



## Court Agenda

January 3, 2018

### **1.0 Appointment Schedule**

- 1.1 9:00 a.m. Jessica Metta – Mid Columbia Economic Development District – Quarterly Report
- 1.2 9:15 a.m. Jessica Metta – Mid Columbia Economic Development District – Housing Incentive Program
- 1.3 9:30 a.m. Scott Kennedy – Biggs Pilot Center Manager/Concerned Citizen – Biggs District Public Nuisance
- 1.4 10:00 a.m. Brad Baird – Anderson Perry & Associates – Biggs Service District Water System Improvements Project
- 1.5 10:30 a.m.
- 1.6 10:45 a.m.
- 1.7 11:00 a.m. Nate Stice – Regional Solutions – Quarterly Report

### **Additions to Agenda**

#### **2.0 Action Items**

- 2.1 Appointment – Weed Control District: Bryan Peters
- 2.2 Appointment – Sherman County Planning Commission: Erik Glover
- 2.3 Appointment – Sherman County Local Public Safety Coordination Council: Amber DeGrange, Teri Thalhofer, Alyssa Winslow, Barbara Seatter, Shawn Payne, Gary Thompson, Wes Owens, Wade McLeod, Katie Paul, Tara Koch, Angie Curtis, Tina Potter, Amy Asher
- 2.4 Appointment – Sherman County Budget Committee – Debbie Hayden
- 2.5 Appointment – Sherman County Budget Committee – Larry Hoctor, Forest Peters
- 2.6 Nomination – Sherman County Local Community Advisory Council – Tom McCoy, Amber DeGrange, Teri Thalhofer, Melody Stafford
- 2.7 Courthouse Surplus Furniture
- 2.8 Frontier TelNet Lease Agreement

**3.0 Discussion Items**

- 3.1 Workforce Housing
- 3.2 Rental Tables and Chairs
- 3.3 North Central Public Health District Funding Formula
- 3.4 Renewable Energy work Session
- 3.5 Commissioner Reports

**4.0 Consent Agenda**

- 4.1 Claims – December 2017

**5.0 Future Agenda Items**



**SHERMAN COUNTY COURT  
REGULAR SESSION  
SHERMAN COUNTY HEARINGS ROOM**

**MINUTES**

**January 3, 2018**

**Opened Court: 8:58 a.m.**

Present: Judge Gary Thompson, Commissioner Tom McCoy, Commissioner Joe Dabulskis, Administrative Assistants Kayla von Borstel

A quorum was present. No news media was present.

**Additions to Agenda**

**SUMMARY OF ACTIONS TAKEN**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to approve the Rental Housing Development Grant to include new double-wide or larger mobile homes, and approve the Housing Rehabilitation Grant to fund 20% of project cost up to \$20,000.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to approve the \$10,000 Rental Housing Development Grant for Jill Jones to build two single family rental units.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to appoint Bryan Peters to the Weed Control District for a term of three years to expire December 31, 2020.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to appoint Erik Glover to the Planning Commission for a term of four years to expire December 31, 2021.**

**Vote: 3-0**  
**Yes: Dabulskis, McCoy, Thompson**  
**No: 0**  
**Abstain: 0**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to appoint Amber DeGrange, Teri Thalhofer, Alyssa Winslow, Barbara Seatter, Shawn Payne, Gary Thompson, Wes Owens, Wade McLeod, Katie Paul, Tara Koch, Angie Curtis, Tina Potter, and Amy Asher to the Sherman County Local Public Safety Coordinating Council (LPSCC) for a term of one year to expire December 31, 2018.**

**Vote: 2-0**  
**Yes: Dabulskis, McCoy,**  
**No: 0**  
**Abstain: 1**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to appoint Debbie Hayden as Budget Officer for a term of one year to expire December 31, 2018.**

**Vote: 3-0**  
**Yes: Dabulskis, McCoy, Thompson**  
**No: 0**  
**Abstain: 0**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to appoint Larry Hocter and Forest Peters to the Sherman County Budget Committee for a term of four years to expire December 31, 2021.**

**Vote: 3-0**  
**Yes: Dabulskis, McCoy, Thompson**  
**No: 0**  
**Abstain: 0**

**Motion by Commissioner Dabulskis, second by Judge Thompson, to nominate Tom McCoy, Amber DeGrange, Teri Thalhofer, and Melody Stafford to the Eastern Oregon Coordinated Care Organization (EOCCO) to serve as members on the Sherman County Local Community Advisory Council (LCAC).**

