labor, etc. He said that Avangrid has spent hundreds of thousands to develop this project and have had projects pulled before. South county does not have a lot of opportunities for large increases to their tax base. He said he is very supportive of this kind of project; it is like Google in the north part of the county. The 5 year

zone is short term; they will pay taxes over a long period of time. This is a short term incentive for a long term benefit.

Vice-Chair Schwartz noted that Summit Ridge was pulled for legal reasons. She asked if there have been other projects pulled for lack of incentive. Chair Hege replied that other projects have not even gotten this far to be able to apply for abatement. He said there is a lot of cost to develop these projects.

Mr. Walsh said they signed leases for the Bakeoven project in 2009 and have paid ever since. Summit Ridge has challenges that Bakeoven does not have. Avangrid has invested over a million dollars in this project just in lease payments to landowners. Right now the issue is labor costs. He said he is happy to talk about what is going on in the industry – only one in seven projects actually gets built. He wants to see this project move forward.

Chair Hege said one of the reasons Summit Ridge has not moved forward is that you have to have a purchaser for the power; they have not been able to do that. They are smaller and have not been able to compete.

*****The Board was in consensus to postpone a decision on the Avangrid RRED Zone agreements until the January 20, 2021 Board Session.*****

Agenda Item – STIF Plan

MCEDD Deputy Director Brad Houghton explained that these documents support grant funding for the public transit system in Wasco County – The Link. He said he is seeking approval of 2 items – the sub-allocation method and the plan. The Link is the primary provider of services. 80% of payroll taxes in Wasco County are generated in The Dalles – up from 72% in the last cycle. The allocation method is based on that data.

{{Vice-Chair Schwartz moved to approve the sub-allocation formula presented by MCEDD for submission to ODOT. Commissioner Kramer seconded the motion which passed unanimously.}}

Mr. Houghton reviewed the memo included in the packet explaining the 7 projects in the Plan:

1. Routes and Connections
2. Fleet/Facilities
3. Technology
4. Admin Support
5. Marketing
6. Planning
7. Mobility Management

He said that they want to maintain current operations as well as expanding Saturday and employment transportation. They have an RFQ to purchase 4 new buses and are developing a spill response plan. They continue to purchase and install shelters – 3 are up. 10% of funding is allocated for administrative support. Marketing efforts include Spanish language outreach and swim passes along with online travel training in English and Spanish. Once the plan is approved, they will submit an application.

Chair Hege commented that there has been a lot of progress in the last couple of years. He said he appreciates all the clear communication. Mr. Houghton said he will be back soon with the STF plan and other grants.

{{Commissioner Kramer moved to approve the STIF Plan for 2021-2023 as presented. Vice-Chair Schwartz seconded the motion which passed unanimously.}}

Discussion Item – Wholly Uncollectible Taxes

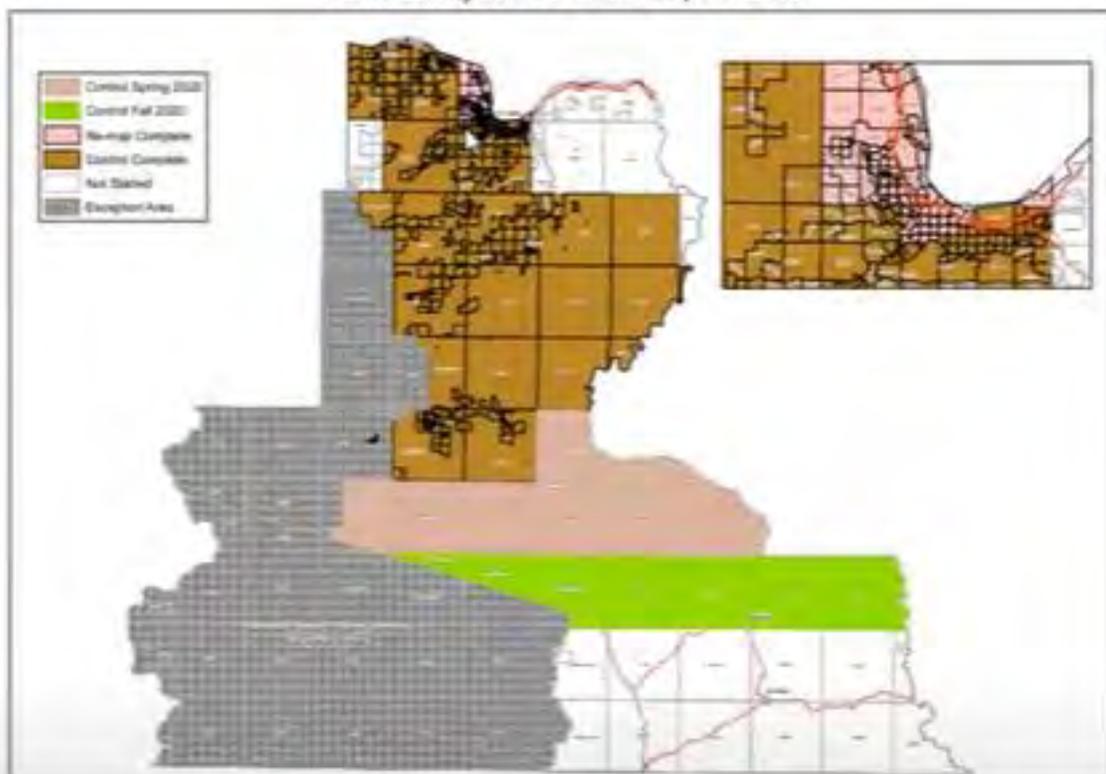
County Assessor Jill Amery explained that statute supports the cancellation of personal property taxes in circumstances where it is determined that the taxes are uncollectible due to the property being destroyed or decommissioned. We have no way to collect taxes on this property and this is the process to forgive those taxes.

{{Commissioner Kramer moved to approve Order 21-001 cancelling certain uncollectible personal property taxes. Vice-Chair Schwartz seconded the motion which passed unanimously.}}

Discussion Item – ORMAP Agreement

Survey and Engineering Technician Ivan Donahue used the following map to explain the work that has been done through the remapping project as well as work yet to be done.

Wasco County ORMAP Status Map Fall 2020



WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
JANUARY 6, 2021
PAGE 17

Mr. Donahue said that this will be the second to last grant for this portion of the project. He explained that the dark gray portion of the map is national forest and Warm Springs reservation on which we do not collect taxes. Since this process is to map tax lots, those areas are not included. Once the remapping project is completed, maps will be within 1-2 feet of accuracy. Some of the areas on the map have new maps; however we have lost our remapping vendor which stopped that portion of the process. Mr. Donahue is currently training to be able to do that and hopes to be able to complete all the work with solid maps.

Vice-Chair Schwartz asked how much of the green area will have to be walked to complete the data gathering. Mr. Donahue replied that this area is a little tricky as a lot of the access will be private roads maintained by landowners. He explained that they send out notifications to let them know we will be in the area surveying. Each township is 6 miles square; they will have to park and walk up 2 miles or so for each corner of the lot. There are lots of fences and gates but they have had good cooperation from citizens. Generally, it gets more difficult the further south they go in the county.

Chair Hege asked if the next grant will take care of all of the remaining portions of the county. County Surveyor Brad Cross replied that it will and they will use their intern to do that work this summer. It will be the last field control grant; we will then move into the actual mapping which will take many years of additional grants to get that work done. The project is currently well-funded and many counties are completing the work. We need to keep the project moving forward.

{{Vice-Chair Schwartz moved to approve the ORMAP Intergovernmental Agreement Contract #DOR-314-20. Commissioner Kramer seconded the motion which passed unanimously.}}

Discussion Item – CDBG Sponsorship IGA

Ms. Clark explained that this is a grant to provide rental assistance in response to the pandemic. CDBG Grants require a government sponsor and the City of The Dalles has agreed to be the main sponsor of the grant. However, if we want citizens in Wasco County outside of The Dalles City limits to benefit from this program, we have to sign on as a co-sponsor.

{{Vice-Chair Schwartz moved to approve the Intergovernmental Agreement for sponsorship of Community Block Grant to fund the CV-1 Emergency Rent Assistance Program. Commissioner Kramer seconded the motion which passed unanimously.}}

Consent Agenda – 12.16.2020 Regular Session Minutes

{{Commissioner Kramer moved to approve the Consent Agenda. Vice-Chair Schwartz seconded the motion which passed unanimously.}}

Commission Call

Chair Hege explained that there was a federal program that allowed local mental health agencies to opt into a program to encourage integration of mental and physical health services. MCCFL (Mid-Columbia Center for Living) opted in to that program for a couple of years. Unfortunately, federal funding was reduced and the State did not feel the program was achieving its goals and put the brakes on. Some agencies continued but MCCFL did not have the resources to do that; without the funding, they could not provide that level of care. Funding may be coming back and MCCFL is looking for support but it is not clear what that support would look like. MCCFL has a board meeting next week and he will get more information at that time.

Vice-Chair Schwartz asked if we have any sense of what the new federal program associated with the pandemic will look like. Mr. Stone said he has not heard anything except what has been in the AOC (Association of Oregon Counties) emails. Vice-Chair Schwartz asked if AOC will be advocating for us. Mr. Stone replied that they will; they have had a seat at the table throughout this time.

Chair Hege said that if he read correctly, the last batch of funding, \$734,000, in terms of the application was wildly oversubscribed with a lot of businesses applying that did not meet the criteria. Mr. Stone commented that they approached \$1 million in need for that money. He believes that all the funds have been distributed.

Mr. Stone reported that the County pushed out the funding to cover the licensing fees for restaurants and pools in Wasco County - \$83,000. Vice-Chair Schwartz added that there has been a lot of appreciation expressed by the businesses that benefitted from that.

Commissioner Kramer announced that the Forest Collaborative will provide an update to the Board at an upcoming session. MCEDD is moving forward to help businesses and they are doing a great job. He added that he just got an email from Dr. McDonnell notifying him that the mobile vaccine van will not be ready for use tomorrow.

Chair Hege said that he appreciates Commissioner Kramer volunteering to drive the van and he can be available to do that as well.

Chair Hege adjourned the meeting at 11:45 a.m.

Summary of Actions

MOTIONS

- **To approve Order 21-002 Directing the Public Works Director to prepare is report on the proposed vacation of a portion of Homestead Road.**

- **To approve the sub-allocation formula presented by MCEDD for submission to ODOT.**
- **To approve the STIF Plan for 2021-2023 as presented.**
- **To approve Order 21-001 cancelling certain uncollectible personal property taxes.**
- **To approve the ORMAP Intergovernmental Agreement Contract #DOR-314-20.**
- **To approve the Intergovernmental Agreement for sponsorship of Community Block Grant to fund the CV-1 Emergency Rent Assistance Program.**
- **To approve the Consent Agenda 12.16.2020 Regular Session Minutes.**

CONSENSUS

- **To postpone a decision on the Avangrid RRED Zone agreements until the January 20, 2021 Board Session.**

Wasco County
Board of Commissioners



Scott C. Hege, Commission Chair



Kathleen B. Schwartz, Vice-Chair



Steven D. Kramer, County Commissioner



DISCUSSION LIST

[ELECTION OF CHAIR/VICE-CHAIR](#)

[COVID UPDATES](#)

[WHOLLY UNCOLLECTIBLE TAXES](#)

[ORMAP AGREEMENT](#)

[CDBG SPONSORSHIP AGREEMENT](#)



DISCUSSION ITEM

Election of Chair/Vice-Chair of BOCC

[STAFF MEMO](#)



MEMORANDUM

SUBJECT: Election of Chair/Vice-Chair

TO: BOARD OF COUNTY COMMISSIONERS

FROM: KATHY CLARK

DATE: DECEMBER 29, 2020

BACKGROUND INFORMATION:

Although not a formal policy, historically, the Chair and Vice-Chair of the Board of County Commissioners have served two consecutive years as it is less disruptive to Administration and Finance staff and provides some continuity for the Board. 2021 would be the second year for Chair Hege and Vice-Chair Schwartz.



DISCUSSION ITEM

WASCO COUNTY COVID-19 UPDATES

[NO DOCUMENTS HAVE BEEN SUBMITTED FOR THIS ITEM – RETURN TO AGENDA](#)



DISCUSSION ITEM

Wholly Uncollectible Taxes

[STAFF MEMO](#)

[AFFIDAVIT OF ASSESSOR](#)

[AFFIDAVITY OF COUNTY COUNSEL](#)

[ORDER 21-001 CANCELLING TAXES](#)

[ACCOUNT 71557](#)

[MOTION LANGUAGE](#)



MEMORANDUM

SUBJECT: CANCELLATION OF UNCOLLECTIBLE PERSONAL PROPERTY TAXES, ACCOUNT #71557

TO: BOARD OF COUNTY COMMISSIONERS

FROM: JILL AMERY, WASCO COUNTY TAX COLLECTOR

DATE: 01/06/2021

BACKGROUND INFORMATION:

I am requesting the Wasco County Board of County Commissioners for an Order Cancelling Wholly Uncollectible Personal Property Taxes, pursuant to ORS 311.790.

The personal property manufactured structure was vacated and abandoned by the owner. The landlord/park owner had received possession of the premises from the sheriff following restitution pursuant to ORS 105.161. The park owner subsequently has had the structure demolished and removed from the property in August of 2020. Physical inspection by appraisal staff on December 2, 2020, confirmed the structure is no longer there. Additionally, the structure had a real market value of less than \$8,000.

Please find attached the Personal Property Manufactured Structure account that meets the necessary criterion.

IN THE COUNTY COMMISSION OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF THE CANCELLATION)
OF CERTAIN UNCOLLECTIBLE PERSONAL) A F F I D A V I T
PROPERTY TAXES.)

STATE OF OREGON,)
) ss.
County of Wasco.)

I, JILL AMERY, being first duly sworn on oath depose and say: That I am the duly qualified and acting Tax Collector for the State of Oregon in and for the County of Wasco; That the attached list of personal property taxes was prepared in my office and under my direction; That I have examined said list and investigated the feasibility of collection of said taxes; That from my investigation I have determined that the attached list of taxes of personal property represents a list of uncollectible personal property taxes which are delinquent and are now wholly uncollectible by virtue of the fact that the personal property manufactured structure was vacated, abandoned and subsequently dismantled and removed by park owner; and That in my opinion said taxes are wholly uncollectible by virtue of these facts; and Further that I make this Affidavit in support of a Motion for an Order of this Court declaring the said taxes to be uncollectible and directing me as Tax Collector of this County to cancel said uncollectible personal property taxes.

DATED this _____ day of January, 2021.

Jill Amery
Wasco County Tax Collector

SUBSCRIBED AND SWORN to before me this _____ day of January, 2021.

Notary Public for Oregon
My Commission Expires:_____

IN THE COUNTY COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF THE CANCELLATION)
OF CERTAIN UNCOLLECTIBLE PERSONAL) A F F I D A V I T
PROPERTY TAXES.)

STATE OF OREGON,)
) ss.
County of Wasco.)

I, KRISTEN CAMPBELL, being first duly sworn on oath depose and say: That I am the, qualified and acting Legal Counsel for the State of Oregon in and for the County of Wasco; That based upon the Affidavit of Jill Amery, Tax Collector of said County, I have determined that the attached list of taxes of personal property represents a list of uncollectible personal property taxes which are delinquent and are now wholly uncollectible by virtue of the fact that the personal property manufactured structure was vacated, abandoned and subsequently dismantled and removed by park owner; and That in my opinion said taxes are wholly uncollectible by virtue of these facts; and Further that I make this Affidavit in support of a written application under ORS 311.790 for an Order directing the Tax Collector to cancel such personal property taxes as uncollectible.

DATED this _____ day of January, 2021.

Kristen Campbell
Wasco County Legal Counsel

SUBSCRIBED AND SWORN to before me this _____ day of January, 2021.

Notary Public for Oregon
My Commission Expires:_____



IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF THE CANCELLATION OF CERTAIN UNCOLLECTIBLE PERSONAL PROPERTY TAXES

ORDER #21-001

NOW ON THIS DATE, the above-entitled matter having come on regularly to be heard upon the Motion of the Wasco County Attorney for an Order declaring certain taxes upon personal property to be now uncollectible and directing the Tax Collector to cancel said personal property taxes; it appearing to the Board from the Affidavits of Jill F. Amery, Tax Collector for Wasco County, and Kristen Campbell, Attorney for Wasco County, that the taxes in the complaint are wholly uncollectible.

NOW, THEREFORE, IT IS HEREBY ORDERED: That Jill F. Amery, Tax Collector for Wasco County, cancel the taxes listed in the motion on file in this matter, attached hereto, and by this reference incorporated herein, as uncollectible personal property taxes; it is further ordered that this Order be entered in the Journal of the Board of County Commissioners.

DATED this 6th day of January, 2021.

APPROVED AS TO FORM:

WASCO COUNTY BOARD OF COMMISSIONERS:

Kristen Campbell, County Counsel

Scott C. Hege, Commission Chair

Kathleen B. Schwartz, Vice-Chair

Steven D. Kramer, County Commissioner

**Wholly Uncollectible - Structure was vacated and abandoned by owner and has a real market value less than \$8,000.
 Park owner has dismantled and removed the structure. Verified by appraisal staff that structure was removed, 12/2/2020.**

Account:	71557
MTL:	02N13 E29DC00300
Situs:	813 Hostetler #9 The Dalles, OR 97058
Owner:	HILLYARD TODD R 6488 SE EVINCE ST MILWAUKIE, OR 97222
2020-21	
Real Market Value	\$ 4,930.00

Charges calculated through January 15, 2021.

Year	Category	TCA/District	Charged	Minimum	Bal. Due	Due Date
2017	Property Tax Principal		97	\$145.42	\$145.42	\$145.42 11/15/2017
2017	Property Tax Interest	057OR_HOU		\$3.62	\$3.62	\$3.62 1/15/2021
2017	Property Tax Interest		97	\$67.86	\$67.86	\$67.86 1/15/2021
2017	Warrant Fees		97	\$52.00	\$52.00	\$52.00 6/18/2018
2017	OR Housing MDPCR	057OR_HOU		\$7.76	\$7.76	\$7.76 11/15/2017
2018	Property Tax Principal		97	\$137.53	\$137.53	\$137.53 11/15/2018
2018	Property Tax Interest	057OR_HOU		\$2.37	\$2.37	\$2.37 1/15/2021
2018	Property Tax Interest		97	\$58.12	\$58.12	\$58.12 1/15/2021
2018	Warrant Fees		97	\$52.00	\$52.00	\$52.00 6/18/2019
2018	OR Housing MDPCR	057OR_HOU		\$7.72	\$7.72	\$7.72 11/15/2018
2019	Property Tax Principal		97	\$182.82	\$182.82	\$182.82 11/15/2019
2019	Property Tax Interest	057OR_HOU		\$1.18	\$1.18	\$1.18 1/15/2021
2019	Property Tax Interest		97	\$26.82	\$26.82	\$26.82 1/15/2021
2019	Warrant Fees		97	\$52.00	\$52.00	\$52.00 6/16/2020
2019	OR Housing MDPCR	057OR_HOU		\$8.07	\$8.07	\$8.07 11/15/2019
2020	Property Tax Principal		97	\$70.56	\$23.52	\$70.56 11/15/2020
2020	Property Tax Interest	057OR_HOU		\$0.06	\$0.06	\$0.06 1/15/2021
2020	Property Tax Interest		97	\$0.63	\$0.63	\$0.63 1/15/2021
2020	OR Housing MDPCR	057OR_HOU		\$7.21	\$2.41	\$7.21 11/15/2020
				\$883.75	\$831.91	\$883.75

Property Tax Principal	\$536.33
Ombudsman Fees	\$30.76
Property Tax Interest	\$153.43
Ombudsman Interest	\$7.23
Warrant Fees	\$156.00
Grand Total	\$ 883.75



MOTION

SUBJECT: ORMAP IGA

I move to approve Order 21-001 cancelling certain uncollectible personal property taxes.



DISCUSSION ITEM

ORMAP Agreement

[ORMAP AGREEMENT DOR 314-20](#)

[MOTION LANGUAGE](#)

**DEPARTMENT OF REVENUE
ORMAP INTERGOVERNMENTAL AGREEMENT
CONTRACT #DOR-314-20**

This Agreement is entered into by and between the State of Oregon, acting by and through the Department of Revenue (“Department”) and Wasco County (“County”).

