

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, May 1, 2024
9:00 a.m.

Senator Hearing Room
555 Court Street NE
Salem, OR 97301

PRESENT: Commissioner Kevin Cameron, Commissioner Danielle Bethell, and Commissioner Colm Willis. Also present were Jane Vetto as county counsel and Brenda Koenig as recorder.

ABSENT: Jan Fritz, chief administrative officer

Commissioner Cameron called the meeting to order at 9:00 a.m.
Commissioner Willis arrived at 9:01a.m.

(Video Time 00:01:34)

Motion: Commissioner Bethell moved to add an item to the Consent Agenda under Legal Counsel: Approve an order for the settlement of Risk Claim No. 8908; and add an item to the Action Agenda under Public Works: Consider approval of Amendment # 1 to the Construction Contract with Roy Houck Construction, LLC to incorporate change orders for the Lancaster Drive, Center Street to Monroe Avenue Project. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 00:02:19)

PROCLAMATIONS

BOARD OF COMMISSIONERS – Action

1. Consider approval of a proclamation designating the month of May 2024, as Older Americans Month in Marion County. –Commissioner Kevin Cameron, Retired Oregon Legislator Gene Derfler, Mr. Gene Cameron, and Mr. Richard Withnell

Summary of presentation:

- Mr. Gene Cameron is the oldest Uber driver in Oregon;
- Mr. Withnell is a former automobile dealer; and
- Mr. Derfler was a former senate president and spent 14 years in the Oregon Legislature.

Board discussion:

- Mr. Withnell's background and contributions are as follows:
 - Chairman of the Oregon Corrections Enterprise Advisory Council;
 - Linfield College graduate;
 - First car dealership purchase in 1980; sold Withnell Motor Company to his son in 2002;
 - Former President of the Salem Automobile Dealers and the Oregon Automobile Dealers Association; as well as the National Dodge Dealer chair which represents 4,000 Dodge dealers;
 - Recipient of the Business of the and Employer of the Year award as well as the Showcase award from the Salem Area Chamber of Commerce;
 - Linfield College Board of Trustees member for 25 years;
 - Appointed by the governor to Oregon Education Investment Board, Early Learning Council the Public Safety Commission for Sentencing Reform and Chair of the Oregon Commission on Children and Families;
 - Member of Governor's Statewide Reentry Council;
 - Recipient of the 2011 Al and Pat Reser Civic Leadership Award one of the Governors Gold Awards;
 - Member of the Alexis de Tocqueville Society;
 - United Way of America Million Dollar Roundtable;
 - Named Philanthropist of the Year, twice by United Way of Mid-Willamette Valley;
 - Honorary Doctorate of Humane Letters from Corban University; and
 - Received Salem Area's Chamber of Commerce First Citizen Award.
- Mr. Withnell's advice and wisdom has been a great benefit to individuals and the youth in the community:
 - Much of the work Mr. Withnell has done is unknown by the public.
- After Mr. Withnell paid off the purchase of his car dealership, he was advised to give back to the community that helped him pay it off;
- Gerry Frank advised Mr. Withnell to go to Salem Health and walk through the Hall of Fame:
 - Here it listed individuals that contributed to the community; and
 - He is now in that same position, contributing to the community.
- Mr. Withnell's son helped Commissioner Kevin when he started a business:
 - Mr. Withnell helped Commissioner Cameron during a difficult moment in his political career.
- Mr. Cameron is an Uber driver and Commissioner Cameron's father:
 - Those who meet him agree that he is a nice person; and
 - He helps and serves all those that he interacts with.
- Mr. Cameron was at the opening of the first In and Out in 1948:
 - He drives his Uber riders to In and Out, off the clock, to visit if they never have; Mr. Cameron enjoys doing this.

