

# YAMHILL COUNTY BOARD OF COMMISSIONERS

## A G E N D A - ACTION LIST

**October 22, 2020 10:00 a.m. Formal/Informal Session Room 32, Courthouse**  
Call to order; flag salute. 535 NE Fifth St.

*Welcome! Due to COVID-19 and physical distancing requirements, attending the meeting is discouraged. The public can view the meeting via the YouTube link on the Yamhill County Meetings page. <https://www.co.yamhill.or.us/meetings>. See below for instructions regarding submitting general public comment or comments on agenda items.*

**A. CALL TO ORDER**

**B. FLAG SALUTE**

**C. CALENDAR SESSION:** This time is reserved for the review of the commissioner's joint schedule (if needed).

**D. PUBLIC COMMENT:** *Due to COVID-19 and physical distancing requirements, anyone wishing to submit general public comment or comments related to a specific agenda item may do so in written format via email at [bocinfo@co.yamhill.or.us](mailto:bocinfo@co.yamhill.or.us) or by mail at 535 NE Fifth St., McMinnville, OR 97128. Any comments received prior to the meeting will be shared with the Board of Commissioners and submitted to the record.*

**E. WORK SESSION:** This time is reserved for topics of discussion scheduled for the Commissioners in advance. If a work session is not needed, the balance of the meeting will begin at 10:00 a.m.

1. Work Session – None.

**F. DEPARTMENT UPDATES:**

- a. Community Justice – Jessica Beach
- b. Planning Department – Ken Friday

**G. CONSENT AGENDA:**

1. Minutes

- a. **B.O. 20-366** - July 2, 2020, Formal/Informal Session;
- b. **B.O. 20-367** - July 9, 2020, Formal/Informal Session;
- c. **B.O. 20-368** - July 16, 2020, Formal/Informal Session;
- d. **B.O. 20-369** - July 23, 2020, Formal/Informal Session;
- e. **B.O. 20-370** - July 27, 2020, Work Session; and
- f. **B.O. 20-371** - July 30, 2020, Formal/Informal Session

**H. OLD BUSINESS:** None.

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

1. **B.O. 20-372** - Consideration of approval of the ratification of the 2020-2023 collective bargaining agreement between Yamhill County and the Yamhill County Deputy District Attorneys Association (YCDDAA), effective through June 30, 2023.
2. **B.O. 20-373** - Consideration of approval of extending the provisions of the 2020-2023 YCDDAA collective bargaining agreement to the non-bargaining employees of the District Attorney's Office.
3. **B.O. 20-374** - Consideration of approval to extend the current COVID-19 Paid Administrative Leave Policy (B.O. 20-91) to expire on December 31, 2020 or upon termination of the state of emergency declared by the Governor of Oregon whichever occurs first unless extended by the Board of Commissioners.
4. **B.O. 20-375** - Consideration of approval to extend the current Temporary COVID-19 Telecommuting Policy (B.O. 20-104) to expire on December 31, 2020 or upon termination of the state of emergency declared by the Governor of Oregon, whichever occurs first.
5. **B.O. 20-376** - Consideration of extending the emergency declaration in Yamhill County as previously approved by B.O. 20-93 to expire on December 31, 2020.
6. **B.O. 20-377** - Consideration of accepting the quote and the approval of the purchase of thirty-two (32) Lenovo Think Pads X1 Carbon Gen laptops, twenty-eight (28) Think Center M75q-1 micro desktops and five (5) Think Pad X1 Carbon laptops with 4G capability from Lenovo in the amount of \$68,558.
7. **B.O. 20-378** - Consideration of authorizing Yamhill County Health and Human Services to submit an application for grant funding to the Oregon Health Authority, Oregon Immunization Program for COVID-19 vaccine planning and infrastructure support in the amount of \$24,624.
8. Consideration and first reading of an ordinance in the matter of amending Ordinance 626 regarding changing the membership rights and certain members of the Solid Waste Advisory Committee and modifying certain duties and responsibilities of the Solid Waste Advisory Committee and its members.  
*[Second reading of the ordinance and final adoption scheduled for November 5, 2020].*
9. **B.O. 20-379** - Consideration of submitting a letter of support for Community Home Builders.

**J. PUBLIC HEARINGS:** None.

**K. ANNOUNCEMENTS:**

1. For information on county advisory committee vacancies, please refer to the county's website, <https://www.co.yamhill.or.us/content/board-commissioners-committees>, or call the Board of Commissioners' office at 503-434-7501 or 503-554-7801 (toll-free from Newberg).
  
2. For questions regarding accessibility or to request an accommodation contact the Board of Commissioners' office at (503)-434-7501 or (503)-554-7801 (toll-free from Newberg) or email at [bocinfo@co.yamhill.or.us](mailto:bocinfo@co.yamhill.or.us)
  
3. Electronic versions of all meeting agendas and meeting information packets can be found at the county's website: <https://www.co.yamhill.or.us/meetings>

WRITTEN PUBLIC COMMENTS RECEIVED  
PRIOR TO THE  
BOARD OF COMMISSIONERS' SESSION  
ON  
THURSDAY, October 22, 2020  
AT  
10:00 A.M.

