

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, August 7, 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 Jan Fritz, chief administrative officer, Scott Norris as county counsel, and Brenda Koenig as recorder.

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

*(Video Time 00:01:01)*

Commissioner Willis moved to add an item to the Consent Agenda under Public Works: Approve the Contract for Services with Tait North America, Inc. to replace existing and outdated radio communications equipment with new equipment for the Marion County Public Safety Radio Project. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

*(Video Time 00:01:32)*

Commissioner Bethell moved to add an item to the Contract Review Board, Action Agenda under Business Services: Consider approval of an order granting an exemption to the Marion County Public Contracting Rules (MCPCR) to allow for approval of a Special Procurement without the initial seven-day public notice required by MCPCR 20-0285(3)(b). Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

*(Video Time 00:02:00)*

**PUBLIC COMMENT**

David Beem:

- Mr. Beem expressed the following:
  - He is a spokesman for individuals with disabilities in Marion County;
  - He would like programs for individuals in the community with disabilities to continue;
  - Some individuals have challenges with transportation on the weekends, so they must wait until a weekday to receive services;

- Services are not provided on Saturdays and Sundays if there is an emergency; and
- He would like this to be considered in the next budget.

(Video Time 00:03:28)

## CONSENT

### ASSESSOR'S OFFICE

1. Approve the Statement of Work with Converge Technology Solutions, US, LLC, in the amount of \$106,895.61 to provide migration and hosting services for two county servers through August 6, 2029.

### BOARD OF COMMISSIONERS

#### 2. OLCC License – Recommended Approval

- My 10 Investments, Inc., dba, Hitchin Post – Salem, Oregon; and
- 1918 Winter Street ABS, LLC., dba, Safeway #429

### BOARD OF COMMISSIONERS

3. Approve the Cooperative Service Agreement with the United States Department of Agriculture (USDA) in the amount of \$425,000 to provide Animal and Plant Health Inspection Services (APHIS) and Wildlife Services (WS) for wildlife damage management activities retroactive to July 1, 2023, through June 30, 2028.

### HEALTH AND HUMAN SERVICES

4. Approve the Purchase Order with Suddath Relocation Systems of Oregon, LLC to add \$150,000 for a new contract total of \$249,000 to provide moving and storage services through July 20, 2027.

### PUBLIC WORKS

5. Approve the Purchase Order with Carson Oil Company, Inc. in the amount of \$300,000 for the purchase of fuel for county vehicles at secondary fueling locations retroactive to July 1, 2024, through June 30, 2026.

6. Approve the Purchase Order with Dick Hannah Chevrolet in the amount of \$374,420.32 for the purchase of four 2025 Malibu sedans as part of the county's annual scheduled light duty vehicle replacement plan, and the purchase of twelve 2025 Malibu sedans for Marion County Health and Human Services to replace twelve used vehicles purchased from the Oregon Department of Administrative Services that are at end of life, through April 30, 2026.

7. Approve Amendment #7 to the Contract for Services with Radio Technology Services to add \$272,445 for a new contract total of \$790,000 to provide project management and related consultant services for the Marion County Radio System Project through December 31, 2025.

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8. Approve a resolution to authorize acquisition and eminent domain of certain real properties for tax lot 072W30AB01300 as referenced in “Exhibit A”, for the Center Street: Lancaster Drive to 45th Place NE improvement project.

9. Approve a resolution to authorize acquisition and eminent domain of certain real properties for tax lot 072W19DC03500 as referenced in “Exhibit A”, for the Center Street: Lancaster Drive to 45th Place NE improvement project.

10. Approve a resolution to authorize acquisition and eminent domain of certain real properties for tax lot 072W30AA01400 as referenced in “Exhibit A”, for the Center Street: Lancaster Drive to 45th Place NE improvement project.

Approve the Contract for Services with Tait North America, Inc. in the amount of \$160,132 to replace existing and outdated radio communications equipment with new equipment for the Marion County Public Safety Radio Project through June 30, 2026.