WHEREAS, under ORS 306.135 the Department is charged with developing a base map system to facilitate and improve the administration of the ad valorem property tax system;

WHEREAS, pursuant to ORS 190.110, the Department may cooperate, by agreement or otherwise, with a unit of local government in performing the duties imposed upon it by ORS 306.135.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Department and the County agree to the following:

I. EFFECTIVE DATE OF AGREEMENT; AWARD; PROJECT COMPLETION

- A. Effective Date of Agreement. This Agreement shall become effective on the date this Agreement has been signed by every party and all required approvals have been obtained, and no sooner than January 1, 2021.
- B. Award. The Department shall provide funds in the amount of **\$35,064.00** (the “Award”) to the County to fund all or part of the activities set forth in Exhibit A (“Proposal”) which is attached hereto and by this reference made a part hereof. The part of the activities set forth in the Proposal which is funded by the Award shall be called the “Project”. All of the activities set forth in the Proposal, whether funded by the Department or by other sources, shall be referred to as the “Total Project”. (If there are no other funders beside the Department for the activities described in the Proposal, the Total Project is the same as the Project.) The Department shall not be obligated to provide to the County, and the County shall not use the Award other than for costs for the Project.
- C. Project Completion. County agrees to complete the Total Project in accordance with the terms and specifications of the Proposal by **December 31, 2021** (“Project Completion Date”). Final billing for the Project shall be submitted to the Department on or before **January 31, 2022**.

II. DISBURSEMENTS.

- A. Disbursement of Funds by the Department. Subject to Section IV, upon receipt of the County’s request for disbursement, the Department shall disburse the

Award to the County on a cost reimbursement basis. The Department may, in its sole discretion, impose a minimum or maximum dollar amount for each disbursement request or limit the frequency of disbursement requests.

- B. Overpayment. In the event that the aggregate amount of the Department's disbursements hereunder exceeds the costs of the County for the Project, the County agrees to refund to the Department the amount paid in excess of such costs within thirty (30) days of final billing by the County or the Project Completion Date, whichever is earlier.
- C. Disallowed Costs. The County agrees that payment(s) under this Agreement shall be subject to offset or reduction for amounts previously paid hereunder which are found by the Department not to constitute allowable costs under this Agreement. If such disallowed amount exceeds the payment(s); the County shall immediately upon demand pay the Department the amount of such excess.
- D. Cost Savings. Any cost savings realized on the Total Project shall be prorated between the funding sources based on the percentage of their respective cash contributions as set forth in the Proposal. In no event shall the Department pay for more than its pro rata share of the County's actual out-of-pocket cost of the Total Project.
- E. No Duplicate Payment. The County shall not be compensated for, or receive any other duplicate, overlapping or multiple payments for the same work performed under this Agreement from any agency of the State of Oregon or the United States of America or any other party.

III. REPRESENTATIONS AND WARRANTIES

County represents and warrants to the Department that (1) it has the power and authority to enter into and perform this Agreement, (2) this Agreement, when executed and delivered, shall be a valid and binding obligation of County enforceable in accordance with its terms, (3) the Total Project shall be performed in a good and workmanlike manner and in accordance with the highest professional standards, (4) those persons performing work on the Total Project shall, at all times during the term of this Agreement, be qualified, professionally competent and duly licensed to perform work on the Total Project, and (5) Exhibit A presents a good faith estimate of the costs of the Total Project and the Project and accurately states the amount of other funds, whether in cash or through binding commitment(s), available for payment of the costs of the Total Project.

IV. CONDITIONS TO DISBURSEMENT

- A. Conditions Precedent to Disbursement. The Department shall not be obligated to disburse any funds hereunder for Project costs unless (1) there exists no event of default or default which with notice or lapse of time or both will become an event of default hereunder, and (2) the Department has received from the County (i) a request for disbursement signed by a duly authorized representative of the County (which shall, among other things, state that the County has or will have sufficient funds to complete the Total Project by the Project Completion Date), (ii) an itemized invoice and (iii) such other documentation as the Department may require, all in form and substance satisfactory to the Department; further, the Department shall only be obligated to disburse Award funds to the extent that the portion of the Award represented by the aggregate amount of all disbursements made through the date of the disbursement request (including the amount of the disbursement request) does not exceed the percentage of the Project completed through the date of the disbursement request, as determined by the Department.
- B. Conditions Precedent to Final Disbursement. The Department shall not be obligated to make final disbursement hereunder until a final payment request and such documentation as may be required by the Department, all in form and substance satisfactory to the Department, shall be submitted by the County to the Department. Final payment will be made to the County within forty-five (45) days of approval by the Department.

V. COVENANTS

- A. Assignment. If the County hires a contractor(s) to do all or part of the Project, the County shall remain liable for compliance with the terms and conditions of this Agreement and shall not in any way be relieved of any of its obligations under this Agreement. The County shall be responsible for all cost overruns.
- B. Payments. To the extent required by state and federal law, the County agrees to:
1. Make payment promptly as due to all contractors, subcontractors, vendors and other persons supplying labor and/or materials for the Project; and
 2. All employers, including County, that employ subject workers, as defined in ORS 656.027, shall comply with ORS 656.017 and shall provide workers' compensation insurance coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2). County shall require and ensure that each of its subcontractors complies with these requirements.

- C. Liabilities. County shall perform its obligations under this Agreement as an independent contractor. Each party shall be responsible exclusively with respect to its employees, for providing for employment-related benefits and deductions that are required by law, including but not limited to federal and state income tax deductions, workers' compensation coverage, and contributions to the Public Employees Retirement System.

Each party shall be responsible, to the extent required by law (including the Oregon Tort Claims Act, ORS 30.260-30.300), only for the acts, omissions or negligence of its own officers, employees or agents.

- D. Compliance with Applicable Law. The County shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to this Agreement. The Department's performance under this Agreement is conditioned upon the County's compliance with the provisions of ORS 279B.220, 279B.235, 279B.230 and 279B.270, as amended from time to time, which are incorporated by reference herein. The parties shall, to the maximum extent economically feasible in the performance of this Agreement, use recycled paper (as defined in ORS 279A.010(ee)), recycled PETE products (as defined in ORS 279A.010(ff)), and other recycled products (as "recycled product" is defined in ORS 279A.010(gg))
- E. Records Maintenance. The County shall maintain all fiscal records relating to this Agreement in accordance with generally accepted accounting principles and the Oregon Local Budget Law, ORS 294.305 to 294.565.. In addition, the County shall maintain any other records pertinent to this Agreement in such a manner as to clearly document the County's performance. The County's accounting procedures shall provide for an accurate and timely recording of receipt of funds by source, of expenditures made from such funds, and of unexpended balances. Controls shall be established which are adequate to ensure that all expenditures reimbursed under this Agreement are for allowable purposes and that documentation is readily available to verify that such charges are accurate.
- F. Access. The County acknowledges and agrees that the Department and the Oregon Secretary of State's Office and the federal government and their duly authorized representatives shall have access to such fiscal records and other books, documents, papers, plans and writings of the County that are pertinent to this Agreement to perform examinations and audits and make copies, excerpts and transcripts. The County shall retain and keep accessible all such fiscal records, books, documents, papers, plans and writings for a minimum of five (5) years, or such longer period as may be required by applicable law, following final payment under this Agreement, or until the conclusion of any audit, controversy, or litigation arising out of or related to this Agreement, whichever date is later.

- G. Project Ownership. The Department acknowledges and agrees that the Project is the exclusive property of the County. The County acknowledges and agrees that the Department is not responsible or liable in any manner for the completion or maintenance of the Project or Total Project.

VI. TERMINATION; REMEDIES

- A. Termination for Convenience. Either party may terminate this Agreement at any time upon thirty (30) days prior written notice to the other party; provided, however, that the County shall, within thirty (30) days of such termination, reimburse the Department for all funds disbursed by the Department hereunder to the extent that the amount of funds disbursed exceeds the amount of the Award multiplied by the percentage of the Project completed to the satisfaction of the Department; provided further that until the County has fully reimbursed the Department for such funds, the County shall comply with the terms of this Agreement.
- B. Termination Because of Non-Appropriation or Project Ineligibility.
1. The Department, at any time upon prior written notice to the County, may terminate this Agreement if the Department fails to receive funding or appropriations, limitations, or other expenditure authority at levels sufficient to allow Agency, in the exercise of its reasonable administrative discretion, to pay for the allowable costs of the Project to be funded hereunder or any state law, regulation or guideline is modified, changed or interpreted in such a way that the Total Project, or any portion of the Total Project, is no longer eligible for Award funds.
 2. In the event insufficient funds are appropriated by the County for its share of the costs of the Total Project and the County has no other lawfully available funds, then the County may terminate this Agreement at the end of its current fiscal year, with no further liability to the Department. The County shall deliver to the Department written notice of such termination within thirty (30) days of its determination of such shortfall.
- C. Termination for Default. The Department may, at any time upon thirty (30) days prior written notice to the County, terminate this Agreement if:
1. The design and implementation of the Total Project is not pursued with due diligence; or
 2. The cadastral portions of the Total Project do not conform to the Department of Revenue Oregon Cadastral Map System; or

3. The County fails to receive funding for portions of the Total Project from outside sources as described in its Proposal; or
 4. The County, without the prior written approval of the Department, uses the funds provided by the Department hereunder in a way other than the Project described in the Proposal.
 5. The County violates any other provision of this Agreement.
- D. Rights and Remedies. The County shall, within thirty (30) days of its receipt of the notice described in Section VI.C above, reimburse the Department for all funds disbursed hereunder to the extent that the funds disbursed exceed the amount of the Award multiplied by the percentage of the Project completed to the satisfaction of the Department as of the date of County's receipt of the notice described in Section VI.C above. Further, the Department shall have any and all rights and remedies available at law or in equity.

VII. GENERAL PROVISIONS

- A. Force Majeure. Neither the Department nor the County shall be held responsible for delay or failure to perform when such delay or failure is due to fire, flood, epidemic, strike, public carrier, act of God, act of a public enemy or a public authority or a cause which cannot be reasonably foreseen or provided against.
- B. Persons Not to Benefit. No member of or delegate to Congress, resident commissioner, officer, agent or employee of the United States of America, member of the Oregon Legislative Assembly, elected official of the State of Oregon, or official, agent, or employee of the State of Oregon, or elected member, officer, agent, or employee of any political subdivision, municipality or municipal corporation of the State of Oregon shall derive any unfair knowledge or financial benefit from this Agreement that is not offered to others in a competitive process.
- C. No Third Party Beneficiaries. The Department and County are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.
- D. Successors and Assigns. The provisions of this Agreement shall be binding upon and shall inure to the benefit of the Department and County and their

respective successors and assigns; provided however that the County may not assign this Agreement or any interest therein without the prior written consent of the Department, which consent may be withheld for any reason.

- E. Severability. The Department and the County agree that if any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular term or provisions held to be invalid.
- F. Notice. Except as otherwise expressly provided in this Agreement, any communications between the parties hereto or notices to be given hereunder shall be given in writing by personal delivery, facsimile, or mailing the same, postage prepaid, to the Department or the County at the address or number set forth on the signature page of this Agreement, or to such other addresses or numbers as either party may hereafter indicate pursuant to this Section. Any communication or notice so addressed and mailed shall be deemed to be given five (5) days after mailing. Any communication or notice delivered by facsimile shall be deemed to be given when receipt of the transmission is generated by the transmitting machine. Any communication or notice by personal delivery shall be deemed to be given when actually delivered.
- G. Counterparts. This Agreement may be executed in several counterparts, all of which when taken together shall constitute one agreement binding all parties, notwithstanding that all parties are not signatories to the same counterpart. Each copy of the Agreement so executed shall constitute an original.
- H. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively, "Claim") between the Department and/or other agency or department of the State of Oregon and the County that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Circuit Court of Marion County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event shall this Section be construed as a waiver by the State of Oregon of any form of defense or immunity, whether it is sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the Constitution of the United States or otherwise, from any Claim or from the jurisdiction of any court. COUNTY, BY EXECUTION OF THIS CONTRACT, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF SAID COURTS.
- I. Merger Clause; Amendment; Waiver. THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE DEPARTMENT AND THE

COUNTY ON THE SUBJECT MATTER HEREOF. NO MODIFICATION OR CHANGE OF TERMS OF THIS AGREEMENT SHALL BIND EITHER PARTY UNLESS IN WRITING AND SIGNED BY BOTH THE DEPARTMENT AND THE COUNTY, AND NO CONSENT OR WAIVER SHALL BE EFFECTIVE UNLESS IN WRITING AND SIGNED BY THE PARTY AGAINST WHOM SUCH CONSENT OR WAIVER IS BEING ENFORCED. SUCH WAIVER, CONSENT, MODIFICATION OR CHANGE, IF MADE, SHALL BE EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. THERE ARE NO UNDERSTANDINGS, AGREEMENTS, OR REPRESENTATIONS, ORAL OR WRITTEN, NOT SPECIFIED HEREIN REGARDING THIS AGREEMENT. THE DELAY OR FAILURE OF THE DEPARTMENT TO ENFORCE ANY PROVISION OF THIS AGREEMENT SHALL NOT CONSTITUTE A WAIVER BY THE DEPARTMENT OF THAT PROVISION OR ANY OTHER PROVISION. THE COUNTY, BY THE SIGNATURE BELOW OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES THAT IT HAS READ THIS AGREEMENT, UNDERSTANDS IT, AND AGREES TO BE BOUND BY ITS TERMS.

DEPARTMENT:

State of Oregon, acting by and through its
Department of Revenue
Authorized Agency Signature

By: _____

Krista Olson, Procurement Manager, DPO

Date: _____

COUNTY:

Wasco County

By: _____

Title: _____

Date: _____

Telephone: _____

Fax No: _____

EXHIBIT A

AWARD LETTER
COUNTY GRANT PROPOSAL



Oregon

Kate Brown, Governor

Department of Revenue
Property Tax Division
955 Center St NE
PO Box 14380
Salem, OR 97309-5075
www.oregon.gov/dor

November 16, 2020

Ivan Donahue
Survey & Engineer Technician
2705 E 2nd St.
The Dalles, OR 97058

Dear Mr. Donahue

I am pleased to inform you that the Department of Revenue has approved your request for funding through the ORMMap program. You will soon receive a contract to formalize the ORMMap grant agreement with the Department of Revenue. The agreement will be effective from January 1, 2021 through December 31, 2021.

Listed below are the deliverables as outlined in your grant request. In order to expedite the payment process for you, please use the "ORMMap Invoice" form, you can download a copy from the ORMMap site. Please state the correct contract number on the chart and complete the information requested for each task or deliverable.

Contract Number:		
Task	Deliverable	Award Amount
1	72 Control Points	\$35,064.00
2		
Total		\$35,064.00

If you have questions, please contact the ORMMap Coordinator, Philip McClellan (503-586-8128).

Best wishes for a successful project.

With regards,

Jason D. Brockie
Property Tax Assistance and Oversight Section Manager
Oregon Department of Revenue

cc: County Assessor
DOR Finance Department
File

ORMAP Grant Application

Section I. County and Grant Information			
A. County: Wasco		B. Funding Cycle: Fall 2020	
C. Project will help meet ORMAP Goal(s): 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 X 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/>		D. Fund Request: \$35,064	
Section II. Summary of Project			Department Assessment
A. Brief Overview of the Request			<input type="checkbox"/> Pass <input type="checkbox"/> Fail
Wasco County is seeking \$35,064 to capture 72 control points to continue the conversion of Wasco County tax maps to meet ORMAP technical specifications. This is the 10 th phase of a multi-year project.			
Scope and Deliverables			
Check	Deliverables	Brief description of the deliverables	
<input type="checkbox"/>	Tax Lot Conversion		
<input type="checkbox"/>	Tax Map Conversion		
X	Control Points	72 control points collected by the Surveyor in preparation for County remapping of township and ranges: 6S-11, 6S-12E, 6S-13E, 6S-14E, 6S-15E, 6S-16E, 6S-17E, 6S-18E and 6S-19E	
<input type="checkbox"/>	Development		
<input type="checkbox"/>	Other Assistance		
<input type="checkbox"/>	Other Deliverable		
<input type="checkbox"/>	Hardware/Software		
B. Projected Project Completion Date (projects should not exceed one year)			
December 31, 2021			
C. Total Costs of Project (add lines as necessary)			
Deliverable	Number of Items	Cost per Item	Total Cost
Control Points	72	\$487	\$35,064
D. Partnerships and Contributions (add lines as necessary)			
Partner	Contribution		
Wasco County Surveyor	\$5,000, GPS equipment, computers, and vehicle with gear		
Wasco County Assessor & GIS staff, map research and review	\$6000		
Total Match	\$11,000		
A. Assessor's Signature & Date:	See file copy		
F. Fiscal Coordinator – Name & Contact Number:	Tyler Stone, County Administrator 541-506-2520		

G. Project Coordinator – Name & Title:	Ivan Donahue Survey & Engineer Technician
E-mail address:	ivand@co.wasco.or.us
Phone Number:	541-506-2656
Mailing Address:	2705 E 2 nd St. The Dalles, OR 97058

Section III. Detail Project Information –Answer all questions

A. Overview

1. **Describe what the project is trying to accomplish.**
This project will collect 72 control points in preparation for continuing the remapping in follow-on grants. At the completion of the entire project, all Wasco County taxlots will meet ORMAP technical specifications consistent with Goal 6.
2. **What part(s) of the county does this project cover (Township, Range, and Sections, if applicable)?**
Capture of 72 control points in Township 6S Range 11E, 12E, 13E, 14E, 15E, 16E, 17E, 18E and 19E this will include the town of Shaniko (18 index maps and 439 polygons).
3. **What is the status/outcome of all previously funded ORMAP projects? (Please include funding cycles and a “status map” of your county.)**
Spring 2016: 100% Complete

Fall 2016: 100% Complete
Spring 2017: 100% Complete
Fall 2017: 100% Complete
Spring 2018: 100% Complete
Spring 2019: Task 1 100% Complete
Fall 2019: Expected completion date December 31, 2020
Spring 2020: Expected completion date June 30, 2021
See attached Wasco County ORMAP Status Map Fall 2020
4. **Describe, in detail, your technical approach to the project (such as, mapping methodology).**
 - A. Review existing documents
 - B. The Surveyor will research control points in the office.
 - C. The technicians will find corners in the field and collect coordinates for control points, working under the direct supervision of the surveyor, to sub- foot accuracy using real-time GPS. The county maintains survey grade GPS equipment. Providing this equipment to the project is an additional cost match
5. **Describe the project deliverables.**
72 Control points with Sub-Foot Accuracy. GPS data file will contain similar to the following information for each point: Northing, Easting, Reference Survey Number, Observation Date, Observation Id, Township, Range, Section, Corner (< 1’ accuracy, ddd – mm - 000 coordinate format, WGS84)
6. **Who will be doing the work (county staff, contractor, or DOR staff)? Please define their roles.**
 - Wasco County Surveyor will collect the control points.
 - Wasco County GIS and Assessor staff will aid with locating general location of preferred points and QC on final products.
7. **How will the county cartographer integrate the deliverables into the County’s maintenance plan?**
Harney County GIS maintains the tax lot maps for Wasco County. This project will have no impact on maintenance.

8. Provide a project timeline with milestones or completion dates.

Control point collection will begin in January 2021 with completion in December 2021.

9. Does this project have any partnerships? If yes, please identify them.

No.

10. Describe any innovations utilized by this project.

The new GPS points will be conveyed to BLM for possible input and update of calculated CadNSDI data.

11. Detail Costs (who is paying for what).

Wasco County Assessor & GIS Staff - \$11,000 (Wasco County)

Wasco County Surveyor - \$35,064 (Grant)

B. Quality Control

1. Who will be responsible for quality control (QC)?

Wasco County Surveyor

2. Will county cartography staff review the deliverables?

Yes

3. Will there be a review by Department of Revenue’s cartography staff?

If requested

4. Describe QC procedures.

Survey control points will meet County survey specifications for mapping. County staff will review each map by visually inspecting the map and the new product will be compared to previous maps. Any inconsistencies will be investigated.

C. Project Detail

1. Is this project an “edge matching project”? If so, how much of the county boundary will be completed?

No.

2. Is this project part of an ongoing or multi-phased remapping project?

Yes. This is the 10th phase of a planned multi-year project.

3. What percentage of the county taxlots and tax maps meet the ORMAP technical specifications?

	Total Countywide	Meet Tech Specs	Percent Complete
Tax Lots	16,446	4,350	26.5%
Tax Maps	665	109	16.4%

There is no documentation listing which index maps meet ORMAP technical specifications. Review by the Department of Revenue and Wasco County GIS staff state many of the maps are “fairly close”. Therefore, the percent complete above is worst-case; other taxlots/index maps may meet technical specifications, there is just no way to tell.

