



Management Update summary Minutes

OREGON

May 24, 2022. 9:30 AM

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

ATTENDANCE:

Commissioners Danielle Bethell, Colm Willis, and Kevin Cameron; Jan Fritz, Brandon Reich, Chris Trussell, Theresa Morgan, Dora Luna, Phillip Blea, Diana Dickey, Jeff white, Camber Schlag, John Carlson, Colleen Coons-Chaffins, Tim Glisson, Melissa Rounds, Robert Manier, Jessica Stanton, Matt Lawyer, Jon Heynen, Tanisha Bush, Chad Ball, Ryan Mathews, Ann Marie Bandfield, Susan McLauchlin, Bill Blair, Terry Stoner, Justine Flora, Brandon Reich, Scott Norris

Jan Fritz called the meeting to order at 9:33 a.m.

INFORMATIONAL:

Building Inspection On-Site Wastewater Permit Fees:

-Brandon Reich, Chris Trussell

Summary of presentation:

- Mr. Reich proposed a Wastewater Fee Schedule that included fee increases through July 1, 2024;
- Built into the structure are ways to save money for applicants;
- Department suggested a 1/3 increase which would bring them to an average, then a 7% increase a year for the next two years, then adjusted based on the CPI;
- Builders will attend the Board Session in support of the increase;
- With the fees they will be able to retain the staff they have;
- They will look at Electrical Fees next;
- They try to keep a balance of FTE to accommodate the workload and any significant shift in the permit requests including a decrease in requests;
- They have fulfilled positions that have not been filled in a long time like the Electrical Inspector position and Office Specialist 2 which was never part of the budget.
- Temporary employees are being used for the wildfires
- They collect fees when the permit is issued and have up to 8 months' worth of inspections to do; and
- They are seeing a drop off in permits overall.

Board Direction:

- June 7th, 2022, the Vote is going to Board Session.

Access to Medication Assisted Treatment:

-Teri Morgan, Dora Luna

Summary of presentation:

- 210 individuals receiving Medication Assistance Treatment;

- 12 assessment slots admission to services per week, if capacity is met clinician will have additional appointments added to their schedules;
- Received more Narcan, everyone receives a dose to take home at the time of screening and training on how to administer it to stop an overdose;
- Average need per week will be a capacity, they could add emergency slots if needed within 24 hours, and pregnant women have scheduled an assessment immediately;
- Bird grant funds they will be looking at increasing access to care Oregon Administrative Rules were revised to include the ability to add a nurse practitioner to do initial appointments and prescribing, and the medical director only has to review;
- Established an MLU with JD Wellness to do ECGs, have been getting results back in a day;
- Instant Fentanyl urine testing among other tests;
- Goal is 72 hours for non-pregnant clients to receive services, and same day or 24 hours for pregnant clients;
- Works with Bridgeway, Marion County Jail, to engage MAT services with clients in detox, and to follow them out of those services and back into the community to increase the likelihood of the client re-engaging in services; and
- Prime mentors are at ARCH's, and out in the community recruiting clients to enter for services.

Board Direction:

- Danielle Bethell requested data of the number of clients not returning for services.

Mental Health Advisory Committee Appointment:

-Phil Blea

Summary of presentation:

- Nilly Essaides, with 30 years' experience with Lift experience;
- She resides in Salem, and works remotely for a New York-based company;
- She has interviewed she blended well with the group; and
- She would be a positive addition to the group.

Board Direction:

- The commissioners recommended reaching out to other cities in the county for board members, Salem is overrepresented, while other cities are not represented at all.

Update Local Substance Abuse Prevention Activities:

-Diana Dickey

Summary of presentation:

Programs have one-time funding (approx. \$220,000 to be used by 2022-2024) they are spending over the next couple of years on the following programs:

- Counterfeit Fentanyl health campaign;
- Current use and Substance training with Jermaine Galloway, an expert in youth substance use;
- CHIP substance youth work group to offer mini-grants, so partners can work on substance use goals, still working on developing the process, going to try and replicate a past process;

- Working on a plan for Youth Alcohol Prevention, parents and youth education campaign on underage drinking; and
- Messaging on dangers of cannabis use while pregnant and breastfeeding; and
- New Substance Use Coalition, train new coalition members to start new projects, school providers, DA's office, and Medical Examiner's Office participate as members.