**Vote: 2-0**  
**Yes: Dabulskis, Thompson**  
**No: 0**  
**Abstain: 1**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to declare as surplus numerous office and building-related items previously utilized by Sherman County departments and deemed to no longer be necessary in the execution of departmental functions. Items include approximately eight work stations, four small tables, twelve task chairs, and six 4-drawer file cabinets from various offices; courtroom bar and judge's bench from the former circuit courtroom and a shelving unit from the former sheriff's office; sixteen jury/counsel chairs with arms, three miscellaneous chairs without arms, and four task chairs, in the event that those items are acquired by Sherman County from the Oregon Judicial Department.**

**Vote: 3-0**  
**Yes: Dabulskis, McCoy, Thompson**  
**No: 0**  
**Abstain: 0**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to approve the Lease of Office Space between Sherman County and Frontier Telnet, to lease office space for \$1.00 per year in the Burnet Building located in Moro Oregon and authorize Judge Thompson to sign.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to approve the Oregon Department of Environmental Quality Underground Storage Tank Program, General Permit Registrations Form to Decommission Existing Unregistered Tanks and 30 Day Notice of Intent to Decommission USTS, and authorize Judge Thompson to sign.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to approve the Claims for the month of December 2017 as presented.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

## **1.0 Appointment Schedule**

### **1.1 9:00 a.m. Jessica Metta – Mid Columbia Economic Development District – Quarterly Report**

Present: Jessica Metta, Larry Hoctor, Carol von Borstel, Jaclyn McCurdy, Ryan Nopp, Scott Kennedy

Jessica Metta, Mid-Columbia Economic Development District, presented a brief quarterly report. Request for Proposal to bring broadband last mile fiber into the cities of: Grass Valley, Moro, Wasco, Rufus and Biggs Service District, is almost ready. This will allow residents and businesses to sign up. The Ford Family Foundation grant for Wasco Events Center was denied at the staff level, however if the concerns are addressed, it can be re-applied for. It was noted the Foundation wanted to see more local community match funds instead of all match coming from the County.

### **1.2 9:15 a.m. Jessica Metta – Mid Columbia Economic Development District – Housing Incentive Program**

Present: Jessica Metta, Larry Hoctor, Carol von Borstel, Jaclyn McCurdy, Ryan Nopp, Scott Kennedy, Brad Lohrey

Jessica Metta, Mid-Columbia Economic Development District (MCEDD), reminded the Court they increased the funds from \$5,000 to \$10,000 on the Rental Housing Development Grant; she has updated the packet to reflect the change. Additionally, the Court wanted to replicate Morrow County's program for rehabilitating existing homes; Jessica drafted an application for the Housing Rehabilitation Grant which explains the requirements. She also created a document that summarized all three programs and their processes, (construction, rental, rehabilitation) into one packet. Jessica stated she received an application for Rental Housing Development to consider. Brief discussion held on Morrow County Program requirements. Jessica inquired about including language for project funds to be on a reimbursement basis, and about possibly adding

manufactured homes verses stick built homes only to the Rental Housing Development program. Judge Thompson stated issues with manufactured homes, is distinguishing quality. Brad Lohrey, Sherman County Sherriff, suggested some places limit housing to only double-wide or larger manufactured homes, or require it to a certain year and newer, as older homes do not have the same standards as today. Carol von Borstel, City of Grass Valley Administrator, stated there are tier levels on manufactured homes based on energy efficiency, insulation efficiency, and much more. Commissioner McCoy asked if the Housing Rehabilitation Grant could be used to build a new home; Jessica replied it is only for fixing existing rental homes. Jessica and the Court reviewed and agreed to have a review committee, comprised of one Court Member and two County residents to review and recommend applications to Court for approval on both rental programs. It was also agreed upon to add curb appeal landscaping as an eligible item for the Housing Rehabilitation Grant, and to keep funding on a first come first serve basis pilot program up to 6 projects.

Brad stated tax rate in Sherman is highest in the state; community members would love to build rentals on their property, however, property taxes increase so much it can't be written off with the current tax program. This increase is not easily justifiable with limited to no resources throughout the County, and with low to middle income families. He believes this might be why no rentals are being built; rent would have to be too high to offset costs. Low income families looking to live in Sherman cannot afford the rate that would need to be set. Judge Thompson replied, Mid-Columbia Housing Authority is building low income housing in Biggs, so there will not be any property tax there. The Court stated the County cannot reduce all property tax in Sherman County legally. The Court will revisit the property tax issue at a later date.