4. Upon completion of this project will your county meet goal 6 (100% of tax maps meeting technical specification)?

No. This is the tenth part of a planned multiyear project.

5. Is this project part of a multi-county effort? If so, please explain.

No.

6. Will the project cost be affected if it is not fully funding this cycle?

Possibly. If labor costs increase so will the amounts requested in follow-on grants.

D. Data Availability

1. Does the county have a data sharing agreement with the State?

Yes

GIS Framework Data License –signed 2005

GIS Cadastral Data Sharing License Agreement v1.3 – signed 2009

Wasco County GIS Cadastral Data Sharing License Agreement v3.0 – signed 2016

Wasco County GIS Cadastral Data Sharing License Agreement v3.0 (2017) – signed 2017

2. Identify any data restrictions or licensing issues.

There are no data restrictions or licenses required. Data is shared with other public agencies and funding partners at no cost and sold to all other parties.

E. Background Information

Any other information that you feel may help support the project.

This project continues Wasco County on the path to having all its tax lots meet ORMAP specifications. Wasco County’s forecast for Goal 6 completion is 8 years depending on funding from ORMAP and our in-house capacity (see below).

The outline of our plan is to have surveyor collect all the survey control points using GIS in the County for remapping all Assessor’s tax index maps with real world locations. After this grant, Wasco County only needs one more grant to complete all surveyed control data.

When all survey data has been completed the County can proceed to identify and correct Assessor’s tax index maps. Estimated completion of remapping will be 5 to 6 years while continuing to apply for two grants a year from the State.

The collection of the control points for this grant will complete all of township 6 South and East ranges located in Wasco County the area also includes the town of Shaniko.

The Surveyor plans to collect all control points with urban accuracy (sub foot) regardless of their location in the county. Positional accuracy of less than that makes the final product of little value for the surveying community.

F. Other Issues - Please identify.

The majorities of control points are much further apart than previous grant cycles, with only one small urban area and based on our experience with previous grant cycles. It is anticipated that the corners to be collected will require significant investigation time in the field, as many have not been located since the original GLO surveys. Traveling on unmaintained roads/tracks including hiking over rough terrain to collect survey control points for this grant’s remote southern area of Wasco County, we have increased the cost of the survey control points.

G. Racial and Ethnic Impact Statement

RACIAL AND ETHNIC IMPACT STATEMENT

This form is used for informational purposes only and must be included with the grant application.

Chapter 600 of the 2013 Oregon Laws require applicants to include with each grant application a racial and ethnic impact statement. The statement provides information as to the disproportionate or unique impact the proposed policies or programs may have on minority persons¹ in the State of Oregon if the grant is awarded to a corporation or other legal entity other than natural persons.

- 1. The proposed grant project policies or programs could have a disproportionate or unique positive impact on the following minority persons:

Indicate all that apply:

- Women
- Persons with Disabilities
- African-Americans
- Hispanics
- Asians or Pacific Islanders
- American Indians
- Alaskan Natives

- 2. The proposed grant project policies or programs could have a disproportionate or unique negative impact on the following minority persons:

Indicate all that apply:

- Women
- Persons with Disabilities
- African-Americans
- Hispanics
- Asians or Pacific Islanders
- American Indians
- Alaskan Natives

- 3. The proposed grant project policies or programs will have no disproportionate or unique impact on minority persons.

If you checked numbers 1 or 2 above, on a separate sheet of paper, provide the rationale for the existence of policies or programs having a disproportionate or unique impact on minority persons in this state. Further provide evidence of consultation with representative(s) of the affected minority persons.

I HEREBY CERTIFY on this 24 day of September 2020, the information contained on this form and any attachment is complete and accurate to the best of my knowledge.

Signature: /s/ Nichole Biechler

Printed Name: Nichole Biechler Title: Wasco County Human Resources Manager

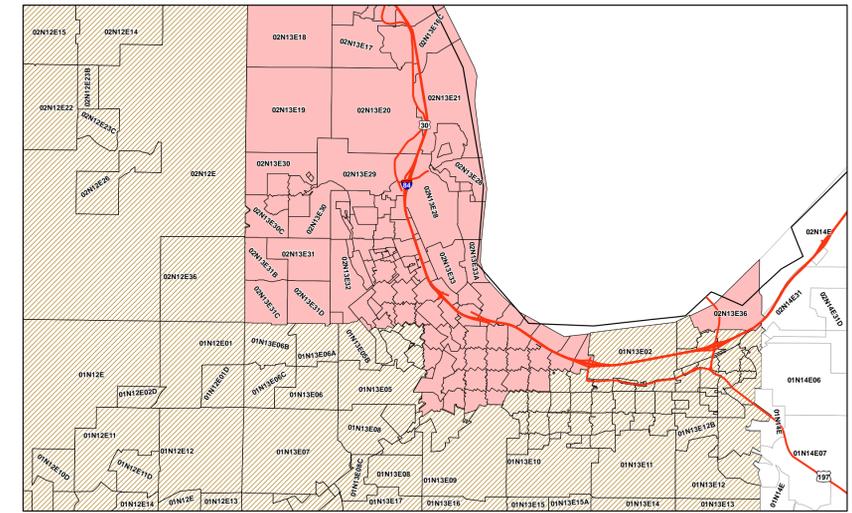
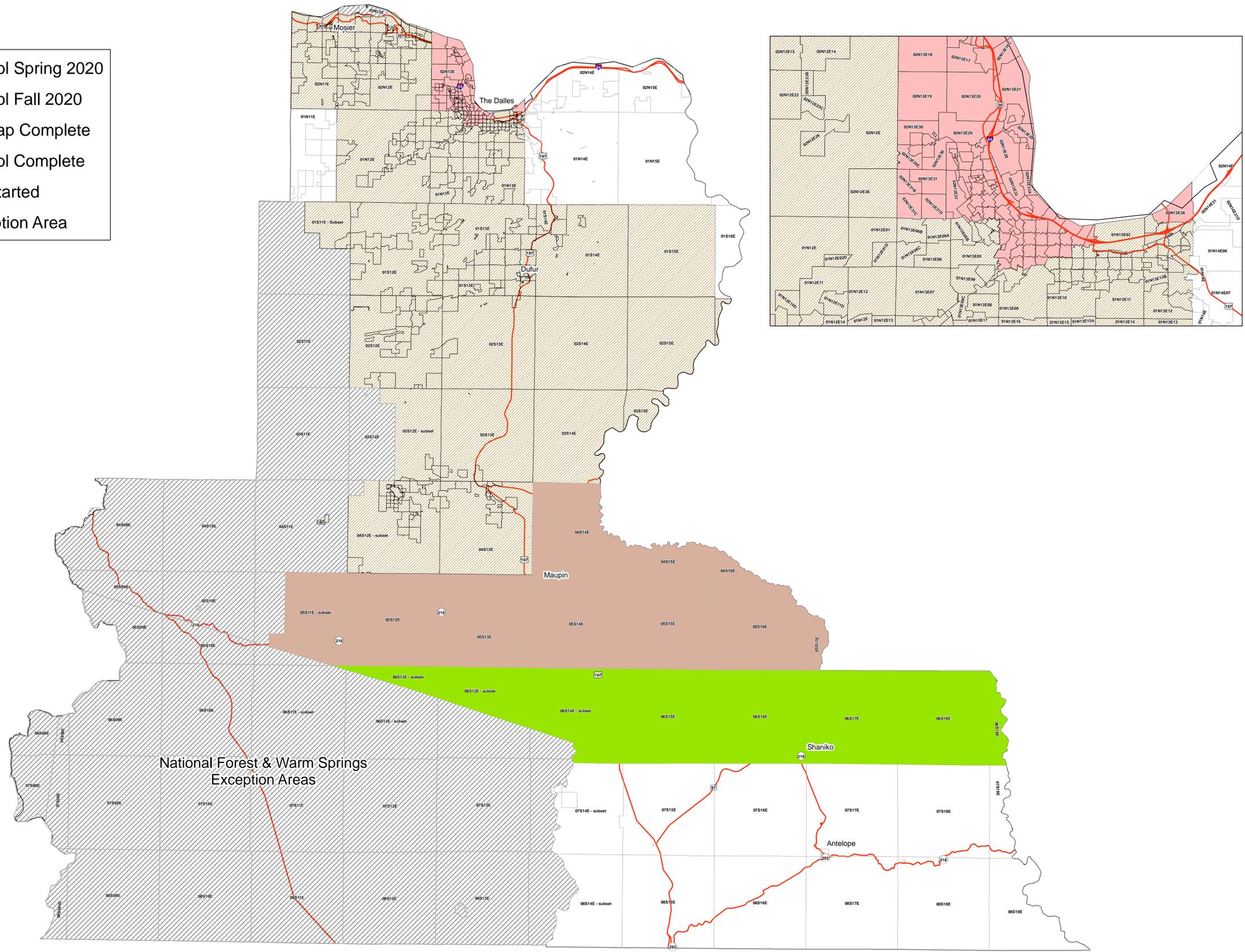
¹“Minority persons” are defined in SB 463 (2013 Regular Session) as women, persons with disabilities (as defined in ORS 174.107), African-Americans, Hispanics, Asians or Pacific Islanders, American Indians and Alaskan Natives.

Submit completed forms to:

Mail	Contact Information
ORMAP Project Coordinator Oregon Department of Revenue Property Tax Division 955 Center St. NE Salem OR 97301-2555	Tel: 503-586-8128 Fax: 503-945-8737 or.map@state.or.us

Wasco County ORMAP Status Map Fall 2020

- Control Spring 2020
- Control Fall 2020
- Re-map Complete
- Control Complete
- Not Started
- Exception Area



Date: 3/13/2019



This product is for informational purposes and has not been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.





MOTION

SUBJECT: ORMAP IGA

I move to approve the ORMAP Intergovernmental Agreement Contract #DOR-314-20



DISCUSSION ITEM

CDBG Sponsorship Agreement

[IGA SUPPORTING SPONSORSHIP OF A CDBG GRANT FOR THE EMERGENCY RENT ASSISTANCE PROGRAM](#)

[MOTION LANGUAGE](#)

**Intergovernmental Agreement In Support Of A
Community Development Block Grant
From The 2020 Community Development Block Grant Program
Administered By the Oregon Business Development Department,
Infrastructure Finance Authority**

- Agreement Title: Sponsorship of 2020 CDBG CV-1 Emergency Rent Assistance Program
- Agreement Date: January 6, 2021
- Signatory parties: **Wasco County**
- Agreement: The above signatory parties agree to jointly sponsor a 2020 CDBG CV-1 Emergency Rent Assistance program provided through a Community Development Block Grant (CDBG), administered by the Oregon Business Development Department, Infrastructure Finance Authority and recognize the City of The Dalles as the lead agency that will be responsible for applying, receiving and administering the CDBG award.
- Grant Activity: The purpose of the proposed CDBG is to assist families earning at or below 80% Area Median Income struggling with COVID-19 economic impacts, and to ultimately help stabilize the community at large through rent, mortgage and utility emergency payments.
- Constraints: One-hundred percent (100%) of the benefitted owner-occupied household occupants must have incomes below the federal low-and moderate-income limit (80% of the median family income as adjusted by family size).
- Only persons who reside within the boundaries of the cities and unincorporated/ nonentitlement county areas of the signatory parties are to receive the funding.
- Columbia Cascade Housing Corporation will enter into a sub-grant agreement with the lead agency, the City of The Dalles, to manage the Agreement:
- Grant Activity: The purpose of the proposed CDBG is to assist families earning at or below 80% Area Median Income struggling with COVID-19 economic impacts, and to ultimately help stabilize the community at large through rent, mortgage and utility emergency payments.
- Counterparts: This agreement may be signed in counterparts and each counterpart will be deemed an original. Copies of all signatures will be provided as part of the grant application and to each signator.
- Multiple Parties: In the event that one or more of the signatories identified above decline to sign this agreement, it remains sufficient for all other signatories to receive the benefits of the agreement.

Approved this 6th Day of January, 2021

Chair Scott C. Hege

Wasco County Board of Commissioners



MOTION

SUBJECT: CDGB IGA

I move to approve the Intergovernmental Agreement for sponsorship of Community Block Grant to fund the CV-1 Emergency Rent Assistance Program.



CONSENT AGENDA

[MINUTES: 12.16.2020 REGULAR SESSION](#)



WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION

DECEMBER 16, 2020

This meeting was held on Zoom

<https://wascocounty-org.zoom.us/j/3957734524>

or call in to [1-253-215-8782](tel:1-253-215-8782) Meeting ID: 3957734524#

PRESENT: Scott Hege, Chair
Kathy Schwartz, Vice-Chair
Steve Kramer, County Commissioner

STAFF: Kathy Clark, Executive Assistant
Tyler Stone, Administrative Officer

Chair Hege opened the session at 9:00 a.m. Changes to the agenda:

- Commissioner Kramer asked that the appointment for the Tri-County Hazardous Waste Steering Committee be moved to a future agenda so as to allow some further refinement of the language in the order.
- Mr. Stone asked to add Small Cities' Relief Funds to the Discussion List
- Vice- Chair Schwartz asked to add an update to the Pool and Restaurant licensing issue to the Discussion List.

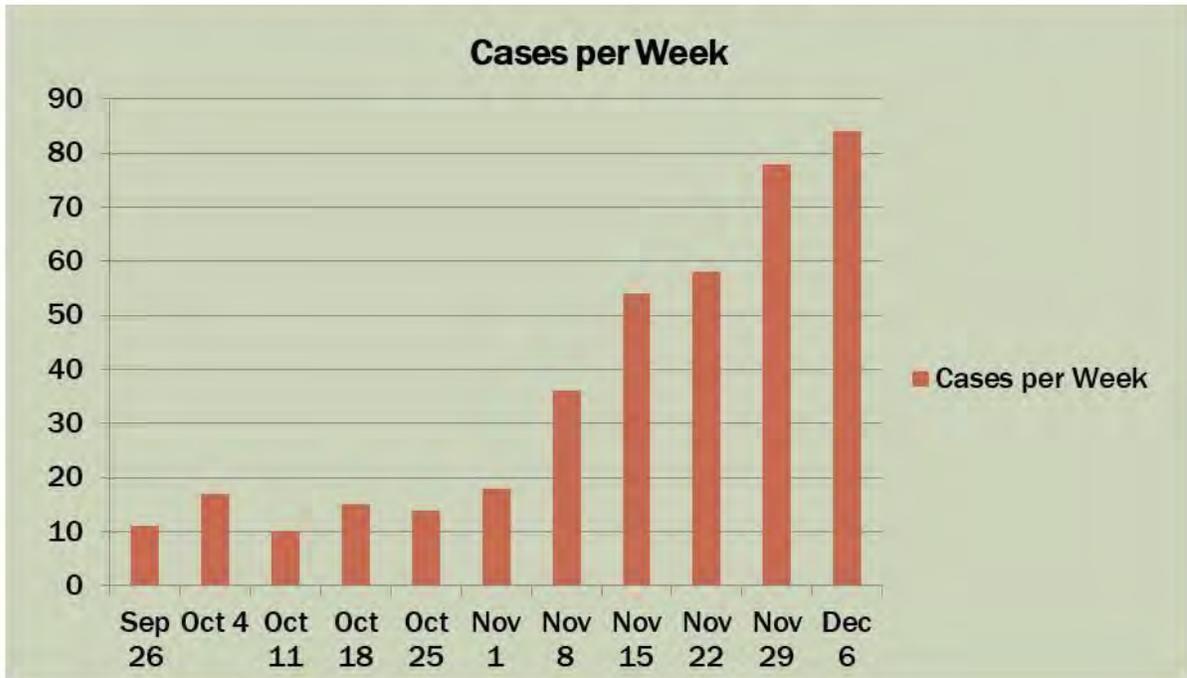
Discussion Item – NCPHD COVID-19 Update

Dr. McDonell reviewed the cumulative statistics for Wasco, Sherman and Wheeler Counties.

■ Wasco	
▪ Total	706
▪ Recovered	397
▪ Deaths	19
■ Sherman	
▪ Total	27
▪ Recovered	23
■ Gilliam	
▪ Total	26
▪ Recovered	19
▪ Deaths	1

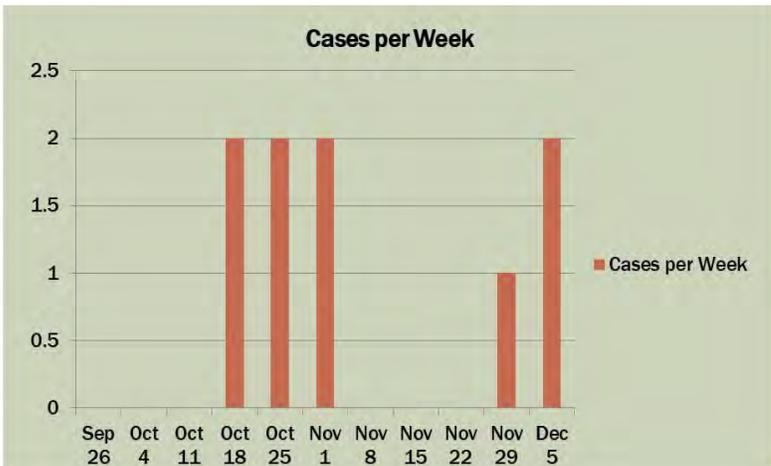
Dr. McDonnell pointed out the clear rise in cases for Wasco County starting in November and noted that the upward trajectory slowed in the last week.

WASCO CASES OCTOBER/NOVEMBER/DECEMBER

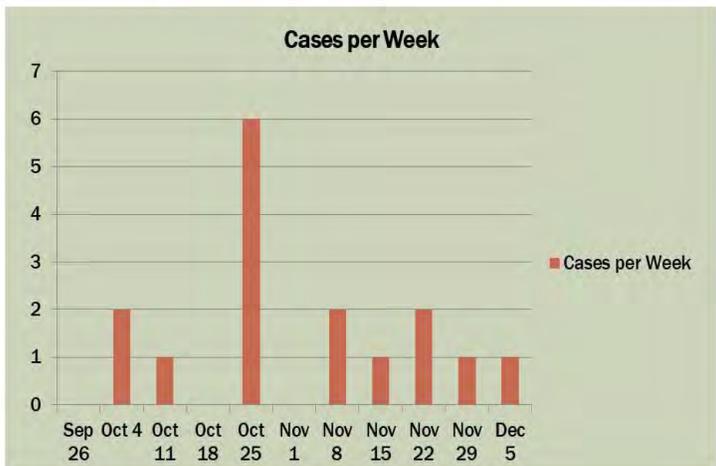


Dr. McDonnell observed that small numbers in Sherman and Gilliam Counties have a significant impact on their statistics.

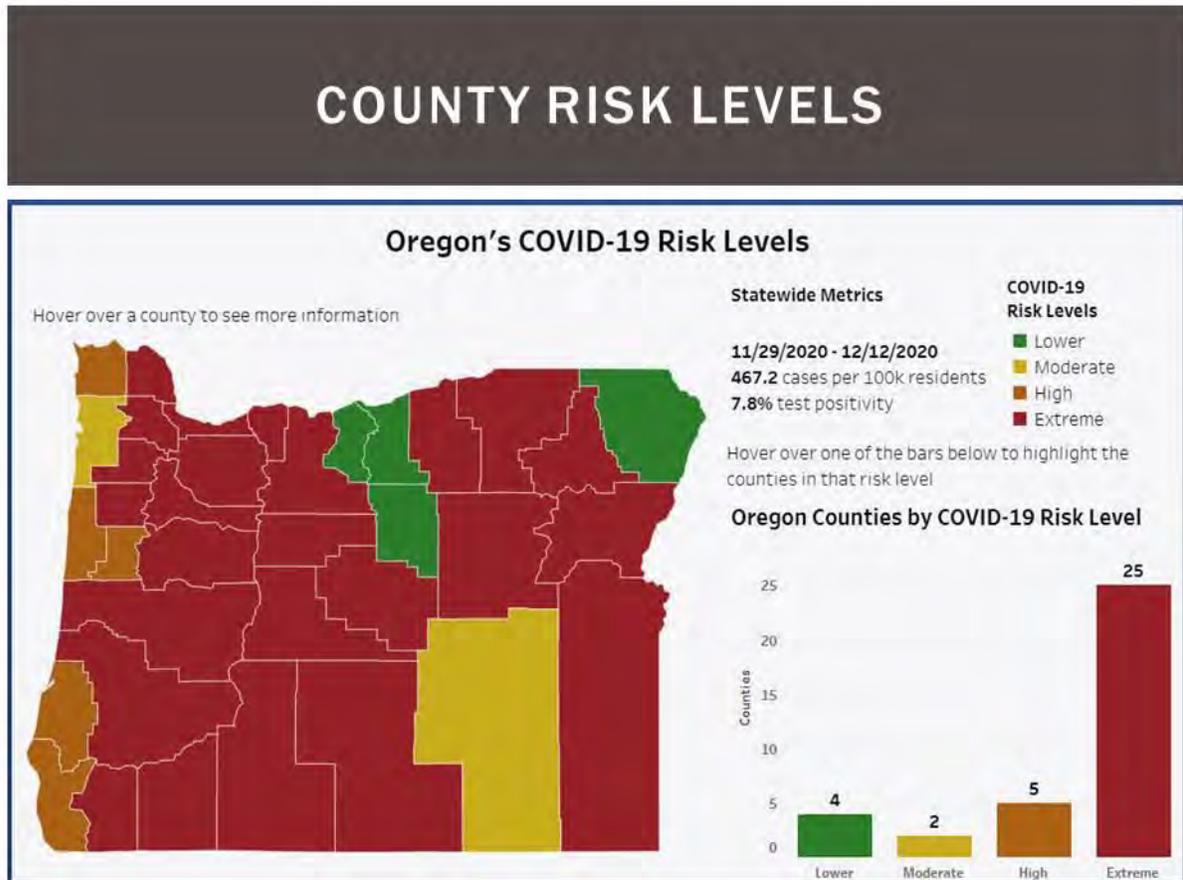
SHERMAN CASES OCTOBER/NOVEMBER



GILLIAM CASES OCTOBER/NOVEMBER



Dr. McDonnell reviewed the risk levels across the state, saying that Wasco County remains in the Extreme Risk category.



