

MINUTES
UMATILLA COUNTY BOARD OF COMMISSIONERS
Meeting of September 3, 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

Guests Present: Josie George, Umatilla County Finance Accountant; Kristina King, Umatilla County Finance Accountant; Gina Miller, Umatilla County Code Enforcement; Tierney Cimmiyotti, Umatilla County Planner; Joseph Fiumara, Umatilla County Public Health Director; Robert Waldher, Umatilla County Community Development Director; Stephen Craigen, Umatilla County Records and Elections Manager; Rich Estes, Umatilla County Code Enforcement;

Video link or Calling in: Jennifer Blake, Umatilla County HR Director; Clint Spencer, Nic Kotz,

CALL TO ORDER: Chair Timmons called the meeting to order at 9:00 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 - None

Minutes – Commissioner Shafer moved to approve the minutes from August 13, 2025, August 20, 2025 Board and August 25, 2025 Board meetings. Seconded by Commissioner Dorran. Carried, 3 - 0.

Additions to Agenda – None

Public Comments and Recognition of Visitors – None

Business Items

1. **Hermiston Co-Adoption – Public Hearing** – Chair Timmons opened the public hearing at 9:02 am. The opening statement was read, along with the required declaration. The Chair called for abstentions, bias, conflict of interest, declaration of ex-parte contact and objections to jurisdiction. There were none.

Chair Timmons called for Staff Report. The Staff Report was presented by Tierney Cimmiyotti, Umatilla County Land Use Planner. The applicant requests the County co-adopt City Ordinance 2360 amending the comprehensive plan map from urbanizable to urban status for approximately

2.01 acres located on the north side of E Tamarack Avenue, southwest of the intersection of SE 11th Street and E Newport Avenue. The City Council also adopted Ordinance 2361 annexing the property effective upon co-adoption of Ordinance 2360. The criteria of approval are found in Umatilla County Development Code 152.750 - 152.754 and the Joint Management Agreement between the City and County. The City of Hermiston Joint Management Agreement (JMA) Section E (10) requires Comprehensive Plan Amendments applicable in the Urban Growth Area to be processed by the City. The JMA requires amendments to be adopted by ordinance, first by the City, then to the County for co-adoption review.

The Hermiston City Council held a public hearing on August 12, 2024 and approved the plan map amendment and subsequently adopted Ordinances 2360 and 2361. The Umatilla County Planning Commission held the County's first evidentiary hearing for co-adoption on August 21, 2025 at the Justice Center Media Room, 4700 NW Pioneer Place, Pendleton, OR. The Planning Commission recommended approval of the Comprehensive Plan Map Amendment Co-Adoption with a vote of 6-0.

Further discussion clarified that E Newport will remain in the City limits and E Tamarack will remain outside of the City limits, this is unchanged by the co-adoption.

Chair Timmons inquired about how compact urban development will relate. Clint Spencer, City of Hermiston, 180 NE 2nd St., explained that this does promote compact urban development regardless of the density of which it is developed. He explained that compact urban development involves developing areas directly adjacent to existing city limits and services, not leap frogging over vacant area to start a new subdivision leaving large undeveloped rural area in between.

Chair Timmons called for proponents, applicant and/or representative, then other proponents. There were none. Call for opponents. There were none. Call for comments from public agencies. There were none. Call for rebuttal. There was none. Call for request for continuance or the keep the record open, none. Chair Timmons closed the public hearing at 9:13 am. **Commissioner Shafer moved to adopt Ordinance No. 2025-10. Seconded by Commissioner Dorran. Carried, 3-0.**

2. Fee Waiver Request – Presented by Bob Waldher, Umatilla County Community Development Director. The City of Hermiston will be submitting an application for the expansion of their Urban Growth Boundary (UGB). The proposed expansion will include properties south of Feedville Road and total approximately 810 acres. The County's land use applications consist of a Comprehensive Plan Map Amendment and a Zoning Map Amendment. The applicant has requested a waiver from the \$4,000 Amendment application fee.

Commissioner Dorran acknowledged that the City of Hermiston did a majority of the background work and suggests splitting the fee in half with the City rather than setting a precedence that the County will waive fees.

Clint Spencer, City of Hermiston, 108 NE 2nd St, advocated for waiver of the application fee of \$4,000 due to the significant investment the City has made both financially and in dedicated staff time. The fee is minimal in comparison to the overall economic benefit to the County in years to come with employment opportunity and tax revenue. Commissioner Timmons commented that the

work done by the County staff should not be discounted. Fees are set for a reason and is not in favor of waiving fees.

