



MARION COUNTY BOARD OF COMMISSIONERS
WORK SESSION

Capital Project Discussion
Minutes

Wednesday, September 16, 2026, 4:00 p.m. – 5:00 p.m.
Commissioners' Boardroom
Courthouse Square, 555 Court St. NE, Suite 5231
Salem, Oregon 97301

ATTENDANCE:

Commissioners: Danielle Bethell, Kevin Cameron and Colm Willis.

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

Legal Counsel: Michelle Teed.

Business Services: Geoff Bonney, Tamra Goettsch, and Kevin Dial.

Health and Human Services (HHS): Troy Gregg.

Commissioner Colm Willis called the meeting to order at 4:12 p.m.

1. Welcome & Introductions

-Commissioner Colm Willis

2. Project Background and Current Status

-Geoffrey Bonney

Summary of Discussion:

Background on Center Street parking and paving project serving health and juvenile campuses. Original project scope focused on replacing crumbling pavement around old health building (3180). Engineering analysis determined pavement had been placed directly on dirt and now requires full removal, proper subgrade, and drainage work. Original Capital Improvement Plan (CIP) estimate of approximately \$1.4 million has increased by approximately \$900,000, for a total of approximately \$2.185 million. Due to subgrade and piping/drain replacement needs behind and between old health building and adjacent areas. Failing stormwater piping and root intrusion are causing winter flooding. Reduces available parking and creates operational problems in back lot. New health building and its pavement are in good condition and not included in remediation scope.

Direction & Follow-Up:

- Board concerned with increased cost:
 - Need to understand total scope.
 - Including drainage, piping, and paving impacts.
- Important to address drainage and piping problems comprehensively:
 - Rather than piecemeal fashion, to restore parking and avoid repeated failures.

Task:

- Detailed cost and scope breakdown for original Center Street project:
 - Identified piping.
 - Drainage.
 - Subgrade work.
 - Clarify which areas are included.

Assigned To: Business Services.

Deadline/Timeline: Not specified

3. Options Moving Forward

-Geoff Bonney

Summary of Discussion:

Configuration and cost options for Center Street campus:

- Existing and proposed paved areas:
 - Portions around new health building remain in good condition and not included in reconstruction scope.
 - Pavement around old health building and adjacent areas requires full removal and reconstruction:
 - Included in approximately \$2.185 million estimate.
 - Project includes work to repair and replace storm drains and related piping serving older paved areas.
- Added parking capacity – Area 3A:
 - Proposed new paved area in front of old juvenile building would:
 - Add a net gain of approximately 54 parking stalls.
 - Create drivable connection between health and juvenile campuses:
 - Allow travel between without re-entering Center Street.
 - Construction estimate for Area 3A is approximately \$370,000:
 - Total cost including design expected to be over \$400,000.
- Gravel vs. paving; impacts on Health and Juvenile:
 - Troy Gregg reported after moving vehicles to large gravel area, HHS has workable capacity for staff parking:
 - Gravel surface has generated some complaints.
 - Juvenile parking remains strained:
 - Wednesday court days and when large meetings occur.
 - Families and visitors can have difficulty finding nearby spaces.
 - Board discussed keeping certain employee and fleet areas as compacted gravel:
 - Prioritizing paved, formal parking near juvenile and key public-facing entrances.
 - Specific gravel and grass areas (Areas 4, 4A, 5, 6) noted as serving current employee, detention, and fleet parking:
 - Varying levels of existing gravel coverage and condition.
- Cost, funding, and use of Public Works:
 - Board concerns approximately project costs nearing \$2.5–3 million:
 - When combining infrastructure and added paved capacity.
 - Commissioner Bethell expressed preference for cost-effective gravel solutions where practical:
 - Particularly for employee parking.

- Prioritize investments in youth and treatment services.
- Possibility of Marion County Public Works performing paving/gravel work:
 - Training opportunity and secure better unit costs.
 - Architecture/engineering (A&E) plans guiding work.
- Funding has been through Health Department CIP funds given campus's predominant health use:
 - Juvenile-specific needs acknowledged and may affect future cost allocation.

Direction & Follow-Up:

- Board consensus around several points to be reflected in a revised proposal.
- The project should:
 - Address critical drainage and piping issues causing flooding behind old health building and adjacent areas.
 - Consider paving Area 3A to add 54 spots and connect both if funds allow.
 - Evaluate maintaining compacted gravel in some lots instead of paving:
 - Provided surfaces are adequately graded and maintained.
- Board asked that any future proposal:
 - Separate costs for underground infrastructure, surface paving and striping.
 - Clearly identify parking capacity gains from each proposed area.
 - How much funding is proposed from HHS resources versus other sources.
 - Board noted code requirements for gravel versus paved parking and public versus employee-only use may influence which areas can remain gravel

Task:

- Develop revised Center Street campus proposal that:
 - Retains full remediation of failing drainage and subgrade.
 - Evaluates paving Area 3A and other high-priority areas.
 - Identifies which areas may remain or become compacted gravel.
 - Separately lists infrastructure and surface costs:
 - With associated stall-count changes.