She said that one of the real world implications is that because we have outbreaks in all of our long-term care facilities, their ability to take in new residents, either permanently or temporarily, is significantly diminished. Currently the Oregon Veterans Home is the only facility accepting new patients without special permission and there are 8 patients waiting at MCMC to find a long-term care facility placement. She said that this is a huge issue with significant ramifications. She stated that this is a problem across the entire state. Dr. McDonnell stated that this is something she believes needs a statewide solution and encouraged the Commissioners to add their voice in bringing this problem to the forefront.

Dr. McDonnell reviewed the guidance for counties in the Extreme Risk Category. She commented that retail stores at 50% capacity is still a lot of people and encouraged listeners to go on off-peak days and during off-peak hours. She said that doing so will help keep you safe.

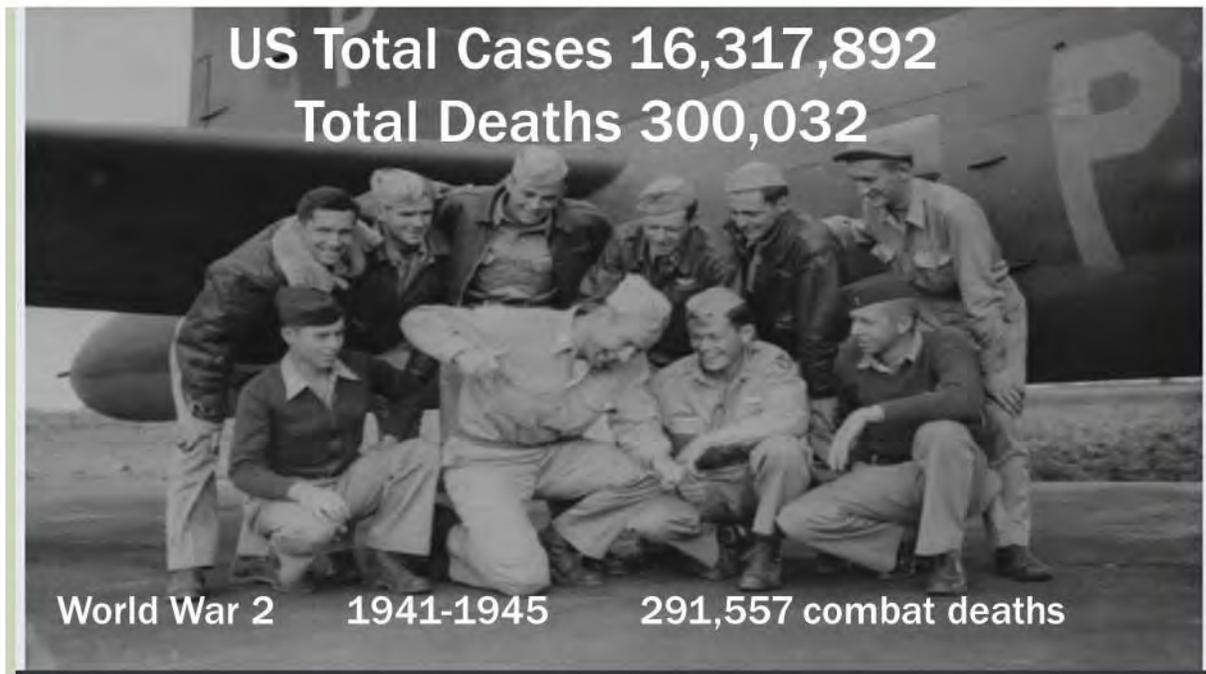
EXTREME RISK GUIDANCE

- Social gatherings- max. 6 people, 2 households
- Offices- require remote work if able, close to public if possible
- Indoor dining- prohibited
- Outdoor dining- allowed 11:00 pm curfew
- Indoor rec., fitness or entertainment- prohibited
- Retail – max 50% occupancy
- Faith Institutions- max 25% occupancy or 100 people, rec. services limited to 1 hour
- LTCF- outdoor visitation only

Dr. McDonnell reviewed the cumulative state statistics and pointed out that yesterday was the highest single day of reported deaths in Oregon. She noted that when she reported two weeks ago, the highest daily death toll was 24; on December 8th it was 36. These numbers are an indication of the severity of the situation.



Dr. McDonnell said that to add perspective she looked at how many combat deaths the United States reported during World War II from 1941 to 1945 – 291,557, which is less than what we are reporting for COVID deaths in the past 10 months.



Dr. McDonnell reviewed the following slides outlining some of the plans for the vaccine being distributed around the country.

COVID VACCINE

- **COVID-19 vaccine HAS ARRIVED!**
- **Total of 35,100 doses**
 - Legacy Health - PDX & Tualatin
 - OHSU - PDX
 - Kaiser Permanente - PDX
 - St. Alphonsus - Ontario
 - Remaining 19,500 to arrive during the week
- **10,725 doses going to Skilled Nursing Facilities**

Dr. McDonnell explained that traditional vaccines use live weakened viruses or inactive viruses; once injected, the body mounts an immune response and should the vaccinated person be exposed the virus; their body should recognize it and be able to defend against it before it has a chance to replicate and make them sick. Other vaccines use a toxoid or biosynthetic pieces of the virus and work in much the same way.

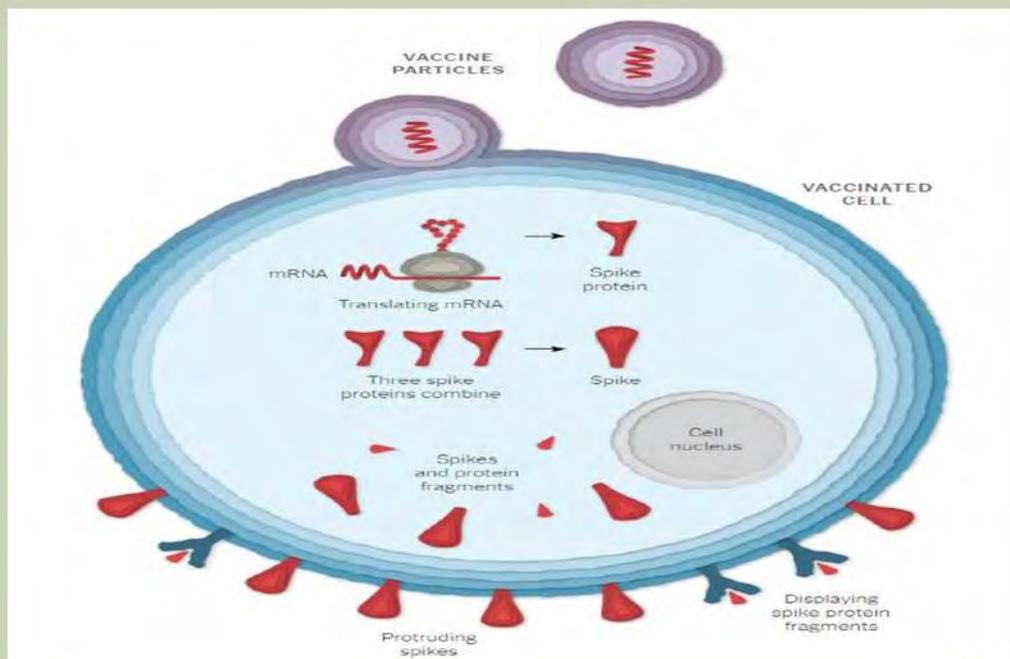
HOW VACCINES WORK ?

- **Traditional vaccines**
 - Live weakened virus
 - Chicken pox, MMR
 - Inactive virus
 - Pertussis
 - Toxoid
 - Tetanus
 - Biosynthetic - man made pieces of virus
 - Hepatitis B
- **Pfizer and Moderna vaccines use mRNA technology**

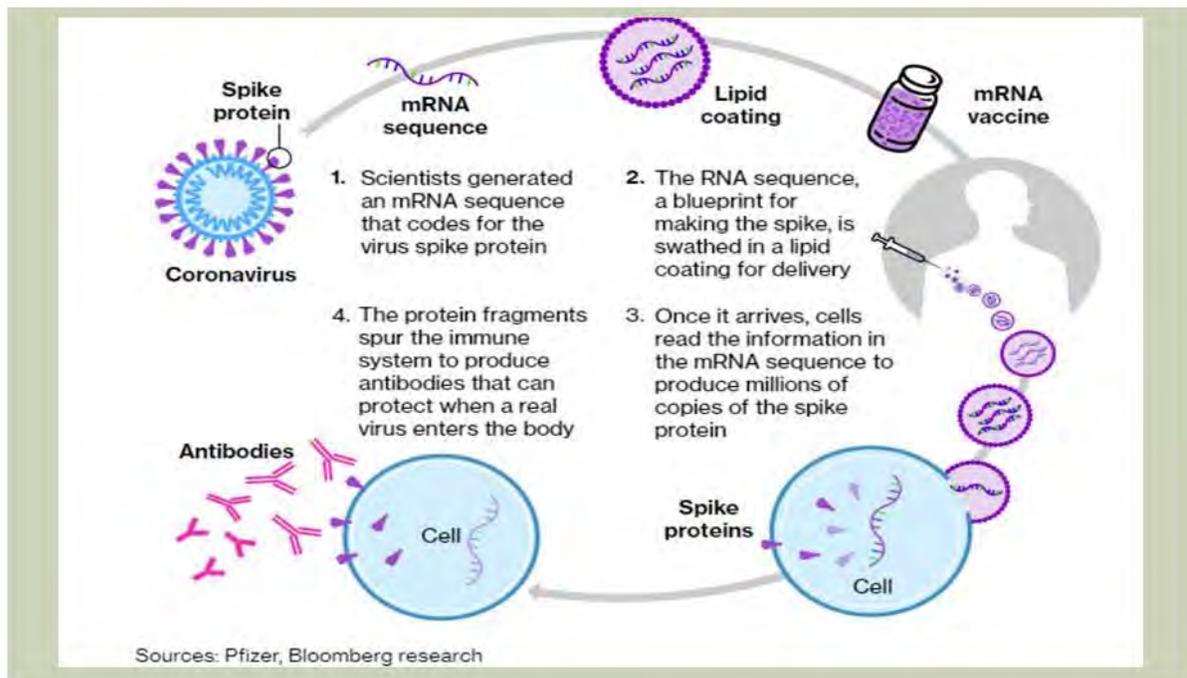
Dr. McDonnell explained that the Pfizer and Moderna vaccines are a little differently - using mRNA technology. Scientists cracked the genetic code for the SARS-CoV-2 virus in January of 2020 and were then able to replicate the code and did not need to grow batches of the virus. A small part of that code was isolated to develop the vaccine. The piece of the code is the blueprint for spike protein that is part of the virus. That protein code is what is injected; the body then mounts an immune defense to create antibodies and other immune cells that are ready to attack the next time our body sees the same protein.

HOW DO MRNA VACCINES WORK?

- The SARS-CoV-2 genetic code was identified by January 2020
- A tiny piece of the code which makes the spike protein was isolated
- This tiny piece of code is what is in the vaccine
- These instructions are used by our cells to make spike proteins
- Our body sees these spike proteins, and makes antibodies and other immune cells
- The next time our body sees this spike protein, it has the ability to attack the virus right away



HOW DO MRNA VACCINES WORK?



Dr. McDonnell explained that these type of vaccines generally need a booster but your body will have made a lot of what is needed to fight the virus and should a vaccinated person get COVID, their body should mount a defense so early that the person will not get sick or be able to spread the virus.

FAQS

- Can I get COVID from the vaccine?
- Will it alter my DNA?
- Does it have side effects?
- Will I always test positive for COVID after the vaccine?
- What about long term side effects?

Dr. McDonnell provided some information to answer the Frequently Asked Questions:

- Can I get COVID from the vaccine?
 - No; you are never getting an injection of that whole virus – you are not even getting an injection of part of the virus. You are getting an injection of a blue print that tells your body how to manufacture antibodies to fight the virus.
- Will the vaccine alter my DNA?
 - No; the mRNA does not get into the nucleus of your cells to alter DNA.
- Does the vaccine have side effects?
 - Yes – this is something that is important to talk about. The vaccine prompts your body to make an immune response; it is that response that usually makes us feel badly. Data from Pfizer indicates that most of the side effects will come from the second dose of the vaccine. 50% of the people who got the second dose experienced fatigue; about 33% got headaches; 25% got chills and body aches. Those are higher percentages that people experience following a flu vaccine. Those symptoms are actually a sign that your body is working and creating an immune response. Hospitals are being advised to stagger staff vaccinations so not everyone will be out at once if they experience some of the side effects.
- Will I always test positive for COVID after the vaccine?
 - No; the tests are looking for something other than the spike protein. If you test positive after you have been vaccinated it is because you have COVID.
- What about long-term side effects?
 - Based on what we know so far, there do not appear to be significant long-term effects. She noted that the vaccine has only been administered to a little more than 100,000 people; we are talking about vaccinating millions of people which will provide more data. Right now, no one can promise that there will be no long-term side effects. Based on the information we have now about vaccines in general, if there are any long-term effects, they will be extremely rare.

Dr. McDonnell said that the distribution of the vaccine will go to hospitals first and administered to those who are caring for COVID patients and then all other hospital employees. The next group to be vaccinated will be the skilled nursing residents and staff. That distribution will go through the pharmaceutical companies that work with these facilities. She said she expects that to happen next week or the week after and it will most likely be the Moderna vaccine coming into our area as it has less stringent storage requirements. She cautioned that although vaccine distribution has begun, it will be a long

WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
DECEMBER 16, 2020
PAGE 10

process. She encouraged everyone to continue to stay home whenever possible, including working from home, and to follow guidelines at work and when in public – look out for those who are vulnerable.

Vice-Chair Schwartz asked if there are currently outbreaks in all of our long-term care facilities. Dr. McDonell replied that currently there is only an outbreak at OVH; however they are able to take some residents. In general, if not already a resident, the long-term care facilities are not accepting patients. The Springs and Flagstone may be able to take a new resident on a case by case basis, but that has not happened yet.

Vice-Chair Schwartz observed that our hospital is not very big so 8 people waiting creates a logjam. She said asked what the Commissioners can advocate for in terms of a solution. Dr. McDonell responded that just the recognition that this is a statewide problem that needs a statewide solution would be helpful. She commented that they are not getting the guidance they hoped for.

Vice-Chair Schwartz noted that there is a lot of resistance to taking the flu vaccine and asked what type of vaccine is used for that. Dr. McDonell replied that the flu vaccine is an inactivated or weakened virus. Since the flu virus mutates, the epidemiologists have to try to predict what strains to vaccinate against.

Vice-Chair Schwartz asked about pregnant and nursing mothers getting the COVID vaccine. Dr. McDonnell explained that that population was not included in the studies. The College of OBGYN's issued a statement that it is their belief that it should not be withheld from that population. In late stage pregnancy, expectant mothers can get some of the worst cases of COVID. Doctors and their patients will have to assess the risk/benefit of the vaccine.

Vice-Chair Schwartz asked about the well-being of the North Central Public Health District staff. She asked if they are still able to keep up with contact tracing. Dr. McDonell replied that they are still doing really well in keeping up with contract tracing. Counties with larger populations are struggling. Clackamas County can only get to about 50% and Multnomah County only about 25%. NCPHD staff is working nights and weekends. She commented on how fortunate she is to work with such an amazing, dedicated team.

Vice-Chair Schwartz stated that she will definitely be getting vaccinated when it is her turn to do so.

Chair Hege noted that Dr. McDonell had commented on the slope of the bar graph getting better. Dr. McDonell said that it is about the slope of the curve; while the numbers did go up, it was not by as much as the week before. She stated that anyone's ability to predict is very low. She hopes that the efforts of citizens will be paying off and that we will continue to improve our numbers.

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Chair Hege said that the Board is ready, willing and able to help support any ideas. In terms of the vaccine in Wasco County, he asked how many in the first round will be vaccinated. He also asked if the 19,000 illustrated on the slide is part of the 36,000 in the first shipment. Dr. McDonell said that the 19,000 is part of the 36,000 and we will get more in weeks to come. She said that they anticipate approval of the Moderna vaccine on Friday; it will arrive and be accessible in the next couple of weeks.

Chair Hege asked if MCMC has the appropriate equipment to store the Pfizer vaccine at significant sub-zero temperatures. Dr. McDonell replied that they do but the vaccine will be distributed to clinics that do not have that capacity. She said that they anticipated the first shipment of Moderna will be 75,000, distributed in allotments of 100. It does not require the extreme cold storage.

Chair Hege said that no one in Wasco County will be vaccinated this week but possibly next week they will. Dr. McDonell confirmed his statement.

Chair Hege commented that a lot of people have concerns about vaccines; he asked if this vaccine is less-risky than others. Dr. McDonell replied that she wants to be sure to approach skepticism with humility and try to provide as much information as possible to encourage people without coercing them. She said that the MRNA technology is not brand new but this vaccine has been approved at a more rapid pace. The pros and cons are starker so we are being thoughtful.

Chair Hege asked how young do we need to think about people getting vaccinated. Dr. McDonell said that 18 and older is the current guidance. The CDC may have approved 16 and older but she would have to confirm that. There are trials going on now and it may go younger. There is a slower approach with that age group as they cannot give informed consent. She said that it could eventually go as young as 12.

Jill Amery asked how long after the second vaccine is there full immunity. Dr. McDonell replied that she believes it is 10 days.

Angie Brewer asked if you can be a carrier if exposed to the virus after vaccination. Dr. McDonell responded that it has not been specifically studied yet and is an ongoing question. She said it seems less likely if your body mounts an immune response before the virus can replicate. She said there will likely be a long season of mask-wearing until we are sure.

The Board thanked Dr. McDonell and the NCPHD staff for all their work.

Forest Service Area Manager Lynn Burditt announced that she would be retiring as of January 1, 2021. She said she wants to remind people that this is a great time to be outdoors. She encouraged people to check ahead – know before you go you do not have

to be rescued. The Ready, Set, Gorge website will continue to be updated.

Discussion Item – Small Cities Relief Funds

Mr. Stone said that there is an opportunity, through an IGA, to be able to extend CARES dollars to carry them on. He said that the small cities got the same allotments as the larger cities but have not been able to use those dollars. Through an IGA, those dollars can be given to the County and used for qualifying expenses such as emergency personnel. Once we have accounted for them, we can use them. The small cities are asking that we send the funds back; however, those dollars have a specific purpose and should only be returned to the small cities if they have a qualifying expense.

Chair Hege pointed out that if they have a qualifying expense, they should apply the funds directly to that expense. Mr. Stone stated that the small cities just do not have qualifying expenses; the County does. He said that this has been vetted through County Counsels and State agencies. He said that he is still really cautious about this and there is more work to do. If it is appropriate and qualified, it must be done by the end of the month. He said he would need authority to move forward if it is appropriate and vetted. He stated that he would not send back the funds to the small cities unless they have COVID-related items. He pointed out that we have only 15 days left with a holiday in the middle of it.

