



MARION COUNTY BOARD OF COMMISSIONERS

Management Update Minutes

Monday, August 20, 2018, 9:00 a.m.

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5232, Silverton Conference Room

ATTENDANCE:

Commissioners Kevin Cameron and Sam Brentano, John Lattimer, Jan Fritz, Jane Vetto, Cary Moller, Tamra Goettsch, Jeff White, Justine Flora, Tom Hogue, Barb Young, Lisa Trauernicht, Jolene Kelley, Ashley Marshall and Joanna Ritchie as Recorder.

GUESTS:

Troy Brynelson, Salem Reporter.

John Lattimer called the meeting to order at 9:00 a.m.

INFORMATIONAL:

Discuss taking possession of tax foreclosed property ID #R76163

- Jeff White

Summary of presentation:

- Issues have come before the commissioners a couple of times regarding property located at 480 Hansen Avenue SE, Salem;
- The property is occupied by a woman and at least one or more children;
- Prior to the property being foreclosed on last January, the husband passed away;
- Mr. White contacted the occupant and she seems willing to work with the county to buy the property back;
- Multiple attempts were made to contact the occupant;
- Issue came before the board to get a Writ of Assistance and the recommendation at the time was to explore other avenues;
- Health and Human Services and the Sheriff's Office have tried numerous times to make contact with the occupant with the same result, the children answer the door;
- Community Action was involved at one point;
- No action was taken during the winter months;
- More attempts were made during the spring;
- In July 2018, the county received a civil penalty from the City of Salem for \$2,625 for code violations which included:
 - Unpermitted carport;
 - Lack of setbacks for the carport;
 - Accumulation of waste; and

- Vehicles that are not tagged.
- When the invoice was received, the matter was set to come back before the board;
- The same day the invoice was received, a Sheriff's Office deputy was able to contact the occupant and she was again willing to work to buy property back;
- Since that time there has been no answer at the residence;
- The Sheriff's Office has a community fund that would provide temporary assistance to house the family for a couple of nights in a hotel;
- Health and Human Services would be on site when the writ is executed to engage with the occupant and discuss what services are available to her;
- No other ideas on how to move forward other than to execute the writ;
- Spoke with Legal Counsel's Office to see if code issues could be resolved while residence is occupied, response was not a good idea since it could create other liability issues;
- Request is to have permission to get help from the courts to remove occupants from the property;
- Will continue to get invoiced if nothing is done, situation will worsen;
- Expecting to receive another invoice from the City of Salem, charges are on a month to month basis;
- The amount of the invoice received from the City of Salem may increase since there are items that are not being penalized at this time;
- Items that are being penalized at this time include:
 - \$750.00 for the accumulation of solid waste;
 - \$750.00 for the burning of solid waste;
 - \$375.00 for a wrecked Chevy in the driveway, derelict motorcycle, derelict Toyota, motorcycle parts, and other forms of junk around the property; and
 - \$750.00 for the carport that was unpermitted with no setbacks.
- Items that can be penalized in the future:
 - Roof and drainage;
 - Public nuisance violation; and
 - Development standards violation.
- Ms. Goettsch stated that "Safe Families" is a program through Catholic Community Services that may be a resource moving forward;
- Mr. White stated once the county takes control of the property, they will have a Juvenile or Sheriff's Office work crew clean up the property and work with City of Salem on the carport issue; and
- The back taxes owed on the property total between \$9,000 and \$12,000.

Board discussion:

- This has been a long standing issue;
- If the resident were able to bring forth a plan it would be considered, the only option is to move forward at this time;
- The commissioners wanted to know if the amount of the invoice increased every month and what the penalties were for;
- The commissioners wanted to know if there was any kind of exemption for the carport issue; and

- The commissioners directed Legal Counsel to draft and file a Writ of Assistance with the court and have the Sheriff's Office execute it.

Discuss possible partnership with Chemeketa Community College to help support a staff person for "ag hub" and "ag innovation" stakeholders group

- Tom Hogue

Summary of presentation:

- Want to get early direction on this matter;
- The county invests in natural resource and ag innovation;
- Moving forward, need to assemble stakeholder group to discuss what the future of ag looks like for the county;
- A number of things have come up in various conversations such as:
 - Hazelnuts; and
 - Water issue in Salem that affected food processors.
- Chemeketa Community College (CCC), together with their partnership with Oregon Extension Service District (OSU), is putting together an ag hub;
- The staff person at OSU involved in this process is leaving;
- CCC would like to develop a partnership with the county to support a full time staff person to assemble and manage that stakeholder group;
- There is a rough estimate of the cost for the position;
- There are no details on how it would work;
- The contact at CCC is presenting the idea to their management;
- The position would fit into OSU's budget;
- CCC also wants to determine what kind of support they would receive for the leased space for OSU on campus;
- A portion of the current lease is paid through the service district;
- The total dollar amount for the leasing cost for all OSU staff at the new site at CCC is unknown;
- This position would be within that campus;
- Funding for the position could be split between lottery dollars, CCC, and the service district;
- There are resources within the service district budget to pay for the cost of the position, the amount of surplus is unknown after paying the cost of the new space and the existing staffing structure;
- This is more of an exploratory conversation at this time, still need to figure out:
 - Who is doing what;
 - The outcomes for the position;
 - How it would be managed; and
 - Funding.
- With the board's direction would be able to move forward with pulling more numbers together and come back if needed to do an adjustment of the budget within the service district, do not need to do anything within the lottery budget;
- CCC trying to anticipate staffing changes with this vacancy, getting ready to hire someone new to fill the position;

- May not be able to fund due to timing or budget, but worth bringing to the board to see if it made sense and how to work out;
- Ms. Goettsch will present this to the service district on September 12th; and
- After the September 12th meeting, the item can come back if further discussion is needed.

