

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, March 27, 2019
9:00 a.m.

Senator Hearing Room
555 Court Street NE
Salem, OR 97305

PRESENT: Commissioner Kevin Cameron, Commissioner Sam Brentano, and Commissioner Colm Willis. Also present were Bruce Armstrong as county counsel, John Lattimer as chief administrative officer, and Brenda Koenig as recorder.

Commissioner Cameron called the meeting to order at 9:00 a.m.

PUBLIC COMMENT

None.

CONSENT

(Video Time 0:01:06)

BUSINESS SERVICES

Approve an order appointing Teresa Hermann as a voting management representative to the Health Insurance Study Committee (HISC).

FINANCE

Approve an Easement and Equitable Servitudes agreement with the Department of Environmental Quality (DEQ) for real property located at 280 Pine Street NE, Salem, Oregon.

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

ACTION

(Video Time 0:01:57)

PROCLAMATION

BUSINESS SERVICES

1. Consider approval of a proclamation designating the week of April 7-13, 2019 as National Volunteer Appreciation Week in Marion County. – Lisa Miller

Summary of presentation:

- President Richard Nixon established National Volunteer Week in 1974 by an executive order:

- Every president since then has signed a similar proclamation.
- In 2018, the county had over 1,700 active volunteers:
 - The county supports and encourages volunteerism; and
 - Recognizes their dedication, and the work they have done.
- Volunteer achievements include some of the following:
 - 2,000 victims of crime received support from victim assistance advocates;
 - 759 families were reunited with their lost dogs at the dog shelter; and
 - 160 volunteers assisted with response efforts during the water advisory.
- Everyday volunteers are out within the county helping and assisting with no expectations of payment, or recognition;
- National standards estimate that volunteers' time would be worth over \$3 million;
- National Volunteer Week is about the following:
 - Inspiring;
 - Recognizing;
 - Encouraging people to engage in their communities; and
 - Working together to meet challenges and accomplish goals.

Board discussion:

- The commissioners appreciate everyone who volunteers for the county; and
- Commissioner Cameron also wants to thank the people involved in search and rescue, and the impact they have on people's lives when they volunteer their time and resources.

MOTION: Commissioner Willis moved for approval of a proclamation designating the week of April 7-13, 2019 as National Volunteer Appreciation Week in Marion County. Seconded by Commissioner Brentano; motion carried. A voice vote was unanimous.

The commissioners read the proclamation.

(Video Time 0:08:40)

BUSINESS SERVICES

2. Accept final closeout report for the Juvenile Court addition and Transition Center roof replacement project. – Kevin Burton and Larry Tilford

Juvenile Court addition:

Summary of presentation:

- A local firm, Carlson Veit Architects, executed the main design;
- The original Construction Management General Contractor (CMGC) contract was awarded to P&C Construction;
- CMGC is an alternate contracting method where the county partners with the contractor to work through the design process:
 - It ensures the structure can be built to design specifications; and
 - Reviews contractor recommendations for possible ways to reduce expense.
- The original CMGC project plans included the following:

- Addition of a second courtroom at the juvenile detention facility; and
- Renovation of the Juvenile Administration Building.
- Due to higher than anticipated construction expense, the county determined that a CMGC contract was not the best choice for the Juvenile Court addition:
 - The CMGC contract with P&C Construction, which was twice the budgeted amount, was terminated;
 - The two projects were separated, and each became a stand-alone project;
 - The decision was made to build a new administrative building, verses renovating the old building; and
 - With the design already completed, an Invitation to Bid (ITB) went out to contractors for the new administrative building.
- Andy Medcalf Construction was awarded the final contract to build on August 2, 2017;
- Construction work on the juvenile court expansion began on September 14, 2017;
- The project had twenty one change order requests, that amounted to \$83,000; and
- The project was completed on time and under budget on May 27, 2018.
- Mr. Burton presented a power point showing the progression of the renovation. See Attachment A for job site photographs.

Board discussion:

- The new addition was 3,100 square feet.

Transition Center roof replacement:

Summary of presentation:

- The roof replacement was for the Transition Center located at the Marion County Jail;
- In 2008, an energy improvement project was established to put a standing-seam, metal roof on the center;
- By 2011, the roof structure was beginning to leak:
 - County staff performed a number of repairs; and
 - Three local roofing companies were brought in to make repairs as necessary.
- It was determined that the building had condensation issues, in addition to exterior leaks:
 - Condensation was building up on the interior side of the metal roof, causing problems downstairs.
- In 2015, two forensic roofing companies hired to study the roofing, discovered there was no vapor barrier:
 - As warm air rose to the roof level, it would condensate and drip; and
 - This contributed to the structural damage in the building.
- In 2016, the county approved a Capital Improvement Project (CIP) to replace the metal roof;
- The CIP was amended in 2018, when it was determined that a metal roof was more expensive, and not the best option for the building;
- The county also determined the Heating Ventilation Air Conditioning (HVAC) system had the following issues:
 - Air exchanges were not being created within the building; and
 - All of the moisture and the heat stayed within the building, versus evacuating.

