

MINUTES
UMATILLA COUNTY BOARD OF COMMISSIONERS

Meeting of December 10, 2025

9:00 am, Room 130, Umatilla County Courthouse

Pendleton, Oregon

Commissioners Present: Chair Cindy Timmons, Vice-Chair Dan Dorran and Commissioner John Shafer

County Counsel Doug Olsen, Nick Warner

County Staff Present: Robert Pahl, Chief Financial Officer; Tom Fellows, Public Works Director; Dan Lonai, Administrative Services Director; Megan Davchevski, Planning Manager; Robert Waldher, Community Development Director; Tierney Cimmityoti, Planner; Bryce Fairchild, Planning; Carol Johnson, Senior Planner; Sage DeLong, Emergency Manager; Shawna VanSickle, Planning; Steve Craigen Records and Elections Supervisor;

Land Use Hearing

Attendees: Jeff Hines, Owner/Applicant; Kent Madison, Madison Ranches; Bob Barton; Dave Slaght, Echo City Administrator; Carla McLane, Attorney representing Hines; Megan Davchevski; Tierney Cimmityoti; Bob Waldher;

Video link or Calling in: Roger Condie, Umatilla County Housing Authority; Jennifer Blake, HR Director; Jennifer Bragar (9:52 am);

CALL TO ORDER: Chair Timmons called the meeting to order at 9:01 am. She reminded all that the meeting is a public forum and there is a call-in option provided. There is time on the agenda to provide input (or for hearings) to provide comment. The meeting is being video and audio recorded and minutes will be taken. Also, meetings are now live-streaming. Comments will become part of the meeting record and ask that they be three minutes or under. If persons wish to speak before the Board, please identify yourself and state where you live in order to be heard on the record – also note if you are speaking on behalf of others.

Pledge of Allegiance - led by Chair Timmons.

Awards/Correspondence/Recognitions – Commissioner Dorran recognized Senior Planner, Carol Johnson for her extensive and complex work on permitting the Boardman to Hemingway, B2H, Transmission Line. This is the most complex in Oregon’s history Carol has been the leader. She was also awarded a Challenge coin for a job well done.

Minutes – Commissioner Dorran moved to approve the minutes from November 25, 2025 Board meeting. Seconded by Commissioner Shafer. Carried, 3 - 0.

Additions to Agenda – None

Public Comments and Recognition of Visitors – None

Business Items

1. UCSO Payable – Presented by Nick Warner, Deputy County Counsel. In November 2021 the BOC authorized a lease with BanCorp for several new vehicles, along with the acquisition of seven WatchGuard Vista body cameras. Due to supply chain issues, the cameras were on extended backorder and were being discontinued and replaced with newer V300 cameras. At the November 30, 2022 BOC meeting, the board approved purchase of V300 cameras in the amount of \$12,555.00. Due to billing issues at Motorola, that invoice was not sent until recently. Finance has requested the invoice be brought before the board for renewed approval. **Commissioner Dorran moved to approve payment to Motorola Solutions in the amount of \$12,555.00. Seconded by Commissioner Shafer. Carried, 3-0.**
2. Punkin Center Parking Restriction – Presented by Tom Fellows, Public Works Director. Complaints have been received regarding vehicles parking on the road's right of way for portions of Punkin Center Road and NE 10th Street. The parking is causing a hazard for those using the road, including pedestrians walking on the paved portion to get around parked vehicles. The Public Works Director is recommending restricting parking in these areas and placement of no parking signs. **Commissioner Shafer moved to adopt Order No. RD2025-04. Seconded by Commissioner Dorran. Carried, 3-0.**
3. Transportation Plan Update Consultant Contract – Presented by Megan Davchevski, Planning Manager. Umatilla County is required to update the Coordinated Human Services Transportation Plan at least every 5 years under the STIF rule. The County Commissioners allotted \$150,000 for this planning effort in the 2026-2027 STIF formula fund. A request for proposals was issued on October 8, 2025 for a consultant to assist in the preparation of the plan update. Umatilla County received two proposals from: Fehr & Peers and Kittelson & Associates. A small group including County Transit staff, a representative from Kayak, and the STIF Committee Chair evaluated and scored the two proposals. Fehr & Peers had an average score of 86.5/100 and Kittelson & Associates had an average score of 84/100. Kittelson & Associates' proposal has a proposed budget of \$122,177. Fehr & Peers' proposal has a proposed budget of \$148,525. Although Fehr & Peers' proposal is costlier, the evaluation group scored Fehr & Peers' proposal higher against the RFP evaluation criteria. **Commissioner Dorran moved to award the Coordinated Human Services Transportation Plan consulting contract to Fehr & Peers for a contracted project amount not to exceed \$148,525.00. Seconded by Commissioner Shafer. Carried, 3-0.**