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to approve the Rental Housing Development Grant to include new double-wide or larger mobile homes, and approve the Housing Rehabilitation Grant to fund 20% of project cost up to \$20,000.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to approve the \$10,000 Rental Housing Development Grant for Jill Jones to build two single family rental units.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

Carol spoke to the Court on behalf of GV Property Development, located in Grass Valley, for the immediate need of housing for three to four employees in addition to a few temporary agriculture employees. They have researched, and what is available is not suitable during winter conditions. GV Property Development have modular units that are set up similar to a duplex studio apartments that are transportable. A property has been found that would fit well as it has a septic, power, and a well; however, it is County property. Carol suggested this could be on a temporary basis until a more permanent solution is found. These units could also be used as rentals if there were no temporary employees occupying the units. The Court suggested meeting with Georgia as it needs a conditional use permit as it's outside city limits and to come back at the next Court session with an update and more information.

**1.3 9:30 a.m. Scott Kennedy – Biggs Pilot Center Manager/Concerned Citizen – Biggs District Public Nuisance**

Present: Jessica Metta, Larry Hocter, Jaclyn McCurdy, Scott Kennedy, Brad Lohrey

Scott Kennedy, Biggs Pilot Manager, spoke a public nuisance issue occurring in the Biggs Service District. Panhandling is an issue, and Scott is concerned for the well-being of the citizens as well as his employees. Biggs is the first place seen from the highway in Sherman County; Jaclyn McCurdy, Pilot employee, stated there are currently six homeless individuals in Biggs. Scott explained there isn't anything that can be done about the issue due to the State highway and wanted to speak with Court about creating a city ordinance and what steps he would need to take to get one going. Judge Thompson suggested speaking with Steve Lawrence, Mayor of The Dalles, as they are experiencing the same issue. Scott mentioned there is currently no leash law in Biggs. Brad Lohrey, Sherman County Sheriff, agreed there is a public nuisance issue in Biggs and has been for many years. However, if an ordinance is put in place the next issue is: deciding if panhandling becomes a crime, who prosecutes violators, and do they end up in Northern Oregon Regional Correctional Facility for a County crime. The other alternative is writing a ticket, which won't be paid; there is not a real clear solution to the problem. Some of the area in question is State property, in which the State would need to agree to no trespassing. Brad stated that many homeless suffer from mental illness, and are not trespassing if they are on sidewalks. Pilot is the only service in Biggs currently; when the new station is built it will remove some of the open areas for the homeless to camp. Scott inquired about the new service station; the Court gave him details on what will be built. Judge Thompson stated there will be low income housing built in Biggs as a result of the new service station which might help address the issue. Brad mentioned that this would be private property and could trespass individuals should an issue arise.

**1.4 10:00 a.m. Brad Baird – Anderson Perry & Associates – Biggs Service District Water System Improvements Project**

Brad Baird, Anderson Perry & Associates, was unable to attend.

**1.5 10:30 a.m. Time Slot Not Filled**

**1.6 10:45 a.m. Time Slot Not Filled**

**1.7 11:00 a.m. Nate Stice – Regional Solutions – Quarterly Report**

Present: Nate Stice, Larry Hocter

Nate Stice, Regional Solutions, attended Court to present a quarterly report. The Court briefly updated Nate on GV Property Development's immediate need for housing and possible long term housing. Nate reported he has spoken to a few individuals about the incentive programs in Sherman County. Aurora Gardens reached out to Nate as he is sorting out the enterprise zone, and United State Department of Agriculture free trade certification. Cannabidiol (CBD) oil is still federally regulated, which might preclude Aurora Gardens from the certification to access the enterprise zone. Nate is a bit concerned of the outcome due to regulations, but remains hopeful. Judge Thompson discussed working with Senators on this issue.

Nate met with Business Oregon, and later in the month will meet with Travel Oregon, Oregon Parks and Recreation, as well as Oregon Department of Transportation (ODOT) to visit the Wasco Events Center. Regional Solutions will keep their eyes open for opportunities. Commissioner McCoy inquired if there were any updates on the possibility of the Community Counseling Solutions being located at the Wasco Events Center. Judge Thompson replied he did not know.