- AC+Co Architecture provided the design for the Transition Center roof;
- The project was awarded to Spearhead Roofing on August 30, 2017;
- The weather provided a window of opportunity in December, 2017, to start Phase I of the project;
- A stop work request was also issued in December, 2017, to allow for the following:
 - Scheduling conflicts;
 - Inclement weather; and
 - A re-design of the roof was processed during this period:
 - Polyvinyl Chloride (PVC) ribs were substituted for the metal roof.
- Phase II of the roof project started in June, 2018, and was completed in October, 2018; and
- Mr. Burton presented a power point showing the progression of the renovation. See Attachment B for jobsite photographs.

Board discussion:

- Most of the change orders for the roof replacement were due to the structural integrity of the building;
- High winds and water were able to blow under the flashing, contributing to the roof issues; and
- The commissioners expressed their appreciation for all the work that went into this project.

MOTION: Commissioner Brentano moved for approval to accept the final closeout report for the Juvenile Court addition and Transition Center roof replacement project. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 0:42:49)

HEALTH AND HUMAN SERVICES

3. Consider approval of an order appointing Cyndi Leinassar to the Marion County Health Advisory Board with a term ending January 31, 2023. – Lisa Miller and Cary Moller

Summary of presentation:

Cary Moller:

- This volunteer position with the Health Advisory Board provides feedback and perspective from the community, and from individuals who have interests in health services;
- The advisory board helps by informing the department on issues related to the following:
 - Behavioral Health services;
 - Developmental Disability services; and
 - Public Health services.
- This important and active role helps the department with the following:
 - Considering approaches to work;
 - Considering gaps in work; and

- Assisting with the development of the new coordinated care organizations.

Cyndi Leinassar:

- Ms. Leinassar has worked in the not for profit community for 23 years;
- Previous experience includes the following:
 - Ten years supervising a drug prevention network;
 - In 2003, received an award recognizing their work with the following:
 - Alcohol;
 - Tobacco;
 - Drugs; and
 - Citizen protection.
 - Sixteen years at Community Action Agency assisting with:
 - Poverty;
 - Housing;
 - Homelessness;
 - Head Start; and
 - The drug prevention network.
 - Nine years serving on the Children’s and Families Commission; and
 - Her most recent role is with Salem Health.
- Ms. Leinassar is very knowledgeable on the goals of both the Health Advisory Board, and the Health Department:
 - She is excited to bring her resources and ideas.

Board discussion:

- Commissioner Brentano has worked with Ms. Leinassar on the Children’s and Families Commission; and
- The commissioners commended Ms. Leinassar on her resume and thanked her for her years of service to the community.

MOTION: Commissioner Brentano moved for approval of an order appointing Cyndi Leinassar to the Marion County Health Advisory Board with a term ending January 31, 2023. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 0:49:39)

PUBLIC WORKS

4. Consider approval of an order reappointing Michael Mann to the Marion County Health Advisory Board with a term ending January 31, 2023. – Lisa Miller and Cary Moller

Summary of presentation:

Cary Moller:

- Mr. Mann is an advocate for Marion County residents, and improving their quality of life;
- He is the current Marion County Health Advisory Board Vice-Chair; and
- He serves and participates in the Behavioral Care Network, Annual Budget Committee.

Michael Mann:

- A mental illness, diagnosed in college, changed his life:
 - He felt at odds with the community.
- Serving on the health advisory board, he has seen passionate and caring people in Marion County; and
- He would like to see some of that same passion, enthusiasm, and quality transferred down to people suffering with difficult circumstances.

Board discussion:

- The commissioners thank Mr. Mann for his service on the health advisory board.

MOTION: Commissioner Willis moved to approve an order reappointing Michael Mann to the Marion County Health Advisory Board with a term ending January 31, 2023. Seconded by Commissioner Brentano; motion carried. A voice vote was unanimous.

PUBLIC HEARINGS

9:30 A.M.