*(Motion made and approved to add this item to the agenda)*

#### TAX OFFICE

11. Approve orders for a property tax refund for the following tax accounts:

- Costco Wholesale Corporation, account 532177, in the amount of \$115,476.80; and
- PJS Land Development, LLC, account 582448, in the amount of \$156,737.82.

12. Approve an order for the cancellation of two uncollectible personal property tax accounts as referenced in “Exhibit A”, in the total amount of \$8,381.61, for Tax ID’s 131561, Audrey Mae Bolker; and 125696, Joanna M. Cook.

**MOTION:** Commissioner Willis moved to adopt the consent agenda. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

(Video Time 00:08:07)

## ACTION

### BOARD OF COMMISSIONERS

#### 13. Board Committee Appointment – Public Safety Coordinating Council

Consider approval of orders appointing Soraida Cross and Jonathan Castro Monroy as Citizens-at-Large and reappointing Frank Lonergan as a City Manager, Ed McKenney and Don Frederickson as Citizens-At-Large, Business Representatives, and Michael Runyon as the Oregon Youth Authority Committee representative to the Marion County Public Safety Coordinating Council with terms ending September 1, 2027. –Gary White

#### **Summary of presentation:**

- Mr. White is requesting approval for the reappointment of four individuals and the appoint of two individuals to the Marion County Public Safety Coordinating Council (MCPSCC):
  - Reappointed individuals include:
    - Frank Lonergan is the mayor of the City of Woodburn:
      - He will serve as a city manager/city representative.
    - Ed McKenney represents the business community:
      - He will serve as a citizen-at-large.
    - Don Frederickson represents the business community:
      - He will serve as a citizen-at-large.
    - Michael Runyon will serve as the Oregon Youth Authority Committee Representative:
      - This position is an Oregon Revised Statute mandated agency position.
  - Newly appointed individuals include:
    - Soraida Cross will serve as a citizen-at-large:
      - She has extensive experience in community and civic service.
    - Jonathan Castro Monroy will serve as a citizen-at-large:
      - He is a local business owner who has served on multiple boards.

#### Soraida Cross:

- Ms. Cross expressed the following:
  - She is excited to work on the council to collaborate and help provide solutions;
  - She is thankful for all the work the commissioners have performed;
  - She has worked in the City of Salem for 25 years;
  - She is a City of Keizer Council Member; and
  - She is passionate about:
    - Youth in the community; and
    - The livability and safety of county.

Jonathan Castro Monroy:

- Mr. Castro Monroy expressed the following:
  - He moved to the City of Salem from Mexico at the age of seven;
  - He is the managing partner of the Castro Monroy Group; and
  - He is looking forward to the following:
    - Serving;
    - Understanding the dynamics of the council;
    - Determining what is going well and what is not;
    - Determining the barriers;
    - Finding out what other counties are doing to navigate the same challenges that Marion County has;
    - Learning;
    - Collaborating; and
    - Making meaningful contributions.

***Board discussion:***

- Commissioner Cameron expressed the following:
  - The county is statutorily required to have a PSCC;
  - The PSCC has done good things for the county; and
  - The council is working on Oregon HB 4002 to make communities safer including:
    - Holding individuals accountable; and
    - Getting individuals the help that they need.
- Commissioner Willis expressed the following:
  - The collaboration between all the partners sets Marion County apart;
  - The county has faced serious challenges;
  - Policy failures at the state level have made communities less safe;
  - Local partners have come together and put the community's safety first including:
    - Law enforcement agencies;
    - Local judges;
    - The Marion County District Attorney;
    - The Marion County Deputy District Attorney; and
    - Local defense attorneys.
  - The PSCC has tackled big challenges over the last couple of years; and
  - Individuals stepping up to serve on the PSCC and provide input and perspective helps communities.

