



MARION COUNTY BOARD OF COMMISSIONERS

Management Update Minutes

Monday, August 6, 2018, 9:00 a.m.

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

ATTENDANCE:

Commissioners Kevin Cameron and Sam Brentano, John Lattimer, Jan Fritz, Jane Vetto, Jason Myers, Cary Moller, Tamra Goettsch, Tom Rohlfing, Joe Fennimore, Tom Hogue, Laura Pekarek, Andrew Schmidt, Michael White, Scot Ragsdale, Krista Ulm, Barb Young, Lisa Trauernicht, Jolene Kelley, and Joanna Ritchie as Recorder.

GUESTS:

Dylan Wells, Marion County Fair Board.

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

INFORMATIONAL:

Discuss Farm/Forest Special Assessment Disqualification

- Tom Rohlfing, Scot Ragsdale, and Michael White

Summary of presentation:

- Commissioner Cameron received an email from a property owner questioning the disqualification of a portion of their property from farm use;
- Property owner does not want to allow staff from Assessor's Office to enter the property to look at it to verify the use;
- Aerial image cannot verify the property 100 percent;
- Property owner states the Assessor's Office should rely on a previous assessment from Doug Ebner;
- The standards for use of the property have been verified;
- The intent to earn a profit is the minimum standard for Exclusive Farm Use;
- The property was taken out of farm land special assessment because the use cannot be verified without a walk through;
- Background information regarding property:
 - Gated property;
 - Not allowed access;
 - Assessor's Office staff went to the property and left a business card requesting an appointment to visit the property;
 - A response was not received from the property owner;
 - A letter and map showing the property to be disqualified was sent out to the property owner in June 2018;
 - Staff spoke with the property owner on the phone;

- The property owner claims the 29 acre portion is too rocky and steep to economically farm;
- An onsite inspection was requested to verify the assessment;
- The property owner seemed willing to verify the property from the map sent and to allow access to verify the classification;
- The property owner believes the property should be classified as wasteland but wants to continue to receive the farm use special assessment;
- No response was received from the property owner within 30 days after the letter was sent out; and
- The property was disqualified.
- Do not have calculation of increase in taxes due to disqualification;
- Acreage unshaded and unlabeled on map is qualified farm use and property owner uses it for that purpose; and
- Most of the property is specially assessed in one program or another.

Board discussion:

- The commissioners asked for some background information regarding the property and the standards for use;
- Asked if the property generates money for Exclusive Farm Use zone;
- If the property currently zoned farm land being taken out of farm land;
- The commissioners would like to know the difference in taxes for the 29 acres being disqualified;
- Verify if property owner uses land for farm use;
- The commissioners would like to know if the property be put back into special assessment if the property owner makes contact; and
- The commissioners directed Assessor's Office staff to contact the property owner again to verify the land.

Psychiatric Crisis Center Update

- Cary Moller

Summary of presentation:

- Salem Health and Psychiatric Crisis Center (PCC) building;
- Provides exceptional service;
- Hub for crisis service;
- Partnership with law enforcement;
- Building in desperate need of repair;
- Conversations with Salem Health regarding options;
- PCC was hopeful to relocate to another site within the community;
- Modular building and intention of Salem Health is to renovate space;
- Salem Health has reserved funds:
 - Building issues include:
 - Main entry to building;
 - Entry to staff area; and
 - Security between reception and staff area.
 - Request by crisis supervisor to expand lobby.
- Invested in keeping PCC on site;

- PCC provides after regular business hours screening for hospital staff, the responsibility is shared during the day;
- Easy access for individuals who are referred from emergency room;
- Other improvements include:
 - Roof;
 - HVAC system;
 - Ramp; and
 - Windows.
- Work will be done in phases with minimum disruption to the community;
- Non-Crisis services will be relocated to Center Street and PCC's location at the courthouse;
- Architects will be coming back on Wednesday, August 8, 2018;
- The goal is to start the project by October 1, 2018;
- Current office equipment was donated by Salem Health; and
- Marion County's contribution will be to improve the quality of the interior equipment.

Board discussion:

- The commissioners inquired if the cost for the renovation would come from the county or Salem Health's budget.

