Morrow County Board of Commissioners Meeting
April 15, 2026
Don Adams Conference Room, Irrigon Government Center
Irrigon, Oregon

Present In Person Chair David Sykes, Commissioner Jeff Wenholz, Commissioner Gus Peterson, Matthew Jensen, Valerie Ballard, Justin Nelson, Tamra Mabbott, Kevin Ince, Greg Close, Steven Davis, Eric Imes, Rory Rowlette, Brian Snyder; non-staff: Kelly Doherty, Cheryl Tallman, Tim Rust, Jocelyn Pease
Present Via Zoom Sandi Pointer, Sabrina Bailey-Cave, Raymi Cain, Mindy Wilson, Michelle Kestler, Vince Guerrero, Mike Gorman, Deona Siex, Matt Kenny, Rose Kyllo, George Cress, John Bowles, Latosha Hedeman; non-staff: Andrea Di Salvo, Zachary Rogala, Torrie Griggs, Matthew Hutchinson, Maggie Hodny

Call to Order and Pledge of Allegiance
9:02 a.m.

Public Comment
Cheryl Tallman of Boardman, Oregon read the following:
"My name is Cheryl Tallman, and I am the owner of the Farmer's Cup coffee shop.

I am writing because I have been informed by my landlord that the County wants to block access to a road easement based on the County's opinion that it does not meet "commercial standards." My landlord has asked the County to identify the specific statutes, code provisions, and standards it is relying on. In response, I have driven around the County and taken photographs of other commercial access roads because I want to understand why our property is being treated differently.

This property has had a commercial business operating on it for more than seven years, and another commercial tenant has been there for more than twenty years. Nothing material has changed about the long-standing commercial nature of this property. What has changed is the pressure now being placed on our land and business.

The County Planner has stated that the County works with the City of Boardman under a Joint Management Agreement. If that is the case, then from my perspective, this increasingly looks like a coordinated effort between the County and the City rather than an isolated access concern. When the City and County are both involved in planning, access, and development decisions affecting the same property, it is difficult not to view these new restrictions as part of a broader coordinated attempt impacting our land and livelihood.

My landlord has assured me that he is willing to negotiate in good faith under Oregon's ORS 35 laws, and this month I am extending the same gesture. We are not refusing to work with anyone. We are asking for fairness, transparency, and direct communication.

With all the growth happening in this area, this situation should not be left unresolved. All it takes is for the entities involved to come to the table, identify the actual standards being applied, and negotiate in good faith to get this taken care of. Instead, our property and our business continue to hang in the balance.

I respectfully ask the County to clearly identify the legal and engineering basis for its position, explain why this long-standing commercial access is suddenly being challenged now, and work toward a fair and transparent resolution before further damage is done."

County Administrator, Matthew Jensen addressed the comment clarifying that the parcel is on an ongoing temporary access permit off the north side of the parcel until the City of Boardman completes the new road and does not directly impact the parcel where the Farmer's Cup is located. The access in question is to the south for commercial truck access.

Tim Rust spoke to the Board regarding the condition of "Butter Creek Highway", a roadway he and neighbors use which has an increasing number of potholes due to traffic for the Boardman 2 Hemingway transmission line. Mr. Rust inquired about possible road use agreements for maintenance and repair.

Chair Sykes asked Mr. Rust to e-mail his concerns to the Board.

Consideration and Adoption of Agenda
Commissioner Peterson motioned to adopt the agenda as presented with the removal of item 6b. Commissioner Wenholz seconded. Vote: Unanimous approval.

Department Reports
The Juvenile Department report was submitted by Christy Kenny
The Sheriff's Office report was presented by Brian Snyder
The Public Transit report was presented by Steven Davis
The Planning Department report was presented by Tamra Mabbott
The Accounts Payable report was submitted by Kevin Ince
The County Administrator report was presented by Matthew Jensen

Consent Agenda
Commissioner Wenholz motioned to approve the consent agenda, pulling items e (Crack Sealing & Rock Crushing Contract), f (On-Call Engineering & Surveying Services Agreement), and g (Liquid Asphalt Emulsion Contract) for discussion. Commissioner Peterson seconded. Vote: Unanimous approval.

a. Minutes: February 18, 2026 Regular Session; February 6, 2026 Special Session
b. Notice of Intent to Award and Purchase Morooka Tracked Carrier
c. Acceptance of Public Road Dedication Being Made on Partition Plat for Kilkenny Land Company
d. Troy Road Consent to Participate – Cleaver Land LLC

e. ~~Contract Execution – Crack Sealing & Rock Crushing~~
f. ~~On-Call Engineering & Surveying Services Agreement~~
g. ~~Execution of Contract for Application of Liquid Asphalt Emulsion~~
h. Payment Authorization L-145-7 Bouten Construction Circuit Courthouse
i. Board of Commissioner Representation Change on Local Public Safety Coordinating Council

<u>Discussion on Contract Execution – Crack Sealing & Rock Crushing, On-Call Engineering & Surveying Services Agreement, and Execution of Contract for Application of Liquid Asphalt Emulsion</u>
Commissioner Wenholz noted the timeline for crack sealing is from April 15-30 and asked if they will be able to complete the work in time. Public Works Director, Eric Imes, confirmed that the work will be completed in that time frame.