- Mr. Cameron moved to Oregon in 1994 and coached little league baseball with commissioner Cameron;
- Mr. Derfler background and contributions are as follows:
 - Served in the United States Navy during World War Two;
 - Got married and had three children;
 - Served in the State House of Representatives in Oregon, served in the Oregon State Senate and was senate president.;
 - He served in legislature from 1988-2002; and
 - Mr. Derfler turns 100 years old this year.
- Commissioner Cameron met Mr. Derfler when he was involved in the Oregon Restaurant Association:
 - As a commissioner, he served on the Oregon State Fair Council and Expo Center Board with Mr. Derfler; and
 - Made the State Fair a public entity and worked to make it profitable within five years:
 - Mr. Derfler left the board in 2022.
- Mr. Derfler was transferred to be a store manager of Firestone in Salem:
 - He worked corporately for six years.
- Giving back to the community is easy as a healthy business community makes a city work:
 - Working citizens are those who make the community successful.

MOTION: Commissioner Bethell moved to approve a proclamation designating the month of May 2024, as Older Americans Month in Marion County. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

The commissioners read the proclamation.

(Video Time 00:31:58)

HEALTH AND HUMAN SERVICES - Action

2. Consider approval of a proclamation designating the week of May 6-12, 2024, as National Nurses Week in Marion County. –Natalie Stone, Nancy Mercer, Debra Harris, Monica Aguiar, and Nduta Nyoro-Cayton

Summary of presentation:

Natalie Stone:

- The theme for this year is ‘Nurses Make the Difference’;
- The campaign name is ‘Illuminate the Sky’:
 - Some cities will be lighting up a few of their downtown buildings; and
 - American Nurses Association helped make this happen.

Nduta Nyoro-Cayton:

- Ms. Nyoro-Cayton is a temporary Adult Behavioral Nurse at the county:
 - She is also a nurse at the hospital.
- She has been a psychiatric nurse for 15 years; and
- It is nice to be recognized for the work done.

Nancy Mercer:

- Ms. Mercer is a nurse at the Marion County Public Health Clinic:
 - She has been at the county for 16 years starting at the Sheriff's Office;
 - She currently is the Public Health Clinic Coordinator; and
 - She was previously a tuberculosis (TB) nurse for Marion County.

Debra Harris:

- Ms. Harris is the county's new TB nurse:
 - She has been working for Marion County for three months.
- Ms. Harris has been a nurse for 21 years;
- Ms. Harris provides case management services as TB treatment can last six to nine months; and
- Ms. Harris enjoys working for the county and appreciates the support system that is in place.

Board discussion:

- Corban University was previously Oregon's Tuberculosis Hospital;
- TB and its prevalence are not taught in school;
- There is a stigma surrounding it; and
- Nurses have gone through much stress, especially during the pandemic:
 - Thankful for the work they do.

MOTION: Commissioner Willis moved to approve a proclamation designating the week of May 6-12, 2024, as National Nurses Week in Marion County. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

The commissioners read the proclamation.

(Video Time 00:44:54)

3. Consider approval of a proclamation designating the month of May 2024 as Mental Health Awareness Month in Marion County. –Phil Blea, Laura Sprouse, and Kelly Martin

Summary of presentation:

- The ‘Life is Better with You Here’ theme will be carried over this year;
- In 2023 the United States Surgeon General released an advisory regarding the growing loneliness epidemic;
Recently, more than 50 percent of US adults reported being lonely;
- Adults with mental health issues are more than twice as likely to experience loneliness;
- In 2021, 21 percent of Oregonians that reached out to the crisis text line reported having issues with loneliness and isolation;
- The 2022 Student Health Survey stated Oregon’s 11th graders experienced the following:
 - Anxiety several days in a month in 35.6 percent of students;
 - Almost daily symptoms of anxiety in 23.2 percent of student; and
 - Symptoms of depression in the last year in 38.4 percent of students.
- Structured, functional, and quality connections are important for the community’s mental health wellbeing;
- Some May activities promoting mental health is as follows:
 - Videos produced with Mid-Valley Suicide Prevention Coalition:
 - There are six video topics.
 - Various tabling events throughout the community:
 - Schools report an increase in students seeking help after events.
 - ‘Signs of Hope’ throughout the community:
 - Over 20 organizations and 50 locations are participating.
 - Activity Toolkits and Sensory Kits for youth:
 - Over 25 community partners assembled over 3,500 kits.
- How to get involved in promoting mental health well-being:
 - Wearing green on Mental Health Action Day May 16th;
 - Visiting the Mid-Valley Suicide Prevention Coalition website;
 - Sign-up for suicide prevention or mental health training;
 - Set the goal of reaching out to five individuals this month; and
 - Use your five senses to help self-regulate and refocus.
- This proclamation has been done since 2008 and that is appreciated.