Discuss Carolina Avenue Trailer Clean-Up Cost/Good Neighbor Fund

- Sheriff Jason Myers

Summary of presentation:

- In May 2018, Code Enforcement received a call regarding an abandoned trailer on Carolina Avenue;
- Code Enforcement asked for assistance from Public Works:
 - RV torn apart and parts put back onto trailer; and
 - Sewage issues from holding tanks.
- Owner information unknown since all markings were removed;
- The cost of the clean-up was greater than anticipated:
 - \$4,600 for labor.
- Asking the board to pay the labor costs for Public Works through the Good Neighbor Fund.

Board discussion:

- There is \$20,000 in the fund; and
- The board approved use of the Good Neighbor Fund to pay for the clean-up costs of the project.

Proposed Enforcement of Bee Keeping in a Residential Zone

- Joe Fennimore

Summary of presentation:

- In May 2018, Code Enforcement received a call regarding bee keeping on property in the Urban Growth Boundary (UGB);
- A letter was sent out to the property owner notifying them of the violation;

- The Oregon State Bee Keeper's Association (OSBA) contacted the Board's Office via letter asking the board to consider changing the code to allow bee keeping in residential zones, which is consistent with the City of Salem;
- Code Enforcement suspended their enforcement action until that process was completed;
- The City of Salem does not allow bee keeping;
- Conversation with City of Salem's planning staff stated that there was nothing in the zone code that allows bee keeping;
- City of Salem's policy is to deal with a complaint when it is received, similar to Marion County's policy;
- City of Salem will try to work with the bee keepers to figure out a way for the bees to stay on the property and not cause problems for other neighbors;
- The board directed planning staff to draft a policy to consider;
- The policy was not brought forward, waiting to see if it would work;
- The OSBA visited the property owner to enable best management practices;
- An email exchange between Code Enforcement and OSBA resulted in staff being under the impression that the complainant needed to get used to the idea of their neighbor keeping bees;
- The property owner said they would take steps to keep bees from swarming and to make them less aggressive;
- Code Enforcement received another concern from complainant regarding time line of events;
- Complainant still having issues:
 - Have to skim swimming pool before each use;
 - Somedays too many bees in backyard to use pool; and
 - Unable to have outside family help with projects due to bee allergy.
- Discussed the issue of bee keeping in residential zones in May 2018;
- A policy regarding bee keeping was drafted, provided today;
- No enforcement action was taken since the property owner was working with OSBA regarding best practices for bee keeping;
- Staff would like to move forward with enforcement and notify the bee keeper that they can go before the Planning Commission regarding the code amendments; and
- Property owner could work with OSBA to find alternate locations to relocate bees.

Board discussion:

- Complaint driven process;
- Representative from OSBA attended previous meeting and current email exchanges seem to be defensive;
- Bee keeping is a hobby;
- The commissioners are content with allowing the use until it effects neighbors, which is has;
- Alternate location to move bee hive on farm use property; and
- The commissioners directed Code Enforcement to move forward with the enforcement action and to adopt the code change.

Discuss City of Jefferson Library Equipment Community Project Grant Request

- Tom Hogue

Summary of presentation:

- The City of Jefferson has applied for grant funding to equip their new library;
- Previously discussed with commissioners and believe commissioners want to support;
- Would normally go through Economic Development Advisory Board (EDAB), but because they are not currently running, the issue is before the board;
- The Friends of the Jefferson Library is building the new building and will donate it to the city and the city will equip the building; and
- Grant will be funding city for the equipment.

Board discussion:

- Discussed at prior meeting in Jefferson;
- Foundation couldn't apply for grant;
- Community grant similar to other requests;
- Only reason before board is because EDAB isn't functioning;
- Cost of grant is \$12,500; and
- The board approved the grant request.

