



MARION COUNTY BOARD OF COMMISSIONERS
MANAGEMENT UPDATE

Minutes

Tuesday, September 8, 2026, 9:30 a.m. – 10:45 a.m.
Commissioners' Boardroom
Courthouse Square, 555 Court St. NE, Suite 5231
Salem, Oregon 97301

Attendance:

Commissioners: Colm Willis, Danielle Bethell and Kevin Cameron.

Board's Office: Chris Eppley, Matt Lawyer, Jon Heynen, Alvin Klausen, Trevor Lane.

Business Services: Kevin Dial, Wesley Miller, and William White.

Community and Economic Development: Kelli Weese, and Steve Dickey.

Health and Human Services (HHS): Troy Gregg, Carole Boliou, Debbie Wells, Phil Blea, Karin Perkins, and Gwen Weber.

Information Technology (IT): Gary Christofferson, Steve Brooks, Eric Reid, and Kalynn Smith.

Legal: Steve Elzinga, Andrew Mittendorf, and Jennifer Rogers.

Public Works (PW): Brian Nicholas, Max Hepburn, Shane Ottosen, Tsige Woldegiorgis, Andrew Johnson, Ryan Crowther, and Lani Radtke.

Guest: Kathy Rogers.

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

Informational

1. Initial Board Review

PW

- **Proposed Intergovernmental Agreement (IGA) with the City of Salem for Long Term Maintenance of an Air Filtration/Odor Control System**
 - **Proposed Development Agreement for Funding of Pedestrian Push Buttons**
 - **Supplemental Project Agreement Amendment #3 with Oregon Department of Transportation (ODOT) for Road Improvements Center Street NE from Lancaster Drive NE to 45th Place NE**
 - **Public Safety Radio Project**
 - **2026 Resurfacing – North Santiam Paving Contract Amendment**
- Max Hepburn, Ryan Crowther, and Brian Nicholas.

HHS:

- **Mid-Valley Treatment Memorandum of Understanding (MOU)**
 - **Psychiatric Security Review Board (PSRB) Contractor Request**
 - **Silverton Area Community Aid (SACA), Inc. Women, Infants and Children (WIC) Space Lease Agreement**
- Debbie Wells, Gwen Weber, Phil Blea, Karin Perkins, Carole Boliou, and Troy Gregg

Legal Office:

- **Legal Files Contract**
- Steve Elzinga

Summary of Presentation:

- Proposed IGA with the City of Salem for Long Term Maintenance of an Air Filtration/Odor Control System:
 - City of Salem constructed an air filtration/odor control system and protective bollards in County right-of-way:
 - On Willow Lake Road under a County permit.
 - Proposed IGA formalizes that City will assume:
 - All liability, long-term maintenance, and costs for system and associated improvements.
 - No cost or maintenance responsibility to Marion County.
 - Some zero-dollar agreements can impose significant obligations:
 - Broader policy so approval thresholds are based on nature of contract, not just its dollar value.
- Proposed Development Agreement for Funding of Pedestrian Push Buttons:
 - At Brown and Silverton Roads U.S. market project.
 - County staff initially approved plans with one pedestrian push button:
 - Later required four buttons and additional poles during plan review.
 - Developer incurred higher costs than originally expected and requested County participation due to late change and unclear expectations.
 - Propose contribution of \$17,997 via development agreement as reasonable share of added costs.
- Supplemental Project Agreement Amendment #3 with ODOT for Road Improvements Center Street NE from Lancaster Dr NE to 45th Place NE:
 - Adds \$1,048,906 in federal funds plus County match to address cost increases on project.
 - Amendment does not change project scope:
 - Staff plan to obligate construction soon.
 - Bid project in fall/winter.
 - Complete construction toward end of next year.
 - Completion date to be provided when Invitation to Bid (ITB) is final.
- Public Safety Radio Project:
 - American Rescue Plan Act (ARPA) agreement amendment will move \$1.5 million in initial ARPA funds plus \$364,000 reallocated ARPA dollars to project:
 - Consistent with prior Board direction.
 - Updated tracking shows project faces a funding gap.
 - Federal Emergency Management Agency (FEMA's) Assistance to Firefighters Grant (AFG) cycle was delayed:
 - Funds likely to arrive too late for current construction cash-flow needs.
 - Estimate need of about \$2.5 million in short-term gap funding:
 - About \$1.7–\$1.8 million is expected to be reimbursed by AFG.
 - Explore options like a short-term loan and internal sources:
 - Traffic fund, road fund, and working capital in the radio fund.
- 2026 Resurfacing – North Santiam Paving Contract Amendment:
 - 2026 resurfacing work with North Santiam Paving:
 - Consolidates several change orders.
 - Asphalt material price adjustments based on ODOT's indexed oil pricing specification:
 - One change order added about \$194,000 due to oil price increases.
 - Smaller adjustments in others.
 - Adjustments are for in contract and reflect current market conditions.
- Mid Valley Treatment MOU:
 - Class I secure residential treatment facility:
 - Required for facility's licensing.
 - Formalizes County's role through Behavioral Health Crisis Center.
 - County Qualified Mental Health Professional (QMHPs) assess residents who may need higher levels of care:
 - May issue Director's Custody for transport to a hospital.