Board discussion:

- To get some ‘Signs of Hope’ signs reach out to Mid-Valley Suicide Prevention Coalition:
 - Templates can also be sent in for individuals to print out on their own.
- A robust sign campaign needs to be done in the future.

MOTION: Commissioner Bethell moved to approve a proclamation designating the month of May 2024 as Mental Health Awareness Month in Marion County. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

The commissioners read the proclamation.

(Video Time 01:00:09)

SHERIFF'S OFFICE – Action

4. Consider approval of a proclamation designating May 5-11, 2024, as National Corrections Professionals Week and May 6-12, 2024, as Nurses Appreciation Week in Marion County. – Commander Tad Larson and Lieutenant Jacob Ramsey

Summary of presentation:

- Corrections appreciation week began in the 1980's;
- Appreciating the work done as much of it is done behind the scenes;
- In 2023 the following took place involving jail and transition center staff:
 - Over 8,000 individuals were booked;
 - Transported 6,000 individuals over 96,000 miles;
 - There were 193 medical transports:
 - Averaging 2.5 medical transports a week.
 - Over 1,200 program hours completed;
 - Over 1.5 million meals prepared; and
 - Stopped over 155 assaults including 35 against staff.
- Recently hired the last nursing position at the jail:
 - Fully staffed with 11 nurses.
- Will be providing a meal to the jail and transition center staff:
 - Staff stay in a secured perimeter for 12-hour shifts.

Board discussion:

- None.

MOTION: Commissioner Bethell moved to approve a proclamation designating May 5-11, 2024, as National Corrections Professionals Week and May 6-12, 2024, as Nurses Appreciation Week in Marion County. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

The commissioners read the proclamation.

(Video Time 00:30:40)

PUBLIC COMMENT

David Beem:

- Mr. Beem is a spokesperson for those with disabilities in the county; and
- He would like more funding for the police department in the next budget so homeless services can be extended past 5 p.m.

(Video Time 01:20:20)

PRESENTATION

5. Strategic Economic Development Corporation (SEDCOR) of the Mid-Willamette Valley Quarterly Report. –Kelli Weese; Erik Andersson, SEDCOR President; and Kip Morris, SEDCOR, Marion County Business Retention and Expansion Manager.

Summary of presentation:

Kelli Weese:

- Marion County works with SEDCOR on business retention and expansion;
- SEDCOR is a non-profit that supports traded sector businesses; and
- Marion County's grant agreement allocates \$160,000 of economic development lottery funds to SEDCOR's:
 - The current agreement expires June 30, 2024.

Erik Andersson:

- SEDCOR works to attract, grow and retain high value traded sector jobs in the mid valley region;
- Agility Robotics is working on improvements and will be holding a tour in the future:
 - They are currently working on the Enterprise Zone.
- GENSCO, a HVAC manufacturer, submitted Enterprise Zone paperwork;
- Food processing facilities are discussing expansion with SEDCOR:
 - Listen to plans and bring in partners that would be beneficial.
- Employers are interested in investing in lean manufacturing skills and new equipment:
 - Requires new trained employees and retraining of current employees.
 - Promoting through Future Ready Oregon.
- Working with city of Woodburn and Chemeketa Community College on warehouse and distribution training:
 - Have roundtable with business as it is a significant industry; and
 - Industry is looking at more automation.
- Latino Microenterprise Development Program:
 - This is cohort number four, done in Yamhill;
 - Working on a Marion County cohort;
 - Averaging 30 to 50 people;
 - Acquire various business skills;

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- The class is 10 to 12 weeks;
- There is no fee to join;
- Funded through Oregon Economic Equity Investment program:
 - Business Oregon working to see how to cover program.
- Regional Innovation Hub:
 - Business Oregon awarded \$270,000;
 - Venture Catalyst and Business Outreach;
 - Contact with innovation resources;
 - This year assess what is available; and
 - Working on pitch for investor.
- Oregon's Entrepreneurs Network Food Market Place:
 - Food entrepreneurs work on a pitch;
 - Various food vendors attend;
 - Allows vendors and growers to know where their products go; and
 - Growers and vendors are introduced.
- Continue working with the Oregon Business Council:
 - Launched food and beverage coalition; and
 - Industry leaders come together to provide input.
- SEDCOR events:
 - Economic Outlook;
 - Cultivate Northwest Bootcamp; and
 - Industry Tour CabDoor.
- Mid-Willamette Valley to be known as:
 - A great place to start and grow a business;
 - An equitable and inclusive business community; and
 - Region with unique strengths in various industries.

