

# BOARD OF COMMISSIONERS

## MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, August 27, 2025  
9:00 a.m.

Senator Hearing Room  
555 Court Street NE  
Salem, OR 97301

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

**ABSENT:** Commissioner Colm Willis and Jan Fritz, chief administrative officer

Commissioner Bethell called the meeting to order at 9:02 a.m.

*(Video Time 00:00:42)*

### **PUBLIC COMMENT**

None.

*(Video Time 00:00:45)*

### **PRESENTATION**

1. Strategic Economic Development Corporation (SEDCOR) of the Mid-Willamette Valley Annual Report. –Sarah Coutley; Erik Andersson, SEDCOR President; and Kip Morris, SEDCOR, Business Retention and Expansion Manager

#### ***Summary of presentation:***

- Marion County's agreement with SEDCOR is for business retention and expansion services;
- The contract allocates \$160,000 annually from Economic Development Program funds:
  - Expires June 30, 2026.
- They leverage public and private partnerships:

- Successfully grow, retain and attract high value jobs and capital investment.
- Expansion, Retention & Targeted Recruitment of Traded Sector Businesses:
  - George Packing/Northwest Hazelnut:
    - This was a \$32 million investment.
  - Don Pancho Mexican Foods:
    - Grand opening for expansion happening soon.
  - Valley Fab:
    - Small and important local investment.
  - Jackman Industries:
    - Small and important local investment.
  - Coast Fibers:
    - Will have 100's acres of flex fiber
  - GK Machine:
    - New building is built;
    - Provided space and technology for Canopy:
      - Making fully automated greenhouse.
  - Whiskey Hill Smokehouse:
    - They are a co-packer for other companies.
  - Project Gridline:
    - Data center at Mill Creek, about 80 acres.
  - Project Barber Pole:
    - Working on a project but not able to discuss it at this time.
- Oregon Strategic Reserve is a funding program used to support key economic development projects;
- Estimated total projects costs is \$79 million with about \$1 million in annual tax revenue;
- Innovation & Entrepreneurship:
  - Launch Mid-Valley Regional Innovation Hub:
    - Funding of \$270,000 from Business Oregon;
    - Pitch Willamette; and
    - Launch Mid-Valley Coffee Clubs.
  - North Marion County Business Services Alliance:
    - Connected businesses with services; and
    - Contacted various new businesses.
  - Northwest Ag Innovation Hub:

- Funding from Ford Family Foundation;
  - Convened AgTech Panel for US Small Business Administration:
    - Administrator Isabel Guzman.
  - AgTech start-ups and field trials.
- Latino Microenterprise Development Program:
  - Culturally and linguistically appropriate training;
  - Woodburn and Salem cohorts; and
  - Cohort #9 starting in Salem.
- Infrastructure & Workforce Development:
  - Build Mid-Valley:
    - All-day working summit about regional workforce housing.
  - SEDCOR Construction Alliance:
    - Rockenfield House getting new roof; and
    - Continues to support the construction industry through community projects, establishing career paths and connecting service providers.
  - Chemeketa Community College Warehouse and Logistics Certificate:
    - Was brought back; and
    - Career pathway development for justice impacted.
- 2024-2025 Metrics:
  - Community visits: 54
  - Business visits: 84;
  - SEDCOR events in Marion County: 36;
  - Partner hosted events: 67;
  - Committee meetings: 155; and
  - Trainings: 25.
- Upcoming Events:
  - SEDCOR Annual Wards & Membership Meeting:
    - September 12, 2025.
  - SEDCOR Industry Tours - Garmin:
    - October 30, 2025.
  - Launch Mid-Walley & Oregon Entrepreneurs Network Pop Up and Pitch:
    - For food manufacturers; and
    - November 21, 2025.

### ***Board discussion:***

- Commissioner Cameron stated:
  - He remembers working with Don Pancho in the early days when he has his restaurant; and
  - It has been great to watch the company grow over the years.
- Commissioner Bethell Stated:
  - Oregon has the resources they are just not prioritized to grow the economy:
    - The state creates more challenges for places like SEDCOR that help businesses; and
    - There are not enough economic development resources.
  - The county works with Pathfinders as a reentry program and they would be a great group to connect with for the warehouse and logistics certificate program through Chemeketa Community College.