2018 Marion County Fair Preliminary Recap

- Tamra Goettsch and Dylan Wells

Summary of presentation:

- Providing preliminary report per the board's request;
- Full report will be provided at the work session in December;
- Heat had huge impact on gate revenues:
 - First week of high temperatures; and
 - Better attendance if public was already accustomed to heat.
- Overall good production and solid revenues, except for gate revenues;
- Expenses were within projections;
- Revenues from sponsorships increased this year;
- Commissioners attended the first day of the fair:
 - Board Session onsite.
- Figuring out how to provide relief from heat for future in available budget;
- First year that Columbia Hall had air conditioning;
- As state fair improves grounds, Marion County Fair will benefit;
- Senior Day impacted due to heat;
- Topic for each day of fair:
 - Honors Day on Thursday;
 - Awesome Day on Friday;
 - Agriculture Day on Saturday; and
 - Family Day on Sunday.
- Make improvements for Honor Day and Family Day:
 - Community member with connections;
 - History of being service member;
 - New veterans coordinator this year;
 - Support Community Action Agency;

- Issues with free ticket distribution for Veteran's Day; and
- Great partners with non-profits in community and STEAM activities for family day.
- Auction raised \$600,000 for kids in agricultural program:
 - Fair Board does not receive any funds;
 - Auction committee had a seven percent commission, reduced to five percent beginning this year;
 - Purchased new show ring;
 - Visually seemed to have less people at auction due to increase in seating;
 - Increase in registered buyers and closing on animals;
 - Increase in amount of animals, barns full, heat impacts on beef, need to mitigate for future events; and
 - Possibly utilize state fair's beef barn.
- Sale of hard alcohol:
 - Slow start;
 - Some activity each day, largest activity on Saturday; and
 - Venue has potential for growth with addition of activities and attractions.
- Liability issues:
 - Three heat related medical issues; and
 - One trip hazard in carnival area and vendor is aware.
- Very preliminary numbers in budget:
 - Food vendor fees decreased, but does not include alcohol sales;
 - Gate revenue down; and
 - Contract changed with vendors, fair gains six percent of sales.
- Corporate parties new event this year:
 - Three participants:
 - Santiam Hospital purchased 400 tickets;
 - Purchased sponsor package and wristbands for carnival and bounce houses through vendor, fair received commission; and
 - Moved indoors due to heat.
 - Public Works:
 - Moved to Cascade Hall; and
 - 200 participants.
- Successful overall; and
- Will provide updates as numbers come in.

Board discussion:

- Make provisions for hot weather, shades, misters, coolers, etc. and advertise;
- State Fair will encounter same problems regarding heat, but this may not be an issue since the fair runs later in year;
- Rain impacts state fair more than heat;
- Received money from legislature for capital improvements to state fair:
 - New roofs; and
 - Paving.

- Free entrance for veterans and their immediate families for the whole day;
- Involve Veterans Service Office;
- Community Action involvement;
- Need to promote news story regarding funds raised at kids auction;
- Any liability issues;
- Personally viewed trip hazards in carnival area; and
- Not many people in attendance on Sunday.

Discuss Nomination for NACo High Performance Leadership Program

- Jan Fritz

Summary of presentation:

- Commissioner Carlson came across an opportunity for professional development for a county employee while at NACo;
- NACo will contribute \$1,000 to the cost of the program, the total cost is \$1,495, cost to county will be \$495;
- Online 12 week program;
- Presenting to board to see if there is an interest in participating in the program;
- Will work with Business Services director to identify staff member;
- Leadership training program;
- Have participant report back at end of program regarding what they learned;
- Training for entry level position; and
- Work with Commissioner Carlson for nominees.

Board discussion:

- Look for employee who has been doing some self-development;
- Interested in career with Marion County; and
- The board agreed to move forward to identify an employee, or employees, to participate in the program.

Communications Update

- Jolene Kelley

- Ms. Kelley gave a brief update of upcoming events in the community that the commissioners will be attending, provided a digital analytics report, and provided information regarding a new online local media organization.

COMMISSIONERS' COMMITTEE ASSIGNMENTS AND UPDATE:

Kevin Cameron:

- Attended the Salem Chamber Public Policy Meeting; and
- Attended the Homer Davenport Parade.

Sam Brentano:

- Attended the Salem Chamber Public Policy Meeting.

OTHER:

Jan Fritz acknowledged that the communications team for Marion County, which included Jolene Kelley, Lisa Trauernicht, and employees from Health and Human

Services, that participated in the Federal Emergency Management Agency (FEMA) training received commendation from FEMA's training staff.

Barb Young provided an update on the North Fork Recreation Area group meeting.

Meeting dismissed at 10:22 a.m.

COMPLETED BY: **Joanna Ritchie**
Reviewed by: Kristy Witherell