Kip Morris:

- Worked with GK Machine and Future Ready Oregon funds to support entry level positions;
- Earn while you learn model at GK Machine:
 - Working to align with Oregon Bureau of Labor and Industries (BOLI); and
 - Establishing internships and apprenticeships.
- SEDOCR Construction Alliance:
 - Supported at the Oregon State Fairgrounds during career day;
 - Work with you to experience skill trades; and
 - Represented 33 businesses in the Construction Alliance.

Board discussion:

- The Micronesian and Islander population is growing and overlooked by state program funding:
 - Attention and opportunity need to be brought.

- Appreciate the work SEDCOR does to keep business in the region;
- Some local businesses are having challenges, this relates to being bought by companies that are not local and it being harder to relate;
- Successful businesses are looking toward the future, new product development, new work force skills:
 - Updating technology and training up existing workforce.
- Investments brought by SEDCOR to the Salem area are as follows:
 - Agility Robotics;
 - Northwest Distribution and Storage;
 - Dollar General Facility; and
 - GENSCO Inc.
- Investments made into businesses contribute to the lives of individuals in the community;
- The investments are not only buildings but jobs as well;
- SEDCOR needs to advertise and share what they have done and are doing;
- City of Salem’s Economic Development positions were not filled;
- SEDCOR scope of work has broadened;
- Contracting out is easier and cheaper, at times, than working with the government:
 - SEDCOR is a technical team with a specialized skill set; and
 - Working with the county is a team effort.
- The board to meet with SEDCOR to discuss the vision and growth plans for Marion County:
 - Discuss what is needed to make the county more successful.
- SEDCOR is reaching out to cities in the county.

(Video Time 01:53:18)

CONSENT

INFORMATION TECHNOLOGY

6. Approve Amendment #1 to the Contract for Services with Plante and Moran, PLLC, to add \$305,000 for a new contract total of \$1,686,555 to add to the contract change management consultant services for an Enterprise Resource Planning (ERP) System through December 31, 2028.

HEALTH AND HUMAN SERVICES

7. Approve an order appointing Serenia Dotson to serve the remainder of Nichole Miller’s term as a member of the Marion County Mental Health Advisory Committee with a term ending June 30, 2025.

LEGAL COUNSEL

Approve an order for the settlement of Risk Claim No. 8908 as described in Exhibit A. (Motion was made to add this item to the Consent Agenda)

PUBLIC WORKS

8. Schedule final consideration to adopt an administrative ordinance for May 15, 2024, for Zone Change (ZC) Case #23-004/Freshour Holdings LLC, and DKG Holdings LLC.

9. Receive notice of the hearings officer's decision granting Conditional Use (CU) Case #23-041/Jubal Frost.

10. Approve Amendment #6 to the Contract for Services with Radio Technology Services to add \$60,000 for a new contract total of \$517,555 to provide project management and consulting services for the Radio Communications Project through June 30, 2025.

MOTION: Commissioner Bethell moved for approval of the consent agenda. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 01:08:34)

ACTION

COMMUNITY SERVICES

11. Consider a resolution approving a rural industrial property tax exemption for GK Machine, Inc. –Kelli Weese; Erik Andersson and Kip Morris, Strategic Economic Development Corporation (SEDCOR); and JoAnn Agee and Connie Lindsay, GK Machine, Inc.

