

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, August 13, 2025, 9:00 a.m.

Senator Hearing Room

555 Court Street NE

Salem, OR 97301

[CCTV video streaming link:](#)

<https://www.youtube.com/watch?v=BvycY0RqH44&list=PLSUQ1gg6M78UsBE3q6w4rdf59Z5rXkEi5&index=12>

PRESENT: Commissioner Danielle Bethell, Commissioner Colm Willis, and Commissioner Kevin Cameron. Also present were Steve Elzinga as county counsel and Brenda Koenig as recorder.

ABSENT: Jan Fritz, chief administrative officer

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

(Video Time 00:04:38)

PUBLIC COMMENT

One person signed up for public comment.

(Video Time 00:05:51)

CONSENT

BOARD OF COMMISSIONERS

1. OLCC Applications – Recommended Approval

- L & L Fresh Noodle, LLC, dba, Noodle Zone – Salem, Oregon; and
- Rava Vineyards – Silverton, Oregon

BOARD OF COMMISSIONERS

2. Board Committee Appointment – Health Insurance Study Committee

Approve an order appointing Sherrie Hickam as a management representative to the Marion County Health Insurance Study Committee (HISC).

COMMUNITY SERVICES

3. Approve the Standard Professional Services Contract with Dwyer Construction Management and Consulting, LLC in the not-to-exceed amount of \$204,995 to provide owner's representative services for the Detroit Marinas Excavation and Resiliency Project retroactive to July 22, 2025, through June 30, 2028.

HEALTH AND HUMAN SERVICES

4. Approve an order to approve the revised bylaws for the Marion County Local Alcohol and Drug Planning Committee (LADPC).

HEALTH AND HUMAN SERVICES

5. Approve an order to approve the revised bylaws for the Marion County Mental Health Advisory Committee (MHAC).

HEALTH AND HUMAN SERVICES

6. Approve Amendment #2 to the Contract for Services with Bridgeway Community Health to add \$21,753.60 for a new not-to-exceed contract total of \$108,767.60 for dual credentialed co-occurring counselors to provide services for drug and alcohol treatment and mental health to support participants in specialty court programs through December 31, 2025.

HEALTH AND HUMAN SERVICES

7. Approve Amendment #3 to the Contract for Services with Gibraltar Medical Staffing, LLC, to add \$500,000 for a new not-to-exceed contract total of \$4,250,000 to continue to provide qualified medical staffing personnel for mental health counseling and medication management through January 31, 2028.

PUBLIC WORKS

8. Approve the Engineering and Related Services Contract with Shannon and Wilson, Inc., in the not-to-exceed amount of \$350,000 to provide on-call geotechnical engineering and related services for landslides and other naturally occurring events that damage or threaten to damage the county's transportation infrastructure through July 31, 2027.

PUBLIC WORKS

9. Approve the incoming funds Grant Agreement with the Oregon Department of Transportation (ODOT) to provide state funding in the amount of \$301,977 for pedestrian facility upgrades at the intersection of Brown Road and Arizona Avenue for the Safe Routes to School (SRTS): Scott Elementary School project through August 6, 2030.

PUBLIC WORKS

10. Approve an order to remove Stephen Staten as a member of the Marion County Parks Commission.

PUBLIC WORKS

11. Approve an order to approve the revised bylaws for the Marion County Parks Commission

SHERIFF'S OFFICE

12. Approve the incoming funds Challenge Cost Share Agreement with the United States Department of Agriculture (USDA) – Forest Service in the not-to-exceed amount of \$150,000 to provide law enforcement services and for the purchase of two reader board signs for use within the Willamette National Forest through July 1, 2028.

MOTION: Commissioner Cameron moved for approval of the consent agenda. Seconded by Commissioner Willis; motion carried with Commissioner Cameron voting aye; Commissioner Willis voting aye; and Commissioner Bethell voting aye.

(Video Time 00:09:49)

ACTION

PUBLIC WORKS

13. Consider whether to accept or deny an appeal of the hearings officer's decision denying Zone Change (ZC) Case #25-002/Creative Electric, LLC.

—John Speckman

MOTION: Commissioner Willis moved to accept an appeal of the hearings officer's decision denying Zone Change (ZC) Case #25-002/ Creative Electric, LLC. Seconded by Commissioner Cameron; motion carried with Commissioner Willis voting aye; Commissioner Cameron voting aye; and Commissioner Bethell voting aye.

