



# Management Update summary Minutes

OREGON

**March 19, 2024. 9:30 AM**

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

## ATTENDANCE:

Commissioners: Kevin Cameron, Colm Willis, and Danielle Bethell. Staff: Matt Lawyer, Chad Ball, Jane Vetto, Brent Stevenson, Austin Wagner, Scott Norris, Steve Dickey, Christina Bertschi, Patty Vega, Wendy Zieker, Lani Radtke, Max Hepburn, Trevor Lane, Jon Heynen, Shawnnell Fuentes, Alvin Klausen, Carl Lund, and Kathy Rogers.

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

## INFORMATIONAL:

### **Proposed Condition of Approval for Traffic Impacts with Capital Futbol Club Expansion**

-Max Hepburn

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

- Capital Futbol Club proposed a 21,000 square foot indoor soccer field with commercial space;
- The location is State Street and Cordon Road;
- Traffic mitigation impacts are required for the review process for land development;
- Since 1996 there is record in the land use conditions for approval for a left turn lane from State Street to mitigate game day traffic;
- State Street would be widened to have a 10-to-14-foot center turn lane along the development frontage:
  - The space will come from their property or the neighbors across if there is an agreement.
- The county would ask the developer if they would like the lane constructed using their area;
- If neighbors do not consent their land will not be used for the widening;
- A volunteer contractor would like to do the club construction this summer;
- Some sort of conditional approval needs to be given this week;
- Left turn pocket projects have substantial costs;
- Some alternatives are the following:
  - Right-in/right-out only access from Cordon Road; and
  - Obtain rights to and construct access from Auburn Road:
    - This would go down Hampton Lane, which is paved; and
    - The area has private property and easements will be needed.
- The club has become very popular and on Saturday mornings the queues are down State Street and up and down Cordon Road:
  - The goal is to reduce the congestion.

- There is no cheap alternative and there still be will congestion as capacity will increase;
- At this time the ideas are high level, and nothing has been discussed with any potentially involved owners/groups;
- Looking for support or denial of a development agreement with the club for a form of traffic mitigation prior to facility use:
  - Do not want to hold up the volunteer contractor.
- The club will need to construct one of or a mix of the alternatives;
- The discussions are beginning now so the club may be aware an provide other potential alternatives;
- The development agreement will have statements saying that certain criteria need to be met before things can move forward;
- The full potential impact on the congestion is unknown;
- The club will not be forced to sign anything they do not agree with, but a plan will be needed for the congestion;
- A conditional use permit does not expire but may be revoked;
- The club has known of the left turn lane expectation since 1996;
- The following may be done:
  - Require building the 1996 left turn lane now before receiving the building permit for the expansion; and
  - Require a development agreement which will allow a building permit to be received now.
- A traffic study may be done to see what the traffic requirements are:
  - This is different from the previous options as the study is not required and an option has already been identified for them.

**Board Direction:**

- This will be further discussed at a work session later in the week.

**Title V Maternal and Child Service Block Grant**

-Patty Vega, Wendy Zieker

**Summary of presentation:**

- This is administered by Oregon Health and Science University (OHSU) for youth and children with special health care needs;
- This supports the provision services provided including shared peer planning;
- The contract has increased to \$77,698:
  - This is an additional \$4,453 to the current contract.
- The funding will be used to provide current services:
  - Nurse home visiting services for CaCoon clients:
    - Newborns, infants, children, and adolescents with special health needs.
- Contracts informed the team that they should come to management update to present this to the board of commissioners (BOC); and
- Only the funding amount changes in the contract.

**Board Direction:**

- The BOC is good to proceed, and the item may be on consent at board session.

