



OREGON

MARION COUNTY BOARD OF COMMISSIONERS

Management Update Minutes

Monday, November 20, 2017, 9:00 a.m.

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

ATTENDANCE:

Commissioner Sam Brentano, Commissioner Janet Carlson, Commissioner Kevin Cameron, Jan Fritz, Jason Myers, Tom Rohlring, Tamra Goettsch, Kenny Montoya, Scott Norris Justine Flora, Warren Jackson, Brandon Reich, Lisa Trauernicht, Steve Miner, Debbie Gregg, Barb Young, Jolene Kelley, Renata Wakely, and Kristy Witherell as Recorder

ABSENT:

Chief Administrative Officer John Lattimer

Jan Fritz called the meeting to order at 9:00 am.

INFORMATIONAL:

Review County Participation in Community Development Block Grant Application

- Lisa Trauernicht, Renata Wakely

Summary of presentation:

- The City of Woodburn is not going to participate in the grant request;
- The county already participates in the Community Development Block Grant Program, a loan program through the Council of Governments, Valley Development Initiative:
 - Does not allow for funds to be distributed to people who own manufactured homes on rented land.
- This grant opportunity will allow funds to be given to homeowners for housing rehabilitation;
- This is a cooperative grant application:
 - The City of Stayton will be the lead agency;
 - Aumsville, Turner, and Mount Angel will also be participating; and
 - Marion County has been asked to participate.
- There are 16 manufactured home parks in Marion County;
- Marion County does not have any responsibility of grant management, which is all on the City of Stayton and Valley Development Initiative.

Board discussion:

- The grant covers individuals who own homes on leased properties;
- This will be a one-time grant to those who are eligible;

- The manufactured home has to be built after 1977 to qualify, which is a HUD requirement;
- The grant is for \$400,000;
- The grants are limited to \$10,000 per eligible person;
- Immediate health and safety needs for the structures:
 - Accessibility; and
 - Heating.
- The feedback was \$10,000 was a reasonable amount;
- If it is written as \$10,000 in the grant, it doesn't limit the amount, and can go to the board if more money is needed;
- Individuals have to have income to qualify, which is 80 percent of the median household;
- If the commissioners choose to sign the agreement, there will be an ability to serve individuals in unincorporated Marion County;
- In order to be more competitive in an application, it's important to bring partners together;
- Only cities who are identified as partners in the grant and individuals who live within the urban growth boundary in Marion County are qualified to request funding; and
- Each jurisdiction has a participation agreement.

Discuss proposed Intergovernmental Agreement with the City of Woodburn to cooperate and share resources for a Special Weapons and Tactics Team (SWAT)

- Sheriff Jason Myers

Summary of presentation:

- 10 years ago, various law enforcement agency employees joined MCSO SWAT;
- Were able to offer high level of training to members identified as meeting the criteria for this team;
- Broadens the team;
- Due to staffing and other issues qualifying for the team, participation was lost from other agencies;
- Woodburn ended their tactical team due to cost;
- This is a win-win situation to have an agreement with Woodburn;
- Other tactical teams have regional approaches with their team;
- Agreement is very well outlined from a risk point of view;
- The language gives Sheriff Myers the final decision of who will qualify;
- Each entity assumes their own workers compensation and liability; and
- Legal Counsel is very comfortable with the intergovernmental agreement.

Board discussion:

- Marion County is the responsible party;
- There are 20+ members on the team; and
- Training is key for tactical teams; tactical teams only train with each other.

Discuss the Bi-Mart Country Music Festival Mass Gathering Permit

- Sheriff Jason Myers, Brandon Reich

Summary of presentation:

- There are three applications:
 - Mass gathering permit application for 40,000-60,000 people;
 - Application for noise variance; and
 - Conditional use application to have an event on farmland.
- The county code states that land use permits need to be approved first before mass gathering permit;
- It is a one year application;
- The commissioners would like to have one public hearing;
- The event is from August 19-22, 2018;
- The board needs to make a decision as soon as possible;
- The event coordinator is asking for a decision by the end of the year;
- This is Marion County's first large mass gathering;
- They can get the issue to the hearings officer by the end of the year:
 - Would like the narrative fast tracked.
- Will have to notice the noise variance; and
- The public hearing can be scheduled by the end of January.

Board discussion:

- Linn County handled the mass gathering permit differently:
 - Mr. Reich will contact Linn County and find out what their process was and report his findings back to the board.
- The board would like the issue to go before the hearings officer before the public hearing;
- The commissioners asked Mr. Reich to do research on what other counties processes are regarding large mass gathering events; and
- The Marion County Code states that individuals applying for a large mass gathering permit must first obtain a temporary conditional use permit.

Discuss Oregon Fairs Association Awards to the Marion County Fair

- Tamra Goettsch

Summary of presentation:

- Walked away with two recognitions:
 - Website; and
 - Youth Project Award with Science, Technology, Engineering, Arts, and Math (STEAM).
- Decided to spend extra money on the county fair website;
- Through the event coordinator, they managed the content of the website; and
- Marion County Fair Board partnered with the Boys and Girls Club, Salem-Keizer Education Foundation (SKEF), Country Financial, Farm Bureau, and Mom's Magazine.

Board discussion:

- The commissioners would like Ms. Goettsch to give a brief presentation at Board Session to highlight the awards and website.

Review Solar Arrays – PILT versus Non-PILT

- Commissioner Carlson, Barb Young, Scott Norris, Tom Rohlfiing, and Steve Miner

Summary of presentation:

- Last spring, Cypress Community Renewals approached the county on three solar array projects around the county;
- The larger issue is whether or not Marion County is allowing solar farms:
 - Mr. Fennimore from Public Works is working on it and compiling information to come to a future Management Update to discuss the land use issue.
- The vision was to put solar arrays in eastern Oregon where land is not as rich;
- 15 applications have been submitted to Marion County;
- The Assessor's Office calculated depreciation on the tax side;
- Commissioner Carlson is leaning toward Payment in Lieu of Taxes (PILT) for the improvements and tax the land:
 - It is less money.
- Association of Oregon Counties (AOC) support PILT;
- If the solar arrays are taking farmland out of production it should be taxed as industrial;
- The Assessor's Office is concerned with PILT:
 - Increasingly getting a tax system where there is a separate tax for every business;
 - Getting to the point where it adds a training issue; and
 - Adds another unique process.
- Assessor's Office recommendation is to tax the whole thing, not to do PILT.

Board discussion:

- The commissioner directed the Assessor's Office to write up their recommendation regarding taxing solar array farms; and
- One commissioner is for PILT, one is for Non-PILT, and the other is for PILT for solar improvements and taxing the land.

Communications Update

- Jolene Kelley

- The public information officer provided updates for the commissioners.

Commissioners' Committee Assignments and Update

Janet Carlson:

- Attended the AOC Conference;
- Need to add Behavioral Care Network (BCN) to BOC/CAO meeting; and
- Polk County Commissioner Craig Pope and Commissioner Carlson are co-chairing the WVCH group.

Kevin Cameron:

- Attended chamber event on Salem breweries;
- Met with Rep. Clem regarding non-use of UGB shortcut calculation;
- Spoke at Berkshire Hathaway's realtors breakfast;

- Attended Building a Case kick-off in the canyon;
 - Driven by Oregon Business Council;
 - Had three staff there;
 - Introduction to what the study is all about; and
 - Will allow having another tool in the tool box for investment return.
- Attended DPSST feedback discussion.

Meeting dismissed at 10:38 a.m.

COMPLETED BY: **Kristy Witherell**

Reviewed by: Sarra Sparks