(Video Time 00:12:08)

PUBLIC WORKS

14. Consider approval of the Section 106 Memorandum of Agreement (MOA) between the United States Federal Highway Administration (FHWA), the Oregon State Historic Preservation Office (SHPO), the Oregon Department of Transportation (ODOT), and Marion County that documents the plans and obligations regarding the mitigation strategy for the Scotts Mills Road: Butte Creek Bridge Replacement project. –Ryan Crowther

Motion: Commissioner Cameron moved to approve the Section 106 Memorandum of Agreement (MOA) between the United States Federal Highway Administration (FHWA), the Oregon State Historic Preservation Office (SHPO), the Oregon Department of Transportation (ODOT), and Marion County that documents the plans and obligations regarding the mitigation strategy for the Scotts Mills Road: Butte Creek Bridge Replacement project. Seconded by Commissioner Willis; motion carried with Commissioner Willis voting aye; Commissioner Cameron voting aye; and Commissioner Bethell voting aye.

(Video Time 00:19:44)

PUBLIC WORKS

15. Approve an order to accept the revised bylaws for the Marion County Materials Management Advisory Council (MMAC). –Brian May

MOTION: Commissioner Willis moved to approve an order to accept the revised bylaws for the Marion County Materials Management Advisory Council (MMAC). Seconded by Commissioner Cameron; motion carried with Commissioner Willis voting aye; Commissioner Cameron voting aye; and Commissioner Bethell voting aye.

(Video Time 00:24:24)

BOARD OF COMMISSIONERS

Board Appointments – Materials Management Advisory Council

16. Approve orders appointing the following to the Marion County Materials Management Advisory Council (MMAC) with terms ending July 31, 2029:

- Councilor Walter Wick, elected official representing the City of Aumsville;
- Mayor Brian Asher, elected official representing the City of Aurora;
- Councilor Walter Perry, elected official representing the City of Jefferson;
- Councilor Daniel Kohler, elected official representing the City of Keizer;
- Jenny Ammon, staff member representing the City of Keizer;
- Councilor Linda Nishioka, elected official representing the City of Salem;
- Ryan Zink, staff member representing the City of Salem;
- Councilor Jordan Ohrt, elected official representing the City of Stayton;
- Mayor Frank Lonergan, elected official representing the City of Woodburn;
- Jim Row, staff member representing the City of Woodburn;
- Treva Gambs, representing the food service/grocery industry;
- Duane West, representing the Home Builders Association;
- Shane Kuenzi, representing the materials management industry;
- Julie Jackson, representing the recycling industry; and
- Commissioner Kevin Cameron, elected official representing Marion County, with an ending term date of December 31, 2025.

–Brian May

MOTION: Commissioner Cameron moved to approve orders appointing the members listed to the Marion County Materials Management Advisory Council (MMAC) with terms ending July 31, 2029, and December 31, 2025.

- Legal Counsel expressed that the motion is legally sufficient;
- The names are reflected on the agenda;
- The motion moves the names on the agenda with the modification of Commissioner Cameron; and
- Commissioner Cameron does not need to declare a conflict of interest for his appointment to MMAC:
 - The appointment is a volunteer position with no income being received.

MOTION: Seconded by Commissioner Willis; motion carried with Commissioner Willis voting aye; Commissioner Cameron voting aye; and Commissioner Bethell voting aye.

(Video Time 00:36:54)

PUBLIC HEARINGS
Starting no earlier than 9:30 a.m.

Commissioner Bethell opened the public hearing, read the opening statement, and clarified the time limits for testimony.

PUBLIC WORKS

A. Public hearing to consider Conditional Use/Comprehensive Plan Amendment (CU/CPA) Case 24-038/TLM Holdings, LLC. –John Speckman

- Staff received two public comments the day prior to this hearing:
 - Physical copies of the comments were handed out to the board; and
 - The letter received from the City of Wilsonville is substantially the same as a prior email submission.
- Four people signed up for public comment;
- The attorney representing the applicant handed the board four documents for the record; and
- A representative for the City of Wilsonville, Chamber of Commerce, handed the board a document for the record.

Motion: Commissioner Willis moved to close the public hearing and approve the hearings officer's decision to grant the Conditional Use to expand the Aurora Airport with the additional Condition that the property shall be limited to providing service to airplanes in the category of B-II or less, and that prior to obtaining building permits the applicant shall receive all necessary septic approvals from Marion County Septic and or the Oregon Department of Environmental Quality (DEQ). In connection to off-site wastewater systems, we require land use approval on other parcels. The subject property will not require additional land use approval for septic connection once all required approvals from other departments have been received, and that would be the re-wording of Condition 20. Seconded by Commissioner Cameron; motion carried with Commissioner Willis voting aye; Commissioner Cameron voting aye; and Commissioner Bethell voting aye.

Commissioner Bethell adjourned the meeting at 10:24 a.m.