

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, September 18, 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.
Commissioner Willis arrived at 9:02 a.m.

(Video Time 00:00:49)

PUBLIC COMMENT

Jessica Howard:

- Ms. Howard is the President of Chemeketa Community College (CCC);
- Ms. Howard shared how Chemeketa serves Marion County:
 - A 2,600 square mile district is served which includes two other counties and a part of Linn County;
 - Of the seven locations, four are located in Marion County:
 - Chemeketa center for Business and Industry (CCBI), Salem, Brooks, and Woodburn.
 - Marion County residents are three quarters of the student population;
 - Chemeketa has the greatest rate of Marion County high school students going to it;
 - By dual credit Marion County high school students saved almost \$12 million in the last decade;
 - The Chemeketa Scholars Program, offered by no other community college in Oregon, has saved Marion County residents \$15.5 million:
 - This is 79 percent of the total amount given out in the last decade.
 - Oregon Promise has saved Marion County residents \$13.6 million;
 - Chemeketa was part of an economic impact study, and it said every dollar a student invested in their education there is an \$8.50 return;
 - The community invested in Chemeketa, in 2008, through a \$92 million bond measure:
 - It was a 27 cent per \$1,000 property tax rate and it is retiring this year.
 - The new bond measure is for \$140 million:

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- Reflects the increase in properties and property values;
- The rate remains the same;
- Will fund the following:
 - Careers in healthcare, trades, and emergency services;
 - Upgrade building seven as a disaster resource site at the Salem campus;
 - Upgrading teaching and learning spaces;
 - Safety and security;
 - Science lab on the Woodburn campus; and
 - Upgrading all campuses for student success such as math and writing tutoring centers.

Board discussion:

- Chemeketa is the first community college to offer a bachelor's degree in leadership and management; and
- Chemeketa is working on adding two more bachelor's degrees.

(Video Time 00:07:29)

PROCLAMATION

BOARD OF COMMISSIONERS

1. Consider approval of a proclamation designating the week of September 17-23, 2024, as Constitution Week in Marion County. –Arleta Day, National Society Daughters of the American Revolution (NSDAR), Chemeketa Chapter

Summary of presentation:

- The US Constitution was written in 1787 and signed on September 17, 1787;
- It was ratified by the states in 1788;
- The US constitution is the oldest and shortest of all constitutions;
- The constitutional convention was attended by 55 delegates and was signed by 39 delegates, three dissented and Rhode Island did not attend;
- The Bill of Rights was added to the constitution in 1791;
- More than 11,000 amendments have been introduced to congress and 33 went to the states to be ratified and 27 received approval from the states to become part of the constitution;
- National Archives in Washington D.C displays the constitution; and
- After the attack on Pearl Harbor the constitution was moved to Fort Knox for safekeeping.

Board discussion:

- Commissioner Willis expressed gratitude for the constitution;
- Commissioner Bethell stated more people should read it;

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- Commissioner Cameron stated more people should understand what it means; and
- Commissioner Willis read the preamble of the constitution.

MOTION: Commissioner Willis moved to approve a proclamation designating the week of September 17-23, 2024, as Constitution Week in Marion County. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

The commissioners read the proclamation.

(Video Time 00:17:58)

PRESENTATIONS

2. Accreditation Recognition for the Marion County Sheriff's Office, Institution and Enforcement Divisions. –Commander Tad Larson and Commander Jason Bernards

Summary of presentation:

Commander Tad Larson:

- Previously Oregon jails were inspected under jail statute 169.076;
- About 20 years ago Jail Command Council and State Sheriff's Association met to discuss higher level of inspection standards;
- The previous model worked fairly well but the push to independent auditing has seen a transition to an accreditation model;
- In 2022, Sheriff's in the state voted unanimously to change to an accreditation model which includes 313 jail standards:
 - Statutes and statutory requirements are still encompassed within the new model; and
 - The standards are broken into Tier One and Tier Two objectives.
- Tier One is health, safety, and well-fare;
- Tier Two is non-health, safety and well-fare:
 - Exercise and commissary schedules are considered Tier Two, transportation, scheduling, clothing, etc. are Tier One.
- In 2023, jail inspectors began training and Clackamas County did a test run;
- Marion County was the first jail to be inspected under the new standard:
 - Marion County passed.
- A few of the inspectors' comments included:
 - Adults in custody were well-behaved, compliant, and respectful;
 - Staff were professional, knowledgeable of their areas and their responsibilities; and
 - The jail was clean, quiet and well-maintained.
- The jail staff and inspectors had to prepare beforehand for all 313 standards:
 - Including providing documentation proving standards were being followed.