*(Video Time 00:36:13)*

## **CONSENT**

### **BOARD OF COMMISSIONERS**

#### **2. OLCC Application – Recommended Approval**

**Macleay Country Inn – Salem, Oregon**

### **BUSINESS SERVICES**

3. Approve an invoice with Brown and Brown Insurance Services, Inc. in the amount of \$863,990.95 for the renewal of a Property Insurance Policy with National Fire and Marine Insurance Company retroactive to July 1, 2025, through July 1, 2026.

### **HEALTH AND HUMAN SERVICES**

4. Approve a Purchase Order with Carahsoft to provide secure web-based order and payment acceptance services for vital records including birth certificates and death certificates through September 30, 2026.

### **INFORMATION TECHNOLOGY**

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5. Approve the Purchase Order with CDW Government, LLC in the amount of \$385,175 for the replacement of a storage infrastructure that is at end-of-life and is no longer supported through August 26, 2028.

6. Approve the Purchase Order with CVE Technologies Group, Inc. in the amount of \$117,486.20 for network support renewal through August 29, 2026.

#### LEGAL COUNSEL

7. Approve an order to adopt revised Marion County Administrative Policy #908, Reimbursement of Miscellaneous Travel Expenses.

8. Approve an order that authorizes Marion County to participate in a national opioid settlement with Purdue Pharma, and grant authority to Steve Elzinga, Marion County Legal Counsel, to sign the participation form on behalf of the county.

#### PUBLIC WORKS

9. Approve the Purchase and Sale Agreement with Lineage Master RE, LLC in the amount of \$274,500 for the creation and conveyance of 0.60 acres of real property located in Marion County Oregon, referred to as Tax Lot 062W1700 00500, and Tax Lot 062W17CA 02900, and set forth in Attachment A and Attachment B, for the Brooks-Hopmere Drinking Water Improvement Project.

10. Approve the Purchase and Sale Agreement with PNW Veg Co., in the amount of \$268,400 for the issuance of a permanent utility easement and subsequent creation and conveyance of 1.54 acres of real property located in Marion County Oregon, referred to as Tax Lot 062W1700 00600, and set forth in Attachment A, for the Brooks-Hopmere Drinking Water Improvement Project.

11. Approve Amendment #9 to the Contract for Services with Radio Technology Services (RTS) to add American Rescue Plan Act (ARPA) funding in the amount of \$170,000 for a new not-to-exceed contract total of \$960,000 for construction site improvements and the installation of radio and microwave systems for the Marion County Radio System Project through December 31, 2026.

**MOTION:** Commissioner Cameron moved for approval of the consent agenda. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

*(Video Time 00:40:05)*

## **ACTION**

### **PUBLIC WORKS**

12. Consider approval of the Commercial Onsite Septic Grant Agreement with the City of Detroit to utilize federal funding in the not-to-exceed amount of \$164,227 for the construction of septic system repairs and improvements for tax lot 105E02DA00102 as part of Marion County's Commercial Septic Repair, Alteration, and Replacement Grant Program through October 31, 2026.

–Brian Nicholas

#### ***Summary of presentation:***

- After the 2020 wildfires, Marion County received grants to support wildfire recovery in the canyon;
- City of Detroit applied for a grant to construct a commercial septic system for the Detroit Community Center:
  - Currently has only a residential-grade septic system.
- New system will support expanded use of the facility:
  - A commercial kitchen; and
  - Enable the center to serve as a convention or emergency facility.
- City has designed the system, retained a consultant, and have a permit;
- Grant application has been submitted; and
- The construction is pending approval of the grant.

#### ***Board discussion:***

- Commissioner Cameron declared for the record a potential conflict of interest:
  - He serves on the Detroit Lake Foundation; and
  - They are receiving the grant.
- This is the second non-private grant:
  - The first was for the Detroit Fire Station.