Board discussion:

- The commissioners asked if they have looked at OSU's budget to determine if this position would or would not fit;
- Looking at bigger picture and longer term;
- The position was not in the budget;
- Dollars are earmarked more for the ag industry and innovation;
- The extension service is more for staffing and support;
- The commissioners asked if service district dollars could be used to hire staff as opposed to lottery dollars;
- Not opposed in supporting CCC and the position, just concerned where the funds should be coming from;
- If there are issues with funding, need to come back for more direction;
- The commissioners wanted to know about the timing of events;
- The commissioners stated that a temporary, short term funding for the position would be fine, long term funding should come out of the extension, and see what the alternatives are;
- The idea is good;
- If an immediate answer is needed then lottery dollars cannot be used to fund the position; and
- The commissioners appreciated the advance notice.

Review MCLEA Health Insurance Study Committee (MCLEA HISC) Charter Document

- Justine Flora

Summary of presentation:

- Coming back with edits from the board and legal to the charter document;
- Marion County Law Enforcement Association (MCLEA) version of Health Insurance Study Committee (HISC);
- HISC has been operating for all other bargaining units except for MCLEA and unrepresented;
- Committee meets to discuss health plan options and make recommendations to the Board of Commissioners for upcoming renewals;
- MCLEA does not currently participate in HISC;
- Health plans are different; and
- Under MCLEA charter the committee makes recommendations to the Business Services Director who brings the recommendations before the board.

Board discussion:

- Neither MCLEA or Business Services Director makes final decision, recommendation only;
- Board makes final decision; and

- The commissioners directed Ms. Flora to submit the final draft and the management represented members to the August 29, 2018 board session.

Discuss property tax exemption for M Parkside Living, LLC building project

- John Lattimer

Summary of presentation:

- Mr. Lattimer received a letter from the manager of M Parkside Living, LLC;
- Group wants to build apartments;
- Looking for fifty-one percent of taxing districts to agree to property tax abatement;
- No parking will be provided on-site;
- Already another unit being developed on corner of Commercial and State Street with no on-site parking;
- Apartments are for downtown workforce housing;
- The tax incentive is under urban renewal;
- Mr. Lattimer sent an email to the manager of M Parkside Living, LLC and has not received a response;
- Mr. White explained from the letter that:
 - Tax abatement is under a different program;
 - The district is within the urban renewal district and they will be losing the tax;
 - Will not affect the county's tax base at this point;
 - Fifty-one percent of the associated districts need to approve the plan because it is within the district; and
 - There will be a tax reduction to the urban renewal district which is already getting a tax reduction from the county.

Board discussion:

- The commissioners wanted to know which program the tax incentive would be under;
- The commissioners asked what this translates to into dollars;
- More of an informational item at this point;
- The commissioners pointed out that the letter states on-site parking will be available;
- The commissioners stated more information is needed prior to making a decision; and
- Mr. Lattimer will send another email to the manager for M Parkside Living, LLC asking for more information.

Discuss Payment in Lieu of Taxes (PILT) Underpayment Class Action Lawsuit Opt-In

- Commissioner Sam Brentano and Jane Vetto

Summary of presentation:

- PILT counties around the country were shorted;
- Program was under funded to begin with;
- Amount that can be recovered is the underfunded portion, about \$4,000;
- Need to fill out a form to join;
- No costs associated;

- Ms. Vetto stated:
 - County would have to join the lawsuit to receive the funds;
 - Legal fees are not paid out of pocket, amount of recovery would be reduced, paid indirectly;
 - At least ten Oregon counties have already joined the lawsuit; and
 - The deadline to join is September 14, 2018.
- Other states have joined in the lawsuit; original suit came out of Utah.

Board discussion:

- The commissioners directed Legal Counsel to fill out the forms necessary to join the lawsuit.

Communications Update

- Jolene Kelley
- Ms. Kelley gave a brief update.

COMMISSIONERS' COMMITTEE ASSIGNMENTS AND UPDATE:

Kevin Cameron:

- Ride-a-long with Public Works paint stripe crew;
- Attended the Hazelnut Growers of Oregon Grand Opening;
- Attended the Juvenile Court Dedication; and
- Attended the Public Safety Building Ribbon Cutting Ceremony.

Sam Brentano:

- Attended the Hazelnut Growers of Oregon Grand Opening;
- Attended the Juvenile Court Dedication; and
- Attended the Public Safety Building Ribbon Cutting Ceremony.

OTHER:

- Commissioner Cameron received a letter asking for comments regarding the Fishermen's Bend Vegetation Management Plan by September 12, 2018;
- Commissioner Cameron stated Commissioner Carlson has made edits and approved the letter to be sent regarding the airport runway extension;
- The commissioners would like a representative to attend the Detroit Dam Downstream Passage Project Public Information meeting in Gates and Salem; and
- Commissioner Cameron, Barb Young, and Danielle Gonzalez met with Congressman Schrader's staff to brief them on the history of Opal Creek, work being done in the canyon, and the canyon water and sewer system issues.

Meeting dismissed at 9:59 a.m.

COMPLETED BY: **Joanna Ritchie**

Reviewed by: *Kristy Witherell*