- A single standard was not applicable as it involves interns and the medical unit which Marion County Jail does not have; and
- A single standard needed improvement:
 - A contract was signed to inspect the medical files; and
 - The county's doctors can no longer inspect their own medical files.

Commander Jason Bernards:

- The enforcement division must be accredited through ORS 181.657;
- The division has gone through three reaccreditations:
 - The first was in 2014; and
 - The last was done in 2023.
- There are three steps in the accreditation process:
 - The application phase;
 - The self-assessment phase; and
 - The on-site assessment.
- During the entire process regular job duties are still being performed;
- The reaccreditation process takes about six to 18 months; and
- Director of the Accreditation Alliance, Scott Hayes, stated he would like to recognize the outstanding work of the accreditation team and their attention to detail.

Board discussion:

- Commander Larson has provided 30 years of service to Marion County:
 - He has loved his career in the county and is proud of it;
 - He has been given many opportunities and he has enjoyed it; and
 - He is thankful for the support given to the Marion County's Sheriff's Office.
- Commissioner Bethell stated the following:
 - Commander Larson knows much about the jail, and this is a testament to the passion he has for his work;
 - Appreciate the safe environment given to adults in custody;
 - Expectations are set by Commander Larson to the staff; and
 - She appreciates the good food in the building.
- Commissioner Willis stated the following:
 - Grateful for the work done by Commander Larson;
 - What individuals do make a place functional to work at;
 - Commander Larson takes responsibility for all parts of the jail; and
 - Individual work and care for community matters.
- Commissioner Cameron stated the following:
 - Commander Larson's response during covid was great;
 - His leadership has mattered; and
 - Marion County is a better place because of Commander Larson.
- Jan Fritz stated the following:
 - Commander Larson has worked under six sheriffs;

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- Each has depended on the commander and his leadership;
- The work done with the jail deputies and increasing the standards; and
- National consultants stated Marion County Jail is one of two in the nation where others go to learn how to run a jail professionally.
- Thankful to the enforcement division and Commander Bernards' work to get it accredited;
- Commissioner Bethell would love to learn more about the enforcement division and its accreditation:
 - The board can share with the public the work being done.

(Video Time 00:35:55)

3. United Way 2024 Employee Contribution Campaign Kick-off. –Gary White; and Melinda Freshour and Cathy McInnis, United Way of the Mid-Willamette Valley

Summary of presentation:

- Last year's employee contribution campaign was successful;
- This year's employee contribution campaign will feature many of the same items from last year;
- The United Way has changed over the years, it changes as the community voices its desires and wants;
- Thankful to Marion County for continuing to support the work of United Way and helping to meet the community's needs;
- The latest project was the Back-to-School Community Cares project:
 - Every staff member and teacher in the school district was served a meal before school began; and
 - Community partners came together to show they care.
- United Way has over 700 partners in Oregon:
 - They use these partners to meet specific needs of individuals.
- The funds provided for United Way help support many events and causes;
- Some of the ways United Way helps include:
 - Awesome 3000;
 - Enrichment Academy before and after school;
 - Safe Sleep United for homeless women, their children and pets;
 - Work with Willamette University to teach philanthropy;
 - Give funds to non-profits who apply;
 - Community Resource Center saves items from the landfill:
 - Last year \$7 million worth of goods was reused.
 - Cottages for seniors:
 - There are ten of them;
 - Keeping seniors from being homeless; and
 - Hoping to keep the project going.

Board discussion:

- The cottages are 400-foot studio style homes:
 - Installed washer and dryer; and
 - A full bathroom.
- Rent for the senior living cottages is \$500 a month;
- This is a growing need and will continue to grow as the populations ages and individuals struggle to pay the cost of living;
- There are 188 individuals waiting for housing:
 - Every day more calls and e-mails come in with more needs.
- United Way works with the Marion County Housing Authority; and
- October 1, 2024, is the kick-off event for the Employee Contribution Campaign:
 - It will begin with biscuits and gravy with eggs;
 - Throughout October there will be more activities; and
 - It will be more competitive, this year, among departments.

(Video Time 00:52:05)

CONSENT

PUBLIC WORKS

4. Approve the Purchase Order with Dick Hannah Chevrolet in the amount of \$145,074.18 for the purchase of four Chevrolet Silverado 1500 half-ton pick-ups as part of the county's annual scheduled light duty replacement plan through April 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 00:53:06)

BUSINESS SERVICES

5. Consider approval of the Public Improvement Agreement with Hermanson Company in the amount of \$755,061 for the renovation of the HVAC system at the Marion County Court Annex through November 30, 2025. –Terry Stoner

Summary of presentation:

- The heating and cooling system in the annex broke down;
- Went out for public bids to get it replaced:
 - There were two bids received.
- Hermanson Company was chosen as the bid to move forward with.