Chair Hege asked that if this isn't done and the cities don't spend the money, would it go back to the State. Mr. Stone replied affirmatively. Chair Hege said that he is good with granting Mr. Stone authority to move forward.

Vice-Chair Schwartz said that sending the dollars back for COVID-related items seems unlikely as the small cities just would not have those qualifying expenses. Mr. Stone said that he thinks the small cities would like to have the funds back to do other things but he said he has an ethical issue around that. All of those cities theoretically have businesses that they could support but we would only reimburse them if they are in line with the CARES Act requirements.

Vice-Chair Schwartz asked how many cities and how much funding is there. Mr. Stone replied that he does not yet have that information.

Commissioner Kramer reported that only one county has taken restricted funds and turned them back as unrestricted. Several others have taken the dollars and put them in separate dedicated funds. He said he has talked with AOC and legal staff; he said it does not feel right to turn them back as unrestricted funds and he would not support that. He said he would only support distribution to the cities if they meet the criteria for COVID-related expenses.

*****The Board was in consensus to authorize the Administrative Officer to move forward with discussions and possible IGAs with the small cities located in Wasco**

County to turn over their CARES Act funds to the County for qualifying expenditures.***

County Counsel Kristen Campbell said that an email just came in with respect to funds going back to the cities which basically disclaims advice on that matter. There are no questions about funds going back for COVID-related expenses but the question of sending funds back as unrestricted is not resolved.

Chair Hege said that what we have heard is that we are happy to give funds back for COVID-related expenses but absent that, we will not be sending funds back. Ms. Campbell said that she has no reservations regarding that scenario.

Vice-Chair Schwartz noted that business licensing may be a COVID-related expense but would not necessarily qualify under the CARES Act. Mr. Stone said that we already have qualifying expenses through our emergency service personnel. We could accept those dollars under that and then push them out.

Chair Hege tabled the conversation until later in the meeting in order to move on with the agenda.

Agenda Item – Wasco County Transportation Plan

Mid-Columbia Economic Development District Deputy Director Brad Houghton reviewed the memo included in the packet, explaining the proposed Transportation Plan informs the Transportation Development Plan and Gorge Translink Alliance as well as supporting grant opportunities. The Plan has gone to the Public Transit Advisory Committee 4 times for review and feedback and targets older adults as well as low-income, disabled and limited English proficiency populations. They hope to sustain existing service levels, maintain current equipment and staffing, expand services to include medical transport to Portland, secure stable funding and support ongoing marketing, education and outreach. From the 26 identified priorities, they selected 6 to focus on – maintaining dial-a-ride, affordable fares, support more robust networking with Columbia Area Transit, create efficiencies with regional coordination, expand regional van service to major medical centers in Portland, expand options and enhance fleet management. He said MCEDD is asking the Board to approve the Plan as presented.

Vice-Chair Schwartz commended staff on the Plan which is informative and comprehensive. She pointed out the section which references a Memorandum of Understanding for MCEDD to provide emergency transportation to citizens in case of a natural disaster or other county-wide emergency. She stated that she recalls there being some insurance challenges with COVID transportation. She asked if the MOU might need to be revisited. Mr. Houghton replied that Kathy Fitzpatrick is the author of the plan and deserves a great deal of credit for her work. He went on to say that the MOU does need work and through his work with Dr. McDonnell and Mr. Stone for the COVID transportation, they will work through that.

Mr. Stone agreed, saying that we definitely need to do some work around that agreement. He noted that loaning a vehicle for transport and performing the transports themselves are separate issues and they will be taking a look at both.

{{{Commissioner Kramer moved to approve and adopt the 2020 Wasco County Coordinated Human Services Public Transportation Plan to supersede all previous Transportation Plans. Vice-Chair Schwartz seconded the motion which passed unanimously.}}}

Agenda Item – Maupin GIS Fee Waiver Request

Wasco County GIS Coordinator Tycho Granville Reviewed the additional information included in the Board Packet. He noted that Maupin submitted a second request letter detailing the information they are seeking through the GIS system.

Commissioner Kramer reported that he has spoken to Maupin City Manager Kevin Lewis and Maupin City Mayor Lynn Ewing. He said that the Wasco County Board of Commissioners has historically refused requests for GIS fee waivers. He stated that since there has been band-aid funding from the Oregon Department of Land Conservation and Development, he would be willing to reduce fees in line with the reduction of 20% from DLCD.

Vice-Chair Schwartz commented that she was inclined to do a 50% reduction as it is a study on housing and they are really hurting as is the rest of the county. She said if we can assist even in a small way, we should. She noted that one of our GIS partners suggested a 50% reduction and she would support that.

Chair Hege said this is a little different than a lot of requests typically from a private company. EconNW is working on behalf of Maupin. He said that as long as it is not taking staff an entire day to do the work, he would support a 20% or 50% reduction.

Commissioner Kramer agreed but said he still has an issue of which boundary they are looking for. They call out both the Maupin urban growth boundary and the tax lots county-wide. He said he cannot see why they would need the county-wide information.

Mr. Granville said that it was not clear what they are asking for specifically which is why he gave a range for the estimated costs. He said he would have to talk to them to get more detail.

{{{Commissioner Kramer moved to approve a 20% reduction in GIS fees for the City of Maupin housing and community assessment. Vice-Chair Schwartz seconded the motion which passed unanimously.}}}

Agenda Item – RRED Zone Application Process

Mr. Stone stated that he had provided a briefing to the Board at last week's Special Session. The question is how we want to approach the implementation of our RRED Zone in general. Staff recommends keeping consistency between the Enterprise Zone abatement process and the RRED Zone abatement process for years 4 and 5. He said that Brian Walsh with Avangrid has an application in now and will want to comment. He stated that the current policy for Enterprise Zones is to offer a 50% reduction in taxes for year 4 and a 75% reduction in year 5. Administrative Services Director Matthew Klebes noted that when that policy was created it was to help staff process applications and to treat applicants equitably. RRED Zones are similar but distinctly different as they are focused on renewable energy and cover the entire county.

Chair Hege commented that absent a compelling reason to change our process, we should stay consistent. Mr. Stone said that he has had that discussion with Avangrid but they have not given a reason.

Vice-Chair Schwartz stated that it makes sense to mirror the Enterprise Zone policy. She said that the recommendation of 50/75% is reasonable and she would support that.

Commissioner Kramer said that based on the statewide research, each county manages their RRED Zones differently. He said that while he concurs with the position on the 4th and 5th years, he would like to allow for a pre-conference and not set policy today.

Mr. Walsh said that his recommendation is to provide guidance rather than hard policy, leaving the tools available to negotiate on a case by case basis. He said that these projects are a different proposition in the rural areas – margins are narrow with ongoing downward pressure. The Bakeoven project does not benefit from an economy of scale. He stated that for economics, they modeled \$250,000 for years 4 and 5; for a larger project, it would be appropriate to have a higher fee. He said that they need certainty on the rate. This is the only incentive unless the legislature extends the sunset on the Pilot program.

Chair Hege commented that in terms of the sunset of the \$7,000 per megawatt Pilot program, the AOC supports an extension. Mr. Walsh said that with the budget pressures from COVID, there is less certainty about that program being extended.

Mr. Stone said that this will be scheduled again for the January 6, 2020 Board session for this specific application provided staff can complete all the tasks by then.

County Assessor Jill Amery said that it will be her and Mr. Klebes doing that work. It takes a lot of time to administer these programs.

Chair Hege observed that part of the reasoning behind the 50/75% in years 4 and 5 was the

consistency but they also did not want businesses to get to year 6 with no relationship to the value of the property and cost of taxes. This insures that the company is moving in that direction and ready to pay rather than the sticker shock of almost nothing to 100%. Mr. Stone said this is a policy decision and asked if the Board wants negotiations or a set policy.

Chair Hege said he stands by his comments that 50/75 makes a lot of sense. He said he is open to those discussions but absent a compelling reason, he supports a policy.

Mr. Stone said that he would add “compelling reason” language to the document.

Vice-Chair Schwartz and Commissioner Kramer said they would support that.

*****The Board was in consensus to support a policy that outlined 50% in year 4 and 75% in year 5 of RRED Zone abatements and directed the inclusion of language that offers an opportunity to deviate from that formula if there are “compelling reasons.”*****

Mr. Walsh said that he appreciates the open door. He said that he will present those compelling reasons on January 6th. Those reasons will include the scarcity of labor along with union pressure.

Vice- Chair Schwartz said that she would like more information about the Pilot program. Chair Hege said that unless it is extended, the program will not apply to the Bakeoven project.

Agenda Item – Watershed Councils Annual Report

Wasco County Soil and Water Conservation District Watershed Coordinator Abigail Forrest reviewed the report included in the Board Packet. Ken Drake noted that the Bakeoven Solar Project will have some mitigation money that has to be spent in the area; the Watershed Councils are interested in keeping that in Wasco County. Ms. Forrest said that if there are mitigation dollars available, they have assessed and recommended projects that are shovel-ready.

The Board thanked Ms. Forrest for the thorough report and all the watershed councils’ volunteers for their hard work.

Agenda Item – Finance Report

Finance Director Mike Middleton reviewed the reports included in the Board Packet.

Vice-Chair Schwartz observed that in September Facilities received income from rent received from wildfire command. She asked if those funds will be used for improvements at the Fair Grounds. Mr. Middleton replied that those funds were received through the rental

of Kramer Field and as such are appropriately designated for Facilities. Additional wildfire command revenues earned through the rental of Hunt Park/Fairgrounds will appear in those funds in a future report.

Mr. Klebes added that although they are unanticipated revenues, we also need to remember that the Fairgrounds had a loss of revenue this year due to the cancellation of the County Fair. Discussions will have to take place around what the unexpected revenue means.

Chair Hege asked if we shared the Kramer Field revenue. Mr. Middleton responded that we did and it is reflected as an expense.

Agenda Item – PERS Side Accounts

Mr. Middleton reviewed the memo included in the packet pointing out that the first PERS side account has been successful; he recommends opening a second side account. It was tentatively approved in the budget, waiting to see what the COVID impacts were going to be. It is time to move ahead if we are going to. We have the funds and will not deprive another fund to do this. The savings projected for 2022 is \$281,000 for just that year. If we simply set the money aside, we will get much lower returns. The program can assume 7.2% return; we can only expect about ½ % return. He said he is looking for consensus from the Board.

Vice-Chair Schwartz said she thinks we should move forward.

Some discussion ensued about the mechanics of transferring the funds to the State program. Chair Hege noted that last time we did this, part of the funds came from the Public Works reserve funds. He asked if we are proposing to do that again. Mr. Middleton responded affirmatively. Chair Hege commented that we do that because that department has a large number of employees and they have available reserves. He said that this has proven to be a wise investment over time.

Mr. Stone stated that he supports opening the second account saying that we need to continue to work on paying off the PERS debt for our fiscal health.

*****The Board was in consensus to open a second PERS Side Account.*****

Agenda Item – Fiscal Year 2020 Audit Report

Kenny Allen from RAS CPAs commended Wasco County Finance staff – they did a great job with the books. There were no real problems and finished 3-4 weeks ahead of last year, even with the ongoing COVID pandemic. He stated that the audit resulted in an unmodified clean opinion with no issues requiring comment and no management letter issues. There were no disagreements or difficulties with staff.

Chair Hege commented that it was interesting to see transfers from other governments going from zero the previous year to \$4.4 million which came from the Building Codes Program. He asked how Mr. Allen would rate us for how we are doing financially. Mr. Allen replied that most places recommend a 6-month ending balance – Wasco County has a year. The accounting and internal controls are in good shape and the Finance staff is responsive.

Chair Hege asked what impact our conversion from EDEN to the MUNIS financial system will have on the audit process. Mr. Allen replied that they have worked with both platforms; it will not be a problem.

Mr. Stone praised the Finance staff for a year well done. Chair Hege joined in commending them saying that it is a lot of work and has not always been so well done – to be both early and have clean audit is great.

Chair Hege recessed the meeting at 11:28 a.m. to open District meetings.

The Session reconvened at 11:53 a.m.

Discussion Item – City CARES Funds/Business Licensing Continued

BUSINESS LICENSING

Vice-Chair Schwartz said that it is not possible for the Health District to apply for funds from the latest CARES disbursement as governmental agencies are excluded from the funding. Mr. Stone said that they have been trying to get in touch with businesses. It is estimated to be about \$70,000 for businesses licenses in Wasco County. We have asked NCPHD to send us a bill for those so we can track that and make a payment to Public Health to cover those for the current year. It will all equal out at the end of the day; we will be applying funds from Emergency Management if the Board approves. He said that it is not a direct expense that is allowable for CARES – it would be a general fund expense.

Commissioner Kramer said that he thinks we are on the right track. The Governor just stated that DOR is going to cut the businesses a little slack as well. He said that if we keep communicating, we can move this forward.

Mr. Stone announced that they have reviewed 40 applicants out of 100 for the latest CARES funding program. We will more than expend those funds. The business licenses will be a general fund expense. We would pay from our general fund to Public Health's general fund so that they do not bill the businesses for the licenses.

Vice-Chair Schwartz asked if this would be for 2021. Mr. Stone replied affirmatively, saying that it will be for the January bills. Vice-Chair Schwartz thanked Mr. Stone for finding a way to help the small businesses with this expense.

Chair Hege asked what resources will be used. Mr. Stone responded that it would be paid out of whatever fund will eventually be receiving CARES funds.

Vice-Chair Schwartz said that we have about \$400,000 in reimbursement requests. Mr. Stone confirmed, saying that it will be submitted in the last draw down. Vice-Chair Schwartz asked how much of it is for law enforcement. Mr. Stone replied that they have been trying to stretch it as long as we can and whatever is left, they will submit for it.

Vice-Chair Schwartz said that the City of The Dalles is funding the warming shelters. The City is planning on their reimbursement for law enforcement to be about \$200,000. The question came up – aren't those dollars already budgeted? Is that the best use?

Mr. Stone said it is an allowable use and has been vetted and is the best use. It extends the deadline from December 31st into next year because we got those dollars as a reimbursement and then can put them forward into COVID response for next year. COVID doesn't stop on December 31st. He said he would advise against spending just to spend; our costs are going up.

*****The Board was in consensus to authorize payment to North Central Public Health District to cover the 2021 licensing for businesses in Wasco County.*****

SMALL CITIES CARES ACT FUNDING

Mr. Stone said he just needs a motion to allow him to sign IGAs with the small cities; there may also be some documentation at the state level. The IGAs will reflect the conversation we had about the use of those funds for COVID related expenses only.

Chair Hege commented that he hopes the small cities will agree to this rather than letting the funds go back to the State. He said that he agrees that it should not be used for non-COVID related expenses.

{{{Commissioner Kramer moved to authorize the Administrative Officer to negotiate with small cities for CARES Act funding transfers. Vice-Chair Schwartz seconded the motion which passed unanimously.}}}

Commissioner Kramer said he wants to be above board and not risk anyone getting into trouble.

Discussion Item – ATT Leases

Mr. Klebes reviewed the memo included in the Board Packet. He said that these are new leases for placement of telecommunications equipment at Annex A and Home At Last. With approval of these leases, ATT can move forward with the project. He said we want to make sure we protect the roof at Annex A; we will be ensuring appropriate construction. The

timeline has not yet been lined out.

Chip O'Hearn, Real Estate Manager for the project, said it has taken a while to work through this process. Land Use and Building Permits are completed; they are just waiting on a right of way. He said that he believes they will get started sometime in September through February.

Vice-Chair Schwartz asked how much additional income these leases will generate. Mr. Klebes said that both leases have rent with an annual escalator. The Home At Last location will start at \$1,200 per month; Annex A will start at \$1,900 per month.

Vice-Chair Schwartz asked if there is any reason not to approve the leases. Mr. Klebes responded that Annex A is a building we own so placing equipment on it is an encumbrance on that building . That is why we have the renewal periods.

{{{Vice-Chair Schwartz moved to approve leases and lease memorandums between Wasco County and New Cingular Wireless for the placement of communication facilities on County properties located at 200 River Road and 419 E. 7th Street, The Dalles, Oregon. Commissioner Kramer seconded the motion which passed unanimously.}}}

Vice-Chair Schwartz asked how much disruption to the actual site will there be during construction. Mr. Klebes said there will be discussion at the construction meeting about access to minimize disruption. Mr. O'Hearn agreed saying that a lot of representatives will be involved. He said he expects it will mostly be in the lower areas.

Discussion Item – Leneker Team Agreement

Mr. Stone stated that due to the COVID gathering restrictions we will not be holding a Leadership Summit in 2021. One of the things we have talked about doing is to continue work with Amy Leneker around team development as well as executive coaching. He said he recommends moving forward, It has value and will continue the progression of the team.

{{{Vice-Chair Schwartz moved to approve the Letter of Agreement between Wasco County and the Leneker Team for professional facilitation and coaching services. Commissioner Kramer seconded the motion which passed unanimously.}}}

Discussion Item – Appointment

{{{Commissioner Kramer moved to approve Order 20-086 appointing Richard Balsley to the Wasco County Local Public Safety Coordinating Council. Vice-Chair Schwartz seconded the motion which passed unanimously.}}}

Consent Agenda – 12.2.2020 Minutes and Reappointments

{{{Vice-Chair Schwartz moved to approve the Consent Agenda. Commissioner

Kramer seconded the motion which passed unanimously.}}

Commission Call

Vice-Chair Schwartz reported that the City has purchased 6 additional pallet homes as warming shelters. Community Action will purchase 5 more. Darcy Long-Curtis has entered into an agreement with the YWCA to help with the management. That will give us capacity for 36 plus hotel vouchers from Community Action. There may be more needs and asks, but for now things are moving forward.

Chair Hege reported that at AOC Transportation and Economic Development meetings there were discussions about the sunseting Pilot solar program. The consensus was to support an extension of the program. The \$7,000 per megawatt was the biggest item. There was a lot of discussion about the payments for solar energy have been going down. The idea is to extend the sunset and reduce the payment. \$7,000 is too much based on the value. He said he is not sure he agrees as it is far more than what we would see on farming use in the same place.

Vice-Chair Schwartz stated that she attended the AOC Health and Human Services meeting. Rent and landlord assistance was a concern. She said she raised concerns about paying back only 80% to landlords. They passed the motion but will consider increasing the amount.

Commissioner Kramer said that there was a lot of conversations and contention all the way through. He said he will look for the follow-ups from the Legislative Committee.

Mr. Stone said if they are going to do 80% to landlords, why they don't hold the tenants accountable for the other 20%. Vice-Chair Schwartz observed that they may not have the money.

Ms. Clark reported that John Carter declined reappointment to the Budget Committee. Commissioner Kramer is looking into a replacement for him; any suggestions should be sent to him.

Chair Hege adjourned the meeting at 12:37 p.m.

Summary of Actions

MOTIONS

- **To approve and adopt the 2020 Wasco County Coordinated Human Services Public Transportation Plan to supersede all previous Transportation Plans.**
- **To approve a 20% reduction in GIS fees for the City of Maupin housing and community assessment.**

- **To authorize the Administrative Officer to negotiate with small cities for CARES Act funding transfers.**
- **To approve leases and lease memorandums between Wasco County and New Cingular Wireless for the placement of communication facilities on County properties located at 200 River Road and 419 E. 7th Street, The Dalles, Oregon.**
- **To approve the Letter of Agreement between Wasco County and the Leneker Team for professional facilitation and coaching services.**
- **To approve Order 20-086 appointing Richard Balsley to the Wasco County Local Public Safety Coordinating Council.**
- **To approve the Consent 2.2.2020 Regular Session Minutes and the following re-appointments:**
 - **Watershed Council Appointments • Blaine Carver – Bakeoven • Steve Byers - The Dalles • Martha Blair – The Dalles • Kristen Mcnall – Mosier • Kathleen Fitzpatrick – Mosier • Todd Stevens – Mosier • Wade Root – Mosier**
 - **Wasco County Forest Collaborative • Bob Sjolund • Larry Magill • Ryan Bessette • John Nelson**
 - **Wasco County Budget Committee • Ken Polehn • Pat Davis**
 - **Wasco County Economic Development Commission – Nan Wimmers**
 - **Local Public Safety Coordinating Council • Theresa Peters • Jeff Justesen • Dan Lindhorst • Frank Kay**
 - **Work Force Consortium – Steve Kramer**
 - **Mt. Hood Economic Alliance • Steve Kramer • Ken Bailey**
 - **Lower John Day Area Commission On Transportation • Dale Mccabe • Dave Anderson**
 - **North Central Public Health District Budget Committee – Bill Lennox**
 - **Veterans Services Advisory Committee – Robert Larsell**
 - **Hospital Facility Authority Board Of Directors – Jorge.**

CONSENSUS

- **To authorize the Administrative Officer to move forward with discussions and possible IGAs with the small cities located in Wasco County to turn over their CARES Act funds to the County for qualifying expenditures.**
- **To support support a policy that outlined 50% in year 4 and 75% in year 5 of RRED Zone abatements and directed the inclusion of language that offers an**

- opportunity to deviate from that formula if there are “compelling reasons**
- **To open a second PERS Side Account.**
 - **To authorize payment to North Central Public Health District to cover the 2021 licensing for businesses in Wasco County**

Wasco County
Board of Commissioners

Scott C. Hege, Commission Chair

Kathleen B. Schwartz, Vice-Chair

Steven D. Kramer, County Commissioner



AGENDA ITEM

Road Vacation

[STAFF MEMO](#)

[PETITION](#)

[MAPS](#)

[ORDER 21-002 DIRECTING ROAD MASTER TO PRODUCE A REPORT](#)

[MOTION LANGUAGE](#)



MEMORANDUM

SUBJECT: PETITION TO VACATE A PORTION OF HOMESTEAD ROAD, WAMIC, OREGON

TO: BOARD OF COUNTY COMMISSIONERS

FROM: ARTHUR SMITH

DATE: DECEMBER 10, 2020

The Wasco County Public Works has received a properly prepared petition by landowners to vacate a portion of Homestead Road, located East of Wamic Market Road, approximately 600 feet South of Emigrant Street in the community of Wamic, Oregon. Section 14, Township 4 South, Range 12 East, Willamette Meridian. The requested section of road is approximately 450 feet in length. See attached petition and maps.