Section 5.3 of both the crack sealing contract and the application of liquid asphalt contract states "The billing shall be organized by vehicle or price or equipment describing with particularity all work performed" whereas the language on the rock crushing contract and on-call engineering services does not mention vehicle "The billing shall describe with particularity all work performed, by whom it was performed, and shall itemize and explain all expenses". Commissioner Wenholz explained the rock crushing contract has standardized language that the County should follow going forward.

Commissioner Wenholz motioned to approve 5e. Contract Execution – Crack Sealing & Rock Crushing. Commissioner Peterson seconded. Vote: Unanimous approval.

Commissioner Peterson motioned to table item f. On-Call Engineering Agreement with Keller & Associates until the next meeting. Commissioner Wenholz seconded. Vote: Unanimous approval.

Commissioner Wenholz motioned to approve item g. Contract for Application of Liquid Asphalt Emulsion. Commissioner Peterson seconded. Vote: Unanimous approval.

Business Items
<u>Parks Master Plan Grant Agreement</u>
Greg Close, Parks Manager
Morrow County Parks department applied for and was awarded a grant from the Oregon Parks & Recreation Department to update the Morrow County Parks Master Plan which was last done at least ten years prior. Two minor changes to the grant agreement will change the grant administrator and billing contact.

Commissioner Peterson motioned to approve the Oregon Parks & Recreation County Opportunity Grant Program Agreement and authorize the County Administrator to sign on behalf of the County. Commissioner Wenholz seconded. Vote: Unanimous approval.

<u>Recognition of Charlene Cooley for Service on the Planning Commission</u>
Tamra Mabbott, Planning Director

Charlene Cooley is stepping down from the Planning Commission. Planning Director, Tamra Mabbott took a moment to recognize Ms. Cooley's service.

PacifiCorp 31.8 Mile 500kV Transmission line
Tamra Mabbott, Planning Director
PacifiCorp has a permitted 31.8-mile, 500 kV transmission line connecting the Maverick and Apex substations and is asking if the County would like to involve the Oregon Department of Energy (ODOE) in appointing a technical committee. Otherwise, the project would go before the Energy Facility Siting Council (EFSC).

Commissioner Wenholz motioned to decline involvement of Oregon Department of Energy for public involvement. Commissioner Peterson seconded. Vote: Unanimous approval.

Second Reading of Adopting Ordinance ORD-2026-04 Co-Adoption of City of Boardman Transportation System Plan
Tamra Mabbott, Planning Director
The Land Use Hearing and first reading of Ordinance ORD-2026-04 local file number ATSP-162-26 occurred April 1, 2026, and per statute, a second reading is required for final adoption.

Commissioner Peterson motioned to approve adopting Ordinance ORD-2026-04 which will adopt the City of Boardman Transportation System Plan. Commissioner Wenholz seconded. Vote: Unanimous approval.

Second Reading of Adopting Ordinance ORD-2026-05 Goal 8 Recreation Update and Adoption of the Morrow County Heritage Trail Concept Plan
Tamra Mabbott, Planning Director
The first reading of Ordinance ORD-2026-05, amending the Goal 8 Recreation Update and Adoption of the Morrow County Heritage Trail Concept Plan occurred April 1, 2026. Per statute, a second reading is required for final adoption.

Commissioner Peterson motioned to approve Adopting Ordinance 2026-05 updating Goal 8 Recreation in the Morrow County Comprehensive Plan and adopting the Morrow County Heritage Trail Plan as an Appendix. Commissioner Wenholz seconded. Vote: Unanimous approval.

Morrow County Broadband Consortium Resolution to Disband R-2026-09
David Sykes, Commission Chair
The Morrow County Broadband Consortium has completed its mission and due to disband.

Commissioner Wenholz motioned to adopt and sign Resolution R-2026-09, authorizing the dissolution of the Morrow County Broadband Network Consortium, appointing dissolution managers, and establishing a plan for liquidation. Commissioner Peterson seconded. Vote: Unanimous approval.

Intergovernmental Agreement for the Columbia River Enterprise Zone III, Within a City of Influence
David Sykes, Commission Chair
This expands Irrigon's area of influence in the Columbia River Enterprise Zone III (CREZ III) to include the Columbia Development Authority.

Commissioner Peterson motioned to approve and sign the Intergovernmental Agreement for the Columbia River Enterprise Zone III within a City Area of Influence Amendment 3. Commissioner Wenholz seconded. Vote: Unanimous approval.

Correspondence
No Correspondence

Commissioner Reports
Brief reports of Commissioner activity were provided.

Recess
10:15 a.m.

Resume
10:25 a.m.

Executive Session
10:26 a.m.
The Board met in executive session pursuant to ORS 192.660(2)(d), which allows the Commission to meet in executive session to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

Return to Open Session
11:38 a.m.

No action Taken.

Adjourn
11:38 a.m.