- Potential of Notice of Mental Illness (NMI) and civil-commitment process.
 - States County is responsible for arranging transport.
 - Questioned why County should provide/pay for transportation between two non-county, state-funded facilities.
- PSRB Contractor Request:
 - Difficulty finding PSRB evaluators at reasonable costs:
 - Two evaluators can perform needed reports at \$250–\$275 per hour:
 - Much lower than prior quotes of about \$800/hour.
 - Two youth PSRB cases need timely evaluations:
 - One hearing scheduled in April has been delayed.
 - Other is scheduled for December.
 - Each evaluator can only take one case:
 - Requires two separate contracts.
 - Broader pool of potential evaluators for future PSRB and ORS 427 cases:
 - Evaluations occur on 3- or 5-year cycles.
 - Maintaining large multi-year contracts is not practical:
 - Instead, a vetted list will be maintained.
- SACA, Inc. WIC Space Lease Agreement:
 - Amendment to lease with SACA for WIC clinic space in Silverton:
 - Changing from one-year to three-year term.
 - Increases rent by \$25 per month in year two and \$25 per month in year three:
 - About \$300 per year with a total of \$900 over three years.
 - The original \$1,500 per year.
 - New SACA space is preferred over previous community center:
 - Serves families from Silverton, nearby rural areas, and the canyon.
- Legal Files Contract:
 - One year maintenance and support for existing Legal Files cloud-based case and file management system.
 - System is functioning, and IT currently has higher-priority projects:
 - No immediate platform change is proposed.

Board Direction:

- Proposed IGA with the City of Salem for Long Term Maintenance of an Air Filtration/Odor Control System:
 - Proceed.
- Proposed Development Agreement for Funding of Pedestrian Push Buttons:
 - Proceed.
- Supplemental Project Agreement Amendment #3 with ODOT for Road Improvements Center Street NE from Lancaster Dr NE to 45th Place NE:
 - Proceed as an action item.
- Public Safety Radio Project:
 - Proceed.
- 2026 Resurfacing – North Santiam Paving Contract Amendment:
 - Proceed.
- Mid-Valley Treatment MOU:
 - Need More Information.
 - Legal to research statutory requirements and whether transport costs can be shifted to facility.
- PSRB Contractor Request:
 - Proceed.
 - Contract needs to come back to MU prior to board session.
- Silverton Area Community Aid, Inc. WIC Space Lease Agreement
 - Proceed.
- Legal Files Contract:

- Proceed.

2. Guaranteed Maximum Price (GMP) Amendment #1 with Slayden for Brooks-Hopmire Water Improvement Project

-Shane Ottosen

Summary of Presentation:

- With Slayden for Brooks-Hopmire Water Improvement Project.
- Amendment adds about \$158,000:
 - Install 1,000 feet of new water line to create a loop.
 - Improving water circulation and service to adjacent properties.
- Map shows new loop connecting to existing system near Pueblo Street and Route 99.

Board Direction:

- Approved to move forward on action.

3. Commercial Septic Grant Program Update

-Brian Nicholas

Summary of Presentation:

- 54 eligible properties:
 - 53 in Detroit.
 - 1 in Idanha.
 - 18 are not applying despite multiple outreach attempts.
 - 24 applications were submitted covering 35 properties.
- 12 grant agreements executed and 13 properties completed and reimbursed:
 - Some properties determined ineligible or non-viable due to site constraints:
 - Prior work completed before August 2022 cutoff.
 - Lack of progress after repeated follow-up.
- Total Detroit septic spending:
 - Commercial, residential, engineering, staff, permits.
 - Forecast at about \$6.5 million.
 - About \$4 million spent and another \$2.5 million anticipated.
- Concern that many non-participating parcels, largely on main street did not engage.

Board Direction:

- Proceed with remaining committed projects.
- Public Works to prepare summary of participation and funding:
 - Support Commissioner Cameron in presenting to Detroit City Council and community.
- Public Works to give breakdown of how \$10 million Detroit allocation is used and how much has shifted to Mill City projects.

4. Commercial Septic Grant Agreement Amendment #1 with Sammy & Shane LLC for North Santiam Septic to Sewer Grant

-Brian Nicholas

Summary Presentation:

- County granted \$21,750 to Mountain High Grocery for a holding tank.
- After obtaining easement on the adjacent parcel, the owner can install full on-site septic system and drain field.
- Adds \$81,500 in grant funding:
 - Bringing total grant support above \$100,000.
 - Total project cost \$103,250.
- Holding tank will remain part of complete system.
- Costs would be similar had full project been done at once.

Board Direction:

- Approved to move forward.