The petition included the required information:

1. A legal description of the road proposed to be vacated.
2. A statement of the reason for requesting the vacation of the road.
3. Names and addresses of all persons affected by the road proposed to be vacated.
4. Notarized signatures of either owners of 60 percent of the land abutting the road proposed to be vacated or 60 percent of the owners of land abutting the road to be vacated.

The petitioners also deposited with the Public Works Department a check in the amount of \$500.00 which is the correct fee for initiating a petition for vacation of a road or public right-of-way.

Per ORS 368.346, to move forward with this request, the Wasco County Board of Commissioners would need to direct the County Road Official to prepare a written report on the proposed vacation.

The report must contain:

1. A description of the ownership of the road proposed to be vacated.
2. A description of the present use of the road proposed to be vacated.
3. An assessment of whether the vacation would be in the public interest.

PETITION

TO THE WASCO COUNTY BOARD OF COMMISSIONERS
511 WASHINGTON STREET
THE DALLES, OR 97058

LADIES/GENTLEMEN:

We, the following undersigned property owners of Wasco County, hereby petition you to vacate the following described portion of:

DESCRIPTION Northern 450' +/- of Homestead Road. This road is located east of Wamic Market Road, approximately 600' south of Emigrant Street in the community of Wamic, Oregon.

Attached hereto and by this reference made a part hereof is a map marked Exhibit "A", which shows in detail the above described road or street.

REASON TO VACATE The northern 450 +/- feet of Homestead Road contains steep slopes and will be difficult to construct to public road standards. An alternate route can be provided so that the road comes out onto Wamic Market Road farther south, south of the Wasco County shop. This route would not contain steep slopes and would be able to meet public road standards. The dedication of the new portion of Homestead Road will occur during a subdivision process.

LIST OF ALL ABUTTING LANDOWNERS

ADDRESS

Jonnie Justesen et. al,

59720 Twin Lakes Road

Grass Valley, OR 97029

All petitioners must be owners of property abutting the road sought to be vacated. Each petitioner must attaché a signature page signed before a Notary. If 100% of the abutting landowners sign the petition, the road may be vacated without Public Hearing.

PETITIONED ROAD: Homestead Road

NAME OF PETITIONER/ADDRESS Jonnie and Fred Justesen
59720 Twin Lakes Road, Grass Valley, OR 97029

Jonnie Justesen

Signature

Fred Justesen

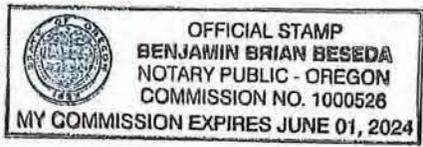
Signature

STATE OF OREGON)

COUNTY OF WASCO) DATE DECEMBER 1, 2020

Personally appeared the above named JONNIE JUSTESON & FRED JUSTESEN

and acknowledged the foregoing instrument to be a voluntary act and deed. Before me:



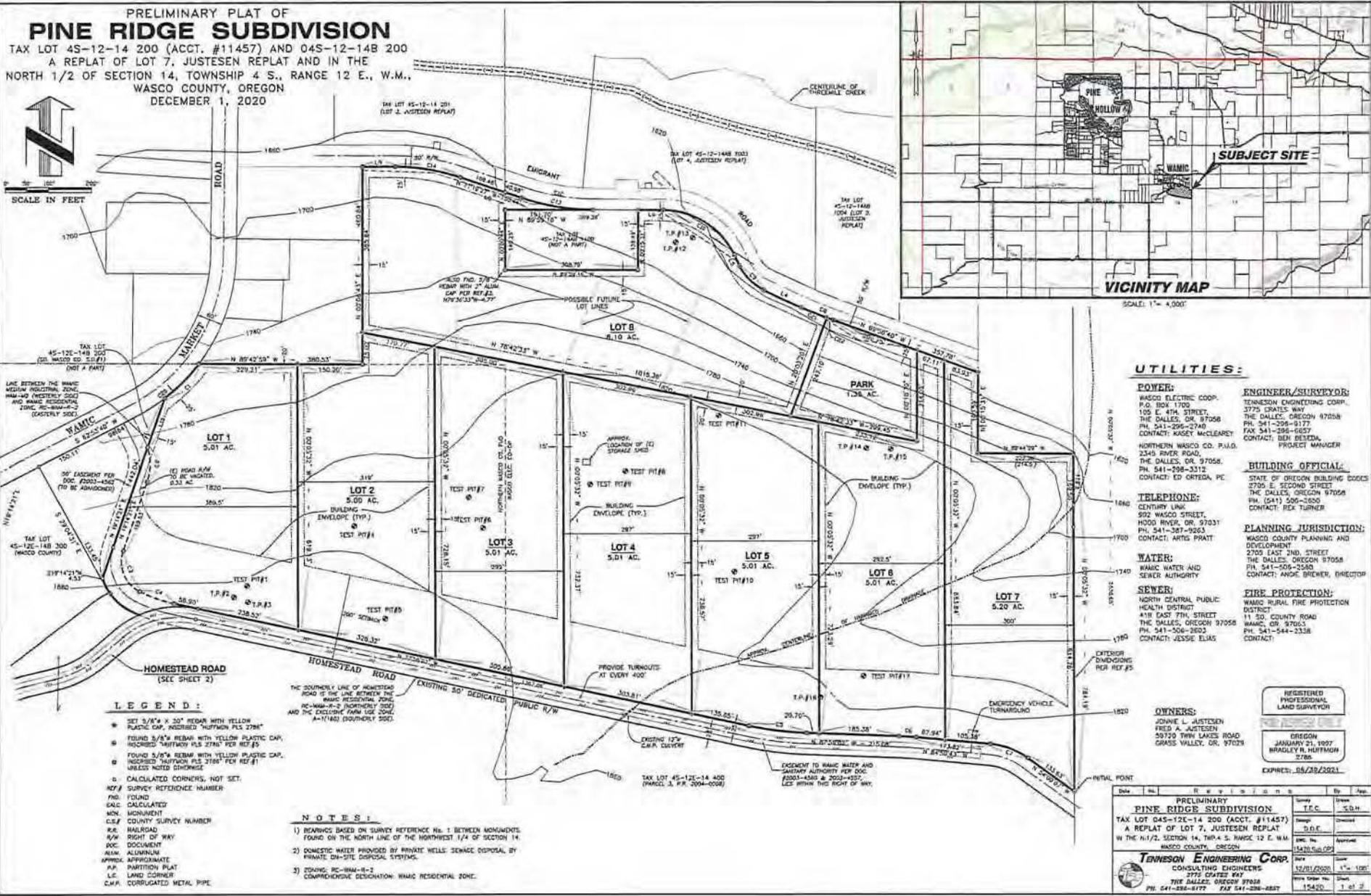
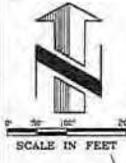
Benjamin Brian Beseda

Notary Public for OREGON (State)

My Commission Expires: JUNE 1, 2024

Note: If ownership is jointly held, simply add another signature line.

PRELIMINARY PLAT OF
PINE RIDGE SUBDIVISION
 TAX LOT 4S-12-14 200 (ACCT. #11457) AND 04S-12-14B 200
 A REPLAT OF LOT 7, JUSTESEN REPLAT AND IN THE
 NORTH 1/2 OF SECTION 14, TOWNSHIP 4 S., RANGE 12 E., W.M.,
 WASCO COUNTY, OREGON
 DECEMBER 1, 2020



UTILITIES:

- POWER:**
 WASCO ELECTRIC COOP.
 P.O. BOX 1700
 100 E. 4TH STREET,
 THE DALLES, OREGON 97058
 PH. 541-206-2740 CONTACT: KASEY MCCLUREY
 NORTHERN WASCO CO. P.U.D.
 2345 RIVER ROAD,
 THE DALLES, OR. 97058.
 PH. 541-206-3315 CONTACT: ED ORTEGA, PE
- ENGINEER/SURVEYOR:**
 TENNESON ENGINEERING CORP.
 3775 CRATES WAY
 THE DALLES, OREGON 97058
 PH. 541-206-8177 FAX 541-206-6657
 CONTACT: BEN BEJEDA, PROJECT MANAGER
- BUILDING OFFICIAL:**
 STATE OF OREGON BUILDING CODES
 2705 E. SECOND STREET
 THE DALLES, OREGON 97058
 PH. (541) 506-2600
 CONTACT: REK TURNER
- TELEPHONE:**
 CENTURY LINK
 522 WASCO STREET,
 HOOD RIVER, OR. 97031
 PH. 541-387-8263
 CONTACT: ARIE PAVAT
- PLANNING JURISDICTION:**
 WASCO COUNTY PLANNING AND
 DEVELOPMENT
 2705 EAST 2ND STREET
 THE DALLES, OREGON 97058
 PH. 541-506-2580
 CONTACT: ANGE BREWER, DIRECTOR
- WATER:**
 WASC WATER AND
 SEWER AUTHORITY
- SEWER:**
 NORTH CENTRAL PUBLIC
 HEALTH DISTRICT
 418 EAST 7TH STREET
 THE DALLES, OREGON 97058
 PH. 541-506-3823
 CONTACT: JESSIE ELIAS
- FIRE PROTECTION:**
 WASC RURAL FIRE PROTECTION
 DISTRICT
 11 SD. COUNTY ROAD
 WASC, OR 97053
 PH. 541-544-3338
 CONTACT:

- LEGEND:**
- SET 3/8" X 20" REBAR WITH YELLOW PLASTIC CAP, INSERIBED "HUFFMAN PLS 2781"
 - FOUND 3/8" X 20" REBAR WITH YELLOW PLASTIC CAP, INSERIBED "HUFFMAN PLS 2781" PER REF #3
 - FOUND 3/8" X 20" REBAR WITH YELLOW PLASTIC CAP, INSERIBED "HUFFMAN PLS 3188" PER REF #1
 - UNLESS NOTED OTHERWISE
 - CALCULATED CORNERS, NOT SET.
 - REF# SURVEY REFERENCE NUMBER
 - FOUND FOUND
 - CALC. CALCULATED
 - MON. MONUMENT
 - C.S.F. COUNTY SURVEY NUMBER
 - R.R. RAILROAD
 - R/W. RIGHT OF WAY
 - DOC. DOCUMENT
 - ALUM. ALUMINUM
 - APPROX. APPROXIMATE
 - P.P. PARTITION PLAT
 - L.C. LINED CORNER
 - C.M.P. CORRUGATED METAL PIPE

- NOTES:**
- 1) BEARINGS BASED ON SURVEY REFERENCE NO. 1 BETWEEN MONUMENTS FOUND ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14.
 - 2) DOMESTIC WATER PROVIDED BY PRIVATE WELLS; SEWAGE DISPOSAL BY PRIVATE ON-SITE DISPOSAL SYSTEMS.
 - 3) ZONING: RC-WM-R-2 COMPREHENSIVE DESIGNATION: WASC RESIDENTIAL ZONE.

OWNERS:
 JOHNE L. JUSTESEN
 FRED A. JUSTESEN
 30720 TWIN LAKES ROAD
 GRASS VALLEY, OR. 97028

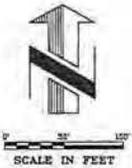
REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JANUARY 21, 1997
 BRADLEY N. HUFFMAN
 3780
 EXPIRES: 06/30/2021

Date	No.	Revisions	By	App.
		PRELIMINARY	T.E.C.	J.S.H.
		PINE RIDGE SUBDIVISION		
		TAX LOT 04S-12E-14 200 (ACCT. #11457)		
		A REPLAT OF LOT 7, JUSTESEN REPLAT		
		IN THE N1/2, SECTION 14, TWP 4 S., RANGE 12 E. W.M.		
		WASCO COUNTY, OREGON		
		15470.56/029		
		12/01/2020		
		15420		

TENNESON ENGINEERING CORP.
 CONSULTING ENGINEERS
 3775 CRATES WAY
 THE DALLES, OREGON 97058
 PH. 541-206-8177 FAX 541-206-6657

PRELIMINARY PLAT OF PINE RIDGE SUBDIVISION

TAX LOT 4S-12-14 200 (ACCT. #11457) AND 04S-12-14B 200
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WASCO COUNTY, OREGON
DECEMBER 1, 2020

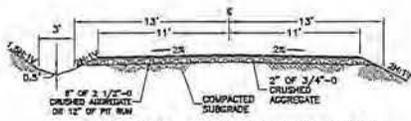


LEGEND:

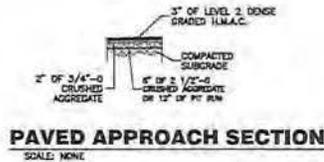
- * SET 2 1/8" x 30" REBAR WITH YELLOW PLASTIC CAP, INCHES "NUTRIMIX PLUS 278"
- ⊖ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, INCHES "NUTRIMIX PLUS 278" PER REF. 3
- ⊖ FOUND 3/8" REBAR WITH YELLOW PLASTIC CAP, INCHES "NUTRIMIX PLUS 278" PER REF. 3, UNLESS NOTED OTHERWISE
- CALCULATED CORNERS, NOT SET.
- REF. # SURVEY REFERENCE NUMBER
- IND. FOUND
- CALC. CALCULATED
- MON. MONUMENT
- C.S.# COUNTY SURVEY NUMBER
- R.R. RAILROAD
- R/W RIGHT OF WAY
- DOC. DOCUMENT
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- P.P. PARTITION PLAT
- L.C. LAND CORNER
- C.M.P. CORRUGATED METAL PIPE

REFERENCES:

- 1) PROPERTY LINE ADJUSTMENT AND PARTITION PLAT 2004-0038 FOR JOHN AND FRED JUSTESEN BY TENNISON ENGINEERING CORP., W.D. #10333, RECORDED APRIL 7, 2004, DOC. #2004-1681 (SLIDE A-108A), C.S. #12-037
- 2) CEMETERY SURVEY BY C. DORIS KRAMER, PLS 858, JULY, 1992, C.S. #8-111
- 3) WAMCO-TWIN VALLEY SECTION WAMCO MARKET ROAD BY OREGON STATE HIGHWAY DEPT., AUGUST, 1949, C.S. #0-0-3
- 4) JUSTESEN REPLAT #P 2010-0002 FOR JOHN AND FRED JUSTESEN BY TENNISON ENGINEERING CORP., W.D. #12041, RECORDED FEBRUARY 8, 2010, DOC. #2010-000051 (SLIDE D-89A), C.S. #10-000



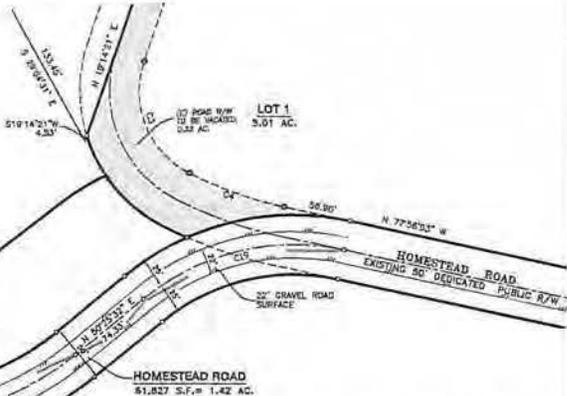
TYPICAL CROSS SECTION
SCALE: NONE



PAVED APPROACH SECTION
SCALE: NONE

NOTES:

- 1) BEARINGS BASED ON SURVEY REFERENCE No. 1 BETWEEN MONUMENTS FOUND ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14.
- 2) DOMESTIC WATER PROVIDED BY PRIVATE WELLS; SEWAGE DISPOSAL BY PRIVATE ON-SITE DISPOSAL SYSTEMS.
- 3) ZONING RC-RM-R-2 COMPREHENSIVE DESIGNATION WAMCO RESIDENTIAL ZONE.



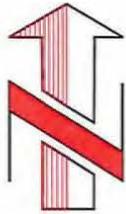
LINE	BEARING	DISTANCE
L1	N 53°26'42" W	257.28
L4	N 85°20'07" W	98.47
L5	N 25°19'31" W	27.21
L6	N 89°47'10" W	58.58
L7	N 00°05'44" E	40.52
L8	N 77°36'53" W	190.48
L9	N 77°19'27" W	190.48
L10	N 82°33'23" W	76.59
L10	S 18°14'21" W	121.79

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	14°53'37"	438.25'	114.18'	37.43'	N 44°20'00" E	113.88'
C2	31°55'12"	125.00'	80.44'	41.87'	N 00°48'18" E	73.98'
C3	83°03'37"	77.80'	111.14'	87.55'	S 20°55'39" E	105.68'
C4	15°00'35"	320.00'	85.14'	42.82'	S 70°29'45" E	84.90'
C5	10°03'00"	275.50'	105.84'	88.14'	S 83°37'32" E	130.78'
C6	03°08'18"	723.00'	39.72'	19.86'	N 88°24'53" W	38.71'
C7	30°30'36"	175.00'	94.21'	48.27'	N 83°23'25" W	93.07'
C8	04°31'33"	1015.00'	80.18'	40.11'	S 87°40'54" E	80.18'
C9	40°09'38"	113.00'	80.47'	41.95'	S 45°22'18" E	78.84'
C10	64°21'38"	185.00'	207.81'	118.41'	N 57°32'00" W	191.08'
C11	01°20'57"	553.00'	12.36'	6.18'	S 89°00'41" E	12.36'
C12	18°21'42"	475.00'	152.92'	76.77'	S 80°30'18" E	151.87'
C13	17°00'45"	203.00'	109.89'	78.52'	S 79°49'50" E	155.21'
C14	18°33'55"	475.00'	153.91'	77.54'	N 80°38'04" W	151.74'
C15	43°43'57"	100.00'	76.39'	40.18'	N 89°58'17" E	74.54'
C16	21°32'10"	360.00'	112.76'	57.00'	N 87°29'14" E	118.10'
C17	30°07'55"	120.00'	82.74'	33.65'	N 81°50'08" E	84.88'
C18	28°18'31"	250.00'	114.85'	58.35'	N 83°33'68" E	112.15'
C19	31°38'25"	200.00'	160.26'	86.77'	N 76°14'45" E	174.33'
C20	28°00'28"	438.25'	199.39'	101.44'	S 49°52'58" W	197.58'
C21	03°39'00"	1015.00'	63.78'	31.90'	N 97°12'07" W	63.77'
C22	00°52'53"	1015.00'	76.40'	8.20'	N 89°28'54" W	76.40'

OWNERS:
JONAH L. JUSTESEN
FRED A. JUSTESEN
5872D TWIN LAKES ROAD
GRASS VALLEY, OR. 97029

REGISTERED PROFESSIONAL LAND SURVEYOR
JONAH L. JUSTESEN
JULY 21, 1997
BRADLEY B. HERRMAN
2004
EXPIRES 08/30/2021

Date	No.	REVISIONS	By	App.
		PRELIMINARY	J.T.C.	S.D.H.
		PINE RIDGE SUBDIVISION		
		TAX LOT 04S-12-14 200 (ACCT. #11457)		
		A REPLAT OF LOT 7, JUSTESEN REPLAT		
		IN THE N1/2 SECTION 14, TWP. 4 S. RANGE 12 E. W.M.		
		WASCO COUNTY, OREGON		
		15410 SW 029		
		TENNISON ENGINEERING CORP.		
		CONSULTING ENGINEERS		
		776 CREEK RD		
		TER LALLE, OREGON 97088		
		PH: 541-236-8177 FAX: 541-236-8887		



0' 225' 450'

SCALE IN FEET





IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF WASCO

IN THE MATTER OF DIRECTING THE PUBLIC WORKS DIRECTOR TO PREPARE HIS REPORT ON THE PROPOSED VACATION OF PORTION HOMESTEAD ROAD

ORDER #21-002

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Board of Commissioners being present; and

IT APPEARING TO THE BOARD OF COMMISSIONERS: That a Petition, a copy of which is attached hereto and by this reference made a part hereof, has been duly filed seeking the vacation of a portion of a road located in Wasco County, Oregon described as follows:

LEGAL DESCRIPTIONS

Homestead Road, located East of Wamic Market Road, approximately 600 feet South of Emigrant Street in the community of Wamic, Oregon; Section 14, Township 4 South, Rant 12 East, Willamette Meridian.