4. Transit District Consultant Contract – Presented by Megan Davchevski, Planning Manager. Previously, Umatilla County, CTUIR and the Umatilla County Transportation Advisory Committee have expressed the desire to explore the formation of a joint Transit District with CTUIR. The County Commissioners allotted \$300,000 for this effort in the 2026-2027 STIF formula fund. The funds are to include planning activities as well as pursuing legislative changes to state statutes for transit district formation. A request for proposals was issued on October 8, 2025 for a consultant to assist in the planning for a district. Umatilla County received one proposal from Kittelson & Associates. A small group including County Transit staff and a representative from Kayak scored the proposal. Kittelson & Associates had an average score of 84.7/100. Kittelson & Associates’ proposal has a proposed budget of \$216,563. The evaluation committee believes Kittelson & Associates is qualified to conduct the project activities. **Commissioner Dorran moved to award the Regional Transit District Formation planning contract to Kittelson & Associates for a contracted project amount not to exceed \$216,563.00. Seconded by Commissioner Shafer. Carried, 3-0.**
5. ODA Rules Comment – Presented by Bob Waldher, Community Development Director. Over the past year, Oregon Department of Agriculture (ODA) has conducted rulemaking for agricultural activities within the Lower Umatilla Basin Groundwater Management Area (LUBGWMA). The proposed rules are expected to impact farmers, ranchers, and landowners within the LUBGWMA. Morrow and Umatilla County staff have participated in the rulemaking and have briefed the commissioners from their respective counties about the proposed rules. The counties have worked together to prepare a joint comment letter about the proposed rules that will be sent to the ODA rules coordinator to be shared with the Oregon State Board of Agriculture as they consider rule adoption. **Commissioner Dorran moved to approve and sign Comment Letter and authorize staff to send letter to ODA rules coordinator. Seconded by Commissioner Shafer. Carried, 3-0.**
6. Grant Letter of Support - Presented by Bob Waldher, Community Development Director. Umatilla Basin Properties, a subsidiary of Umatilla Electric Cooperative, is preparing a grant application for round three of Business Oregon’s Child Care Infrastructure Fund Grant Program for the development of a childcare facility in Umatilla County. UEC staff have requested a letter of support for this application. **Commissioner Shafer moved to approve and sign Letter of Support and authorize staff to send the letter to UEC to be included in its grant application. Seconded by Commissioner Dorran. Carried, 3-0.**
7. Records Payable - Microfilm Scanner – Presented by Steve Craigen, Records and Elections Supervisor. A payable for a ScanPro 2500 microfilm scanner in the amount of \$7,845 was before the Commissioners for approval. The ScanPro 2500 is a microfilm scanner/viewer for the Records department to replace outdated/obsolete equipment. The funds to purchase this equipment is coming out of the Records/Archive Account Number 35130-602500. **Commissioner Dorran moved to approve payable to QMS ScanPro in the amount of \$7,845.00. Seconded by Commissioner Shafer. Carried, 3-0.**

8. Maintenance Payable – Landscaping Services – Presented by Dan Lonai, Administrative Services Director. Before the Board is a payable for landscaping services at several county locations. This is above the normal price due to extra trimming and leaf pickup. **Commissioner Shafer moved to approve payment to Muniz Landscaping LLC in the amount of \$6,200.00. Seconded by Commissioner Dorran. Carried, 3-0.**
9. Maintenance Payable – Water Damage Restoration – Presented by Dan Lonai, Administrative Services Director. Before the Board is a payable for water damage restoration from O So Kleen Inc. **Commissioner Dorran moved to approve payment to O So Kleen Inc. in the amount of \$5,833.97. Seconded by Commissioner Shafer. Carried, 3-0.**
10. Wildfire EPA Support Letter – Presented by Sage DeLong, Emergency Manager. Umatilla County Emergency Management is requesting Board approval to submit a letter of support for the Post-Wildfire Environmental Emergency Assistance Act, a federal bill that would authorize debris removal and hazardous material cleanup after FMAG-eligible wildfires. **Commissioner Dorran moved to approve support letter for the Post-Wildfire Environmental Emergency Assistance Act and authorize submission of the letter. Seconded by Commissioner Shafer. Carried, 3-0.**
11. Fair Payable - Electrical – Presented by Nick Warner, Deputy County Counsel. A payable for an electrical services rendered during the 2025 Umatilla County Fair is before the Board for approval due to the amount. Commissioner Dorran added that the charges were for multiple projects. **Commissioner Dorran moved to approve payment to Shelco Electric Inc. in the amount of \$7,668.95. Seconded by Commissioner Shafer. Carried, 3-0.**
12. Housing Authority Request – Presented by Dan Dorran, County Commissioner. The Umatilla County Housing Authority is requesting a loan from the county to assist in bridging the cost for repairs at one of its facilities. Pending resolution regarding the construction of the facility, needed repairs must be completed. Due to cash flow, the authority is requesting the loan to pay for the repairs, with repayment to be made from potential resolution. The request is before the Board for consideration. Roger expressed his gratitude to the Board for the time and consideration in this matter. **Commissioner Dorran moved to approve loan and agreement and authorize Chair to sign. Seconded by Commissioner Shafer. Carried, 3-0.**

The meeting adjourned at 9:33 am and will resume again at 10:00 am for the Land Use Hearing.