**Grant Agreement, Amendment 1, with Pelton Project, Inc. for the Development and Operation of Residential Treatment Home**

-Christian Bertschi

**Summary of presentation:**

- This is a Behavioral Health Housing Investment Funds project;
- Originally the budget included \$900,000 towards home purchase:
  - A home was purchased for \$750,000; and
  - Asking for reduction in grant agreement of \$152,544.93.
- The funds may be used towards the building of the respite model;
- The clients being served are highly acute mentally ill individuals with substance use disorders:
  - May be from the hospital, housing support, or out in the community; and
  - Individuals are transitioned out.
- Pelton Project Inc has another home with the same model:
  - Has functioned well for 15 years and it is being replicated.
- The contract is being extended to October 1, 2024.

**Board Direction:**

- Ms. Bertschi will send the BOC the number of respite home in the county; and
- The BOC is good to proceed, and the item may be on consent at board session.

**Consider Reduction on Lien Terms for Some CDBG and Home Funded Projects**

-Steve Dickey

**Summary of presentation:**

- Currently lien terms are 50 years for a commercial project and 99 years for residential/owner occupied projects:
  - Established for county protection when investing dollars in projects.
- Some factors for change suggestions include:
  - Useful life of renovations is 15 to 20 years; and
  - Expansion needs and would like to consider sales of existing properties.
- Lending industry products are typically 20 years for commercial and 30 years for residential mortgages;
- Protection done by certifications on insurances filed with the county annually;
- Currently the county requires a deed of trust and promissory note filed with the county's clerk's office;
- The agreement between the county and subrecipient requires a continuation of qualifying services and their purpose of receiving the funds during the lien term;
- Applicants have concerns with the current terms:
  - A 20-year roof under a 99-year lien will require more funds to be used.
- There have been no concerns with the down payment assistance program for residential properties;
- Concern comes from rehabilitation of commercial properties as the life span of the rehabilitations are not likely to last longer than the lien period;
- Some of the recommendations are as follows:
  - Follow the U.S Department of Housing Urban Development (HUD) period of affordability standards:
    - Under \$15,000 is five years;
    - At \$15,000-\$40,000 is 10 years; and
    - Over \$40,000 is 15 years.
  - Follow standard of 20 years for commercial and 30 years for residential mortgage terms; and
  - Based on the type of assistance being provided.
- Union Mission Gospel (UGM) is concerned that investments will be made with buildings for long periods of time that might not meet future needs and would like to be able to move when needed;

- If the building is sold prior to the ending of the lien term the lien is to be paid off;
- Need to research rules regarding HUD rules and commercial and residential properties;
- The category of non-profit commercial properties may be changed:
  - The contracts in the category will be amended; and
  - There would be three homes with Soaring Heights to amend.
- The properties with a 99-year lien have partial forgiveness; and
- An option is to set it up for 30 years but can be petitioned to the board for lien release.

**Board Direction:**

- The BOC is good to change the standard to 30 years for non-profit commercial properties; and
- Will set up parameters with Legal Counsel.

**City of Stayton State and Local Fiscal Recovery Funds Application**

-Mario Wells

**Summary of presentation:**

- Moved to a future meeting.

**Board Direction:**

- N/A

**Annexation of New Customers into the Santiam Water Control District**

-Scott Norris

**Summary of presentation:**

- Brent Stevenson is the Executive Director for Santiam Water Control District;
- Several properties owners want to receive services from the district:
  - The properties need to be annexed into the district.
- Annexing into a special district is done through ORS 198.857:
  - The governing district body must approve the annexation request:
    - A copy of this has been provided.
  - The properties owners submit a petition to the county governing body;
  - The county governing body holds a public hearing to consider the petition:
    - Consider the comprehensive plan and any current service district agreements.
  - Board may approve an order describing the boundaries of the annexed property and declare it annexed to the district; and
  - Then owners enter agreements for irrigation water with the district.
- All the properties are zoned as Special Agriculture (SA) and are designated as primarily agriculture under the County Comprehensive Plan;
- They would like to be annexed for irrigating their ground as they are disconnected from the service;
- Some have a short-term license through Oregon Water Resources Department:
  - It requires pursuing a long-term supply of water.
- The district has some lands that have moved out of production so there are water rights available;
- There is potential of water pipe placements that the landowners will pay for;
- An engineer will design options to feed the lands:
  - The work will be reviewed with the landowners for feasibility and cost.
- There are seven properties and five property owners:
  - Some are non-developed.