Board discussion:

- None.

MOTION: Commissioner Willis moved to approve the Public Improvement Agreement with Hermanson Company in the amount of \$755,061 for the renovation of the HVAC system at the Marion County Court Annex through November 30, 2025. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

(Video Time 00:54:56)

COMMUNITY SERVICES

6. Consider approval of the Contract for Services with Cascade Sound, Inc., in the not-to-exceed amount of \$101,761 to provide sound, stage, and lighting services for the Marion County Fair through December 31, 2027. –Kelli Weese

Summary of presentation:

- A contractor is utilized for delivery, set-up, operations, labor, and maintenance of stages and sound at and during the fair;
- In the spring a Request for Proposal (RFP) was issued:
 - The Fair Board reviewed the proposals;
 - Cascade Sound, Inc was recommended; and
 - The board of commissioners (BOC) looked over the recommendation on August 27, 2024, during Management Update.
- The BOC chose to proceed with a three-year contract with an option to extend it for two years;
- Will be working with provider through the 2027 fair with the opportunity to go through the 2029 fair; and
- The funds will come from the Fair Fund:
 - The revenue comes from fair revenues and state subsidies.

Board discussion:

- The \$101,761 is for three years.

Motion: Commissioner Bethell moved to approve the Contract for Services with Cascade Sound, Inc., in the not-to-exceed amount of \$101,761 to provide sound, stage, and lighting services for the Marion County Fair through December 31, 2027. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 00:57:24)

DISTRICT ATTORNEY'S OFFICE

7. Consider approval of a Sole Source Determination to award a contract to Karpel to provide prosecutor case management software and related services with an anticipated term date of five years. –Brendan Murphy and Toby Giddings

Summary of presentation:

- The current management system does not meet the department's needs;
- The DA's office, Finance and IT, met to come up with a procurement strategy:
 - Learned that there is a platform, which 34 Oregon counties use; and
 - Brand name specification, and sole source determination is the most appropriate pathway.
- There are four requirements and at least one needs to be met:
 - There are three that have been met.
- This allows the DA's office to meet with Karpel to discuss the contract's framework and if this is a workable solution; and
- The current system is a burden to the DA's office and the IT department.

Board discussion:

- None.

MOTION: Commissioner Willis moved to approve a Sole Source Determination to award a contract to Karpel to provide prosecutor case management software and related services with an anticipated term date of five years. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

(Video Time 01:00:36)

HEALTH AND HUMAN SERVICES

8. Consider approval of the Contract for Services with Pelton Project, Inc. in the not-to-exceed amount of \$150,000 to provide Mental Health Services (MHS 28), Inpatient or Residential Treatment Services, to individuals who are not Medicaid eligible or without Social Security Income (SSI) benefits retroactive to January 1, 2024, through June 30, 2025. –Jennifer Chun

Summary of presentation:

- This will allow the sub-contractor to continue providing services and align with the delayed Inter Governmental Agreement (IGA);
- This allows Marion County Health and Human Services (MCHHS) to act as a fiscal intermediary and process payments to Pelton Project, Inc; and
- This pays for the licensed care, room and board of individuals who are unable to pay for themselves.

Board discussion:

- The contract is retroactive because of the delays with OHA;
- Marion County case managers work with individuals to help them apply for Medicaid:
 - Often individuals come from the state hospital and are not enrolled in health insurance; and
 - This takes a few months.
- Individuals with Medicare only receive assistance in applying for a special type of Medicaid:
 - This takes a few months.
- There are individuals that are waiting to for social security, and this can take many months for approvals to happen.

MOTION: Commissioner Bethell moved to approve the Contract for Services with Pelton Project, Inc. in the not-to-exceed amount of \$150,000 to provide Mental Health Services (MHS 28), Inpatient or Residential Treatment Services, to individuals who are not Medicaid eligible or without Social Security Income (SSI) benefits retroactive to January 1, 2024, through June 30, 2025. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 01:04:33)

PUBLIC WORKS

9. Consider approval of the Purchase Order with Pape Machinery in the amount of \$575,061.75 for the purchase of one new Gradall hydraulic excavator to replace a 2001 excavator that is at end-of-life through June 30, 2025. –Scott Wilson

Summary of presentation:

- Marion County Public Works (MCPW) uses a diversified fleet of heavy and medium equipment for road maintenance tasks;
- This excavator is able to drive to work sites without a trailer which improves the response time;
- It is able to do various tasks with the ability to extend and tilt the bucket; and
- It replaces equipment that was purchased in 2001.

