



Management Update summary Minutes

OREGON

July 23, 2024. 9:30 AM

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

ATTENDANCE:

Commissioners: Kevin Cameron, and Danielle Bethell. Staff: Jan Fritz, Matt Lawyer, Trevor Lane, Alvin Klausen, Mike Hartford, Brian Nicholas, Chris Einmo, Dennis Mansfield, Rhett Martin, Mark Liudahl, John Pettifer, Alisa Zastoupil, Wendy Zieker, Natalie Stone, Carol Heard, Steve Dickey, Sheila Roberts, Chris Eppley, Lori Klemsen, Skylar Stangeland, and Scott Norris.

Jan Fritz called the meeting to order at 9:30 a.m.

INFORMATIONAL:

Suddath Relocation Systems of Oregon: Moving and Storage Services (HE-5614-23)

-Rhett Martin, Mark Liudahl

Summary of presentation:

- Amendment for contract extension;
- Provide moving services for various projects including several past moves;
- Want to utilize services for upcoming projects:
 - Transition into new Psychiatric Crisis Center (PCC) building;
 - Moving out of Beverly Avenue Buildings; and
 - Moving to the first floor of 3180 Center Street.
- Moving crates are provided and everything is moved over the weekend;
- Amendment adds \$150,000 and three years; and
- Will cover all projects up to July 2027.

Board Direction:

- The board of commissioners (BOC) is good to proceed with the item on consent.

Environmental Health Licensing of Recreational Vehicle Parks

-Wendy Zieker, Alisa Zastoupil

Summary of presentation:

- Continued from compliant regarding an RV Park and individuals staying long term;
- Ongoing discussion with the city of Salem, and Oregon Health Authority (OHA):
 - Provided the following guidance:
 - Leased or rented RVs within mobile home parks for three month or less can be licensed as a recreation park; and
 - The three-month time frame is based on seasonal use and fits the tourist facility concept.
 - RV parks with permanent tenants living year around in all available spaces are not licensable as it is no longer considered seasonal; and

- RV Parks with spaces for long term and transient use will require a recreational park license and must pay the fees for the spaces used for transient purposes.
- Currently all are licensed, and it is based on spaces:
 - The license reflects the number of existing spaces.
- Purposing to license only the short-term spaces;
- OHA is the regulating authority, and it has stated anything over three months is not to be licensed or regulated:
 - OHA stated they will not back the county if they choose to regulate over three months.
- City of Salem stated they do not want to do any code enforcement, in the area, as Marion County gave a license in 2001:
 - It was a temporary license which can be revoked.
- The area in question is outside of Marion County and the Environmental Health staff does not have electrical expertise.

Board Direction:

- Meeting with Commissioner Bethell and Legal Counsel to discuss rules; and
- Schedule a work session, propose legal options and invite the city of Salem and
- Follow up on illegal unlicensed roadside food vendors and carts.

Provide Psychiatric Mental Health Nurse Practitioner, Rachael Liebman, Service at the Psychiatric Crisis Center (HE-61646-24)

-Natalie Stone

Summary of presentation:

- PCC is looking for another provider as the current provider works 16 hours:
 - Evening and weekend coverage is needed
- Ms. Liebman applied for the position and has experience;
- Contract is for two years and up to \$480,000;
- Contracting instead of hiring as a county employee:
 - Able to bill for services and do not need to pay for any other expenses; and
 - Providers do not work full-time and have other practices.
- PCC needs more flexible coverage;
- Ms. Liebman is a Psychiatric Mental Health Prescriber; and
- Bill for services provided and then get reimbursed.

Board Direction:

- The BOC is good to proceed

Briefing on the Approval of the 2024-2025 CDBG/HOME Annual Action Plan

-Steve Dickey

Summary of presentation:

- Action Plan is submitted U.S Department of Housing and Urban Development (HUD) to receive funding for 2024/2025 program year;
- The plan must be approved through a public hearing process:
 - Scheduled for August 7, 2024.
- Plan is then submitted to HUD by August 16, 2024;
- The plan went out for public comment for 30 days:
 - Closed August 2, 2024; and
 - No public comment was received.
- Mt. Angel Street sidewalk is on Railroad Avenue;
- Soaring Heights is listed as a project applied for and the process it went through:

- Will not be part of the plan that is submitted to HUD.
- Chemeketa and the Housing Authority partnership is in process:
 - There have been meetings.
- CASA of Marion County is specifically funded for Woodburn's project;
- Church at the Park commercial kitchen is within the Salem city limits:
 - Provide homeless services for individuals throughout the county; and
 - The kitchen will serve all their sites.

Board Direction:

- Silverton Area Community has funding shortage:
 - Mr. Dickey to investigate this.
- The BOC is good to proceed.

Approval of Agreement with Union Gospel Mission for Simonka Place Renovation

-Steve Dickey

Summary of presentation:

- Many conversations with Simonka Place and UGM staff and board;
- An agreement has been reached and ready to be signed; and
- The agreement is for \$1,463,481.

Board Direction:

- Dan of Simonka's Place to attend and for a presentation to be prepared; and
- The BOC is good to proceed.