Attached hereto and by this reference made a part here of are maps marked Exhibit A.

IT FURTHER APPEARING TO THE BOARD OF COMMISSIONERS: That pursuant to ORS 368.346 when a vacation proceeding has been initiated by Petition the Wasco County Board of Commissioners shall direct the County Road Official to prepare and file with the County Board of Commissioners a written report pursuant to ORS 368.346(1).

NOW, THEREFORE, IT IS HEREBY ORDERED: That the County Director of Public Works examine the above-described road and file a written report pursuant to ORS 368.346(1).

DATED this 6th day of January, 2021

APPROVED AS TO FORM:

WASCO COUNTY BOARD OF COMMISSIONERS

Kristen Campbell, County Counsel

Scott C. Hege, Commission Chair

Kathleen B. Schwartz, Vice-Chair

Steven D. Kramer, County Commissioner



MOTION

SUBJECT: Road Vacation Petition

I move to approve Order 21-002 Directing the Public Works Director to prepare is report on the proposed vacation of a portion of Homestead Road.



AGENDA ITEM

Avangrid RRED Zone Applications

[STAFF MEMO](#)

[PRE-AUTHORIZATION CONFERENCE SUMMARY](#)

[AURORA APPLICATION](#)

[AURORA SOLAR RRED ZONE EXTENDED ABATEMENT AGREEMENT](#)

[BAKEOVEN APPLICATIO](#)

[BAKEOVEN SOLAR RRED ZONE EXTENDED ABATEMENT AGREEMENT](#)

[MOTION LANGUAGE](#)



MEMORANDUM

SUBJECT: Avangrid Renewables LLC., RREDZ Applications

TO: BOARD OF COUNTY COMMISSIONERS

FROM: MATTHEW KLEBES

DATE: 12/29/2020

BACKGROUND INFORMATION:

Bakeoven Solar LLC., and Aurora Solar LLC., are both subsidiaries owned by Avangrid Renewables, LLC. They have each submitted an Extended Abatement Rural Renewable Energy Development Zone (RREDZ) application for the project described below:

“...is an approved solar photovoltaic energy generation facility, occupying or using up to 2,717 acres, with a nominal generating capacity of approximately 303 megawatts alternating current (MWac). Other components include a 100 MW battery storage system, collector substation, operations and maintenance building, and an approximately 11-mile, 230 kilovolt transmission line. The facility site boundary includes approximately 10,615 acres.”

Bakeoven Solar LLC., is Phase 1 of the project expected to be completed in 2021 and Aurora Solar LLC., is Phase 2 expected to be completed in 2022 but possibly 2023.

Staff has held the preauthorization conference with the applicant and a summary of that meeting has been included in your packet.

Also included are draft agreements authorizing a 4th and 5th year of abatement for each application. These agreements detail job and wage requirements as well as application of existing policy that each applicant will pay a community service fee to the RREDZ sponsor calculated at 50% of taxes normally owed in the 4th year and 75% in the 5th year. The applicants has expressed interested in alternative proposals for the locally negotiated component but have not presented a formal proposal or rationale.

The applicant is eligible for the standard abatement of 3 years if they meet the requirements. The extended abatement option, providing an additional 2 years of abatement, along with the locally negotiated component, requires approval by County Commission.

Additional information can be found here <https://www.oregon.gov/energy/facilities-safety/facilities/Pages/BSP.aspx>

Wasco County
Rural Renewable Energy Development Zone (RREDZ)
Pre-Authorization Consultation Summary

Aurora Solar LLC and Bakeoven Solar LLC
Wholly owned subsidiaries of
Avangrid Renewables, LLC

December 18, 2020

The pre-authorization checklist was reviewed and is attached to this consultation summary. In attendance were County Staff: Matthew Klebes, Enterprise Zone Manager, Jill Amery, Wasco County Assessor, Tyler Stone, County Administrator; Applicant Representatives: Brian Walsh, Director-Development, Andrew Carruthers, Senior Associate, and Aryn Hansen, Senior Consultant-Property Tax.

Avangrid Renewables LLC is an energy services holding company which in turn is the owner of two subsidiaries; Aurora Solar LLC and Bakeoven Solar, LLC., each of whom have submitted one RREDZ application seeking an extended 5 year abatement for each phase of their project. The total overall project is:

“...an approved solar photovoltaic energy generation facility, occupying or using up to 2,717 acres, with a nominal generating capacity of approximately 303 megawatts alternating current (MWac). Other components include a 100 MW battery storage system, collector substation, operations and maintenance building, and an approximately 11-mile, 230 kilovolt transmission line. The facility site boundary includes approximately 10,615 acres.”

The Bakeover Solar application will cover phase 1 of the project which is expected to be completed before the end of 2021 and the Aurora Solar application will cover phase 2 expected to be completed before the end of 2022 but possibly 2023. Phase 1 is expected to create at least one new job and Phase 2 will possibly create up to two additional jobs. Employment will be under PPM Technical Services INC.

The current Wasco County RREDZ has a \$250,000,000 limitation on exemptions. These two applications will utilize a combined estimated \$288,577,105. This leaves no exemption value remaining for future applications and a portion of the project's value potentially subject to tax. If there are additional parties interested in an RREDZ, the Commission will need to consider and pass another RREDZ with a new exemption level.

For the Extended abatement, in years 4 and 5, the applicant is aware of current Enterprise Zone policy guiding the locally negotiated component for extended abatements where the applicant would pay a community service of 50% of taxes normally owed in year 4 and 75% in year 5 for each abatement. At the Wasco County Commission meeting dated December 16, 2020 it was expressed that this policy should be extended to RREDZ applications but alternative proposals may be considered. Applicants expressed interest in alternative proposals for the locally negotiated component but have not presented a formal proposal. Staff's recommendation is that the Enterprise Zone policy be applied for these two applicants unless the applicant can sufficiently demonstrate a case for accepting alternative proposals.

One change was made and agreed to on each application and that was checking the box committing the applicant to renew the authorization application. Additional outreach was held 12/21/2020 to clarify understanding of Chapter 123-680-1600 (4) regarding construction-in-process exemptions. Applicant stated they are aware and understand this provision.

Authorization Approval will be signed pending agreement on the local negotiated component and approval from Wasco County Board of Commissioners.

Matthew B. Klebes, RREDZ Manager

Form OR-EZ-AUTH

Oregon Enterprise Zone Authorization Application*

Complete form and submit to the local enterprise zone manager before breaking ground or beginning work at the site.

*Received
11/23/2020*

Applicant

Enterprise zone or rural renewable energy development zone (where business firm and property will be located)		Email	
Wasco County Rural Renewable Energy Development Zone			
Name of business firm		Phone	
Aurora Solar LLC, a wholly owned subsidiary of Avangrid Renewables, LLC.		(503) 796-6928	
Mailing address	City	State	ZIP code
1125 NW COUCH ST. STE 700	PORTLAND	OR	97209
Location of property (street address if different from above)	City	State	ZIP code
90664 Bakeoven Market Road	Maupin	OR	97037
County, TRS map ID number, and Tax lot number of site	Contact person	Title	
Wasco, 5S-16E-0, 1201	BRIAN WALSH	Director, Development-West	

My firm expects to first claim standard property tax exemption in (up to three consecutive) year(s): 2023-2025

- Check here if your firm has or has had another exemption in this enterprise zone.
- Check here that your firm commits to renew this authorization application. Renew this application on or before April 1 every two calendar years, until the tax exemption on qualified property is claimed.
- Check here if requesting an **extended abatement** of one or two additional years of exemption. Extended abatement is subject to written agreement with local zone sponsor before this application is approved and to additional state or local requirements.

Zone manager use only (after written agreement but before authorizing firm):

County average annual wage: \$ _____ Year _____ Total exemption period: 4 or 5 Consecutive years (check one)

Business eligibility

Eligible activity—Check all activities that apply to proposed investment within the enterprise zone:

- Manufacturing Fabrication Bulk printing Shipping Agricultural production Energy generation
- Assembly Processing Software publishing Storage Back-office systems
- Other—describe the activities that provide goods, products, or services to other businesses (or to other operations of your firm):

Check here if your business firm does or will engage in **ineligible activities** within the enterprise zone (such as retail sales, health care, professional services, or construction). Describe below (or in an attachment) these activities and their physical separation from "eligible activities":

Special cases—Check all that apply:

- Check here if a **hotel, motel, or destination resort** in an applicable enterprise zone.
- Check here if a **retail/financial call center**. Indicate expected percent of customers in local calling area: _____ %.
- Check here if a **"headquarters" facility**. (Zone sponsor must find that operations are statewide-regional in scope and locally significant)
- Check here if an **electronic commerce investment** in an e-commerce enterprise zone.

Employment in the enterprise zone (see worksheets on last page)

Don't count FTEs, temporary, seasonal, construction, part-time jobs (32 hours or less per week), or employees working at ineligible operations.

Existing Employment—My business firm's average number of full-time employees **inside the zone** over the past 12 months is zero

- New Employees**—
- Hiring is expected to begin on (date or month and year): August 2022
 - Hiring is expected to be completed by (month and year): August 2022
 - Estimated total number of new employees to be hired with this investment is: 1

Commitments—By checking all boxes below, you agree to the following commitments as required by law for authorization:

- By April 1 of the first year of exemption on the proposed investment in qualified property, I will have increased existing employment within the zone by one new employee or by 10%, whichever is greater.
- My firm will maintain at least the above minimum level as an annual average employment during the exemption period.
- When the exemption claim is filed by April 1 following each calendar year of exemption, total employment in the zone will also not have shrunk by more than 85% at one time or by more than 50% twice in a row, compared to the highest such figure with any previous claim.
- My firm will comply with local additional requirements as contained in: (1) a written agreement for an extended abatement, (2) zone sponsor resolution(s) waiving required employment increase inside zone, or (3) an **urban** enterprise zone's adopted policy, if applicable.
- My firm will verify compliance with these commitments, as requested by the local zone sponsor, the county assessor or their representative, or as directed by state forms or administrative rules.
- My firm will enter into a **first-source hiring agreement** before hiring new eligible employees. (This **mandatory** agreement entails an obligation to consider referrals from local job training providers for eligible job openings within the zone during at least the exemption period.)

Oregon employment outside the enterprise zone

Check only those that apply:

- Check here if yours or any commonly controlled firm will curtail operations in the state **beyond 30 miles of the zone boundary and move them into the zone**. Indicate timing, location, number of any job losses, and relationship to the proposed enterprise zone investment:

- Check here if you are transferring operations into the zone from site(s) in the state **within 30 miles of zone boundary**:
My firm's average employment at the site(s) outside the enterprise zone boundary over the past 12 months is _____ jobs.
- Check here, if applicable, that your firm exists to increase the combined employment at the site(s) (outside but within 30 miles of zone boundary) and in the zone to 110% of the existing combined level by April 1 and on average during the first year of exemption.

Proposed investment in qualified property

Anticipated timing—Enter dates or months/years (non-binding)

Action	Site and building and structures			Machinery and equipment		
	Preparation	Construction*	Placed in service**	Procurement***	Installation	Placed in service**
To commence or begin on	April 2021	April 2022	November 2022	June 2021	April 2022	November 2022
To be completed on		November 2022		November 2022	November 2022	

* Including new reconstruction, additions to, or modifications of existing building(s) or structure(s).
 ** This is in the calendar year directly before the very first year of exemption, so on page 1, please indicate the year following as the very first year expected for claiming this exemption.
 *** May precede application by up to three months (includes personal property).

Special issues:

- Check here for building/structure acquired/leased for which construction, reconstruction, additions, or modifications began prior to this application (attach executed lease or closing documents, and don't take up occupancy until this application is approved).
- Check here if anticipating using **Construction in process** tax exemption for qualified property that is still being constructed/installed and isn't yet placed in service and is located on site as of January 1. If so, file *Application for Construction-in-Process Enterprise Zone Exemption*, 150-310-021, by April 1 with the county assessor's office.

Qualifying property: Estimates of cost and details about property are not binding, but in order for property to be exempted, its basic type and any major building/structures needs to be at least represented below.

Type of property		Number of each/item	Estimated value	Check if any item will be leased
Real property	Building or structure to be newly constructed	1	\$ 87,098,699.00	<input type="checkbox"/>
	New addition to or modification of an existing building or structure		\$	<input type="checkbox"/>
	Heavy or affixed machinery and equipment		\$	<input type="checkbox"/>
Personal property item(s) costing:	\$50,000 or more	1	\$ 84,535,090.00	<input type="checkbox"/>
	\$1,000 or more (E-commerce zone or used exclusively for production of tangible goods)		\$	<input type="checkbox"/>
Total estimated value of investment			\$ 171,633,789.00	

In addition, describe below (or in an attachment) the overall nature and potential extent of your investment, including preliminary building plans and lists of property items, as appropriate and recommended by zone manager or county assessor (may be kept confidential).

Bakeoven Solar Project is an approved solar photovoltaic energy generation facility, occupying or using up to 2,717 acres, with a nominal generating capacity of approximately 303 megawatts alternating current (MWac). Other components include a 100 MW battery storage system, collector substation, operations and maintenance building, and an approximately 11-mile, 230 kilovolt transmission line. The facility site boundary includes approximately 10,615 acres.

Declaration

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge, they are true, correct, and complete. If any information changes, I will notify the zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the tax exemption for property in the enterprise zone, only if my firm satisfies statutory requirements (ORS Chapter 285C) and complies with all local, Oregon, and federal laws that are applicable to my business.

Must be signed by an owner, company executive, or authorized representative of the business firm

Signature X Sara Parsons Date 11/18/2020

Title (if not an owner or executive, attach letter attesting to appropriate contractual authority)

Authorized Representative

Local enterprise zone manager and county assessor must approve this application (with Enterprise Zone Authorization Approval, Form 150-303-082)

Wasco County Rural Renewable Energy Development Zone

EXTENDED ABATEMENT AGREEMENT

With
Aurora Solar LLC

WRITTEN AGREEMENT WITH THE SPONSOR OF THE WASCO COUNTY RURAL RENEWABLE ENERGY DEVELOPMENT ZONE (RREDZ) AND Aurora Solar, LLC TO EXTEND PROPERTY TAX EXEMPTION TO FIVE (5) CONSECUTIVE YEARS IN TOTAL FOR CAPITAL INVESTMENT AND JOB CREATION.

Wasco County, as the sponsor of the Wasco County Rural Renewable Energy Development Zone hereinafter the “Zone Sponsor”, and Aurora Solar, LLC, hereinafter the “Firm” do hereby enter into the Aurora Solar, LLC, Extended Abatement Agreement, hereinafter the “Agreement”; which Agreement extends the period of time in which the Firm shall receive an exemption on its proposed investments in qualified property in the Wasco County Rural Renewable Energy Development Zone (RREDZ) contingent on certain special requirements, under ORS 285C.160 and ORS 285C.350-285C.370 up to the maximum exemption value permitted by the Wasco County RREDZ of 250,000,000.

The Zone Sponsor and Firm jointly acknowledge that, subject to the approval of the application for authorization submitted on November 23, 2020, and the satisfaction of other requirements under ORS 285C.050 to 285C.250 and 285C.350 to 285C.370, the Firm is eligible for three years of complete exemption on its qualified property; that nothing in this Agreement shall modify or infringe on this three-year exemption or the requirements thereof; and that this Agreement becomes null and void if the Firm does not qualify for the three years of the exemption.

The Zone Sponsor extend the Firm’s property tax exemption an additional two (2) years on all property that initially qualifies in the Wasco County RREDZ in the assessment year beginning immediately after the third year of the standard abatement, and thereby sets a total period of exemption of five (5) consecutive years during which statutory requirements for the standard three-year enterprise zone exemption must also be satisfied and maintained.

CONFIRMATION OF STATUTORY PROVISIONS

In order to receive the additional two (2) years of enterprise zone exemption granted herein, the Firm agrees herewith under 285C. 160(3)(a)(A) that for each year of the entire five-year exemption period, all of the Firm’s new employees shall receive an average level of compensation equal to or greater than 130 percent of the county average annual wage, in accordance with the specific definitions and guidelines in Oregon Administrative Rules (OAR) Chapter 123, Division 674 (123-674-0600), which provides that:

1. Such compensation may include non-mandatory benefits that can be monetized; and

2. The county average annual wage is set at the time of authorization, except as pursuant to ORS 285C.160(4), according to the Employment and Wages by Industry (QCEW), Oregon Employment Department, 2019 average annual wage by County; the average wage for Wasco County is \$41,427, of which 130 percent equals \$53,855; and

3. Only employees working at jobs filled for the first time after the application for authorization but by December 31st of the first full year of the initial exemption and performed within the current boundaries of Wasco County RREDZ are counted; and

4. Only full time, year-round and non-temporary employees engaged a majority of their time in the Firm's eligible operations consistent with ORS 285C.135 & 285C.200(3) are counted, regardless if such employees are leased, contracted for or otherwise obtained through an external agency or are employed directly by the Firm.

Furthermore, in order to receive the additional two (2) years of enterprise zone exemption granted herein, the Firm agrees that all of the Firm's new employees shall receive an average annual wage that is 100% or higher than the County average annual wage in the 4th and 5th years of the abatement period.

LOCAL ADDITIONAL REQUIREMENTS

For the Firm to receive the additional two (2) years of enterprise zone exemption granted herein, the Zone Sponsors and the Firm agree that the Firm shall do the following, in addition to statutory requirements, as reasonably requested by the Zone Sponsors under ORS 285C.160(3)(a)(B); pay Zone Sponsor a community service fee equal to 50% of the taxes normally owed in the 4th year of the abatement and 75% of the taxes normally owed in the 5th year of the abatement.

ACCEPTING FOR THE SPONSORS

Wasco County Commission
Scott Hege, Commission Chair

_____, Dated, _____, 2021
Signature

ACCEPTING FOR Aurora Solar, LLC

Aurora Solar , LLC

_____, Owner

_____, Dated, _____, 2021
Signature

Form OR-EZ-AUTH

Oregon Enterprise Zone Authorization Application*

Received
11/23/2020

Complete form and submit to the local enterprise zone manager before breaking ground or beginning work at the site.

Applicant

Enterprise zone or rural renewable energy development zone (where business firm and property will be located) Wasco County Rural Renewable Energy Development Zone		Email	
Name of business firm Bakeoven Solar LLC, a wholly owned subsidiary of Avangrid Renewables, LLC.		Phone (503) 796-6928	
Mailing address 1125 NW COUCH ST. STE 700	City PORTLAND	State OR	ZIP code 97209
Location of property (street address if different from above) 90664 Bakeoven Market Road	City Maupin	State OR	ZIP code 97037
County, TRS map ID number, and Tax lot number of site Wasco, 5S-16E-0, 1201	Contact person BRIAN WALSH	Title Director, Development-West	

My firm expects to first claim standard property tax exemption in (up to three consecutive) year(s): 2023-2025

- Check here if your firm has or has had another exemption in this enterprise zone.
- Check here that your firm commits to renew this authorization application. Renew this application on or before April 1 every two calendar years, until the tax exemption on qualified property is claimed.
- Check here if requesting an **extended abatement** of one or two additional years of exemption. Extended abatement is subject to written agreement with local zone sponsor before this application is approved and to additional state or local requirements.

