



MARION COUNTY BOARD OF COMMISSIONERS

Management Update Minutes

Monday, March 25, 2019, 9:00 a.m.

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

ATTENDANCE:

Commissioners Kevin Cameron, Sam Brentano, and Colm Willis, John Lattimer, Jan Fritz, Troy Gregg, Scott Norris, Jeff White, Camber Schlag, Larry Tilford, Kevin Burton, LeAnne Aurand, Barb Young, Lisa Trauernicht, and Kristy Witherell as Recorder.

John Lattimer called the meeting to order at 9:05 a.m.

INFORMATIONAL:

Discuss Approval of an Easement and Equitable Servitudes Agreement with the Department of Environmental Quality (DEQ)

- Jeff White

Summary of presentation:

- Gas station at 280 Pine Street NE, Salem;
- There are two lots:
 - One lot has the market; and
 - The other lot has the gas station.
- The property was foreclosed on a few years ago;
- Issues with homeless individuals breaking in and squatting;
- DEQ has been involved in testing the area;
- There is contaminated soil on the lot with the gas station;
 - There is another area of contaminated soil on the property that is unrelated to the gas station:
 - It's from a service garage that once was on the property.
- DEQ concluded that the amount of contamination is not significant enough to warrant a cleanup;
- In order to ensure no digging happens on the property, DEQ is requiring the county to sign the agreement;
- DEQ requires an easement on the property that gives them rights perpetually to do any testing of the soil;
- The Equitable Servitudes agreement states that the county cannot extract any water from the property:
 - Need to have a Contaminated Media Management Plan, which explains how to handle any action on the properties; and
 - Cannot remove the asphalt on the properties.
- The agreement will be recorded with the deed;

- The county has received more than five phone calls in the last two years from individuals interested in purchasing the properties;
- A business next door would like to purchase the properties to expand their parking;
- The properties are valued at \$500,000 each;
- There are past due taxes on the lots; and
- This agenda item will come before the board at Wednesday's board session.

Board discussion:

- If the commissioners do not sign the agreement, DEQ will require the county to clean up the properties:
 - Will hold the county accountable for any spread of contamination even after the properties are sold.
- The agreement is a no further action letter;
- Commissioner Brentano may have a conflict with the properties:
 - The company his son works for is interested in purchasing the property.
- The county's plan is to put the properties up for auction; and
- The lot that has the market on it does not show any contaminants.

Juvenile Services Building Project Update

- Kevin Burton and Larry Tilford

Summary of presentation:

- Conducting a lot of underground work at the site;
- Most of the steel is up;
- Trusses are being delivered today;
- Building out from the back of the building so the contractors can continue to drive on gravel and not concrete pads that have been poured:
 - The contractors are very consciousness of not cracking the concrete.
- Pouring the concrete slabs at smaller quantities to get a better finish;
- One change order request totaling \$1,395;
- 30 Requests for Information:
 - Two indicating additional costs.
- TS Gray Construction is the contractor;
- Projected move-in date is end of October 2019; and
- The project is running two weeks behind due to weather.

Review a Memorandum of Understanding with Multiple Agencies Regarding the Challenge to End Youth Homelessness Program

- John Lattimer

Summary of presentation:

- Janet Carlson added John's name to sign the MOU;
- John would like to bring it to the board before he signs it;
- The board reviewed the MOU at the BOC/CAO meeting last week; and
- This agenda item will go before the board at a future board session.

LEGISLATIVE UPDATES

- Barb Young

House Bill 5512:

- Candice Jamison will be testifying on behalf of the Housing Authorities of Oregon;
- It will create \$20 million in funds to help support private market renters;
- The county's housing authority will be able to apply for a grant to get a housing navigator:
 - Will be able to help individuals go through the process of finding housing.

House Bill 2244 – Court Care Bill:

- Pilot program that helps with daycare when a parent has a court case;
- Marion County has a contract through the YMCA;
- Very successful program;
- In judiciary this week;
- Representative Boles is going to testify in favor, as well as Jayne Downing, and Commissioner Cameron;
- This bill came to the Marion County Public Safety Coordinating Council and they agreed to endorse it;
- There will be a 10 percent cash match from the county; and
- There is a 15 percent in kind match.

House Bill 2020 – Cap and Trade Update:

- Dash 31 amendments are coming out today;
- Covanta lobbyists had a good meeting with the Governor's Office and believe they will be able to maintain their position of an exemption in the bill;
- Ms. Young received an email from the Covanta lobbyist and is worried what the amendments may look like;
- Received information Friday from the Governor's Office regarding how they want to treat landfills in the bill:
 - Treating landfills the same as in California:
 - Took them out from under the Cap and Trade and are monitored by a version of DEQ; and
 - Will take the Governor's Office three weeks to make sure language is okay with everyone and will be added to the bill later.

Senate Bill 103 & 104 – Oregon Dairy Farmers:

- The commissioners spoke on behalf of the Dairy Farmers Association.

Senate Bill 451:

- Covanta's bill that they submitted;
- Ms. Young has a draft letter for the commissioners signature;
- In 2010, the legislature created renewable portfolio standards:
 - Need to be designated if a company is a renewable energy source; and
 - Waste-to-Energy was added to the statute as a renewable energy source.

- The Department of Energy, who enforces statutes, stated that Covanta is not a renewable energy source:
 - Covanta believes that there is a technical fix that needs to be done.
- Heading to the senate floor for a vote; and
- Covanta is asking for a letter of support from the commissioners.

OTHER

Second Amendment:

- The commissioners are getting requests for creating an ordinance regarding the Second Amendment:
 - Commissioner Brentano would like to have an ordinance that prohibits any use of county resources to enforce or prosecute until legislation has been upheld by the U.S. Supreme Court;
 - Commissioner Willis met with Jane Vetto regarding whether the county can do an ordinance:
 - The state of Oregon can preempt any ordinance the county passes;
 - The county has the power over their own general fund dollars and the power to sue; and
 - An order would be more appropriate than an ordinance.

New Veterans Services Office:

- Lisa Trauernicht and Barb Young viewed seven potential properties;
- Found a property just past City Hall on the corner of Commercial Street and Mission Street;
- Parking is all around the facility;
- Right on the bus line;
- Has a reception area:
 - ADA accessible;
 - Public restrooms;
 - Four offices; and
 - Conference room.
- Move in date is mid-April;
- The lease will be Community Action Agency's contract:
 - The county will approve contract amendments.
- The lease is \$22,000 a year; and
- Lease covers everything but janitorial, and Community Action Agency's janitorial staff will be cleaning the office.

COMMISSIONERS' COMMITTEE ASSIGNMENTS AND UPDATE:

Kevin Cameron:

- Attending the housing tour on Monday, March 18, 2019 up the canyon;
- Attended French Prairie meeting;
- Testified on behalf of the Dairy Bill;
- Attended Salem City Club; and
- Had a HUD conference call on Friday, March 22, 2019.

Sam Brentano:

- Met with Brian Nicholas regarding transportation.

Colm Willis:

- Attended CCO meeting

Meeting adjourned at 10:07 a.m.

COMPLETED BY: **Kristy Witherell**

Reviewed by: *Joanna Ritchie*