**MOTION:** Commissioner Bethell moved to approve orders appointing Soraida Cross and Jonathan Castro Monroy as Citizens-at-Large and reappointing Frank Lonergan as a City Manager, Ed McKenney and Don Frederickson as Citizens-At-Large, Business Representatives, and Michael Runyon as the Oregon Youth Authority Committee representative to the Marion County Public Safety Coordinating Council with terms ending September 1, 2027. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

*(Video Time 00:16:04)*

### BUSINESS SERVICES

14. Consider approval of the Public Improvement Agreement with Garland DBS, Inc. in the amount of \$1,211,807 for the Marion County Health and Human Services Roof Replacement Project through June 30, 2025. –Terry Stoner and Wesley Miller

***Summary of presentation:***

- A Capital Improvement Project (CIP) has been approved to replace the roofs for a building located on 3180 Center Street:
  - The roofs are over 20 years old; and
  - The roofs have surpassed their life expectancy.
- The structure was built in the mid-1970s;
- The current roofs were redone in 2005;
- In 2005 a pitch evaluation was not performed:
  - The evaluation would have assessed to prevent puddling and ponding with new drains.
- Garland DBS, Inc, evaluated the roofs to determine the scope of work that needs to be done;
- The project scope will entail some of the following:
  - Adding a roof with significant pitch; and
  - Adding more drains.
- A typical Garland DBS, Inc., warranty includes parts and labor with no cap for 30 years; and
- The county received three quotes from businesses:
  - Even though this is a Cooperative Agreement, staff still went through a competitive process.

***Board discussion:***

- The county has been investing in the building for multiple years to ensure it is an asset to the community for many years into the future.

**MOTION:** Commissioner Willis moved to approve the Public Improvement Agreement with Garland DBS, Inc. in the amount of \$1,211,807 for the Marion County Health and Human Services Roof Replacement Project through June 30, 2025. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

*(Video Time 00:19:50)*

15. Consider approval of the Public Improvement Agreement with Garland DBS, Inc. in the amount of \$999,413 for the Marion County Juvenile Detention Center Roof Replacement Project through June 30, 2025. –Tamra Goettsch, Terry Stoner, and Wesley Miller

**Summary of presentation:**

- The structure was built in 2005, and the original roof is still in place;
- There have not been many repairs until recently;
- The roof was evaluated to determine if the current roof can be refurbished or if a complete roof removal and rebuild is needed;
- The existing roof will remain on but anything in a vertical position will need to be redone including:
  - Seems;
  - Flashings; and
  - A new top sheet.
- The replacement will have a 30-year warranty; and
- Utilizing Garland DBS, Inc. on both roofing projects helped to keep expenses down.

**Board discussion:**

- None.

**Motion:** Commissioner Bethell moved to approve the Public Improvement Agreement with Garland DBS, Inc. in the amount of \$999,413 for the Marion County Juvenile Detention Center Roof Replacement Project through June 30, 2025. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

*(Video Time 00:21:37)*

**HEALTH AND HUMAN SERVICES**

16. Consider approval of the Contract for Services with Rachael Liebman in the amount of \$480,000 to provide Psychiatric Mental Health Nurse Practitioner (PMHNP) services to individuals receiving mental health services at the Marion County Psychiatric Crisis Center (PCC) through June 30, 2026. –Natalie Stone

**Summary of presentation:**

- Ms. Liebman is a Psychiatric Mental Health Nurse Practitioner (PMHNP);

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- The Contract for Services is to provide PMHNP services at the Marion County Psychiatric Crisis Center (PCC) for two years;
- The contract is for a not-to-exceed amount of \$480,000;
- The PMHNP is an advanced practice registered nurse that specializes in providing mental health services to clients;
- A PMHNP provides some of the following:
  - Assessment and diagnosis:
    - Assesses individuals to determine the following:
      - Psychiatric disorders;
      - Substance abuse issues; and
      - Mental health illnesses.
  - Evaluates symptoms and medical history;
  - Conducts thorough assessments to diagnosis conditions;
  - Creates personalized treatment plans including:
    - Prescribing medications;
    - Recommending therapy; and
    - Coordinating care with other healthcare providers.
  - Provides therapeutic interventions; and
  - Collaborates with other specialists and professionals to provide comprehensive care.
- A PMHNP works in the following settings:
  - Hospitals;
  - Clinics;
  - Private practices; and
  - Community mental health centers.
- Ms. Liebman will work with a multi-disciplinary team at PCC;
- Ms. Liebman will collaborate with staff on:
  - Treatment plans;
  - Medicine prescriptions; and
  - Consultations.
- Service hours include weekends and late day appointments to accommodate clients; and
- Ms. Liebman has experience working in a crisis setting.