Summary of presentation:

Kelli Weese:

- GK Machine is located outside of Donald with a Hubbard address:
 - They represent rural industry in Marion County.
- The rural property tax exemption program supports businesses that make large capital investments and increase employment in the community:
 - Allows a potential three years of tax exemption on new property improvements.
- GK Machine has applied and qualifies for the program;
- GK Machine is responsible to follow up with all subject tax entities:
 - Required to receive support letters from 75 percent of them.
- For 2024 the 20495 Butteville Road project has an estimated \$6,000 tax bill;
- There will be \$25 million in new taxable revenue:
 - After the tax exemption period the tax rate will be \$313,000 a year.
- GK Machine anticipates hiring an additional 25 employees:
 - The anticipated number of full-time employees will be 185.
- Marion County works with SEDCOR on business retention and expansion program.

Erik Andersson:

- GK Machine is the type of company SEDCOR enjoys helping;
- They continue to innovate and investment in our community;
- They help many industries including agriculture;

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- There are not many incentives in Oregon for businesses;
- Businesses in the state, including GK Machine, are approached by other states to move their company;
- Marion County incentivizes companies to stay in Oregon with this program;
- GK Machine will use the incentive to build new building and improve existing buildings; and
- They are also innovative in employee housing and daycare availability.

Connie Lindsay:

- GK Machine will be adding workforce development opportunities such as:
 - Internships;
 - Second swing shift; and
 - A potential apprenticeship down the road.
- The facility is designed to be lean and state of the art with new technology.

JoAnn Agee:

- GK Machine is adding a 140,000 square foot facility:
 - This will be used to more efficiently produce ag equipment.
- Currently there are 160 employees and will add more from the community.

Board discussion:

- The new building will be south of the current one which placed it in Hubbard;
- Building new facilities including demonstration facilities;
- Marion County is the only county to implement this incentive;
- Last month five new, higher paid, positions were added:
 - Computer Numerical Control (CNC) Machining; and
 - Programmers.
- Most of the positions created at GK Machine are not entry level, but higher paying positions;
- Many do not understand what SEDCOR does and what is being done is important;
- Livable wage positions help the community thrive and provide stabilization; and
- Commissioner Cameron stated the following:
 - This will be approved and GK Machine will work with other taxing districts to get their approval and move this forward.
- Commissioner Bethell to help coordinate with SEDCOR to have Cascade High School visit GK Machine.

MOTION: Commissioner Bethell moved to approve a resolution approving a rural industrial property tax exemption for GK Machine, Inc. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 01:48:27)

Commissioner Cameron request unanimous consent to move to action items.

(Video Time 01:48:46)

PUBLIC WORKS

Consider approval of Amendment #1 to the Construction Contract with Roy Houck Construction, LLC, to incorporate seven change orders into the contract and add \$597,137.19 for a new contract total of \$2,457,867.09 for the Lancaster Drive: Center Street to Monroe Avenue Improvement Project through November 30, 2024. –Ryan Crowther

Summary of presentation:

- The dollar amount exceeds Marion County Public Work’s authority and must come before the board;
- The second low bid for the contract was \$2,599,998:
 - The dollar amount is still lower than the second bid when adding change orders; and
 - The second bid came from Brown Constructing.
- Some of the major additions in the amendment include the following:
 - Underground utilities found which conflicted with proposed storm system:
 - The storm system needed redesigning and a new location.
 - Miscalculation of removal of curb ramp, walk, curb and surfacing:
 - New total cost is \$204,000; and
 - Unit cost is the same at \$82.30 a square yard.
 - Asphalt repair.

Board discussion:


- The project will be done June 28, 2024:
 - Paving will begin a soon as the weather becomes sunny; and
 - Improvements are already beginning.

MOTION: Commissioner Willis moved to approve Amendment #1 to the Construction Contract with Roy Houck Construction, LLC, to incorporate seven change orders into the contract and add \$597,137.19 for a new contract total of \$2,457,867.09 for the Lancaster Drive: Center Street to Monroe Avenue Improvement Project through November 30, 2024. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous


PUBLIC HEARINGS
9:30 A.M.

None.


Commissioner Cameron adjourned the meeting at 10:57 a.m.



CHAIR



COMMISSIONER



COMMISSIONER

Board Sessions can be viewed online at

<https://www.youtube.com/playlist?list=PLSUQ1gg6M78UsBE3q6w4rdf59Z5rXkEi5>