- The additions will allow the district to keep rates as is and with water rights lost the rates will need to be raised; and
- Public hearing notices are required to be given to the property owners and the district:
  - There are no timing requirements.
- There was a public hearing with the district and there was no opposition; and
- The last time this type of annexation was done was in 2016.

**Board Direction:**

- The BOC is good to proceed.

**Legislative Update:**

-Alvin Klausen

**Summary of presentation:**

- Will provide an overview of all passed bills pertaining to the county:
  - Waiting until the Governor signs.
- Association of Oregon Counties House Bill (HB) 4002 overview:
  - HB 5204 is the funding package that comes along with it; and
  - Highlighted what funding will come to counties directly and indirectly.

**Board Direction:**

- Mr. Klausen to find out when HB 4002 will be signed by the Governor; and
- The BOC is good with the update.

**Board Session Agenda Review**

-Kevin Cameron

- Kay Alejandre of Public Works is on the Marion County Health Insurance Study Committee (HISC).
- Community Services Willamette Valley Council of Governments (MWVCOG); and
- The hearings officer's decision has not been seen.

**Board Direction:**

- HISC:
  - Commissioner Willis will discuss it with Jan Fritz.
- Community Services MWVCOG to be removed from the agenda; and
- Remove SOAR contract from the agenda.

COMMISSIONERS' COMMITTEE ASSIGNMENTS and UPDATE

**Commissioner Danielle Bethell**

- Met with Urban Brown:
  - Running for Salem city Council.
- Met with Adam Menig:
  - Oversees SOAR program at Chemeketa Community College.
- Met with Luke Emmanoul:
  - Met with Commissioner Kevin Cameron;
  - Received \$3 million from legislature to build a \$6 million multi-use sports complex at Bush Park; and
  - Provided information on what Marion County does regarding sports.
- Aurora Master Program:
  - Matt Lawyer attended; and
  - FAA high level sign off.
- Silverton Road Awards and Her Place;
- Attended Latino Business Alliance (LBA):

- Attended with the Sheriff.
- Coffee Creek Prison Tour:
  - Sheriff, Undersheriff, Councilors Julie Hoy, and Soraida Cross attended;
  - Learned of various activities done:
    - Plumbing, electrical, cosmetology, manufacturing, call center, dog training (service animals).
  - Saw the medium security all female facility; and
  - Have floor to ceiling windows in all cells.

**Commissioner Kevin Cameron**

- Keizer state of the city;
- East Salem Service District Town Hall;
- Fern Ridge Apartments grand opening;
- Service awards at the Center Street Health building;
- Leadership Salem and emerging leaders;
- Advisory Committee Salem Keizer scenario planning:
  - Carl Lund will update the board in June.
- YMCA meet up with a mentee.

**Commissioner Colm Willis**

- Meeting with Lori Christopher:
  - Running for Mayor in Keizer.
- Met with Ron VanBlack:
  - Veteran memorial on Highway;
  - Working on planning; and
  - Needs about \$60,000.
- Meeting with Judge Audrey Broyles and Jim Baugh:
  - Federal appeal on Mossman order; and
  - Asked to schedule a meeting with the BOC.

OTHER

Matt Lawyer – Public Safety Assessment Contract:

- The meetings are being set up by the Sheriff’s Office;
- Assessment of overall operations of the Sheriff’s Office:
  - Assess what is being done well and what needs improvements.

**Board Direction:**

- Mr. Lawyer to place on the BOC calendars as FYI’s;
- Commissioner Bethell would like to be interviewed; and
- Commissioner Willis and Bethell would like to attend some of the meetings.

**Adjourned** – time: 11:14 am

**Minutes by:** Mary Vityukova

**Reviewed by:** Gary White