Board Direction:

- Diana Dickey will provide Jessica Stanton with the following:
 - A list of COOS Coalition members; and
 - CHIPS mini-grant process, and what the outcomes are supposed to be, targeted CBOs are going to look like.

Board Direction Regarding Leasing Options for the Foreclosed Farmland in Jefferson, OR:

-Jeff White, Camber Schlag, John Carlson

Summary of presentation:

- Foreclosure property from 2019;
- Previous property owner would like rights to lease to harvest the current crop of tall fescue has a life span of 5-10 years; and
- Reserve sales price at auction \$192,800 or 15% at the private sale if cannot be sold during the auction.

Option 1:

- Lease the entire 6.85 acres tax lot to J3 farm/Gabrielle Whittaker and Dina Jensen, through the end of the year;
- It limits liability to the county, and reduces the money the county would have to put into the property for clean-up and security for five years for safety;
- They would harvest 1 crop, out of the investment they put into the property; and
- They have a chance to purchase at a public auction.

Option 2:

- Lease the entire 6.85 acres tax lot to J3 farm/Gabrielle Whittaker and Dina Jensen, for the next five years as they requested;
- County would not need to get a survey to parcel the lot;
- Need guidance if there would need any property clean up, or fencing as a barrier to the public school in the adjacent property;
- Leasing for irrigated farmland is \$200-\$220 per acre, the debate as to how much farmland is being leased, between 3.65-4 acres \$880.00/year for a 5-year option; and
- Taxes if held in private hands would be \$986.86/year 3% per year increase.

Option 3:

- Lease only the 4-acre field;
- Require boundary survey; and
- County would maintain liability of the farmhouse and multi buildings on the 2.85 acres of the property and must do clean up and secure the property.

The team is in favor of option 1.

Board Direction:

- Go back to the family and offer them to lease the whole property for 5 years;
- If they refuse, let them harvest for 2022;
- Then sell the property at the end of the year;
- Leasing fee will be \$986.86/year with a 3% increase for property taxes for 5 years; and
- They will have to provide property insurance.

Health Building Warranty Deed and Stormwater Facility Maintenance Covenant & Access Easement:

-Colleen Coons-Chaffins

Summary of presentation:

- Well under construction things are going well;
- Needs Board to sign Warranty Deed; and
- Stormwater Covenant and Access Agreement had 8 requirements.

Board Direction:

- Board Signed forms for the agreements presented.

CDBG/HOME/HOME-ARPA Program Update:

-Tim Glisson

Summary of presentation:

- All program policies have been reviewed by legal;
- Working on the resolution to get them to the Board Session on June 22nd, 2022, the same day as the Public Hearing on the Draft Annual Action Plan, draft send to the Board emails;
- There will be an amendment to the delegation of Authority for Environmental Reviews due to some additional language being added to what was previously passed;
- Delegation for home written agreement;
- Community Housing Development Organization Meeting May 4th, only 3 attended Mid-Willamette, North Willamette, Community Partners for Affordable Housing (CHODO out of Washington County), next one will be held later this year;
- RFP done for the down payment assistants is going to be released on June 1st, the deadline for submittal is June 15th;
- RFP for Rehab RFP for appraisal and title company, and translations to meet fair housing requirements still to come;
- Home ARP meeting is June 7th, from 6-7 pm, flyers are placed in Woodburn, in Independent and Statesman Journal to gather additional input;
- Tentatively, June 30th is an allocation meeting for the funds;
- Application and letter submitted to the Board to review;
- Funding Distribution packet showed what HUD awards for 2021, and 2022 to compare the Final number CDBG allocation of \$1,446,086, and \$638,631 of home. Had to adjust individual pieces to meet the plan;
- Home side, admin up \$715.00;
- CHODO up \$1600.00;
- Mid-Willamette \$250,000, increased the down payment program;
- Funding Cycle is delayed due to the Federal side taking longer, August is when the Annual Action Plan is anticipated; and

- May ask to schedule a work session with the board, to determine if it's the best format for the meeting.