Questions, concerns or comments about these items can be directed  
to staff or the Commissioners by contacting the Commissioners' office at

(503) 434-7501

OR

[BOCINFO@co.yamhill.or.us](mailto:BOCINFO@co.yamhill.or.us)

## Carolina Rook

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**From:** Philip Higgins <phiggins@pacificcrestrea.com>  
**Sent:** Friday, October 16, 2020 11:15 AM  
**To:** BOC Info  
**Cc:** Philip Higgins  
**Subject:** BOC Meeting October 22. On Behalf of the City of Yamhill Re: 185 Maple Street  
**Attachments:** Philip Higgins BOC Maple Street 2.0.docx

[This email originated outside of Yamhill County]

Please find attached my letter to the Board of Commissioners that I will be presenting at the October 22<sup>nd</sup> Meeting On Behalf of the City of Yamhill Re: 185 Maple Street

**Philip E Higgins**  
**Principal Broker | OR & WA**  
OR Lic # 960900059 / WA Lic # 50197  
Direct: 503-793-9039 | [phiggins@PacificCrestREA.com](mailto:phiggins@PacificCrestREA.com)  
809 E. First St. Newberg OR 97132  
**Pacific Crest Real Estate Advisors**  
**Commercial Real Estate Brokerage | Advisory Services**

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Oregon Real Estate Agency Pamphlet: <https://www.oregon.gov/real/licensing/Documents/Initial-Agency-Disclosure-Pamphlet.pdf>  
Washington Real Estate Agency Pamphlet: <http://apps.leg.wa.gov/rcw/default.aspx?cite=18.86.120>

Good Morning Commissioners, I appear before you today at the request of Mayor Yvette Potter, and as a as a Board Member of the Yamhill Downtown Association appointed by the City of Yamhill to discuss the property at 185 S Maple Street.

To be frank; This property, owned by Yamhill County is a front and center blight on our main street.

To provide some history:

This property was used for rental income by the previous owner, income taken without contribution to the tax rolls. Income realized by a former owner that is – frankly speaking - a direct middle finger to all of us in the County as taxpayers.

Sadly, this waste has been compounded as Yamhill County has allocating countless hours of staff and legal counsel time attempting a multi-year return of this property to the former owner.

To further complicate the Maple Street matter, the environmental remediation needed for this site exceeds the value of the property by several fold.

This environmental contamination consequently leaves no argument for the County “equity stripping” the former owner and effectively kills all other options for an outside buyer.

And of Note - Yamhill County is also now in the chain of environmental liability – which further risks taxpayer resources.

Fortunately, Yamhill County as the current property owner is uniquely positioned to benefit from U.S. Environmental Protection Agency Brownfield Assessment Grants, something not available to the general public, nor municipalities like the City of Yamhill.

I understand America is a land of second chances, and Yamhill County has always embodied this principal – Historically striving to return properties to the former owners who have been able to redeem them as such. While the Board of Commissioners has been incredibly noble in intention and in action – 185 Maple Street is sadly an exception to this high road. For the sake of the County's Taxpayers and the Community of Yamhill, Commissioners, you must take a different path forward.

The City of Yamhill would like to acquire this property as has been discussed with the Board of Commissioners in the past.

The City of Yamhill would be willing to discuss compensating Yamhill County for staff time necessary to access and implement the appropriate EPA Brownfield Grants to remediate this site.

The City of Yamhill has had serious conversations with the representatives from the State of Oregon, Business Oregon, SEDCOR, and Mid Willamette Valley Council of Governments for guidance on this project. We are fully prepared and capable to undertake this project in any viable capacity.

Speaking briefly now as a board member of the Yamhill Downtown Association, and also someone who is working to facilitate economic development and revitalization across Yamhill County, I would very much like to see life breathed into this property and for it to be a bootstrap the City of Yamhill uses to pull itself up by, as we seek to recover from the multiple economic damages 2020 has wrought (with Covid 19, Fires, and devastating levels of unemployment).

Commissioners, thank you so much for your thoughtful consideration to this request, the time to begin a new path forward on this property is now, and we look forward to a timely response.

**Philip E Higgins**

**Principal Broker | OR & WA**

OR Lic # 960900059 / WA Lic # 50197

Direct: 503-793-9039 | [phiggins@PacificCrestREA.com](mailto:phiggins@PacificCrestREA.com)

809 E. First St. Newberg OR 97132

**Pacific Crest Real Estate Advisors**

**Commercial Real Estate Brokerage | Advisory Services**



## Carolina Rook

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**From:** Larry Strober <lsstrober@yahoo.com>  
**Sent:** Tuesday, October 20, 2020 4:45 PM  
**To:** BOC Info  
**Subject:** A Peace Pole for Yamhill County  
**Attachments:** peace poles.png

[This email originated outside of Yamhill County]

To the Board of Commissioners:

Two years ago, on the U.N. International Day of Peace, Rotary District 5100 initiated a project to install 100 Peace Poles in Northern Oregon and Southwest Washington. We succeeded. There are currently over 330 installed. They are installed at police precincts, schools, city halls, churches, synagogues, mosques, parks, libraries, museums and businesses. Yamhill County has approximately 60 installed with several more awaiting the end of the Covid-19 pandemic.

I think a Peace Pole in front of the Board of Commissioners building in McMinnville would show a great message of non-polarization to citizens of Yamhill County. I hope you agree. Rotary will take care of installation details if approved.

In Peace!

Larry Strober  
Rotary Assistant District Governor 2017-2020  
Principal Willamette Valley Consultants  
Board Member Peace Village Global