



OREGON

MARION COUNTY BOARD OF COMMISSIONERS

Management Update Summary Minutes

September 16, 2025. 9:30 AM

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5232, Commissioners Board Room

ATTENDANCE:

Commissioners: Danielle Bethell, Kevin Cameron, and Colm Willis.

Board's Office: Alvin Klausen, Matt Lawyer, Toni Whitler, Heather Inyama, Chris Eppley, and Trevor Lane.

Legal Counsel: Steven Elzinga, and Scott Norris

Information Technology: Steve Brooks.

Sheriff's Office: Jacob Ramsey.

Public Works: Brian Nicholas, Lani Radtke, Ryan Crowther, and Dennis Mansfield.

District Attorney's Office: Lena Prine, and Pami Guerra.

Health and Human Services: Ryan Matthews, Wendy Zieker, Alisa Zastoupil, Jennifer Chun, Phil Blea, and Rhett Martin.

Community Services: Kelli Weese, Chip Bury, and Steve Dickey.

Business Services: Tamra Goettsch.

Commissioner Kevin Cameron called the meeting to order at 9:30 a.m.

INFORMATIONAL:

1. Intergovernmental Agreement (IGA) Amendment #2 with Mid-Willamette Valley Council of Governments (MWVCOG) for Homeowner Residential Rehabilitation Program

-Steve Dickey

Summary of Presentation:

- Amendment is a result of the 2025-2026 annual action plan approved in July.
- Adds funds to the program to align the contract with actual available funds.
- The annual action plan approved \$398,070, but the contract is being adjusted to \$283,677 to match the true available amount.
- The original contract was based on multi-year estimates:
 - This amendment "trues up" the contract to current funding.
- The only change in eligible expenses is the addition of mileage reimbursement for COG staff when performing notarized promissory notes and deeds of trust, reimbursed at the IRS rate.
- No changes to the MWVCOG's fee structure or percentage:
 - Amendment is strictly to increase the rehab side and add mileage.

Board Direction:

- Only change is the addition of mileage reimbursement.
- Approved to move forward on consent.

2. IGA Amendment #2 with DevNW for Management of the HOME Buyer Assistance Program

-Steve Dickey

Summary of Presentation:

- Amendment increases the contract with DevNW for project management of the Home Buyer Assistance Program.
- Most program funds go directly to mortgage companies at closing:
 - DevNW manages applications, client training, and compliance.
- The annual action plan approved \$370,820:
 - Contract amendment is for \$62,500.
 - Reflects anticipated management fees for the remaining program funds.
- Fee structure has shifted from service-based to a per-sale model:
 - Required by U.S. Department of Housing and Urban Development (HUD) reporting.
- DevNW's project management fee is now a fixed \$12,500 per sale:
 - Covers all client screening, training, and support.
- The amendment is a one-year extension:
 - With an expectation of about five sales in the coming year.

Board Direction:

- Approved to move forward on consent.

3. Detroit Marinas Project Update

-Chip Bury

Summary of Presentation:

- Revised timeline established to coordinate with anticipated permit approvals.
- Substantial project completion targeted by December of following year:
 - Allow use of remaining American Rescue Plan Act (ARPA) funds before expiration.
- Timeline considers tasks for permit approval and construction window:
 - In relation to lake levels and accessibility.
- Expectation of change orders from partners as a result of the revised schedule.
- Anticipated cost increase from contractor Sigmund estimated at about 10%.
- Change order is under review by the owner's representative.
- Decision on handling increased costs will be discussed with the board.
- Permit application was submitted to the Army Corps of Engineers.
- A response was received with nine pages of comments for review and follow-up.
- No significant red flags identified in the comments that threaten project timeline.
- Legal counsel to review permitting documents and communications.

Board Direction:

- Project team to update on change orders and program costs.
- Legal counsel to receive and review all permit-related correspondence.
- Kept informed in case of future risks or substantial changes to schedule or funding requirements.

4. Contract Amendment #2 Farline Bridge, INC for Work on the Rambler Drive Bridge

-Ryan Crowther

Summary of Presentation:

- Ongoing construction revealed more timber rot than anticipated, requiring additional lumber replacement.
- The amendment totals \$189,000, which remains under the grant award for the bridge.
- The county is responsible for 10% of the cost; the rest is covered by the local bridge program.
- Change orders have been negotiated with the contractor and are included in the amendment.
- The amendment requires board approval as it exceeds the \$100,000 threshold.

Board Direction:

- Board acknowledged the need for the amendment due to unforeseen conditions.
- Board agreed to move the item forward on the consent calendar.

5. Sinker Creek Bridge Prefabricated Structure

-Ryan Crowther

Summary of Presentation:

- Project involves purchasing a prefabricated steel and concrete superstructure:
 - Foundation forms to replace a fire-damaged wooden bridge.
- Funded by a \$3 million state general fund allocation:
 - Originally secured through a legislative "Christmas tree" bill.
- Prefabricated foundation forms were selected for \$12,852 as the most cost-effective option.
- The project is a pilot to give the county's bridge crew experience with modern bridge construction and to move away from timber bridges.
- Sufficient funds remain from the original allocation to cover this and other related projects.