Assigned To: Business Services.

Deadline/Timeline: Not specified

- Document options for using Public Works crews to perform paving and gravel work based on A&E designs.
- Incorporate those options into the revised proposal or bidding approach.

Assigned To: Business Services.

Deadline/Timeline: Not specified

- Confirm applicable code or standard requirements related to gravel versus paved parking for public access areas and employee-only lots and report any constraints that may affect the proposed configuration.

Assigned To: Business Services.

Deadline/Timeline: Not specified

- Identify and summarize available Health Department funds that could be used for the Center Street parking and infrastructure work and indicate how juvenile-related elements may affect cost allocation.

Assigned To: Business Services.

Deadline/Timeline: Not specified

4. Discussion

-All

Considered broader capital issues related to courthouse parking structure and Public Works Buildings 7 and 8. Briefly revisited earlier policy questions approximately charging judges for parking.

- Courthouse Parking Structure Maintenance:
 - Jeff Bonney reported that courthouse parking structure requires significant maintenance to extend its service life:
 - Resealing driving surfaces.
 - Addressing pooling areas.
 - Repairing or recoating walls.
 - Injecting materials to fill cracks and protect reinforcing steel.
 - CIP for work is approximately \$3.5 million:
 - Staff indicated project is tied to loan that requires completion of work by June 1st in order to comply with financing terms.
 - Board questioned scale and timing of cost:
 - Asked if work could be staged or financed differently.
 - Concern approximately opportunity cost relative to other capital needs like county's radio project and juvenile facilities.
 - Several potential enhancements structured as bid alternates:
 - Base bid would focus on waterproofing and structural preservation.
 - Optional items added only if bids are favorable.
- Loan funding and other capital projects:
 - Board referenced a larger capital loan package that was expected to support multiple projects, including radio system.
 - Board recalled being informed that loan funding for radio project was exhausted or displaced:
 - Request clarity regarding how loan proceeds were allocated.
 - Which projects had priority.
 - Who made those determinations.
 - Staff acknowledged need to return with more detailed information.
- Charging judges for parking:
 - Board discussed whether judges should be charged for courthouse parking:
 - Noting that other employees pay to park.
 - Prior research showed Marion County would be unique in charging judges:
 - Prior decision made not to pursue charging.
 - Board did not make this decision and request updated information.
- Public Works Buildings 7 and 8:
 - Building 7 at Public Works campus:
 - Tilt-up structure used for facilities staff and storage.
 - Experiencing structural issues related to past modifications.
 - Recommendation that staff does not occupy it full-time.
 - Staff have been relocated to another Public Works building.
 - Presently used only for limited access.
 - Building 8:
 - Along Cordon Road.
 - Houses radio shop.
 - Showing early signs of structural concern.
 - Staff believe it can be stabilized.
 - Staff exploring options with Public Works:
 - Possible demolition and replacement of Building 7:

- Lighter-weight but essential-rated structure.
- House radio shop, while stabilizing Building 8 for continued use.
- Commissioner Bethell favors practical, lower-cost construction:
 - Pole-barn style solutions with only necessary conditioned spaces.

Direction & Follow-Up

- **Task:**

- Courthouse Parking Structure and Loan Funding,
- Provide briefing detailing loan associated with courthouse parking structure project.
- Include total amount, terms, required completion date, and projects currently funded under loan.

Assigned To: Business Services.

Deadline/Timeline: Not specified

- **Task:**

- Clarify how loan proceeds were allocated among capital projects.
- Include what changed with respect to anticipated funding for radio project, and who made related prioritization decisions.

Assigned To: Business Services.

Deadline/Timeline: Not specified

- **Task:**

- Prepare updated summary of courthouse parking structure project separating:
 - Essential structural and waterproofing work contained in base bid from
 - Optional cosmetic or enhancement items that are listed as alternates.

Assigned To: Business Services.

Deadline/Timeline: Not specified

- **Task:**

- Charging Judges for Parking.
- Legal and statutory research on whether county can judges for courthouse parking.
- Provide information to support a potential implementation discussion in January.

Assigned To: Legal Counsel.

Deadline/Timeline: January discussion requested.

- **Task:**

- Public Works Buildings 7 and 8.
- Work with Public Works to develop options for addressing structural issues at Buildings 7 and 8.
- Including potential demolition and replacement of Building 7 and stabilization strategies for Building 8 and radio shop.

Assigned To: Business Services.

Deadline/Timeline: Not specified

- **Task:**

- Schedule work session with Public Works and Business Services.
- Present options, funding approaches, and next steps for Buildings 7 and 8.
- Incorporate lower-cost alternatives as requested by Board.

Assigned To: Not specified

Deadline/Timeline: Not specified

Adjourned – time: 4:59 p.m.
Minutes by: Mary Vityukova
Reviewed by: Gary L. White