(Video Time 0:54:10)

PUBLIC WORKS

A. Public Hearing to consider an order vacating a portion of Phipps Lane NE, Salem. – Kent Inman

Summary of presentation:

- On February 13, 2019, a resolution was passed to initiate the vacation of the dead end portion of Phipps Lane NE, in Salem;
- On February 27, 2019, the board received the road officials report, and approved the date for today's public hearing;
- Phipps Lane was created by the Glendale Park subdivision plat in 1953;
- Located on the north side of Glendale Avenue, the lane is undeveloped with only a walking path leading to fenced private property:
 - Currently serves no practical public purpose.
- In 2018, the Sheriff's Office received 38 phone calls from adjoining land owners reporting suspicious activities;
- No objections or phone calls have been received concerning the vacation; and
- Public Works recommends the vacation of the north end of Phipps Lane, and vesting the right-of-way to the adjoining land owners as required by statute.

Testimony:

Support:

John Miller, Courthouse Club Fitness owner:

- Phipps Lane dead ends into the Courthouse Club Fitness property;
- The 38 phone calls to the Sheriff's Office for suspicious activities is a small fraction compared to the number of times that a call could have been made;
- The issue is on-going problem that is getting worse; and
- People are using the lane as a gathering place to:
 - Loiter;
 - Cause problems;
 - Create graffiti; and
 - Get intoxicated.

Jim Larkins, landowner for property located just west of Phipps Lane:

- Mr. Larkins and his wife have resided in their home for 17 months;
- It appeared to be a nice neighborhood when they moved in:
 - It was later discovered that the real estate agent had cleaned up the garbage in the abandoned lane prior to showing the home to Mr. and Ms. Larkins.
- Problems started to arise in the spring of 2018:
 - A rock was thrown through the front room window in the middle of the night;
 - There was frequent foot traffic through the abandoned dead end street;
 - Groups of people were gathering at the north end of the street that were:
 - Drinking;
 - Using drugs;
 - Listening to loud music;
 - Making noise; and
 - Fighting.
- After discussions with neighbors, it was determined that the main problem stemmed from the continual cutting of the fitness club fence, which was being used as a passage:
 - Courthouse Fitness Club members were also using the fence as a passage.
- Surrounding trees, fences, and buildings make it difficult for the police to view activity while patrolling:
 - There have been instances where people running from the police were able to escape into the apartment complex nearby.
- There are also issues with:
 - Garbage;
 - Broken glass;
 - Drug needles;
 - Furniture;
 - Clothing;
 - Feces; and
 - Graffiti.
- Mr. Larkins cannot over emphasize the problems created by the dead end portion of Phipps Lane, and the impact it is having on the fitness center and the neighborhood residents.

Nancy Herron, neighborhood homeowner:

- Drug activity can be seen on both ends of Phipps Lane;
- Ms. Herron expressed concern for the children using the fence path to walk to school;
- The installation of additional lighting would be helpful in that area of the neighborhood; and
- Vehicles with people sleeping in them have been found parked beside her residence:
 - She has called the Sheriff's Office to verify that the vehicle is not stolen; and
 - Loud car engines can be heard outside the bedroom window at 2:00 a.m.

Cary Paldanius, neighborhood homeowner:

- Ms. Paldanius lives behind the empty fitness center parking lot;
- She has found drug needles behind her home;
- She can hear the following from her home:
 - Breaking glass;
 - People yelling; and
 - Objects banging together.
- Interior lights are frequently turned off, because people in the lane can see into her home;
- A chain link fence is the only thing separating her yard from the people in the lane;
- She has called the police, but does not call each time there is an incident; and
- Ms. Paldanius' home has been broken into and vandalized:
 - Her fence is continuously being graffitied; and
 - She has witnessed people riding their bicycles through the neighbor's yard.

Vern DeLapp, neighborhood homeowner:

- People coming from the park and McKay High School have walked through his yard to access Phipps Lane; and
- Every day he picks up litter that has been left on his property.

Darrell Herron, neighborhood homeowner:

- Is constantly finding trash left on their property;
- Their cars have been broken into;
- He has witnessed the following:
 - Multiple drug exchanges;
 - Drug consumption;
 - Loud music;
 - Screaming; and
 - The use of profanities.
- Mr. Herron and his wife are continuously awoken at night from the activities in the lane.

Board discussion:

- Residents can be very stressed when there is drug activity near their homes:
 - They are constantly worried and don't feel safe.
- There are plans to hire additional deputies to patrol the East Salem area;
- Work is being done to improve street lighting in several communities;

- Commissioner Cameron, Public Works Director, Brian Nicholas, and Sheriff Myers had previously met with Mr. Miller to view Phipps Lane, and learn more about the issues the community was having in the area;
- The county is reviewing ways to make more room in the jails for offenders; and
- The commissioners want to encourage citizens to call the police, or emergency responders, if they feel threatened, or in danger:
 - The phone calls matter; and
 - They can make a difference.

MOTION: Commissioner Brentano moved to close the public hearing and approve an order vacating a portion of Phipps Lane NE, Salem. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

Commissioner Willis read the calendar.