Board Direction:

- Approved to move on consent calendar.

6. Public Health Video Directly Observed Therapy Transition Proposal

Tuberculosis

-Wendy Zieker and Rhett Martin

Summary of Presentation:

- Proposal to transition from Emoca to SureAdhere for directly observed therapy (DOT) for tuberculosis clients.
- SureAdhere offers unlimited user licenses and greater flexibility for clients, at a lower annual cost (\$6,000 vs. \$7,800).
- The transition will require IT to adjust firewall settings for secure access.
- The current Emoca system is limited to two licenses and is more expensive.
- Secure email was considered but did not meet security standards.

Board Direction:

- Approved to move on consent calendar.

7. IGA Amendment #2 with Oregon Health Authority (OHA) for Environmental Health Service

-Alisa Zastoupil

Summary of Presentation:

- Amendment to agreement with OHA to cover increased remittance for food, pool, and lodging licenses through 2029.
- The restaurant portion remittance increased from 13.42% to 15.24%:
 - Starting July 1st.
- \$90 pool license remittance and 15% tourist facility remittance remain unchanged.
- Fee increases have already been incorporated into local licensing fees.
- Board discussed the need for public communication about the fee increases.

Board Direction:

- Approved to move forward on action.

8. Contract with Jory Behavioral Health Secure Residential Treatment Facility (SRTF) to Provide Client Services for Mental Health Services

-Jeniffer Chun

Summary of Presentation:

- \$2 million contract through June 30, 2027:
 - For SRTF services at Jory Behavioral Health.
- Facility will serve:
 - Those not eligible for Medicaid awaiting benefits including those on civil commitment, aid and assist, or under the Psychiatric Security Review Board.
- Marion County acts as fiscal intermediary, reimbursed by OHA.
- Administrative burden for counties, as this is an unfunded responsibility.
- Facility is pending licensure and opening:
 - No clients placed yet.

Board Direction:

- Request a spreadsheet of clients served by funding type for this and similar contracts.
- Acknowledge the administrative burden and ongoing negotiations with OHA.
- Approved to move forward on consent.
- Notify the board when facility is licensed and open.

9. Domestic Violence Proclamation

-Pami Guerra

- October is Domestic Violence Awareness Month.
- Proclamation scheduled for October 1st:
 - With presentations by Ashley and Paige.
- Purple is the awareness color.
- Coordinating with "Hands are Not for Hurting" and other awareness activities.

Board Direction:

- Approved to move forward.

10. Splunk Cloud Services

-Steve Brooks

Summary of Presentation:

- Proposal to migrate the county's on-premises Splunk Security Information and Event Management (SIEM) platform to a cloud-based SaaS solution.
- Cloud migration recommended for scalability, integration with Oracle, and cost-effectiveness.
- Platform ingests and correlates logs from multiple sources to enhance security monitoring.
- Funding for the migration was included in the budget.

Board Direction

- Approved to move forward on consent.

11. Opioid Settlement

-John Pettifer

Summary of Presentation:

- Ongoing participation in opioid settlement agreements:
 - Funds designated for opioid abatement.
- Need for a board order to delegate authority to the Chief Administrative Officer (CAO) or County Counsel to sign future settlements.
- Legal review of agreements will continue to ensure no unfavorable terms.

Board Direction:

- Board agreed to delegate authority for signing future opioid settlements, with the caveat that legal counsel will review all agreements.
- Board order to be prepared for ongoing delegation.

12. Hands Are Not for Hurting Proclamation

-Gary White

Summary of Presentation:

- Annual declaration scheduled for October 1st.
- Presentation by Jan Kelli:
 - Awareness week is October 19th–25th.
- Distribution of awareness bracelets.
- Coordination with Domestic Violence Awareness Month activities.

Board Direction:

- Approved to move forward.
- Board members requested new awareness bracelets.

13. Legislative Update

-Alvin Klausen

Summary of Presentation:

- Letters discussed regarding:
 - Cherriots payroll tax:
 - Worked with Legal Counsel to draft letter.
 - Cherriots will have a meeting in October to decide.
 - City of Woodburn Urban Growth Boundary (UGB) expansion:
 - Need more housing.
 - Land has infrastructure.
 - FEMA buy-up National Flood Insurance Program:

- Working with public works.
- Three alternatives:
 - Alternative 1: No changes.
 - Alternative 3: Unfavorable towards Oregon.
- Oregon Department of Environmental Quality (DEQ) three-basin rulemaking and special legislative session:
 - Only one public comment:
 - From Executive Director of the Clackamas River Basin.
 - Supports but does not want more development anywhere upstream.
 - Session explained the background.
 - Will have a meeting in October.
 - Believe it will go through.
- Special Session:
 - No one knows if there are enough votes.
 - No communication in the caucus.