Commissioner Dorran moved to waive \$2000 (1/2) of the \$4000 application fee for the City of Hermiston on the UGB proposal. Seconded by Commissioner Shafer. Carried, 2-1 (Commissioner Timmons in opposition)

3. RV Park Grant – Presented by Robert Waldher, Umatilla County Community Development Director. The City of Hermiston and the County are proposing a new RV park that can be utilized by the public, but also near the EOTEC facility. A planning grant for the project is being drafted by the City consultant. Authority for the project and the grant application is before the Board for approval. **Commissioner Dorran moved to approve proceeding with the project, including preparation of agreement with the City, submitting planning grant application and adoption of Order No. BCC2025-038. Seconded by Commissioner Timmons. Carried, 3-0.**
4. Property Tax Appeal Board Appointment - Presented by Stephen Craigen, Umatilla County Record and Elections Manager, Chair of the Property of Appeals Board. The appointment of the Property Value Appeals Board is before the Board for approval. The same individuals that served last year are willing to serve another term and are proposed for reappointment. **Commissioner Dorran moved to adopt Order No. BCC2025-037. Seconded by Commissioner Shafer. Carried, 3-0.**
5. Mattress Collection Event – Presented by Gina Miller, Staff Liaison for the Umatilla County SWAC. In response to Senate Bill 1576, Umatilla County, in collaboration with the Mattress Recycling Council (MRC), hosted a Mattress Collection Event on Saturday August 23, 2025. This successful event collected 55 items, a combination of mattresses and box springs. Participants were surveyed to collect information on how they heard about the event and where they live. This data will help in preparation for future collections. A recent event in another county collected only 6 mattresses. Gratitude was expressed to all involved. The Commissioners thanked Ms. Miller and all involved for an extremely successful event.
6. Public Health Payable – Presented by Joseph Fiumara, Umatilla County Public Health Director. UCo Health is an active participant in CLHO – Coalition of Local Health Officials. CLHO exists to advocate for Local Public Health Authorities to state agencies and elected officials. There is an annual fee determined by population of the county. As Director, Joseph Fiumara participates in CLHO on a monthly basis, including as a member of the Executive Board, and the Joint Leadership Team. Funds for this will be split amongst all UCo Health programs per our allocation policy, this does include some general funded programs. **Commissioner Dorran moved to approve payment to the Coalition of Local Health Officials in the amount of \$10,203.10. Seconded by Commissioner Shafer. Carried, 3-0.**
7. DD Payables – Presented by Doug Olsen, Umatilla County Counsel. Two payables are before the Board for approval due to the amount. The cost is reimbursed and budgeted. **Commissioner Shafer moved to approve both payables to Suite Additions LLC in the amount of \$9,218.85 and \$8,516.85. Seconded by Commissioner Dorran. Carried, 3-0.**

8. Board Payable - Presented by Doug Olsen, Umatilla County Counsel. A payable is before the Board for approval due to the amount. The payment is for the Eastern Oregon Counties Association dues for FY25-26. **Commissioner Shafer moved to approve payable to Union County for EOCA dues in the amount of \$10,000. Seconded by Commissioner Dorran. Carried, 3-0.**
9. Contract Ratification – Presented by Doug Olsen, Umatilla County Counsel. The CBA for the UCLEA sergeants is tentatively approved. Authorization is sought for approval by the Board. The cost of living adjustments is the same as the rank and file. The contract will allow for payment of overtime to the Sergeants, and also for being on the on-call rotation. The Commissioners stated their appreciation for all of the time and effort that went in to this contract negotiation. **Commissioner Dorran moved to ratify and authorize signing of Collective Bargaining Agreement with UCLEA Sergeants through June 30, 2026, including salary schedule. Seconded by Commissioner Shafer. Carried, 3-0.**
10. Umatilla Basin Watershed Council – Presented by Doug Olsen, Umatilla County Counsel. Due to lack of board members, the Board of Commissioners have been approached to serve as the acting board for the Umatilla Basin Watershed Council. This will allow the Board to act as the council to manage the assets, with the goal to find others to serve as the Council board or to determine if the entity should be dissolved or merged. Commissioner Dorran explained that the remaining board members did not abandon this, they took extra steps to ensure that projects were complete and left it with sufficient assets. **Commissioner Dorran moved to adopt Order No. BC2025-039. Seconded by Commissioner Shafer. Carried, 3-0.**
11. Executive Session – Employment/Real Property – ORS 192.660(2)(a,b,e,h) – None

Commissioner Reports:

Commissioner Shafer: The transportation package will not be voted on until September 17th. Layoff notices were to take effect September 15th and have now been pushed back to October 15th.

Commissioner Dorran: None

Commissioner Timmons: It is time to get ready for Round-Up, with the first event tomorrow night.

Meeting adjourned by Chair Timmons at 9:41 am.

Kelsey Bailey

Executive Secretary – Board of Commissioners