Commissioner Cameron adjourned the meeting at 10:30 a.m.



CHAIR



COMMISSIONER



COMMISSIONER

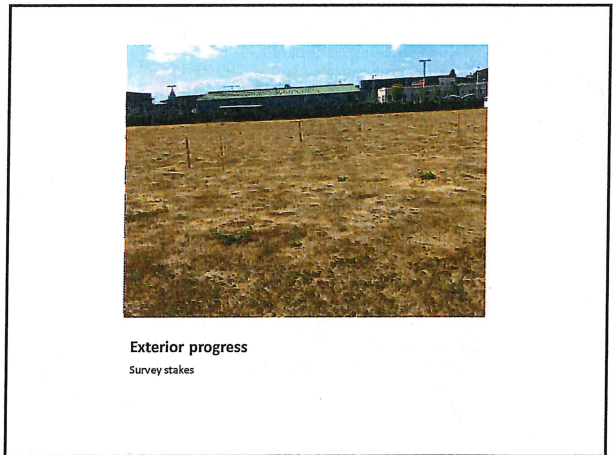
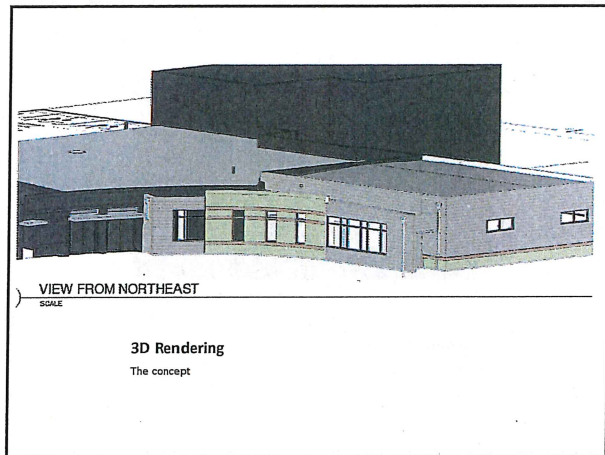
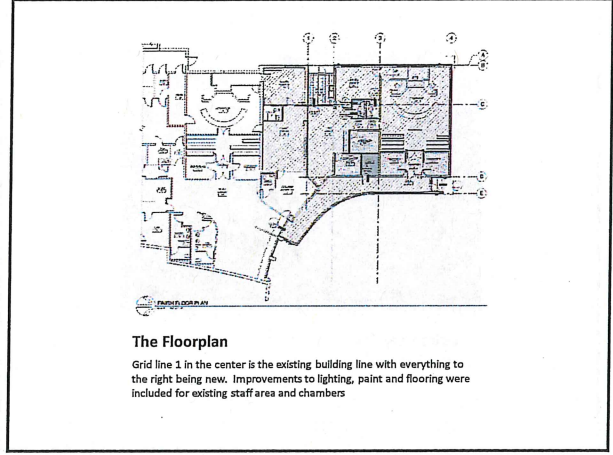
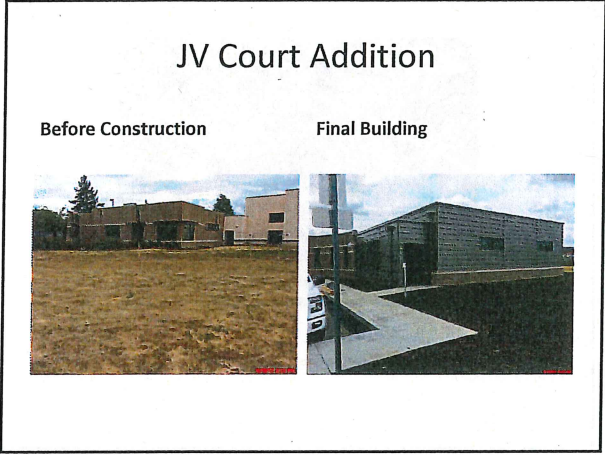
Board Sessions can be viewed on-line at

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

Attachment A

The survey stakes

5/13/2019





Exterior progress
Construction trailer and fencing arrives on site



Exterior progress
Storm drain piping is being installed



Exterior progress
Glass is protected and plants have been removed



Exterior progress
Excavation progress



Exterior progress
Cutting down to undisturbed soil for foundation pad



Exterior progress
Final gravel placement for concrete pad



Exterior progress
Placing gravel for the concrete pad



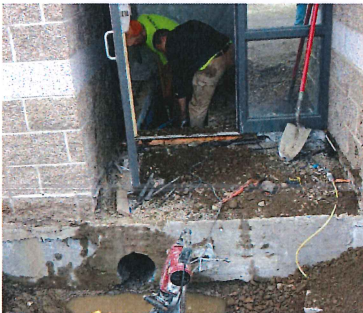
Exterior progress
Final gravel for concrete pad