***Board discussion:***

- Commissioner Bethell expressed the following:
  - She appreciates Ms. Liebman’s flexibility with her schedule;
  - Psychiatric Mental Health Nurse Practitioner (PMHNP) services are costly; and
  - The is an important expense as the state has challenges with their processes.
- Commissioner Willis thanked Ms. Stone for all the work that she does:
  - There are a lot of people in need of help.



**MOTION:** Commissioner Willis moved to approve the Contract for Services with Rachael Liebman in the amount of \$480,000 to provide Psychiatric Mental Health Nurse Practitioner (PMHNP) services to individuals receiving mental health services at the Marion County Psychiatric Crisis Center (PCC) through June 30, 2026. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

(Video Time 00:25:52)

***Recess as Board of Commissioners.  
Convene as Contract Review Board.***

## **CONTRACT REVIEW BOARD ACTION**

### **BUSINESS SERVICES**

Consider approval of an order granting an exemption to the Marion County Public Contracting Rules (MCPCR) to allow for approval of a Special Procurement without the initial seven-day public notice required by MCPCR 20-0285(3)(b). –Tamra Goettsch and Kathleen George  
***(Motion made and approved to add this item to the agenda)***

#### ***Summary of presentation:***

- The board order will waive the initial seven-day public notice requirement for a Class Special Procurement;
- The county's MCPCR 20-0285(3)(b) requires an initial seven-day notice:
  - The seven-day public notice is not a state requirement; and
  - The Marion County Board of Commissioners has the authority to waive the county's own rules.
- Approving the order will allow the county to continue the lease of a modular unit located in the City of Gates area:
  - The modular unit location serves individuals that were impacted by the 2020 Beachie Creek Wildfires; and
  - Multiple families utilize the location for:
    - Federal Emergency Management Agency (FEMA) supports;
    - County supports; and
    - A service hub for individuals still in the recovery process.
- The exemption will allow for continued use of the modular unit through 2026.

#### ***Board discussion:***

- Commissioner Willis expressed the following:
  - The county has made a lot of progress on recovery in the Santiam Canyon following the 2020 wildfires:

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- An estimated 70 percent of the homes have been rebuilt;
  - There is still work to be done; but
  - The rebuilding efforts have been successful.
- Commissioner Bethell expressed the following:
  - Christian Aid Ministries operates out of this modular unit:
    - The organization is still working to rebuild eight homes starting in the fall.
  - The county has the ability to redesign what recovery looks like if managed properly.
- The county utilized two modular units:
  - The county had purchased one unit that was located in the City of Sublimity area:
    - The unit has been maintained and moved to the county's Center Street campus for facilities office space.
  - The second unit is the leased unit being discussed in this meeting:
    - The county would like to continue the lease per the original agreement.

**MOTION:** Commissioner Bethell moved to approve an order granting an exemption to the Marion County Public Contracting Rules (MCPCR) to allow for approval of a Special Procurement without the initial seven-day public notice required by MCPCR 20-0285(3)(b). Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

***Adjourn as Contract Review Board.  
Reconvene as Board of Commissioners***

*(Video Time 00:31:54)*

**PUBLIC HEARINGS  
9:30 A.M.**

**COMMUNITY SERVICES**

A. Public hearing to consider the United States Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) and the HOME Investment Partnership programs 2024-2025 Annual Action Plan. –Steve Dickey

***Summary of presentation:***

- The United States Department of Housing and Urban Development (HUD) requires the development of an annual action plan from grantees;
- Marion County became an entitlement area in 2021:
  - The county received Community Development Block Grant (CDBG) and the HOME Investment Partnership funds to provide assistance to low to moderate income individuals and households; and
  - The Annual Action Plan addresses both programs.
- The Annual Action Plan documents the following:

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- Public involvement and input over the past year;
- The total amount of funding available for the upcoming year; and
- The plan for spending the funding in the upcoming year:
  - The plan is based on goals identified in the county's five-year consolidated plan.
- The county received funding for the upcoming 2024-2025 year which entails the following:
  - An estimated \$1,396,829 for the CDBG program;
  - An estimated \$509,833 for the HOME Investment Partnership program; and
  - An estimated \$161,770 in unallocated funds from previous years.
- Other funds received through the application process that are not part of the Annual Action Plan include:
  - HOME American Recovery Plan (ARP) funding in the amount of \$275,000; and
  - Opioid settlement funds in the amount of \$450,000:
    - These sources were added to help move projects forward.
- Approved CDGB projects include the following:
  - Program administration costs in the amount of \$279,366;
  - The Church at the Park for a commercial kitchen:
    - Estimated funding for the project is \$250,000.
  - Santiam Hospital and Clinics for a resiliency center:
    - Estimated funding for the project is \$250,000.
  - The City of Mt. Angel for a street and sidewalk project:
    - Estimated funding for the project is \$500,000.
  - The City of Silverton Area Community Aid Facility Remodel project:
    - Estimated funding for the project is \$250,000.
  - The Marion County Homeowner Residential Rehab Program:
    - Estimated funding for the program is \$158,499.
  - Chemeketa Community College for student housing assistance:
    - Estimated funding for the project is \$75,000.
  - Court Appointed Special Advocates (CASA) of Marion County to expand services at the City of Woodburn location:
    - Estimated funding for the expanded services is \$75,100.
- Projects not included in the Annual Action Plan that were funded by other sources include:
  - Soaring Heights Recovery Homes for acquisition of another home to expand services:
    - Estimated funding for the project is \$450,000; and
    - The project is utilizing opioid settlement funds.
  - The Center for Hope and Safety, City of Woodburn expansion:
    - Estimated funding for the project is \$100,000; and
    - The project is utilizing HOME-ARP funds.
  - Crossroads Communities for service collaboration:

- Estimated funding for the project is \$175,000; and
  - The project is utilizing HOME-ARP funds.
- HOME Investment Partnership program projects include:
  - Funding was set aside for the Community Housing Development Organization (CHDO) as required by HUD:
    - Estimated funding is \$76,475; and
    - This was funded with HOME-ARP funds.
  - The Homebuyer Assistance Program:
    - Estimated funding for the project is 382,375.
  - HOME Program administration costs are \$50,983.

*Testimony:*

*Support:*

Mark Daniel:

- Mr. Daniel expressed the following:
  - He is the City of Mt. Angel Police Chief and City Manager;
  - The purpose of the project is to reconstruct Railroad Avenue:
    - It is 1,300 feet long; and
    - It extends from West Church Street to West Marquam Street.
  - The proposed project scope entails:
    - Constructing a 34-foot-wide, curb to curb, asphalt concrete street;
    - Parking will be allowed on one side of the street;
    - There will be a landscape median and sidewalk on the west side;
    - The east side, which is closest to the railroad tracks, will have no sidewalk due to trees;
    - Drainage is included in the design; and
    - Streetlights will be added per the national standards.
  - Railroad Avenue is one of the oldest streets in the City of Mt. Angel:
    - There are homes on the street from the early 1900's.
  - Benefits to the reconstruction of Railroad Avenue include:
    - Improves safety;
    - Widens the roadway access;
    - Provides sidewalks, curbs, and gutters;
    - Meets transportation needs; and
    - Improves pedestrian access in the city's downtown area.
  - The street is in significant deterioration;
  - A study was conducted that shows the improvements will help at least 102 individuals who are low to moderate income living in the area;
  - Neighborhood and transportation areas will be improved; and
  - The city is grateful for the funding.