MCLEA Health Insurance Study Committee Member Recommendation – Gina Courson

-Lori Klemsen

Summary of presentation:

- Need an additional unrepresented member for the Marion County Law Enforcement Association (MCLEA) HISC committee;
- Seeking approval to appoint Ms. Courson to the MCLEA HISC;
- Salvador Llerenas, HR Director, discussed with the Undersheriff on who to appoint;
- FAPO, bargained to become part of the MCLEA benefits:
 - Represented FAPO joined the MCLEA HISC; and
 - An unrepresented member who was part of FAPO and now in management must join.
- Ms. Courson was a Parole and Probation deputy for FAPO previously:
 - She is currently a sergeant.
- Sergeants will be represented, and this is for an unrepresented position;
- Ms. Klemsen spoke to the Undersheriff and Ana Jefferson was proposed for approval.

Board Direction:

- Ms. Klemsen will speak with the undersheriff and get back to the BOC

Appointment and Renewal of Marion County Public Safety Council Members

-Gary White

Summary of presentation:

- Reappointing the following individuals:
 - Frank Lonergan, Mayor of Woodburn;
 - Ed McKenney as a business representative;
 - Don Fredrickson as a business representative; and
 - Michael Runyon of the Oregon Youth Authority.

- Appointment of the following new members:
 - Soraida Cross; and
 - Jonathan Castro Monroy.

Board Direction:

- The BOC is good to proceed; and
- Mr. White to ask new members if they would like to attend board session

Dick Hannah Chevrolet Purchase of 16 Chevrolet Malibu's

-Dennis Mansfield, Michael Pierce

Summary of presentation:

- The purchase total is \$374,420.32;
- 12 of the vehicles are Marion County Health and Human Services replacements;
- Purchased 36 Oregon Department of Administrative Services (DAS) vehicles:
 - Have been maintained by Marion County Public Works;
 - They have high mileage and significant maintenance issues;
 - Created a three-year plan to replace all 36 vehicles;
 - 12 vehicles to be replaced each year; and
 - This is year two of the process.
- Vehicles will be paid through the Oregon Health Authority funding;
- Some of the DAS vehicles were sold for a profit of \$10,000:
 - There are 24 vehicles left.
- Four of the vehicles are on the annual replacement plan:
 - Three for MCHHS and one for the Juvenile Department.
- Previously DAS maintained the vehicles:
 - MCPW is now maintaining and is a little behind; and
 - As they are renewed the burden is lessened.
- Pool vehicles are maintained by MCPW.

Board Direction:

- The BOC is good to proceed.

Carson Oil for Secondary Fueling System Using Key/Card-Lock

-Dennis Mansfield, Michael Pierce

Summary of presentation:

- Increased in April to \$150,000 which expired in June; and
- Renewing for \$150,000 for two years.

Board Direction:

- The BOC is good to proceed with item on consent.

Radio Technology Services (RTS) Contract PW-1355-21, Amendment #7

-Brian Nicholas

Summary of presentation:

- Services for the next project phase:
 - Engineering and deployment of the radio system.
- Budget is based on billing rate of \$95 an hour;
- 18-month extension and it will take as long to get a design, civil site improvements completed, and deploying the radio system;
- Budgeted at 40 hours a week at \$95 an hour:
 - These are up to amounts, unworked hours are not paid.
- On average RTS is used is 32 hours a week;
- Consultant will be used for at least the next 18 months;

- Beginning to negotiate Tait Contract;
- A detailed pre-negotiation position has been created;
- Briefing the Sheriff on negotiations:
 - The Sheriff is interested in ensuring needed features are included.
- Negotiations will be for the price;
- Have removed all the items that are nice but unneeded:
 - Scrubbed \$10 million out of initial proposal.
- Met with executive committee of METCOMM in June:
 - Laid out financial perspectives and what funding is needed;
 - Committee stated they are on board with the project;
 - Want to be active in the project's success; and
 - Larger fire districts may subsidize the smaller districts.
- Plan on getting User Agreements to be executed by the end of the calendar year:
 - No one will sign anything until concrete monthly user fees are known; and
 - This will take about two months to assess.

Board Direction:

- The BOC is good to proceed with item on consent.

North Santiam Canyon Sewer Project – Summer 2024 Update

-Chris Einmo

Summary of presentation:

- Oregon Department of Environmental Quality (DEQ) septic permitting rules effecting the Commercial Septic Program:
 - Not all commercial properties are affected;
 - Half the commercial properties in Detroit are proposing use for high strength waste:
 - Waste heavy in oils and greases; or
 - Waste high in sugar or carbohydrates.
 - All such waste must go through DEQ's Water Pollution Control Facilities (WPCF) permit:
 - Marion County is not able to permit this.
 - For 30 years counties permitted for this by placing pre-treatment systems:
 - Lowering waste strength to residential levels; and
 - Per DEQ this isn't allowed under OAR and is not allowed from now on.
 - There is not a repair permit under WPCF, and all new rules are in place;
 - Lots in Detroit are too small for the WPCF process and the process is longer;
 - Working with property owners and getting clarification;
 - Strategy was to rely on county permitting and when needed use DEQ:
 - Use septic care rules heavily;
 - Per DEQ unable to do this.
 - All new systems must be compliant with modern standards under the WPCF permit:
 - The Commercial Septic Program strategy has collapsed; and
 - This does not impact commercial properties that are not food service.
 - Anything above 2,500 gallons triggers other requirements:
 - Nitrogen groundwater studies and other items; and
 - This threshold is met by a 50-seat restaurant.
 - Small volume high strength waste businesses will have longer and more expensive process;
 - Large area is needed for a new system that meets standards:

- The park is not large enough as it handles the city's sewer system.
 - Run into the 3 Basin Rule issue.
 - 3 Basin Rule Challenges:
 - Issues in permitting wastewater treatment plant;
 - Met with the city of Salem and are supportive with changes to the rule:
 - To allow permitting systems possible in other areas;
 - Supportive of National Pollutant Discharge Elimination System (NPDES) process:
 - A more robust system.
 - Unsupportive of WPCF process.
 - Came up with proposed rule language for the 3 Basin Rule:
 - Done with MCPW and the City Salem Public Works.
 - Helps surpass hurdles and protects the environment;
 - Will allow to permit under the Clean Water Act;
 - High standards of quality but they are being met for Mill City and Gates;
 - Make a petition to DEQ for a rule change;
 - The Environmental Quality Commission has 60 days to meet and rule after submission:
 - Public comment period;
 - Rule can take place on the spot; and
 - An emergency rule making session can take place giving them a few months to change ruling.
 - If petition is accepted publicly owned systems are permitted under the Clean Water Act and obtain normal NPDES permits;
 - Spoke to System Project Manager of the McKenzie River:
 - The system is smaller;
 - Creates a path forward for them in the future.
 - The three pathways are as follows:
 - Submit petition requesting rule making;
 - Governor can direct rule making; and
 - Legislation in the next session.
 - Petition submission targeting to be done in October;
 - Brian Martin, City of Salem, is not supportive of submitting a WPCF permit application to start the process and switching to a NPDES permit:
 - Brian Nicholas will be informing him that it needs to move forward.
 - Access is restored to the Mill City site:
 - Infiltration basin will be simulated;
 - DEQ is invited to observe; and
 - Will be a test for the permitting pathway.
 - In the process of acquiring Mill City property and owners' concerns have been resolved through resolved offer:
 - Agree to meeting but other items are being dealt with first;
 - If acquisition does not take place, then the process starts over:
 - The first step will be going to the Linn County BOC and request a resolution.

Board Direction:

- Create memo of what has been done, its costs, and outcomes:
 - The costs, outcomes, and timeframes created because of the DEQ changes.
- Reach out to Commissioner Heather Buch in Lane County and Commissioner Tootie Smith in Clackamas County:

- Make them aware of the 3 Basin Rule proposed changes; and
- Getting commissioners support will be helpful for the petition submission.
- Begin process of working with legislatures to get a bill going as back up; and
- Set up a meeting with city of Salem, Governor's office and MCPW staff.

Board Session Agenda Review

-Kevin Cameron

- Overview of agenda;
- Walking on two items:
 - Amend contract with the City of Salem AIC Work Crew IGA; and
 - MCLA HISC member recommendation.

Board Direction:

- The BOC is good to proceed.

COMMISSIONERS' COMMITTEE ASSIGNMENTS and UPDATE

Commissioner Danielle Bethell

- National Committee on Public Lands (NCPLC) for NACo WIR:
 - Will be attending.

Commissioner Kevin Cameron

- Joint Transportation meeting in Albany;
- Capital Futbol Club (CFC) Traffic meeting:
 - Marion County Engineering likes the created plan;
 - Potential to hire internal flaggers for traffic direction; and
 - Have a plan for signs.
- Fire Recovery Open House.

Commissioner Colm Willis

- N/A

OTHER

Commander Mike Hartford – Amend contract with the City of Salem AIC Work Crew IGA

- City of Salem's Legal Counsel had issue with the Hold Harmless clause;
- Worked with Marion County's Legal Counsel to update the contract; and
- The city and county hold each other harmless.

Board Direction:

- The BOC is good to proceed with item to be walked on the consent agenda.

Commissioner Bethell – Center Street Tree

- Mayor Elect Hoy should be reached out to regarding this:
 - This issue is likely to upset some in her community as this is in her ward.
- The tree is located on 4553 Center Street;
- The process of removing the tree will be authorized at a board session in two weeks;
- The tree is located in the right-of-way, making it the county's tree:
 - Over time it has expanded into the homeowner's property.
- Will compensate the homeowner appropriately;
- Both Councilors need to understand the pedestrian safety is a priority:
 - Per their transportation plan it is their priority too.

Board Direction:

- Commissioner Cameron to reach out to Councilor Vanessa Nordyke; and
- Scott Norris to reach out to Councilor Julie Hoy.

Adjourned – time: 11:03 a.m.
Minutes by: Mary Vityukova
Reviewed by: Gary L. White