Exterior progress
Drilling into old slab to access plumbing drain



Exterior progress
Getting into their work



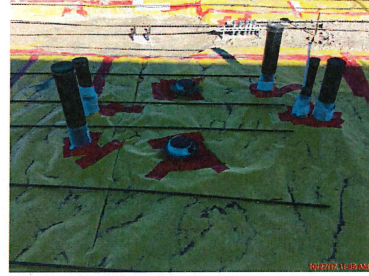
Exterior progress
Slab cut in the interior and excavation to connect piping



Exterior progress
Final connection



Exterior progress
Pouring the spread footing



Exterior progress
Vapor barrier sealed around the plumbing



Exterior progress
Slab prepped for pour



Exterior progress
Water curing the slab



Exterior Progress

The 2 windows on the left will remain, the alcove where the light is will become the passage between the old and new staff areas and the far window gets removed and infilled.



Exterior progress

Tie-in to existing building



Exterior progress

Main support structure raised



Exterior progress

Steel studs begin-note the slope of the red iron beams for water drainage off the roof. Roof pitch is built into the frame so there is no need for tapered insulation



Exterior progress
Raising the red iron for hallway



Exterior progress
Structural sheathing being installed



Exterior progress
Installing the pan deck for the roof structure



Exterior progress
Structural sheathing at front hallway



Exterior progress
Starting vapor barrier and Concrete Masonry Units (CMU)



Exterior progress
Continued



Exterior progress
CMU and vapor barrier in progress-note roofing material hanging over parapet wall



Exterior progress
Furring strips for metal siding to attach to leaving a rain plane for any condensation to flow out



Exterior progress
Installing the metal siding



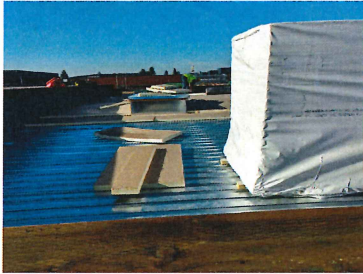
Exterior progress
Trim flashing at outside corner complete



Exterior progress
Siding install and trim flashing is in progress



Roof progress
Pan deck and mechanical curbs are completed



Roof progress
3 layers of 2" insulation are being installed



Roof progress
Cap flashing at parapet wall is being installed and windows are in



Roof progress
Welded and fully adhered roof installed with walk pad to mechanical equipment



Exterior progress
The finished exterior-view from the 2nd floor of existing administration building



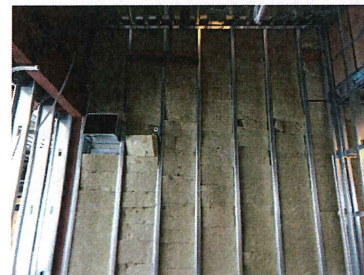
Interior progress
Placing the floor track for the bathrooms



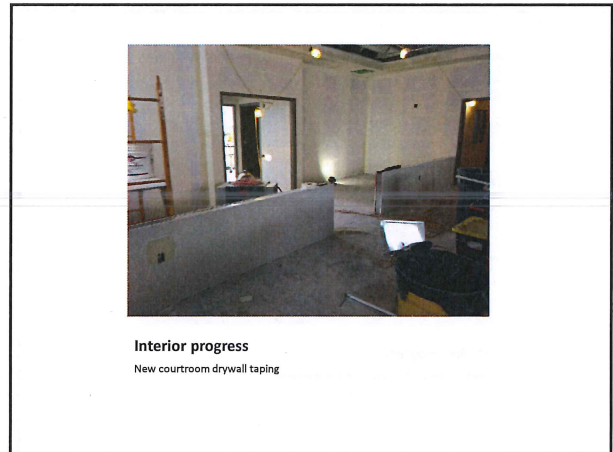
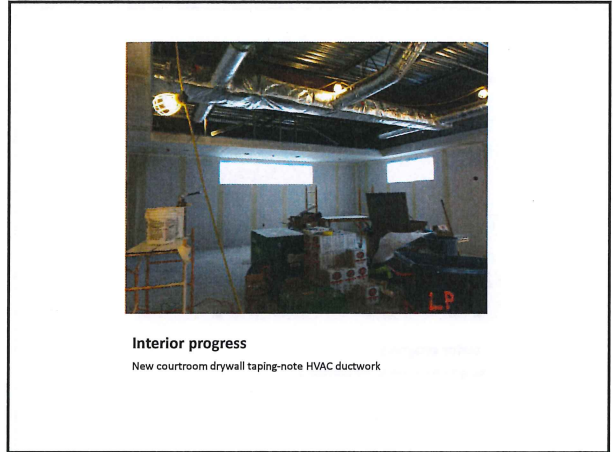
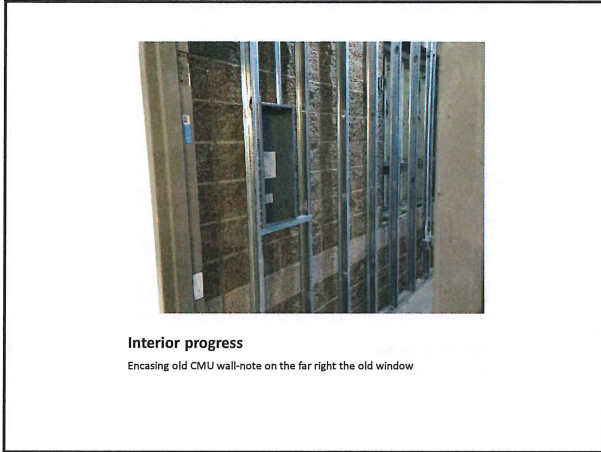
Interior progress
Soffit ceiling above judge's bench