Sarah DeSantis:

- Ms. DeSantis expressed the following:
  - She is the Executive Director for Silverton Area Community Aid (SACA);
  - The organization began in the 1950's as a church-based food pantry;
  - The organization assists low-income families with wraparound services including:
    - A food pantry;
    - Case management;
    - Rental assistance;
    - Utilities assistance;
    - Transportation assistance; and
    - Connections to other community resources.
  - The United States Department of Agriculture (USDA) income guidelines are used for the food pantry;
  - HUD housing guidelines are used for financial assistance program;
  - The organization serves a 260 square mile area with a lot of rural portions;
  - SACA is currently located in the basement of an old armory surplus building owned by the state that has not been well maintained:
    - The state does not have the funding to update the building; and
    - In 2017 it was determined that a new location was needed.
  - SACA's mission is to improve lives by providing food, services, and access to community resources;
  - With donor support SACA was able to purchase a building:
    - The building is at the north end of town;
    - The building is almost 20,000 square feet; and
    - The building has additional space for tenants that will provide revenue.
  - The building has enough space to allow for the expansion of programs and services;
  - The project is 80 percent funded;
  - It is anticipated that construction will be complete in three to four months; and
  - SACA hopes to have the new location open in early 2025.

***Board discussion:***

- The organization is currently operating in the basement of the leased state building;
- This is a non-profit project and can take multiple years to raise the needed funding;
- SACA started their capital campaign in the spring of 2023;
- Donors helped with the purchase the new building before the capitol campaign launched;
- Once the building was purchased the design and construction process began:
  - Architects donated their time; and
  - The construction contractor has extensive experience in working with non-profit organizations:
    - The contractor is familiar with projects starting when funding is available and pausing until more funding can be raised.

- Currently the infrastructure is completed, and the project is ready for finishing touches;
- The project is utilizing CDBG funding and is required to be completed within 18 months of receipt of the funds;
- It is anticipated that the building will be complete in early 2025;
- The project is approximately 81 percent funded;
- SACA has several grant applications for the project;
- The funding gap is approximately \$850,000:
  - The total cost of the project is \$4 million.
- Commissioner Bethell expressed the following:
  - The timeline is important;
  - She is concerned with the money being tied up and not providing a current service;
  - She would like to help the project reach its goal;
  - There is funding that comes in annually;
  - It is important for the commissioners to know if there is a hiccup in the plan so that they can pivot and make sure the dollars are actively being used for community needs;
  - The community is short of service providers that have transparent intentions that can provide real outcomes;
  - She is pleased with the funding support for Crossroads Communities; and
  - The county needs more organizations that understand what personal accountability is, that can also face challenges.
- Commissioner Cameron expressed the following:
  - He recently visited a Soaring Heights Recovery Home facility and saw the work being done;
  - Small projects can make a big difference in an individual's life; and
  - The work that staff performs helps the program run smoothly.

Commissioner Cameron closed the public hearing.

*(Video Time 01:00:21)*

## **ACTION**

### COMMUNITY SERVICES

17. Consider approval of a resolution to adopt the Program Year 2024-2025 Annual Action Plan under the Community Development Block Grant (CDBG) and the HOME Investments Partnership Program. **(TO BE ACTED ON FOLLOWING THE PUBLIC HEARING)** –Steve Dickey

**MOTION:** Commissioner Willis moved to approve a resolution to adopt the Program Year 2024-2025 Annual Action Plan under the Community Development Block Grant (CDBG) and the HOME Investments Partnership Program. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

*(Video Time 01:00:50)*

***Board discussion:***

- Commissioner Bethell expressed for the record the following:
  - It is a pleasure to work with Commissioner Cameron and Commissioner Willis;
  - Each commissioner has a different background, but they share the same goals;
  - The work is not always exciting or positive; but
  - The commissioners are a great team that come up great solutions.

Commissioner Cameron adjourned the meeting at 10:04 a.m.

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CHAIR

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COMMISSIONER

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COMMISSIONER

**Board Sessions can be viewed on-line at**  
<https://www.youtube.com/playlist?list=PLSUQ1gg6M78UsBE3q6w4rdf59Z5rXkEi5>