

**UMATILLA COUNTY BOARD OF COMMISSIONERS
WORK SESSION - MINUTES**

Meeting of August 3, 2026
10:30 am, Room 130, Umatilla County Courthouse
Pendleton, Oregon

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

County Counsels: Doug Olsen, Nicholas Warner

Guests Present: Robert Pahl, Umatilla County Chief Financial Officer; Jason Jensen, CFO; Dan Lonai, Umatilla County Administrative Services Director; Jennifer Blake, HR Director; Martie McQuain, Maintenance Manager; Geo Wolfe, Meacham, OR;

Video link or Calling in: None

CALL TO ORDER: Chair Dorran called the meeting to order at 10:33 am. He reminded all that the meeting is a public forum and there is a call-in option provided. The meeting is being video and audio recorded and minutes will be taken.

Pledge of Allegiance - led by Chair Dorran.

Additions to Agenda – None

Business Items

1. **Umatilla County Housing Presentation** – Presented by Commissioner Timmons. Commissioner Timmons introduced Geo Wolfe, Meacham, Oregon. Geo is a gerontologist, he presented a slideshow introducing images of age-friendly neighborhoods. His proposal for an “aging in place” housing model is designed to address the challenges seniors face as they become unable to maintain the larger family home or navigate flights of stairs as they once could, but are not yet ready to be in an assisted living situation. The proposed solution involves a "cottage cluster" model - private, one-story, universally designed homes arranged around a shared green space and a common house. This design aims to provide manageable living environments that foster social connections and offer shared space for community services, healthcare navigation, and emergency assistance. The shared greenspace would provide a safe place to walk and host gardens while the common house can host social gatherings, meals and a wide variety of activities. He continued with discussion of leveraging funding from HB 3589, which could provide approximately \$23.5 million for affordable, accessible adult housing, Rural Health Transformation funding may support parts of the service model. The projects still needs a sustainable operating plan and the funding source requires matching resources. While this is aimed at being affordable, it would not be HUD housing. Commissioner Timmons explained that Senator Nash is having a housing tour later in August and Geo will present this housing model. Tum-a-Lum is a local site that is being considered for this type of project, he is partnering with CAPECO, Age Plus and others. Chair Dorran inquired about the target population for these homes. – It would be an age supported campus, the goal is to keep costs low while allowing people to age in their own home and maintaining their independence.

2. Justice Center Hydronic Hot Water Loop - Presented by Dan Lonai and Martie McQuain. Martie is here today to discuss the Justice Center Hydronic Hot Water Loop. Martie presented a slideshow to the group that explained how the Hydronic Hot Water Loop functions and the potential risks with the current dissimilar connected pieces, black iron, carbon steel and copper/brass. Additional concerns include current degradation and corrosion. He discussed preventative maintenance and suggested improvements. The hot water loop serves 77 heat pumps and was installed in 1998. Looking back there have been a few quotes received by previous Maintenance Managers, these are not new issues. The biggest concern would be a major rupture in the loop resulting in the loss of both heating and domestic hot water for the entire jail. One option is a phased replacement of the dissimilar metals, other options are unfamiliar and require some research. For now, the preventative water treatments have been keeping the water chemistry levels below the thresholds per the WaterSmartRX Analysis report. Commissioner Dorran asked about a consolidated central boiler room or other more efficient options since the system is well aged. The building is unique in its design making other options not as effective. Martie will contact his resources and research different options and prices accordingly. A phased approach was also suggested if that is a possibility. Martie's suggestion is to replace the dissimilar pieces first reducing some of the risk of failure. Martie will put together a request to put in front of the Board to decide next steps.
3. Review Items for August 5, 2026 BCC Meeting – Presented by Nick Warner
 1. Property Reconveyance – The property owner's would like to repurchase the property
 2. Umatilla County Tourism Website – will move to the 8/19 agenda
 3. West Umatilla County Enterprise Zone – CDA Property proposed enterprise zone
 4. Basement Flooring RFP – Basement of the Courthouse upgrade
 5. Dispatch Purchase – UPS Replacement – will move to the 8/19 agenda
 6. Dispatch Purchase – Aurelian – will move to the 8/19 agenda
 7. UCSO Purchase – Virtra Addon – SO procurement, virtual training module
 8. Fee Waiver Request – Cunningham Sheep applied for fee waivers for the Nolin Wind Power permits. The request applies to the wind power and solar fees based on tax lots.
 9. UCTAC Appointment
 10. UCF Purchase – Temporary Fencing
 11. UCF Purchase – Equipment Rental
 12. Foreclosure Publication
 13. Walker Road Contracts
4. Executive Session – Employment/Real Property – ORS 192.660(2)(a,b,e,h) – None

Robert urges the group to proceed cautiously with financial investments and expenditures. He predicts possibly having to reduce staff in the next few years. Personnel expense is one of the largest expenses and exceeds revenue growth. Fortunately, there is a facility reserve fund to cover items like the roof and the boilers when necessary.

Jason reported that preliminary audit work is scheduled for tomorrow, the audit will take place the 3rd week of October.

Commissioner Reports:

Commissioner Shafer: None

Commissioner Dorran: None

Commissioner Timmons: Does the Board want to reschedule the 8/24/2026 BOC work session meeting to 8/26/2026 due to the Eastern Oregon Economic Summit. Kelsey will reschedule the meeting to 8/26/2026 at 3:30pm.

Meeting adjourned by Chair Dorran at 11:48 am.

Kelsey Bailey

Executive Secretary – Board of Commissioners