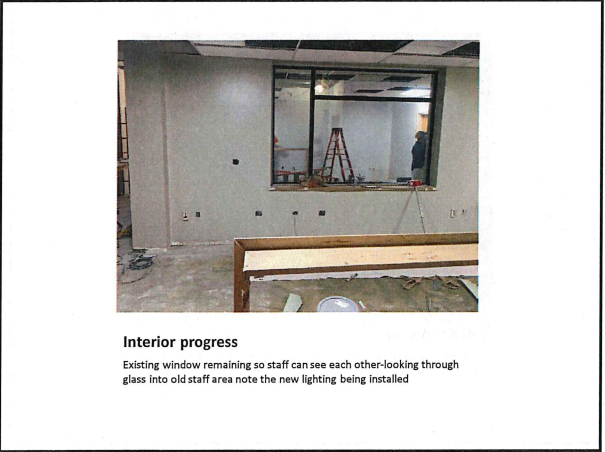
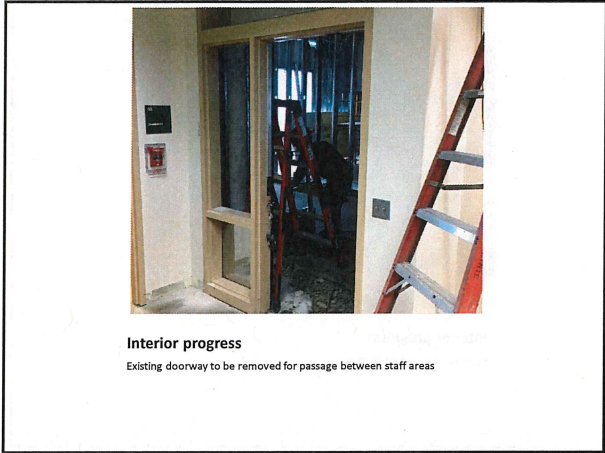
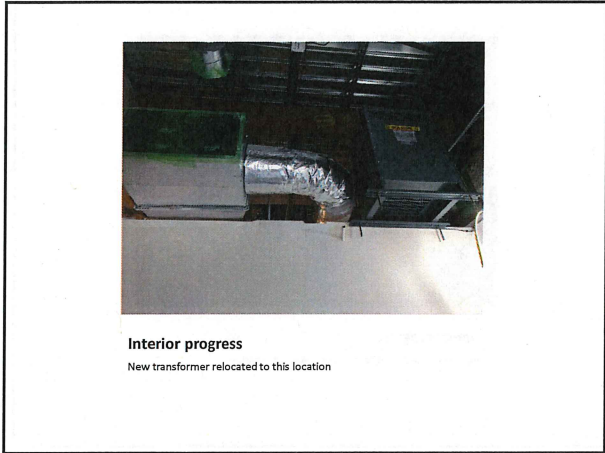


Interior progress
View from old staff area toward new staff area



Interior progress
Sound deadening insulation at court interior walls court







Interior progress
Bathroom flooring installation



Interior progress
Judge's bench with area for witness and court recorder



Interior progress
Breakroom cabinets installed



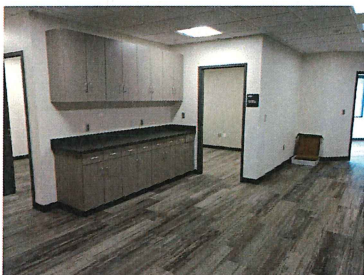
Interior progress
Note the ballistic armor inside the walls of Judge's bench and removable panels for electrical access