In the last quarter Nate engaged more with renewable energy by having a meeting with Pacific Gas and Electric on repowering, followed up on a federal issue, and educated himself more on the surrounding area in Sherman County. The Court updated Nate on the renewable energy work session discussion. Nate spoke about the Sherman Fiber Project and assured Court funds will be received once the contract is complete. There was a delay due to questions asked; the project should be finalized by the end of week. Commissioner McCoy asked



Nate when State funds would be received and if he felt confident. Nate replied the contract has to be signed before funds can be accessed and is on a reimbursement basis from the State to Sherman County. He is following the efforts on Sherman Fiber Request for Proposal and looking to bring it into Regional Solutions.

Nate reported regarding broadband, there were nine applications submitted to the regional infrastructure fund. Two of the applications are projects that would help Sherman County.

Regional Solutions is conversing with Business Oregon and ODOT about Rufus Industrial land. Discussion held between agencies who are supplying funds, inquired if the County could cover some in-kind costs or purchase land for the 911 center. Nate has been pitching plotted industrial land to a few individuals, and he will be taking steps to see the feasibility of meat processing in Sherman County. Judge Thompson suggested Nate contact Paul Sather, Kent community member, as he will be touring the meat processing facility in Wallowa County.

### **Additions to Agenda**

2.9 Oregon Department of Environmental Quality Underground Storage Tank Program

### **2.0 Action Items**

2.1 **Appointment – Weed Control District: Bryan Peters**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to appoint Bryan Peters to the Weed Control District for a term of three years to expire December 31, 2020.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

2.2 **Appointment – Sherman County Planning Commission: Erik Glover**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to appoint Erik Glover to the Planning Commission for a term of four years to expire December 31, 2021.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

2.3 **Appointment – Sherman County Local Public Safety Coordination Council: Amber DeGrange, Teri Thalhofer, Alyssa Winslow, Barbara Seatter, Shawn Payne, Gary Thompson, Wes Owens, Wade McLeod, Katie Paul, Tara Koch, Angie Curtis, Tina Potter, Amy Asher**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to appoint Amber DeGrange, Teri Thalhofer, Alyssa Winslow, Barbara Seatter, Shawn Payne, Gary Thompson, Wes Owens, Wade McLeod, Katie Paul, Tara Koch, Angie Curtis, Tina Potter, and Amy Asher to the Sherman County Local Public Safety Coordinating Council (LPSCC) for a term of one year to expire December 31, 2018.**

**Vote: 2-0**

**Yes: Dabulskis, McCoy,**

**No: 0**

**Abstain: 1**



**2.4 Appointment – Sherman County Budget Committee – Debbie Hayden**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to appoint Debbie Hayden as Budget Officer for a term of one year to expire December 31, 2018.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

**2.5 Appointment – Sherman County Budget Committee – Larry Hocter, Forest Peters**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to appoint Larry Hocter and Forest Peters to the Sherman County Budget Committee for a term of four years to expire December 31, 2021.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

**2.6 Nomination – Sherman County Local Community Advisory Council – Tom McCoy, Amber DeGrange, Teri Thalhofer, Melody Stafford**

**Motion by Commissioner Dabulskis, second by Judge Thompson, to nominate Tom McCoy, Amber DeGrange, Teri Thalhofer, and Melody Stafford to the Eastern Oregon Coordinated Care Organization (EOCCO) to serve as members on the Sherman County Local Community Advisory Council (LCAC).**

**Vote: 2-0**

**Yes: Dabulskis, Thompson**

**No: 0**

**Abstain: 1**

**2.7 Courthouse Surplus Furniture**

**Motion by Commissioner Dabulskis, second by Commissioner McCoy, to declare as surplus numerous office and building-related items previously utilized by Sherman County departments and deemed to no longer be necessary in the execution of departmental functions. Items include approximately eight work stations, four small tables, twelve task chairs, and six 4-drawer file cabinets from various offices; courtroom bar and judge's bench from the former circuit courtroom and a shelving unit from the former sheriff's office; sixteen jury/counsel chairs with arms, three miscellaneous chairs without arms, and four task chairs, in the event that those items are acquired by Sherman County from the Oregon Judicial Department.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

**2.8 Frontier TelNet Lease Agreement**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to approve the Lease of Office Space between Sherman County and Frontier Telnet, to lease office space for \$1.00 per year in the Burnet Building located in Moro Oregon and authorize Judge Thompson to sign.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

