

**POLK COUNTY BOARD OF COMMISSIONERS**  
**MINUTES March 8, 2017**

**1. CALL TO ORDER & ATTENDANCE**

At 9:00 a.m., Commissioner Pope declared the meeting of the Polk County Board of Commissioners to be in session. Commissioner Ainsworth was present. Commissioner Wheeler was excused.

Staff present:           Greg Hansen, Administrative Officer  
                              Matt Hawkins, Administrative Services Director  
                              Morgan Smith, County Counsel

**2. ANNOUNCEMENTS**

Regular meetings of the Board of Commissioners are held on Tuesday and Wednesday each week. The meetings are held in the Courthouse Conference Room, 850 Main Street, Dallas, Oregon at 9:00 a.m. and is conducted according to a prepared agenda that lists the principal subjects anticipated to be considered. Pursuant to ORS 192.640, the Board may consider and take action on subjects that are not listed on the agenda.

Department Head/staff meetings with the Board of Commissioners are held on Monday, Thursday, and Friday. The meetings are held in the Board of Commissioners' Office Conference Room and are conducted between 9:00 a.m. and 5:00 p.m. The principal subjects anticipated to be considered are on-going, upcoming, and new matters bearing on County operations. Pursuant to ORS 192.640, the Board of Commissioners may consider and take action on subjects not listed within this announcement.

The Board of Trustees for the Grand Ronde Sanitary District will meet on Wednesday, March 15, 2017 at 9:15 am in the Courthouse Conference Room, 850 Main St., Dallas, OR 97338.

The Board of Commissioners will attend a meeting of the Local Public Safety Coordinating Council on Monday, March 20, 2017 at noon in the Courthouse Conference Room, 850 Main St., Dallas, OR 97338.

**3. COMMENTS (FOR ITEMS NOT ON THIS AGENDA)**

**4. APPROVAL OF AGENDA**

**MOTION: COMMISSIONER AINSWORTH MOVED, COMMISSIONER POPE SECONDED, TO APPROVE THE AGENDA.**

**MOTION PASSED BY UNANIMOUS VOTE OF THE QUORUM.**

**5. APPROVAL OF CONSENT CALENDAR**

**MOTION: COMMISSIONER AINSWORTH MOVED, COMMISSIONER POPE SECONDED, TO APPROVE THE CONSENT CALENDAR.**

**MOTION PASSED BY UNANIMOUS VOTE OF THE QUORUM.**

**6. APPROVAL OF MINUTES OF BOARD MEETING OF FEBRUARY 22, 2017**

**MOTION: COMMISSIONER AINSWORTH MOVED, COMMISSIONER POPE SECONDED, TO APPROVE THE MINUTES OF FEBRUARY 22, 2017.**

**MOTION PASSED BY UNANIMOUS VOTE OF THE QUORUM.**

**7. SOLAR FARM TAX DISCUSSION**

Troy Snyder (3519 NE 15<sup>th</sup> St., Portland), Jason Carr (1441 NE Hudspeth, Prineville) and Amy

Pickett (857 SW Kristin Way, Madras) attended the meeting as representatives of Cyprus Creek Renewables. Mr. Snyder explained that Cypress Creek is in the process of developing two utility scale projects in Polk County; one in Grand Ronde and one in West Salem off Wallace Rd. Each of these projects are 2.2 megawatt capacity for Portland General Electric, which should generate enough electricity to power 300-400 homes. Conditional Use Permits have already been acquired for each of these sites, and utility studies have been completed.

Last year in the short legislative session, HB 3498 passed which allows solar projects to enter into a fee in lieu of taxes with the County, these agreements are for 20 years, at a cost of \$7,000 per megawatt. Without this agreement, the projects are subject to central assessment. Mr. Snyder presented the Department of Revenue's estimate on property tax amounts (which includes a three-year tax abatement for a renewable energy district which needs to have a waiver for the county). An additional benefit to the County is construction phase job creation, and increased renewable energy. The benefits of this for the developer/investors is being able to forecast a fixed and predictable expenses for the next 20 years. The benefit for the County, over the 20-year period, would provide more tax revenue than would be received under traditional central assessment.

Morgan Smith expressed concern with some other agreement's efficient breach which allows a developer to opt out of the agreement once the taxation is lower than the fee amount. Cypress Creek explained that they have already entered into a similar agreement process with Deschutes County, who shared a similar concern and added additional verbiage in the agreement to alleviate these concerns. Mr. Snyder would be happy to provide the Deschutes agreement to Polk County for review.

Doug Schmidt, Assessor, explained that he would want to go over the numbers with the Department of Revenue before speaking on the benefits of central taxation vs. payment in lieu. Mr. Schmidt questioned whether this project would qualify for the waiver if the development investment cost is under \$5,000,000. Two years ago, a similar solar farm near Sheridan requested and received a Board of Commissioners waiver, but that development cost was over \$5 million. Mr. Snyder explained that their proposed development is approximately the same size, but solar development costs have gone down over the last two years.

The developer would like to start construction in the second half of the year, and construction is expected to last 3-4 months. The Board requested Cypress Creek provide information including an executive summary of the contracts with PGE, landowner, etc. and a copy of the Deschutes County contract, and allow time for Doug Schmidt to go over the valuations with the Department of Revenue before bringing this issue back to the Board for a decision.

At 09:40 a.m., County Counsel announced that the meeting was recessed to Executive Session pursuant to ORS 192.660(2)(d) to conduct deliberations with persons you have designated to carry on labor negotiations. Although the public is excluded, no vote may be taken in executive session. Written minutes from the meeting are on file in the Board of Commissioners' office, but are confidential under ORS 192.660.

Commissioner Pope called the meeting back into regular session.

**BY CONSENSUS, THE BOARD DIRECTED STAFF TO PROCEED AS DISCUSSED.**

Commissioner Pope adjourned the meeting at 10:10 am.

The following items were approved by Motion under **5. APPROVAL OF CONSENT CALENDAR:**

- (a) **RESOLUTION NO. 17-06**  
Adopt Resolution No. 17-06 in the matter of amending fees for services performed by Polk County Behavioral Health.
- (b) **SHERIFF'S OFFICE - CONTRACT NO. 17-24**  
Approve Contract No. 17-24 with Lori Pietrok for Jail Dental Assistant services.
- (c) **SHERIFF'S OFFICE - CONTRACT NO. 17-25**  
Approve Contract No. 17-25 with Mark Thomas for Jail Dentist services.
- (d) **PUBLIC WORKS - CONTRACT NO. 17-30**  
Approve Contract No. 17-30 with Sierra Santa Fe Corporation for fog seal oil.
- (e) **PUBLIC WORKS - CONTRACT NO. 17-31**  
Approve Contract No. 17-31 with Blue Line Transportation Co. for chip seal oil.
- (f) **NEW JOB SPEC AND SALARY RANGE**  
Approve new job specification and salary range for Engineering Survey Tech III in the Public Works Department
- (g) **RATIFY VALID VOUCHERS, LICENSES, PERSONNEL ACTIONS, PAYROLL, ETC., FOR THE MONTH OF FEBRUARY 2017.**

**POLK COUNTY BOARD OF COMMISSIONERS**

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Craig Pope, Chair

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Mike Ainsworth, Commissioner

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Jennifer Wheeler, Commissioner