Interior progress
The completed court



Interior progress
Completed bathroom



Interior progress
Completed staff area



Interior progress
Looking toward lobby-note window which remained throughout the project. The contractor actually removed the window and re-framed it to match the other new windows at no cost to the county

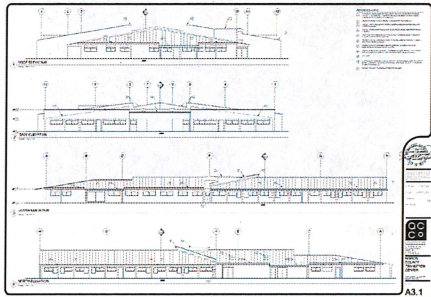


Interior progress
Job completed and walking out the door



Interior progress
Our new court

Transition Center Roof Replacement



Transition Center Roof Replacement

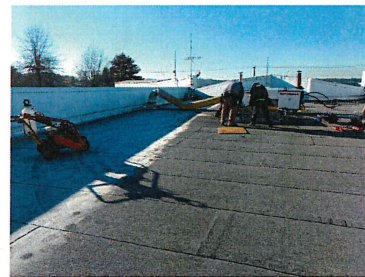
Before



After



Phase 1 low slope roof
Staging for stage one work



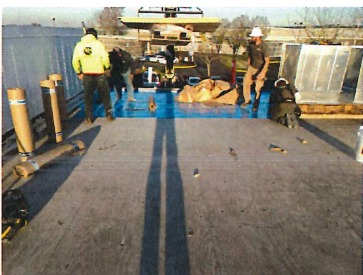
Phase 1
Demo of old mechanical equipment



Phase 1
Old roofing removed exposing existing insulation layer



Phase 1
Self sealing vapor barrier



Phase 1
Installation of self sealing vapor barrier



Phase 1
Placing second layer of insulation into adhesive



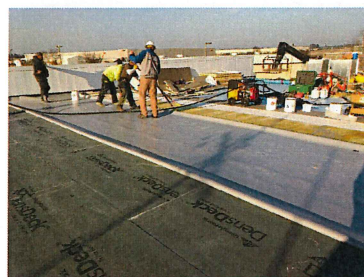
Phase 1
Adhering second layer of insulation



Phase 1
Roof membrane adhered before seams were welded



Phase 1
Display of roof system layers-Vapor barrier (blue), first layer of 2" insulation mechanically fastened, second layer of 2" insulation adhered with adhesive, cover board and roof membrane fully adhered



Phase 1
Adhering roof membrane to cover board



Phase 1
Bulk of low slope roof completed and demo of metal siding



Phase 1
Metal siding removed so roof material can be adhered up and over the top of wall



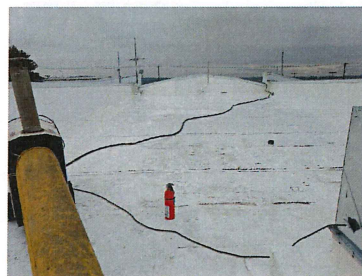
Phase 1
Wet plywood at the top of the wall
All along the top of wall above low slope roof had signs of water infiltration which had a path under the roof and vapor barrier



Phase 1
Moisture pooling on vapor barrier at top of wall



Phase 1
Wet plywood and water pooling in the flashing



Phase 1
Finished low slope roof sealed up all walls and over mechanical curbs
Every seam was probe tested to ensure a proper seal by manufacture's rep



Phase 1
Fully sealed mechanical curb



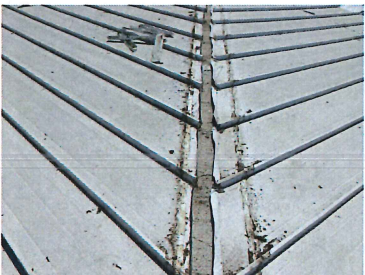
Phase 1
Final low slope roof forming continuous seal to the top of the wall



Phase 2
Demo starting



Phase 2
Machine used to cut mechanically folded metal ribs



Phase 2
Demo of ridge shows open area where condensation found access under roof metal



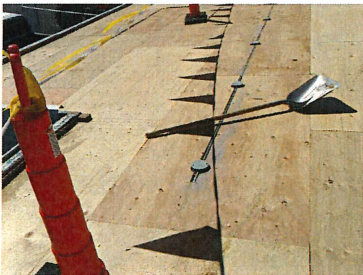
Phase 2
Rotted plywood found during demo