Zone manager use only (after written agreement but before authorizing firm):

County average annual wage: \$ _____ Year _____ Total exemption period: 4 or 5 Consecutive years (check one)

Business eligibility

Eligible activity—Check all activities that apply to proposed investment within the enterprise zone:

- Manufacturing Fabrication Bulk printing Shipping Agricultural production Energy generation
- Assembly Processing Software publishing Storage Back-office systems
- Other—describe the activities that provide goods, products, or services to other businesses (or to other operations of your firm):

Check here if your business firm does or will engage in **ineligible activities** within the enterprise zone (such as retail sales, health care, professional services, or construction). Describe below (or in an attachment) these activities and their physical separation from "eligible activities":

Special cases—Check all that apply:

- Check here if a **hotel, motel, or destination resort** in an applicable enterprise zone.
- Check here if a **retail/financial call center**. Indicate expected percent of customers in local calling area: _____ %.
- Check here if a **"headquarters" facility**. (Zone sponsor must find that operations are statewide-regional in scope and locally significant)
- Check here if an **electronic commerce investment** in an e-commerce enterprise zone.

Employment in the enterprise zone (see worksheets on last page)

Don't count FTEs, temporary, seasonal, construction, part-time jobs (32 hours or less per week), or employees working at ineligible operations.

Existing Employment—My business firm's average number of full-time employees **inside the zone** over the past 12 months is zero

New Employees— • Hiring is expected to begin on (date or month and year): March 2022
 • Hiring is expected to be completed by (month and year): March 2022
 • Estimated total number of new employees to be hired with this investment is: 1

Commitments—By checking all boxes below, you agree to the following commitments as required by law for authorization:

- By April 1 of the first year of exemption on the proposed investment in qualified property, I will have increased existing employment within the zone by one new employee or by 10%, whichever is greater.
- My firm will maintain at least the above minimum level as an annual average employment during the exemption period.
- When the exemption claim is filed by April 1 following each calendar year of exemption, total employment in the zone will also not have shrunk by more than 85% at one time or by more than 50% twice in a row, compared to the highest such figure with any previous claim.
- My firm will comply with local additional requirements as contained in: (1) a written agreement for an extended abatement, (2) zone sponsor resolution(s) waiving required employment increase inside zone, or (3) an **urban** enterprise zone's adopted policy, if applicable.
- My firm will verify compliance with these commitments, as requested by the local zone sponsor, the county assessor or their representative, or as directed by state forms or administrative rules.
- My firm will enter into a **first-source hiring agreement** before hiring new eligible employees. (This **mandatory** agreement entails an obligation to consider referrals from local job training providers for eligible job openings within the zone during at least the exemption period.)

Oregon employment outside the enterprise zone

Check only those that apply:

- Check here if yours or any commonly controlled firm will curtail operations in the state **beyond 30 miles of the zone boundary and move them into the zone**. Indicate timing, location, number of any job losses, and relationship to the proposed enterprise zone investment:

- Check here if you are transferring operations into the zone from site(s) in the state **within 30 miles of zone boundary**:
My firm's average employment at the site(s) outside the enterprise zone boundary over the past 12 months is _____ jobs.
- Check here, if applicable, that your firm commits to increase the combined employment at the site(s) (outside but within 30 miles of zone boundary) and in the zone to 110% of the existing combined level by April 1 and on average during the first year of exemption.

Proposed investment in qualified property

Anticipated timing—Enter dates or months/years (non-binding)

Action	Site and building and structures			Machinery and equipment		
	Preparation	Construction*	Placed in service**	Procurement***	Installation	Placed in service**
To commence or begin on	April 2021	March 2022	June 2022	June 2021	August 2021	June 2022
To be completed on		June 2022		June 2022	June 2022	

* Including new reconstruction, additions to, or modifications of existing building(s) or structure(s).
 ** This is in the calendar year directly before the very first year of exemption, so on page 1, please indicate the year following as the very first year expected for claiming this exemption.
 ***May precede application by up to three months (includes personal property).

Special issues:

- Check here for building/structure acquired/leased for which construction, reconstruction, additions, or modifications began prior to this application (attach executed lease or closing documents, and don't take up occupancy until this application is approved).
- Check here if anticipating using **Construction in process** tax exemption for qualified property that is still being constructed/installed and isn't yet placed in service and is located on site as of January 1. If so, file *Application for Construction-in-Process Enterprise Zone Exemption*, 150-310-021, by April 1 with the county assessor's office.

Qualifying property: Estimates of cost and details about property are not binding, but in order for property to be exempted, its basic type and any major building/structure needs to be at least represented below.

Type of property		Number of each/item	Estimated value	Check if any item will be leased
Real property	Building or structure to be newly constructed	1	\$ 74,170,939.00	<input type="checkbox"/>
	New addition to or modification of an existing building or structure		\$	<input type="checkbox"/>
	Heavy or affixed machinery and equipment		\$	<input type="checkbox"/>
Personal property item(s) costing:	\$50,000 or more	1	\$ 42,772,371.00	<input type="checkbox"/>
	\$1,000 or more (E-commerce zone or used exclusively for production of tangible goods)		\$	<input type="checkbox"/>
Total estimated value of investment			\$ 116,943,310.00	

In addition, describe below (or in an attachment) the overall nature and potential extent of your investment, including preliminary building plans and lists of property items, as appropriate and recommended by zone manager or county assessor (may be kept confidential).

Bakeoven Solar Project is an approved solar photovoltaic energy generation facility, occupying or using up to 2,717 acres, with a nominal generating capacity of approximately 303 megawatts alternating current (MWac). Other components include a 100 MW battery storage system, collector substation, operations and maintenance building, and an approximately 11-mile, 230 kilovolt transmission line. The facility site boundary includes approximately 10,615 acres.

Declaration

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge, they are true, correct, and complete. If any information changes, I will notify the zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the tax exemption for property in the enterprise zone, only if my firm satisfies statutory requirements (ORS Chapter 285C) and complies with all local, Oregon, and federal laws that are applicable to my business.

Must be signed by an owner, company executive, or authorized representative of the business firm

Signature _____ Date 11/13/2020
Designated by Sara Parsons

Title (if not an owner or executive, attach letter attesting to appropriate contractual authority)
Authorized Representative

Local enterprise zone manager and county assessor must approve this application (with *Enterprise Zone Authorization Approval*, Form 150-303-082)

Wasco County Rural Renewable Energy Development Zone

EXTENDED ABATEMENT AGREEMENT

With
BAKEOVEN SOLAR LLC

WRITTEN AGREEMENT WITH THE SPONSOR OF THE WASCO COUNTY RURAL RENEWABLE ENERGY DEVELOPMENT ZONE (RREDZ) AND BAKEOVEN SOLAR, LLC TO EXTEND PROPERTY TAX EXEMPTION TO FIVE (5) CONSECUTIVE YEARS IN TOTAL FOR CAPITAL INVESTMENT AND JOB CREATION.

Wasco County, as the sponsor of the Wasco County Rural Renewable Energy Development Zone hereinafter the “Zone Sponsor”, and Bakeoven Solar, LLC, hereinafter the “Firm” do hereby enter into the Bakeoven Solar, LLC, Extended Abatement Agreement, hereinafter the “Agreement”; which Agreement extends the period of time in which the Firm shall receive an exemption on its proposed investments in qualified property in the Wasco County Rural Renewable Energy Development Zone (RREDZ) contingent on certain special requirements, under ORS 285C.160 and ORS 285C.350-285C.370 up to the maximum exemption value permitted by the Wasco County RREDZ of 250,000,000.

The Zone Sponsor and Firm jointly acknowledge that, subject to the approval of the application for authorization submitted on November 23, 2020, and the satisfaction of other requirements under ORS 285C.050 to 285C.250 and 285C.350 to 285C.370, the Firm is eligible for three years of complete exemption on its qualified property; that nothing in this Agreement shall modify or infringe on this three-year exemption or the requirements thereof; and that this Agreement becomes null and void if the Firm does not qualify for the three years of the exemption.

The Zone Sponsor extend the Firm’s property tax exemption an additional two (2) years on all property that initially qualifies in the Wasco County RREDZ in the assessment year beginning immediately after the third year of the standard abatement, and thereby sets a total period of exemption of five (5) consecutive years during which statutory requirements for the standard three-year enterprise zone exemption must also be satisfied and maintained.

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1. Such compensation may include non-mandatory benefits that can be monetized; and

2. The county average annual wage is set at the time of authorization, except as pursuant to ORS 285C.160(4), according to the Employment and Wages by Industry (QCEW), Oregon Employment Department, 2019 average annual wage by County; the average wage for Wasco County is \$41,427, of which 130 percent equals \$53,855; and

3. Only employees working at jobs filled for the first time after the application for authorization but by December 31st of the first full year of the initial exemption and performed within the current boundaries of Wasco County RREDZ are counted; and

4. Only full time, year-round and non-temporary employees engaged a majority of their time in the Firm's eligible operations consistent with ORS 285C.135 & 285C.200(3) are counted, regardless if such employees are leased, contracted for or otherwise obtained through an external agency or are employed directly by the Firm.

Furthermore, in order to receive the additional two (2) years of enterprise zone exemption granted herein, the Firm agrees that all of the Firm's new employees shall receive an average annual wage that is 100% or higher than the County average annual wage in the 4th and 5th years of the abatement period.

LOCAL ADDITIONAL REQUIREMENTS

For the Firm to receive the additional two (2) years of enterprise zone exemption granted herein, the Zone Sponsors and the Firm agree that the Firm shall do the following, in addition to statutory requirements, as reasonably requested by the Zone Sponsors under ORS 285C.160(3)(a)(B); pay Zone Sponsor a community service fee equal to 50% of the taxes normally owed in the 4th year of the abatement and 75% of the taxes normally owed in the 5th year of the abatement.

ACCEPTING FOR THE SPONSORS

Wasco County Commission
Scott Hege, Commission Chair

Signature

Dated, _____, 2021

ACCEPTING FOR BAKEOVEN SOLAR, LLC

Bakeoven Solar , LLC
_____, Owner

Signature

Dated, _____, 2021



MOTION

SUBJECT: Avangrid Tax RRED Zone Abatement Agreements

I move to approve Order RRED Zone Extended Abatement Agreements with Aurora Solar and Bakeoven Solar.



AGENDA ITEM

STIF Plan Approval

[MCEDD MEMO](#)

[PROJECT BUDGET DETAIL](#)

Memorandum

Date: January 6, 2021

To: Wasco County Board of County Commissioners

From: Brad Houghton, Deputy Director

Re: Statewide Transportation Improvement Fund FY2021-23

Background

House Bill 2017 created the Statewide Transportation Improvement Fund (STIF) from a new payroll tax dedicated to public transportation in the state. 90% of STIF dollars are distributed to qualified entities based on taxes paid within their geographic area, known as the Formula Fund. Wasco County serves as the “qualified entity” for these STIF dollars collected within the County. The Public Transportation Advisory Committee (PTAC) will help advise Wasco County how to use the dollars to serve the County to meet the goals of the fund.

Sub-Allocation Method

A STIF Plan must include a description of the method that Wasco County uses to sub-allocate STIF Formula Funds to Public Transportation Service Providers and other potential Sub-recipients and the process for developing the method. To the extent possible, using the best available data, the sub- allocation method used must be proportionate to the amount of employee payroll tax revenue generated within the geographic territory of each Public Transportation Service Provider. Additionally, state guidance has shared that “for Qualified Entities that are the only Public Transportation Service Provider within their area of responsibility and no other potential Public Transportation Service Provider has expressed interest in applying for STIF Formula funding, the Qualified Entity may describe these conditions and specify there are no options nor reasons to sub-allocate funding.”

There is one primary Public Transportation Service Provider (Link) which covers the entire geographic area. Recommendation is to note this condition. Staff contacted Dallas Fridley, Oregon Employment Department regional economist, for payroll data for Wasco County to understand the impact of the largest city in the County. The Dalles represents 80% of Wasco County’s total payroll.

Action Request: Request approval of the sub-allocation methodology.

Low-Income Households

The PTAC has recommended defining all of Wasco County as an area with a high percentage of low-income households based on data from the 2018 American Community Survey (ACS). ACS data was used to calculate the percentage of low-income households in Wasco County at 35.3% (3723 households) by using the dataset for individuals and converting it to households using the average household size of 2.41 for Wasco County. The PTAC reviewed but rejected census tract-level data, feeling that the low-income Latino population of the County was underrepresented at that geography. As Oregon’s state average is 32.5% of low-income households and Wasco County is 35.3%, all of Wasco County is designated as an area with a high percentage of low-income households in this STIF Plan.

- 1) “Low Income Household” is a household the total income of which does not exceed 200% of the poverty guidelines.
- 2) “High Percentage of Low-Income Households” is defined as higher than the Oregon state average.

Project Criteria

The STIF Projects for FY2021-23 were prepared by the MCEDD staff and presented to the PTAC on October 29th, December 7th and 17th. Staff had contacted Tygh School Community Center about the process but did not receive any project. The PTAC considered the following criteria when reviewing STIF Formula Fund Projects, as described in OAR 732-042-0020 and as amended by the PTAC. Whether the Project would:

- Increase the frequency of bus service to communities with a high percentage of Low-Income Households, and/or individuals with disabilities;
- Expand bus routes and bus services to serve communities with a high percentage of Low-Households, and/or individuals with disabilities;
- Reduce fares for public transportation in communities with a high percentage of Low-Income Households;
- Increase outreach to serve communities with limited-English proficiency;
- Result in procurement of buses that are powered by natural gas or electricity for use in areas with a population of 200,000 or more;
- Improve the frequency and reliability of service connections between communities inside and outside of the Qualified Entity’s service area;
- Increase Coordination between Public Transportation Service Providers to reduce fragmentation in the provision of public transportation service; or
- Expand student transit services for students in grades 9 through 12;
- Whether the Project would maintain an existing, productive service;
- The extent to which the Project goals meet public transportation needs and are a responsible use of public funds; and
- Other factors to be determined by the Qualified Entity or Advisory Committee such as geographic equity.

Next Steps

February 1, 2021. Deadline to submit application

Action Requested

The Wasco County Board of County Commissioners is requested to approve the STIF Formula Plan for FY2021-23.

Priority	Project Name	Public Transportation Service Provider	Project Description	FY21 Rollover Amount	FY22 STIF Amount	FY23 STIF Amount	Total STIF Amount	Project Description	Project Selection Criteria	Local Plan and Page Reference	Applicable Oregon Public Transportation Plan Goal
100% LIST											
1	Routes & Connections	LINK Public Transportation	Expand service in South Wasco County and the I-84 corridor	\$ 174,756	\$ 287,952	\$ 311,943	\$ 774,651	Improve bus routes and bus services to communities with a high percentage of Low-income Households, to include, student transit services for grades 9 through 12. Improve the frequency and reliability of non-emergency medical transport from The Dalles to Hood River and OHSU.	1) Maintain an existing & productive bus service to communities with a high percentage of low-income households, and/or individuals with disabilities.	Wasco County Coordinated Transportation Plan, pg. 84, 85	Goal 2: Accessibility and Connectivity - Getting from Here to There. Goal 4: Equity
1A	5310 Deviated Fixed Route			\$ 104,957	\$ 172,894	\$ 187,300	\$ 465,151				
1B	Service to Smaller Communities in Wasco Co			\$ 26,499	\$ 43,681	\$ 47,320	\$ 117,500				
1C	Expanded Hrs (Saturday)			\$ 26,386	\$ 43,495	\$ 47,119	\$ 117,000				
1D	Expanded Hrs for Employment Transportation			\$ 16,914	\$ 27,882	\$ 30,204	\$ 75,000				
1E	Medical Service TD to OHSU						\$ 175,500				
1F	Medical Service TD to HR						\$ 175,500				
1G	Cello Service						\$ 29,250				
1H	Expanded Hrs (Sunday)						\$ 117,000				
2	Fleet	LINK Public Transportation	Maintain lifecycle replacement, maintenance & services	\$ 13,145	\$ 45,141		\$ 58,286	Maintain lifecycle replacement of fleet to include scheduled maintenance and services of existing fleet to ensure the safety and reliability of transportation services.	1) Maintain an existing & productive bus service to communities with a high percentage of low-income households, and/or individuals with disabilities.	Wasco County Coordinated Transportation Plan, pg. 81	Goal 7: Environmental Sustainability
2A	Bus (12/2) x4			\$ 12,139	\$ 41,147		\$ 53,286				
2C	Environmental Protection at Transit Center			\$ 1,128	\$ 3,872		\$ 5,000				
3	Facilities & Bus Shelters	LINK Public Transportation	Improve energy neutral & maintenance capable Transit Center & bus shelters	\$ 4,510	\$ 7,436	\$ 8,054	\$ 20,000	Improve Transit Center carbon footprint, improve ability to perform basic maintenance and preventative service operations through construction of a maintenance facility, and improve bus shelter procurement, installation & maintenance program.	1) Meet public transportation needs and are a responsible use of public funds. 2) May lead to procurement of buses that are powered by electricity.	Wasco County Coordinated Transportation Plan, pg. 83	Goal 9: Funding and Strategic Investment.
3A	Bus Shelters			\$ 4,510	\$ 7,436	\$ 8,054	\$ 20,000				
3B	Energy Neutral Transit Center						\$ 100,000				
3C	Second Gate & Paving						\$ 100,000				
4	Information Technology	LINK Public Transportation	Improve MCEEDD-LINK information technology & rider experience				\$ 30,000	Improve Transit Center information technology system maintenance and hardware procurement program, and improve rider ability to self-book and track buses.	1) Improve the frequency and reliability of service connections between communities inside and outside of the Qualified Entities service area. 2) Increase outreach to serve communities with limited-English proficiency.	Wasco County Coordinated Transportation Plan, pg. 83	Goal 1: Mobility - Public Transportation User Experience. Goal 2: Accessibility and Connectivity - Getting from Here to There. Goal 9: Funding and Strategic Investment.
5	Administrative Support @ 10%	LINK Public Transportation	Maintain administrative support	\$ 19,250	\$ 31,839	\$ 34,492	\$ 85,581	Maintain administrative support for MCEEDD-LINK operations to successfully administer the complex STIF Plan.	1) Maintain an existing & productive bus service to communities with a high percentage of low-income households, and/or individuals with disabilities.	Wasco County Coordinated Transportation Plan, pg 80-89	Goals 1, 2, 3, 7, 9 and 10
6	Marketing	LINK Public Transportation	Improve outreach, low-income fare management & rebranding	\$ 27,063	\$ 44,610	\$ 48,327	\$ 120,000	Improve community outreach with stakeholders and local businesses, including LINK rebranding, to facilitate development of sustainable free fares for low-income and increased ridership.	1) Increase outreach to serve communities with limited-English proficiency. 2) Reduce fares for public transportation in communities with a high percentage of low-income households. 3) Maintain an existing, productive service.	Wasco County Coordinated Transportation Plan, pg. 87, 89	Goal 3: Community Livability and Economic Vitality. Goal 10: Communication, Collaboration and Coordination
6A	Billboards, Brochures, Print Media & Radio			\$ 1,127	\$ 1,860	\$ 2,013	\$ 5,000				
6B	Marketing the Gorge Pass			\$ 6,765	\$ 11,153	\$ 12,082	\$ 30,000				
6C	Free Fares for Low-Income			\$ 11,276	\$ 18,588	\$ 20,136	\$ 50,000				
6D	Spanish Language Outreach			\$ 2,255	\$ 3,718	\$ 4,027	\$ 10,000				
6E	Free Swim Bus			\$ 2,931	\$ 4,834	\$ 5,235	\$ 13,000				
6F	High School (9-12) Promotional @ 1%			\$ 2,706	\$ 4,462	\$ 4,832	\$ 12,000				
6G	Rebrand Buses to Standout More						\$ 30,000				
7	Planning & Mobility Management	LINK Public Transportation	Improve travel training	\$ 11,276	\$ 18,588	\$ 20,136	\$ 50,000	Develop computer based online travel training modules to improve community knowledge of public transit connections and rider experience.	1) Increase outreach to serve communities with limited-English proficiency. 2) Maintain an existing, productive service. 3) Meet public transportation needs and are a responsible use of public funds.	Wasco County Coordinated Transportation Plan, pg. 80, 82, 83, 87, 88	Goal 1: Mobility - Public Transportation User Experience Accessibility and Connectivity.



AGENDA ITEM

Executive Session

[PURSUANT TO ORS 192.660\(2\)\(H\) CONFERRING WITH LEGAL COUNSEL](#)

[NO DOCUMENTS HAVE BEEN SUBMITTED FOR THIS ITEM – RETURN TO AGENDA](#)
