



MARION COUNTY BOARD OF COMMISSIONERS

Management Update Minutes

Monday, April 15, 2019, 9:00 a.m.

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

ATTENDANCE:

Commissioners Kevin Cameron, Sam Brentano, and Colm Willis, John Lattimer, Jan Fritz, Bill Burgess, Jeff White, Tamra Goettsch, Colleen Coons-Chaffins, Troy Gregg, Scott Norris, Larry Tilford, LeAnne Aurand, Frank Milton, Barb Young, Lisa Trauernicht, Jolene Kelley, and Kristy Witherell as Recorder.

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

INFORMATIONAL:

Discuss a Citizen Request for an Easement across Marion County Owned Property

- Jeff White, LeAnne Aurand

Summary of presentation:

- This agenda item and the one below are for the same property;
- The property owned by Marion County is above the property owned by the George and Diane Atiyeh;
- The Atiyeh's son is in the process of buying his parents property;
- The only current access to the property is via the river;
- The son inquired about buying the property from the county;
- The county has to give multiple people fair opportunity to buy the property:
 - The county has the option to put the property up for auction; or
 - Put it up for private sale to the adjoining land owners.
- The son submitted a letter of request to grant him an easement across the property, prior to sale;
- The owner of the lot directly to the right of the property is also interested in the property owned by the county;
- If the board grants an easement across the lot, the county will need to determine the marketability of the lot; and
- Mr. White is looking for board direction.

Board discussion:

- The commissioners are not interested in granting an easement on the property:
 - They suggest that the son make an agreement with the new owner and pay what it will take to put in the easement; and
 - Would lower the bid value of the property.

- There is no background as to how the Atiyeh's accessed the property in the past;
- The government is not required to provide access to lots;
- If a property has access to a public right-of-way, that property is entitled to reasonable access, but not any access that they wish;
- The county owned lot is not buildable;
- The lot has been acquired through foreclosure; and
- Mr. White will let the Atiyeh's know that the county will not grant the easement.

Discuss Private Sale of Property Tax ID #R64328 in the Wildwood Subdivision

- Jeff White, LeAnne Aurand

Summary of presentation:

- Because the property is valued under \$15,000 and is non-buildable, the county can sell it by offering it to three neighboring property owners; and
- There is no cost difference to the county by selling it at auction, or private sale.

Board discussion:

- The commissioners directed Mr. White to put the property up for public auction.

Review Recommended New Policy 810 – Leasing Real Property

- Colleen Coons-Chaffins, Larry Tilford

Summary of presentation:

- The policy has been reviewed and approved by several different departments;
- Trying to accomplish an enterprise approach to leasing;
- Solving problems that have come up in the past:
 - Inadequate time for review; and
 - Inadequate approvals.
- In the past, there have been constraints on lease ability, such as having a program that cannot be within 1,000 feet from a school; and
- Wanting to establish a protocol to prevent issues from happening in the future.

Board discussion:

- It took a year and a half to find the new Health and Human Services building due to the constraints of finding a building that is more than 1,000 feet from a daycare or school:
 - Mr. Tilford identified eight to ten sites that would qualify; and
 - The building that was identified checked all of the boxes.
- This policy provides for approvals early on in the process; and
- Gives criteria for what the county is looking for in leased properties.

Review Minor Change to Procedure 202-A – Records Management

- Frank Milton

Summary of presentation:

- Asking to update the procedure to change the price of archive boxes;
- All departments get charged per box that they use; and
- The Clerk's Office buys boxes in bulk to receive a discount per box.

Board discussion:

- The commissioners approved the change to the procedure.

Mill City Tax Foreclosed Property Update

- Commissioner Cameron

Summary of presentation:

- The city wanted to purchase the property from the county;
- The county agreed that if Mill City paid for the back taxes, which are \$3,000, they could have the property:
 - Mill City didn't agree to those terms.
- The commissioners looked at the property:
 - Believes that it is a liability issue due to it sharing a property line with the city park.
- The county received the property through foreclosure; and
- Mr. White will negotiate a price with Mill City.

ACTION

LEGISLATIVE UPDATES

- Barb Young

SB 5541- Oregon Youth Authority Budget

- Troy Gregg

Summary of presentation:

- Mr. Gregg was under a time constraint to get a letter out to Senator Winters, but wanted to bring it before the board for discussion;
- It is regarding the Oregon Youth Authority Budget Bill;
- Oregon Youth Authority informed the county that the legislative fiscal office had asked them to do a five percent cut with regard to their budget;
- Within that cut is the money they give to counties;
- The cut impacts the Marion County Juvenile Department more than \$100,000 per biennium; and
- Lobbyists asked each of the directors to write a letter outlining the departments work and requesting legislators to support the funding.

Industrial Tax Exemption:

- Received three applications:
 - Two qualify and one does not based on the employment number.
- Looking to clean up language for agricultural businesses to become eligible to defer taxes for three years; and
- The commissioners would like to fix the bill.

House Bill 5024:

- Portland State University Population Research Center is funding the bill;
- Conducts all of the population forecasting for the planning division; and
- Asking for a letter of support from the commissioners.

House Bill 2020:

- Handed out an amendment to Senator Bentz;
- Takes the biogenetic versus anthropogenic emissions at the plant;
- Would be Covanta's compromise; and
- Received a lot of positive feedback.

Senate Bill 451:

- Safe right now; and
- In Senate Rules and will bring it out when Covanta is ready.

COMMUNICATIONS

Update

- Jolene Kelley

- Ms. Kelley gave a brief update of upcoming scheduled events.

OTHER

COMMISSIONERS' COMMITTEE ASSIGNMENTS AND UPDATE:

Sam Brentano:

- Oregon Garden is continuing to work on how they are going to pay off the early bond owners;
- Attended Willamette Falls Locks Commission;
- Attended the Forest Trust Advisory Committee Meeting; and
- Testified on the impacts of the Newberg/Dundee interchange.

Colm Willis:

- Attended a couple of housing meetings with the City of Salem; and
- Attended a listening session with some of the pilots at the Aurora Airport.

Kevin Cameron:

- Attended the Salem Chamber;
- Attended SEDCOR;
- Attended the listening session at the Aurora Airport;
- Attended Keizer Rotary for the State of the County presentation; and
- Detroit Lake is full.

Meeting adjourned at 10:07 a.m.

COMPLETED BY: **Kristy Witherell**

Reviewed by: *Joanna Ritchie*