Board Direction:

- Cherriots payroll tax:
 - Board opposes the tax.
 - Have an opposition letter.
- City of Woodburn Union Gospel Mission (UGB) expansion:
 - Board supports legislative action to expand the UGB for housing needs.
- FEMA buy-up National Flood Insurance Program:
 - Board prefers no changes (Alternative 1).
 - Will review the draft letter.

14. Board Session Agenda Review

-Commissioner Danielle Bethell

Summary of Presentation:

- Overview of board session agenda:

Board Direction:

- Approved to move forward.

COMMISSIONERS' COMMITTEE ASSIGNMENTS and UPDATE

Commissioner Danielle Bethell

- Oregon Infrastructure Summit:
 - Housing and energy breakouts.
 - Offered Marion County to host future statewide housing discussions.
- Oregon Department of Energy's 10-year plan:
 - County needs to comment.
- NW Natural Pipeline Project & NEPA Summary:
 - Discussed funding and cost analysis for a local pipeline project.
 - Legal clarification is needed on regulatory triggers before proceeding.
- Meeting with Jim Bauer from Salem Health

Commissioner Kevin Cameron

- PILT (Payment in Lieu of Taxes) fly-in to Washington, DC:
 - Meetings with federal representatives and lobbyists.
-

Commissioner Colm Willis

- N/A

Other**Property Acquisition for Horizon House and Public Works**

Tamra Goetsch and Brian Nicholas

Summary of Presentation:

- Ongoing search for a location for Horizon House and more space for Public Works.
- A property near Public Works on Silverton Road is available:
 - Offering both a building and vacant land.
- Proposal to use the building for Public Works programs:
 - Planning, land development, building inspection.
- Proposal to use the land for constructing a new Horizon House.
- The property is priced at \$2.265 million for both parcels:
 - Potential for negotiation.
- Funding strategies:
 - Building inspection funds.
 - Planning funds (with a loan from the solid waste fund).
 - Road funds.
- Horizon House portion to be funded with \$1.2 million in housing investment dollars:
 - Phased approach for future construction.
- Renovations needed for the building:
 - Including storefront improvements, windows, roof, and HVAC.
- The property is considered more cost-effective than expanding the current Public Works campus.

Board Direction:

- Detailed financial breakdowns for acquisition and renovation.
- Approved to move forward.
- Provide updates outside of public meetings due to negotiation sensitivity.
- Need for administrative presence on-site if Public Works is split.

D Pod Project Cost Update

Tamra Goetsch

Summary of Presentation:

- Update on the D Pod project:
 - Cost analysis of changing glass to mesh for security.
- Full glass option is \$185,000 over the approved Capital Improvement Plan (CIP) budget:
 - Partial mesh/glass offers \$20,000–\$40,000 in savings.
- Potential use of Sheriff's Office client fund to cover some of the overage:
 - Instead of relying solely on the general fund.
- Legal counsel reviewed the client fund as a potential funding source.

Board Direction:

- Approved to move forward the half-glass, half-mesh option.
- Staff to consult with Sheriff's Office about using the client fund for project costs.

Public Works Generator Repair

Tamra Goetsch

Summary of Presentation:

- Main generator at Public Works is aging and requires a radiator rebuild:
 - Estimated at \$81,000.
- A rental generator will be needed during repairs:
 - Approximately \$42,000 per month.
- Replacement of the generator would cost around \$600,000:
 - Currently not budgeted.
- Funding for the repair to be split between Public Works and the general fund:
 - Generator supports countywide IT infrastructure.

Board Direction:

- Approved to move forward.
- Ongoing analysis of long-term replacement needs and funding options.

170 Fund (Lottery Funds) Status and Use

Chris Eppley

Summary of Presentation:

- Review of the 170 fund, originally funded by lottery dollars and a wildfire grant.
- Remaining balance after current projects is approximately \$181,000.
- Outstanding projects include Taylor's Grove water well (near completion), administrative charges, and Kane's Marina.
- Two proposed uses for remaining funds:
 - Completing the stormwater plan (\$20,000).
 - Constructing a wildfire memorial in the canyon (\$25,000).
- Will leave about \$136,000:
 - Suggest closing out the fund.
 - Roll into property tax repayment reserve or retain for future needs.

Board Direction:

- Approved to move forward with the two proposed projects.
- Retain the remaining funds in the 170 fund for future emergency or project needs.

Roundtable on Water Levels

Alvin Klausen

Summary of Presentation:

- Water system challenges in local communities.
- Concerns raised about the impact of turbidity on city water systems and the need for federal support.
- Federal government does not always help these communities in the correct way.
- Science-based policy and caution regarding changes to lake levels.

Board Direction:

- Follow-up with staff to ensure county concerns are understood and addressed.
- Continue engagement on water policy and infrastructure issues.

Adjourned – time: 11:10 a.m.

Minutes by: Mary Vityukova

Reviewed by: Gary L. White