5. Commercial Septic Grant Agreement for 200 Detroit Ave N

-Brian Nicholas

Summary of Presentation:

- Agreement for Cedars at 200 Detroit Ave N.
- ARPA deadlines and complex permitting with Oregon Department of Environmental Quality (DEQ) and ODOT:
 - Propose executing grant agreement before DEQ issues permit.
- Agreement will omit permit number and include language that County will issue notice to proceed only after DEQ approves permit.
- DEQ is reviewing application while issue if ODOT permit should be in County's or property owner's name is being resolved:
 - Obtain "drop-dead" notice-to-proceed date from contractor to ensure work is completed and invoiced before funding deadlines.

Board Direction:

- Approved to move forward on action.

6. Contract Purchase Order Security Information and Event Management (SIEM) Renewal

-Gary Christofferson and Steve Brooks

Summary Presentation:

- Renewal of County's SIEM platform for one year:
 - System aggregates logs and supports security monitoring across servers, networks, and security infrastructure.
- County migrated to a cloud version a year ago after three years on-premises:
 - The cloud version provides faster performance and greater storage.
- Annual cost is about \$130,000, approximately \$10,000 higher than last year:
 - Partly due to features such as AI-assisted search and improved dashboards.

Board Direction:

- Approved to move forward on consent.

7. Contract Purchase Order for Oracle E-Business Suite (EBS) License and Support

-Gary Christofferson and Eric Reid

Summary Presentation:

- Annual Oracle EBS license and support agreement for software and hardware maintenance:
 - Totalling about \$193,000, billed quarterly.
- Expected to be last full-year maintenance if new ERP system goes live as planned:
 - Remaining quarterly payments will be stopped.

Board Direction:

- Approved to move forward on consent.

8. 3180 Center St. 1st Floor Improvements

-Wesley Miller

Summary of Presentation:

- Facilities reported that first-floor remodel at 3180 Center Street is complete and occupied by HHS.
- Final contract amount is about 15% over original contract due to:
 - Requested enhancements:
 - Key-watcher system.
 - Lock and hardware upgrades.
 - Additional flooring.
 - Door protection.
 - Wall protection.
 - Unforeseen issues.
- Below original \$1.1–\$1.2 million estimate and within Capital Improvement Plan (CIP) budget.

Board Direction:

- Approved to move forward on consent.

9. Construction of the New Marion County Sheriff's Office Evidence Building

-Wesley Miller

Summary of Presentation:

- Facilities reported on final costs for new Sheriff's Office Evidence Building.
- Original cost estimate was \$7.8 million, including contingencies:
 - 10% contract increase for additional design and site enhancements.
 - Including substantial landscaping to replace removed trees.
- Project remains at or below the estimated cost and within budget.

Board Direction:

- Approved to move forward on consent.

10. Invoice for Workers' Compensation Claims Expenses for August 2026

-William White

Summary of Presentation:

- August 2026 invoice from County's workers' compensation third-party administrator:
 - Which exceeded \$100,000.
- About \$80,000 is for medical expenses:
 - Remainder covers routine claims-related costs, with no settlements included.
- County's workers' compensation experience modification factor is 0.79.

Board Direction:

- Approved to move forward on consent.

11. Legislative Update

-Alvin Klausen

Summary of Presentation:

- Oregon Health Authority Letter:
 - New federal work requirements for Medicaid.
 - Giving heads up as county provides services through the Oregon Health Plan (OHP)

Board Direction:

- Legal Counsel to review the OHA guidance:
 - Advise on any County liability.
- Health and Human Services to advise on any needed process changes.

12. 2026-2027 Community Development Block Grant (CDBG) Subrecipient Agreement Approvals

-Steve Dickey

Summary of Presentation:

- Two CDBG/HOME projects approved in the annual action plan require agreements:
 - Family Building Blocks:
 - \$150,000 for acquisition of a facility in Woodburn to expand services.
 - Crossroads Communities:
 - \$121,017 to expand services in Marion County.
- These agreements are planned for Board approval on September 23, 2026.

Board Direction:

- Approved to move forward as an action item:
 - If grantee cannot attend items will be on consent.

13. Board Session

- **September 9, 2026 – Agenda**
- **September 16, 2026 – Agenda Draft**

-Commissioner Colm Willis

Summary of Presentation:

- Agenda overview.
- One action item that Commissioner Bethell will recuse herself from.

Board Direction:

- Good to proceed.

COMMISSIONERS' COMMITTEE ASSIGNMENTS and UPDATE

Commissioner Danielle Bethell

- Isaac's Room Project:
 - House in Salem city limits.
 - Provides safety and stabilization to at-risk youth.
 - Potential resettling funds to be processed through the board's office as opioid settlement fund program:
 - Need further discussion.
 - Jonathan Sanford is working on this request.

Commissioner Kevin Cameron

- Issues with rebuild and street realignment on Cluster Avenue in Detroit involving:
 - The City, Mid-Willamette Valley Council of Governments (COG), and County.
 - Request board assistance.

Commissioner Colm Willis

- N/A

Other

Adjourned – time: 11:00 a.m.

Minutes by: Mary Vityukova

Reviewed by: Gary L. White