Phase 2
Old roof demo-no visible vapor barrier was present



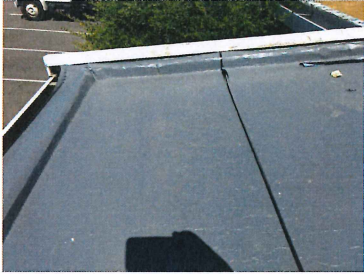
Phase 2
Demo of old roof system. No structural plywood, only 30 pound roofing felt, no self sealing vapor barrier over electrical conduits, no cover board and thinner insulation is what was found



Phase 2
Structural plywood added around electrical conduits which also helped create a better seal of the vapor barrier



Phase 2
Rotted insulation curb block and plywood decking



Phase 2
Repaired curb with self sealing vapor barrier installed



Phase 2
Roof with new structural plywood added-preparing to install self sealing vapor barrier



Phase 2
New self sealing vapor barrier installed with yellow paint identifying where electrical conduits lay

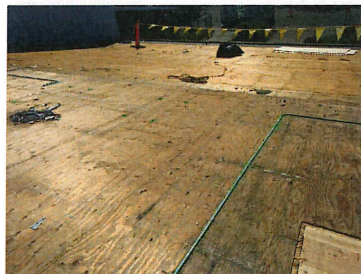


Phase 2
Demo of old shims and vapor barrier



Phase 2

Where previous sky lights were which were not infilled before installing previous roof



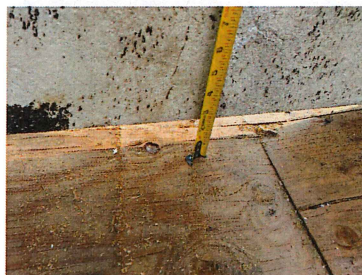
Phase 2

Old roof demo and existing conditions before any repairs or structural plywood layer



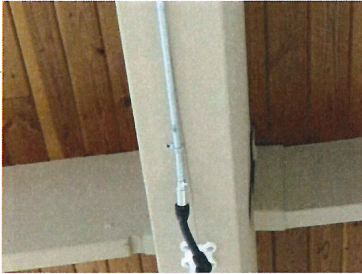
Phase 2

Valley caused by rafters on uphill side of mid-beam not following the roof plane

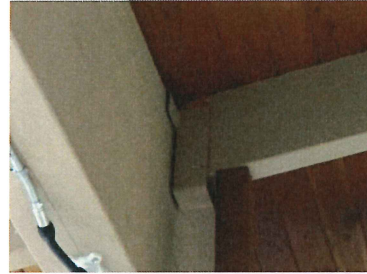


Phase 2

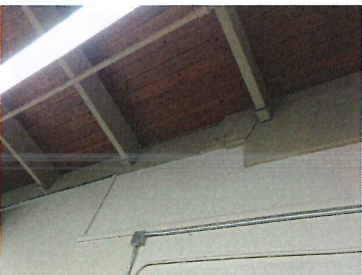
Depth of valley at mid-roofline



Phase 2
Cause of the valley-note rafter on each side of mid beam each finishing at the top of the beam rather than higher on the uphill side to match roof plane



Phase 2
Raising uphill rafter to flatten the roof plane



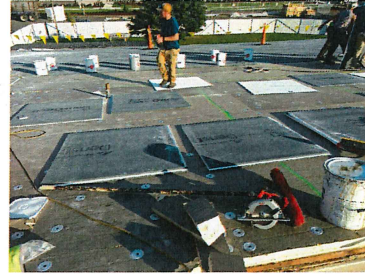
Phase 2
Raised beams leveling the valley



Phase 2
Demo of old roof exposing soffit being filled with insulating foam and no structural wood



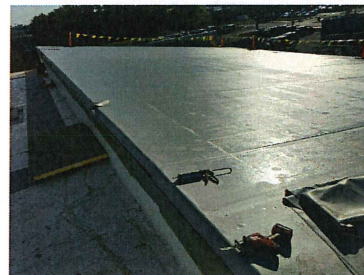
Phase 2
Spanning the soffit with plywood rather than insulation



Phase 2
Cover board being installed



Phase 2
View looking toward Aumsville Hwy on West slope of fully adhered and welded membrane.
Note ridges of cover boards



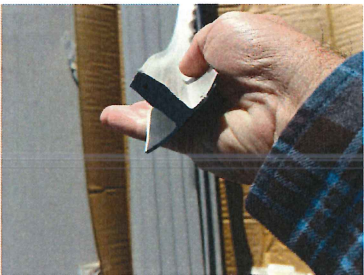
Phase 2
Fully adhered and welded membrane before welding ridge.



Phase 2
View looking toward jail on East slope of fully adhered and welded membrane.
Note ridges of cover boards



Phase 2
New gutters



Phase 2
PVC ribs



Phase 2
PVC ribs attached



Phase 2
Drone photo of final roof