13. Hines Land Use Hearing – Public Hearing (10:00 am) – Chair Timmons opened the public hearing at 10:00 am. She then read the opening statement including the required declaration. She called for abstentions, bias, conflict of interest, declaration of ex parte contact and objections to jurisdiction. There were none. The Chair then asked for the staff report. Megan Davchevski, Planning Manager, presented the staff report. The applicant requests approval to establish a new aggregate site, add the site to the Umatilla County Comprehensive Plan list of Goal 5 protected Large Significant Sites, and apply the Aggregate Resource (AR) Overlay Zone to the entire quarry site. The applicant also requests approval to mine, process and stockpile sand and gravel at the site. Batch plants are not proposed at the site. The proposed site is located approximately 2 miles southwest of the City of Echo and east of Snow Road. The site is identified on Assessor's Map as Township 3 North, Range 29 East, a portion of Tax 12800. The proposed site is approximately 67 acres and is zoned Exclusive Farm Use (EFU).

Ms. Davchevski reviewed the list of exhibits and criteria of approval. Notice of the applicant's request was mailed on August 29, 2025 to nearby property owners and necessary agencies. Notice of the September 18, 2025 Planning Commission hearing was published in the East Oregonian on September 3, 2025. Due to the applicant requesting a continuance, notice of this hearing was given at the September 18, 2025 Planning Commissioner hearing.

In conclusion, the process of approval by the County involves review by the County Planning Commissioner with a recommendation to the Board of County Commissioners for final decision. The Board must also hold a public hearing and decide whether or not to adopt the proposed amendments. Information presented to the Planning commission as exhibit 12 fulfilled the application requirements and the application was approved unanimously with an 8-0 vote.

Chair Timmons called for proponents, applicant and/or representative. Carla McLane, Umatilla OR, stood for comment. She represents the applicant and conveyed that they concur with the staff report and respectfully requests the Board to approve the application so the applicant can begin producing "very much needed" rock. The site does meet both quality and quantity requirements, and is estimated to have 15 million tons of basalt rock.

Commissioner Dorran expressed concern with noise compliance if only one berm is in place. Ms. McLane explained that with the very remote location and depth of the pit, noise is not an issue. The Hines' future home will be the only home out in that area. Overburden that is removed from the rock will continue to build the berm as well.

The Chair called for other proponents, Jeff Hines, Echo OR, owner/applicant. Some reclamation has already been done. An additional 49 acres to the north of the original site was purchased necessitating changes to the easement. Reclamation will be completed before the pit is done.

Proponent - Kent Madison, Echo OR. Due to the location and the quality of rock, this pit is crucial to a project that he is trying to develop. West Umatilla County does not have this quality of rock at other locations. Having to haul rock from farther locations really increases cost. Mr. Madison questioned condition #14, "If the site were to lay inactive for a period of greater than one year, a new zoning permit must be obtained." He argued that it is not unheard of for someone to have a life event preventing them from operating for a year. In that scenario, would they have to start this whole process over?

Ms. Davchevski clarified that in regard to condition #14, the state statute defines "active," to include storing rock at the location keeps the pit in an active status. If the pit was to truly be inactive for one year, they would have to get a new over the counter zoning permit, not complete this entire process.

Proponent - David Slaght, Echo City Administrator. He expressed the importance of the rock pit to the City of Echo. Without that rock, parts of the City of Echo would not exist due to previous years flooding. The rock is still holding and doing its job.

In an individual capacity David Slaght gave testimony as a friend of the applicant. This is important to Jeff as well as the community. It is very convenient to have this pit as a local asset. Mr. Hines has worked very hard to get this pit open. It is needed on the west side of the County.

Proponent - Robert Barton, Hermiston. Being a contractor this pit has been a quality source for many over the years. The quality of rock is very difficult to find, there is no comparison within a decent radius, it is a unique pit. He expressed disbelief that it was not permitted since 1989 and only permitted for 5,000 tons. He was disappointed that this was not included in Goal 5 years ago when Goal 5 standards originated.

The Chair called for opponents, there were none. She called for comment from public agencies, there was none. She called for rebuttal, no rebuttal. Lastly, call for request for continuance or to leave the record open, there was none. Chair Timmons closed the public hearing at 10:30 am.

Commissioner Dorran explained that processing these applications is lengthy due to State mandated requirements that are out of the County's control. Planning staff was thanked and commended for all of their work. Commissioner Shafer reiterated that the staff did an amazing job and added a thank you to the Hines' for all of their community support especially during the flood. Commissioner Timmons commented that at the Leadership summit her and Commissioner Shafer attended on Monday celebrated that these goals have been in place for 50 years and the fact that they are 50 years old suggests the need to update. **Commissioner Shafer moved to approve the application as recommended by the Planning Commission. Seconded by Commissioner Dorran. Carried, 3-0.**

14. Executive Session – Employment/Real Property – ORS 192.660(2)(a,b,e,h) – None

Commissioner Reports: None

Meeting adjourned by Chair Timmons at 10:34 am.

Kelsey Bailey

Executive Secretary – Board of Commissioners