**MOTION:** Commissioner Cameron moved to approve the Commercial Onsite Septic Grant Agreement with the City of Detroit

to utilize federal funding in the not-to-exceed amount of \$164,227 for the construction of septic system repairs and improvements for tax lot 105E02DA00102 as part of Marion County's Commercial Septic Repair, Alteration, and Replacement Grant Program through October 31, 2026. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

*(Video Time 00:43:46)*

13. Consider approval of the Intergovernmental Agreement with the City of Silverton in the amount of \$108,000 for the county to provide construction and site improvements for long term use of a portion of the city's Eastview Lane radio communications site for the new countywide public safety radio system that will be utilized by first responder agencies and other users through June 30, 2045.

—Brian Nicholas

***Summary of presentation:***

- Project is part of the Marion County radio project to construct a countywide public safety radio system for first responders:
  - There will be 13 broadcast and receive sites installed in the county.
- Agreement is with City of Silverton for using their Eastview Lane radio site;
- Current facility is uninsulated woodshed with minimal ventilation:
  - County will insulate building and install a modern HVAC system; and
  - Install a commercial grade generator.
- Agreement allows the county to install radio equipment on site in exchange for making these improvements;
- The \$108,000 amount covers 20 years of annual utility payments to the city for increased electrical costs due to the new equipment;
- Mutual benefit:
  - County gains a site for its radio system; and
  - City receives significant facility upgrades.

***Board discussion:***

- It will be a \$3,600 utility payment a year.

**Motion:** Commissioner Cameron moved to approve the Intergovernmental Agreement with the City of Silverton in the

amount of \$108,000 for the county to provide construction and site improvements for long term use of a portion of the city's Eastview Lane radio communications site for the new countywide public safety radio system that will be utilized by first responder agencies and other users through June 30, 2045. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

*(Video Time 00:47:58)*

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

**PUBLIC WORKS**

A. Public hearing to consider changes to the Marion County Solid Waste Disposal Rates. –Brian May

***Summary of presentation:***

- Proposed changes do not affect curbside rates:
  - These are set through a separate process.
- Focus is garbage and yard debris rates at county disposal sites:
  - North Marion Recycling & Transfer Station;
  - Salem-Keizer Recycling & Transfer Station; and
  - Browns Island compost operations.
- Last transfer station rate increase was in October 2016:
  - System is lagging behind in funding; and
  - This will help manage the solid waste system.
- Largest impact to the stations is the closure of Reworld Marion Facility:
  - About a \$5 million annual impact to the Solid Waste Fund; and
  - Increased costs for operations of the two transfer stations of about \$1.7 million each.
- Last year about 216,000 customers were helped;
- Outlined the proposed changes:
  - Transfer station minimum charge:
    - From \$25 to \$30 per visit for the first 460 pounds; and
    - Per ton rate changes to \$130 per ton.
  - Yard debris minimum charge:
    - Increase from \$15 to \$20 for the first 500 pounds; and
    - Increase from \$59.49/ton to \$80/ton.



- Browns Island facility:
  - Lack of a scale system.
  - Currently \$15 per yard for the first two yards:
    - Each additional yard was \$10.
  - Recommend \$15 per yard.
- Government rate:
  - Slight increase to minimize budget impact;
  - From \$5 per yard to \$7.25 per yard; and
  - After July 1, 2026, to \$15 per yard.

***Board discussion:***

- The \$15 rate is for one yard of material:
  - The same rate was previously for two yards of material.
- The rates were discussed in detail at a prior Work Session meeting;
- Commissioner Bethell expressed the following:
  - Rate will still impact governmental budgets;
  - Aware that governments have already set budgets;
  - This allows to prepare for the next fiscal year budget; and
  - Those in Materials Management Advisory Council (MMAC) can inform their communities of these changes.
- During the ice storm yard waste was accepted for free to support the community; and
- Many of the cities do not have facility and this is what they use.