Board Direction:

- Board signed a Letter for the Center for Health and Safety, that will be submitted to Salem Housing Authority for SHA to submit to HUD for 20 housing units with the commitment of \$250,000;
- Look to fill the 15% gap in Boys & Girl Club allocation, due to a decrease in the budget; and
- Department should work on the flow, and participation, and preparation of public meetings, and work with commissions on sharing goals, so the commissioners can advocate for the department or participants when out in the community.

Emergency Rental Assistance Program Update:

-Melissa Rounds, Robert Manier

Summary of presentation:

- 3.4 million in rental assistance has been allocated to 625 households;
- Recapture from the treasury to clarify guidance on the reallocation of ERA 2 Funds;
- Program has not spent anything as of March 31, 2022, and anticipating not meeting the expenditure ratios and is not expected to spend anything by June 2022;
- Spending 40% of the total Program has until September 2025;
- Currently are holding \$3,333,510, can't draw any more of the award, until the program spends down;
- Program will lose future funding if not spent by the deadline;
- Still working on details on how to spend the money and how to administer the funds
- Possible to continue working with eviction dockets; and
- Reporting will continue regularly, closer to a monthly basis.

Board Direction:

Advise continuing to find ways to spend the funds.

COMMUNICATIONS UPDATE

Jon Heynen:

- Jon attended the Culture Committee meeting last week. Jon will share at the next policy meeting a list of suggestions the Committee was suggesting implementing. The Commissioners asked for a list of names and departments of the Culture Committee Members, to see who is represented in the committee to see if a broader survey may be needed.

COMMISSIONERS' COMMITTEE ASSIGNMENTS and UPDATE

Commissioner Danielle Bethel

- Meeting Maggie Headson, on mental health in Santiam Canyon, Melissa Bauer, Eric. With regards to an email from a citizen therapist a lot of challenges, knowledge of primary behavioral health leaving the Canyon on July 1st, due to primarily covid and staffing they serve over 200 clients in the Canyon and going to have a big impact.

No other providers can maintain the capacity of clients. Commission Bethell Suggested working with Marion County Mental Health to find resources, such as grants, and aiding the group to collaborate to find solutions;

- Meeting with Brian Nicolas and Lani Radtke about Transportation/Public Works, to establish a relationship, about what to bring to the board, or management update; and
- The bid for the groundwork of the Tiny Home project was submitted 1.2 million over what the engineers estimated. Brian and Ryan went to the company and tried to negotiate the cost down, but the company would not lower it. The project is at a stall. Maybe looking at a shift in scope, to open the project for a three-week re-bid. OHSC said they want to delay the project a month to take it to the housing stability council to get their support which may be for the 1.2 million overages, waiting for clarity.

Commissioner Kevin Cameron

- Commissioner Cameron attended Housing and Community Services open house and public hearing, CPI issue;
- Attended Public Works breakfast.
- Attended Salem Bridgeway ribbon cutting, downtown.
- Attended City of Salem breakfast with Fritzgram, Mayor Bennett, the Sheriff, and Chris Hoy;
- He discussed \$3 million committed to the Navigation Building, not operations.
- Attended community meeting in Detroit, it was well attended by County Staff.
- Tour of Covanta and the Murph

Commissioner Colm Willis

- Tour with Covanta they asked about a potential raise increase.

OTHER

1234 Commercial for PCC

-Colleen Coons-Chaffins

Board Discussion:

- Colleen would like to put in an offer for the building;
- They want 2.7 million; and
- She would like to counter with 2.1 million.

Board Direction:

- Board approved department to put in an offer for 2.1 million offer for 1234 Commercial; and
- Commissioners signed the offer at the meeting.

Adjourned – time: 10:47am

Minutes by: Shawnnell Fuentes

Reviewed by: Robert Manier