## **2.9 Oregon Department of Environmental Quality Underground Storage Tank Program**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to approve the Oregon Department of Environmental Quality Underground Storage Tank Program, General Permit Registrations Form to Decommission Existing Unregistered Tanks and 30 Day Notice of Intent to Decommission USTS, and authorize Judge Thompson to sign.**

**Vote: 3-0**

**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

## **3.0 Discussion Items**

### **3.1 Workforce Housing**

Judge Thompson and Joel Madsen, Mid-Columbia Housing Authority, met in Biggs to discuss housing. Joel is excited as it's an ideal site, however, is aware of challenges low income housing can bring in a rural areas. Brief discussion was held on how many units are being built, financial requirements to be eligible, and zoning. The Court stated land would be donated by the County to build the properties. Commissioner McCoy suggested inviting Joel to Court in the future.

### **3.2 Rental Tables and Chairs**

Judge Thompson reported the County owned rental tables and chairs currently reside at the Wasco Events Center, and he would like to see them brought back to Moro. Moro is centrally located, the Administrative Assistant is getting calls as the contact for renting, and he is concerned that over time and with positions being ever changing, the Court may lose ownership by accident. Commissioner Dabulskis will check in with the City of Wasco to see how often they get used and report back.

### **3.3 North Central Public Health District Funding Formula**

Commissioner McCoy stated he has been working to negotiate a funding formula as North Central Public Health District has never one. Sherman and Gilliam combined pay about 30% of the total cost and would like to see Sherman, Gilliam, and Wasco all working together.

### **3.4 Renewable Energy Work Session**

The Court previously met with Dave Van't Hof to discuss issues with incentives to repower projects, and to possibly hold a work session regarding these issues. Judge Thompson would like to see this work session held soon. Commissioner McCoy thinks discussion on the process to make the regulatory process easy and property tax on wind turbines after the Strategic Investment Plan (SIP) ends, should be topics at the work session. Judge Thompson stated this should involve the Assessor; Klondike 1 was built in 2001, and is pushing against repower deadline. Commissioner McCoy inquired about the repower timeframe, to which Judge Thompson replied it averages 20-25 years. Commissioner McCoy stated Court should discuss with groups at the Community Renewable Energy Association meeting about setting a work session at the end of January or beginning of February. Judge Thompson stated total funding will decrease by a couple million dollars, and the

discretionary funds will not go to the County; it will be dispersed to special districts and school districts. Commissioner McCoy mentioned it is important to keep SIP up for the school district for extra funds needed.

### **3.5 Commissioner Reports**

Commissioner Dabulskis – attended two moving days at the courthouse, held move office spaces into the Courthouse Addition.

Commissioner McCoy – attended meeting with Mike Middleton of North Central Public Health District on the funding formula.

Judge Thomson – met with Joel Madsen, Mid- Columbia Housing Authority on housing; attended two Mid-Columbia Economic Development Distinct loan board meetings.

Brief discussion held on building codes.

### **4.0 Consent Agenda**

#### **4.1 Claims – December 2017**

**Motion by Commissioner McCoy, second by Commissioner Dabulskis, to approve the Claims for the month of December 2017 as presented.**

**Vote: 3-0**

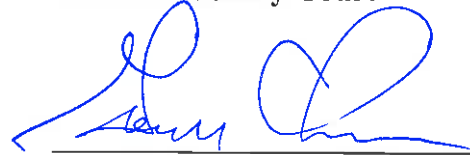
**Yes: Dabulskis, McCoy, Thompson**

**No: 0**

**Abstain: 0**

Being no further business before the Court, the meeting was adjourned at 11:41 a.m.

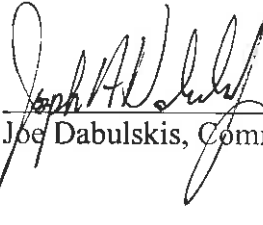
**Sherman County Court**



Gary Thompson, Judge

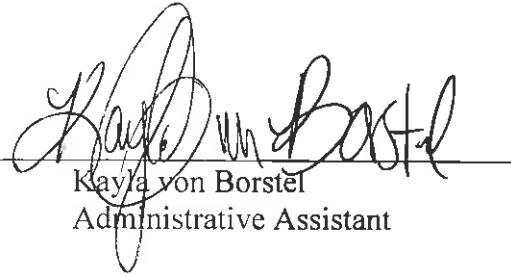


Tom McCoy, Commissioner



Joe Dabulskis, Commissioner

Attest:



Kayla von Borstel  
Administrative Assistant