**MOTION:** Commissioner Cameron moved to close the public hearing and approve an order approving changes to the Marion County Solid Waste Disposal Rate Schedule as set forth in Exhibit A. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

*(Video Time 00:58:32)*

Commissioner Bethell read the public hearing opening statement for the record.

B. Public hearing to consider Zone Change/Comprehensive Plan Amendment/Administrative Review (ZC/CP/AR) Case #25-001/Jerome P. Lackner.

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–Austin Barnes

***Summary of presentation:***

- Applicable criteria for the case:
  - Marion County Code sections:
    - 17.136 (Exclusive Farm Use Zone);
    - 17.139 (Farm Timber Zone);
    - 17.123 (Zone Change Procedures); and
    - 130.8.060 (Special Siting Standards).
  - Comprehensive Plan policies:
    - Forest Land; and
    - Farm Timber Land Policy.
  - Oregon Statewide Planning Goals.
- Application is for a zone change, comprehensive plan amendment, and administrative review to allow a template test dwelling on a 21.67-acre parcel;
- Current property designation as primary agriculture:
  - Proposed change to farm timber; and
  - Applicant's intent to continue planting and harvesting commercial timber.
- Property's location:
  - Eastern end of Wagner Lane SE;
  - Vacant and planted with commercial timber; and
  - No mapped streams, floodplains, wetlands, or geohazards present.
- Outlined the surrounding land uses:
  - Properties to the west and south are Exclusive Farm Use (EFU), contain residential dwellings, and have some farm use; and
  - Properties to the north and east are zoned Timber Conservation and are in active timber use.
- Comments received from government organizations and county departments:
  - Public Works Land Development Engineering and Permits:
    - Access and System Development Charges (SDCs);
  - Marion County Septic Department:
    - Required a site evaluation before building a septic tank.
  - Marion County Building Department:
    - Permits would be required for any construction.

- No comments received from the public or other agencies.
- Staff and the hearings officer recommend approval of the application.
- Applicant addressed all applicable statewide planning goals;
- No exceptions are required as it goes from one agricultural zone to another:
  - Area is a fringe between agricultural and forest land; and
  - Farm timber designation for this.
- Applicant's rationale for the zone change:
  - Property is not actively farmed but is used for timber; and
  - Applicant intends to continue commercial timber operations.
- Soils are high value, with the capability of producing 172 cubic feet per acre of wood per year;
- Applicant meets all template test provisions:
  - Density analysis when in a timber zone;
  - Study area around parcel and look at dwellings built before January 1, 1993; and
  - Can qualify for a dwelling if zone is changed to timber.

**Norman Bickell:**

- Applicant purchased the subject parcel on September 16, 1992;
- At the time of purchase, the property was already in timber.
- Applicant's enhanced the timber resource on the property after purchase;
- Much of the maturing timber was destroyed by the Santiam Canyon fire;
- Applicant replanted the property, and it remains as timber parcel by the assessor's office;
- Reviewed both the staff report and the hearings officer's report:
  - Concur with the findings.

***Board discussion:***

- Landmark was the State Forestry department on Little North Fork at the intersection:
  - This is right behind it.
- For the record there is no one else signed up for comment.

**MOTION:** Commissioner Cameron moved to close the public hearing and approve Zone Change/Comprehensive Plan Amendment/Administrative Review (ZC/CP/AR) Case #25-001/Jerome P. Lackner

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and accept the hearings officer's recommendation with conditions.  
Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

*(Video Time 00:00:00)*

#### PUBLIC WORKS

14. Consider approval of an order approving changes to the Marion County Solid Waste Disposal Rate Schedule as set forth in Exhibit A. **(TO BE ACTED ON FOLLOWING THE PUBLIC HEARING)** –Brian May

Commissioner Bethell adjourned the meeting at 10:16 a.m.

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CHAIR

**NOT PRESENT AT MEETING**

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COMMISSIONER

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COMMISSIONER

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**<https://www.youtube.com/playlist?list=PLSUQ1gg6M78UsBE3q6w4rdf59Z5rXkEi5>**