Board discussion:

- MCPW uses a model for replacing equipment which factors the following:
 - Age of the equipment;
 - The number of miles on it;
 - The number of hours on it;
 - Repair costs of it; and
 - It if it is being properly utilized.

MOTION: Commissioner Willis moved to approve the Purchase Order with Pape Machinery in the amount of \$575,061.75 for the purchase of one new Gradall hydraulic excavator to replace a 2001 excavator that is at end-of-life through June 30, 2025. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

(Video Time 01:08:09)

PUBLIC HEARINGS

9:30 A.M.

COMMUNITY SERVICES

A. Public hearing to consider the 2023-2024 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Investment Partnership programs. –Steve Dickey

Summary of presentation:

- This report is required by the U.S. Housing and Urban Development (HUD) for the CDBG and HOME program funds;
- Not included in the report is projects that were funded by the HOME ARP funds;
- Consolidated Annual Performance Evaluation Report (CAPER) documents include the following:
 - Available resources;
 - Investments of the available resources;
 - Geographic distribution and location of investments;
 - Families and people assisted;
 - Actions taken to affirmatively further fair housing; and
 - Other actions indicated in the strategic and action plan.
- Program project highlights of the 2023-2024 CAPER include:
 - Construction costs for the Center for Hope and Safety Hope Plaza for \$138,630;
 - Operation costs for the Center for Hope and Safety Woodburn location for \$30,282;
 - Operation costs for United Way Safe Sleep Salem for \$200,000;
 - Operation costs for the Boys and Girls Club for the Center for Development Education programs for \$59,048;
 - Operational costs for the Boys and Girls Club Healthy Lifestyle program for \$15,703;
 - Purchase an additional house for Soaring Heights Recovery Homes for \$350,000;
 - Homeowner Residential Rehabilitation Program and oversight for \$503,037;
 - Homebuyer Assistance and program oversight \$500,741; and
 - Marion County administrative costs for \$321,309.
- The CAPER identifies how the CDBG and HOME projects from this year provide a solid foundation for future program years;
- Program contact highlights include:

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- Contacts with 65 different community partners;
- Notable connections awarded projects during the year:
 - Silverton Area Community Aid (SACA) for \$250,000;
 - Santiam Hospital Regional Resiliency Center for \$250,000;
 - Church at the Park Commercial Kitchen for \$250,000;
 - Court Appointed Special Advocates (CASA) of Marion County for \$75,100; and
 - City of Mt. Angel Street Reconstruction Project for \$500,000.
- Notable contacts with either existing or potential partners:
 - DevNW;
 - Mid-Willamette Valley Council of Governments;
 - Sheltering Silverton; and
 - Home Ownership Pilot Project group.
- Policy highlights include:
 - Homeowner Residential Rehabilitation Program; and
 - Down Payment Assistance Program.
- Continue to build the program for next year.

Board discussion:

- Commissioner Bethell expressed the following:
 - The renewal process will be happening again as this is the fifth year;
 - Need to work harder to advertise to the public what programs exist and what services they offer;
 - Requestors are vetted to ensure they achieve outcomes and use funds as far as possible;
 - Not everyone is able to set funds aside for a home and these programs help individuals achieve homeownership;
 - Individuals may be experiencing challenges and are not able to participate in financial literacy education; and
 - These programs are very critical and advertising them more effectively needs to be a priority.
- Commissioner Willis expressed the following:
 - The downpayment assistance program is a loan not a blank check;
 - We must figure out how to house more people; and
 - Teaching financial literacy needs to be compassionate.
- Commissioner Cameron expressed the following:
 - Programs that enhance financial literacy are valuable;
 - Financial illiteracy becomes a cycle when previous generations were not taught;
 - Opportunities to educate on financial literacy should be taken; and
 - It is important to give back to the community and share what you have learned or experienced.
- No one signed up for public comment.

Commissioner Cameron closed the public hearing.

(Video Time 01:28:18)

ACTION

COMMUNITY SERVICES

10. Consider a resolution to adopt the Program Year 2023-2024 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Investment Partnership programs. **(TO BE ACTED ON FOLLOWING THE PUBLIC HEARING)** –Steve Dickey

Summary of presentation:

- None.


Board discussion:

- Commissioner Willis expressed the following:
 - Finances are not interesting, but the services provided, and individuals helped are fascinating; and
 - Seeing the results is the key to getting work done.


MOTION: Commissioner Bethell moved to approve a resolution to adopt the Program Year 2023-2024 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Investment Partnership programs. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 01:34:50)


Commissioner Cameron adjourned the meeting at 10:35 a.m.



CHAIR



COMMISSIONER



COMMISSIONER

Board Sessions can be viewed on-line at

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

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