



Management Update Minutes

O R E G O N

Tuesday, May 17, 2022, 9:30 a.m.

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5231, Commissioners Boardroom

ATTENDANCE:

Commissioners Danielle Bethell, Kevin Cameron, and Colm Willis, Chad Ball, Jane Vetto, Brian Nicholas, Ryan Matthews, Colleen Coons-Chaffins, Terry Stoner, Garrett Cudahey, Ann-Marie Bandfield, Justine Flora, Ryan Crowther, Lani Radtke, Kathleen Silva, Scott Norris, John Carlson, Kelli Weese, Katie Henry, Tamra Goettsch, Sam Brentano, Jeff White, Matt Lawyer, Tanisha Bush, Jon Heynen, Robert Manier, and Jessica Stanton.

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

INFORMATIONAL:

Right Of Way Services Agreements for the Hazelgreen Road NE: Pudding River Bridge #5387 and Mill Creek Road Bridge #1505 Replacement Projects

-Brian Nicholas

Summary of presentation:

- The Oregon Department of Transportation requires that the county execute resolutions of condemnation for the two projects;
- The resolutions of condemnation will be brought to the Board with the Intergovernmental Agreement:
 - The resolutions will not be legally sufficient to be filed with the courts:
 - Staff would have to come back to the Board if that was required.
- There will be another right-of-way service agreement coming before the Board for the Aurora Donald project.

Board discussion:

- Property owners do not receive notification of these resolutions.

Jurisdictional Transfer of County Roads to City of Woodburn

-Lani Radtke, Max Hepburn

Summary of presentation:

- This will be coming to a future Board Session; and
- An order will be coming before the Board to relinquish jurisdiction of three sections of road in the City of Woodburn:
 - Woodburn will take over the maintenance of the roads.

Board discussion:

- The neighborhoods around the roads have been annexed into the City of Woodburn; and
- This has a positive financial impact on the county.

2022 Cascadia Rising Exercise Update

-Kathleen Silva

Summary of presentation:

- This was originally going to be a national exercise, but due to actual disasters occurring in Oregon it is no longer a national exercise;
- Oregon Emergency Management (OEM) is not going to be participating in the exercise;
- Marion County Emergency Management is moving forward with the exercise;
- Several private and public partners will be participating; and
- Will take place over four, half days, with each day focusing on one of the following:
 - Public information;
 - Logistics and planning;
 - Explanation of process for cities to follow to order county resources and make declarations; and
 - Putting it all together.

Board discussion:

- The Federal Emergency Management Agency (FEMA) has a disclosure in their national level exercise that states if there is a real-world incidence or impact to the jurisdiction that is participating in the national exercise, the director may withdraw:
 - FEMA asked jurisdictions in Oregon if they would be able to hold a national exercise:
 - Several Oregon jurisdictions responded that they were overwhelmed with dealing with real-world disasters and participating would be difficult.
- Several Oregon counties are moving forward with the exercise; and
- OEM is going to participate for at least one of the four days as an evaluator.

Proposed New Lease for Psychiatric Crisis Center (PCC)

-Ryan Matthews, Colleen Coons-Chaffins

Summary of presentation:

- Salem Health does not have a large enough space available;
- Previously reviewed with the Board a potential location;
- Would like approval to work on a lease with an option to buy after the first year;
- Received a grant of over \$2 million to put towards a new crisis building;
- The first-year lease would be approximately \$260,000, depending on maintenance charges;
- Asking for rent abatement so tenant improvements can be done in the first three to six months:
 - Asking for \$7 a square foot for tenant improvements.

- Will be a five, seven, or ten-year lease:
 - Will ask for an option to buy after the first year.

Board discussion:

- The largest improvement required is making the reception area more secure;
- Any issues discovered in the first year can be negotiated into a purchase price;
- The Commissioners would like to see a copy of the lease before it is submitted to the owner;
- The owner would like to sell the building and is asking \$2.5 million; and
- Health and Human Services would like to operate in the building before buying it.

Marion County Investment Policy

-Sam Brentano, Jeff White

Summary of presentation:

- Two delegations of authority occur:
 - Treasurer delegates to finance staff when needed; and
 - Authority can be delegated to hired professional management.
- Will be reviewed by the Oregon Short Term Fund Board; and
- Will come to Board Session in a couple of weeks for adoption.

Board discussion:

- The policy and procedure will be submitted to the Oregon Short Term Fund Board.

Authorization Resolution for Issuance of Debt

-Jeff White

Summary of presentation:

- The Fiscal Year 2021-22 budget includes borrowing up to \$10 million for a new Health and Human Services building;
- The Board needs to adopt an authorizing resolution saying that the money can be borrowed;
- Will be coming to the May 25, 2022, Board Session for approval; and
- Currently receiving quotes from lending institutions.

Board discussion:

- In the Request for Quotes ask for a minimum of a 15-year loan.

Comcast Expanded Franchise Request

-Jeff White

Summary of presentation:

- Marion County currently has a franchise agreement with Comcast for them to provide cable television services within the urban growth boundary around the City of Salem:
 - Comcast has its own franchise agreement with the City of Salem.
- Marion County has another franchise agreement with Astound to operate in the unincorporated areas of the county;

- Comcast is working on expanding their services throughout Marion County and to other cities, and they asked to be able to expand into unincorporated Marion County;
- The county currently receives free internet access through Comcast:
 - The agreement for free access ends June 30, 2022; and
 - The access is needed through the end of this year.
- Comcast was told their expanded franchise request would be approved in return for free internet access for six more months:
 - Comcast responded with the offer of free access for three more months.

Board discussion:

- Staff is working on how much it will cost to pay Comcast for internet access; and
- The Commissioners are okay with approving the expanded franchise request.

Board Direction Regarding a Prior Property Owners Buy Back Request and Property Auction Sales Update

-Jeff White, John Carlson

Summary of presentation:

- The property at 609 Appleblossom transferred to the county through foreclosure on January 4, 2022;
- The Commissioners previously approved it being sold back to the prior owner of record;
- The owner has contacted the county and explained that he did not know his house was in foreclosure:
 - The county has had prior contact with his wife.
- The owner gave the county a check for the back taxes and fees:
 - He is requesting that the county waive the ten percent administration fee.

Board discussion:

- The county sent the owner several letters and visited twice;
- The county has been working with the wife of the owner; and
- The Commissioners agreed to waive half of the fee.

Coronavirus State Fiscal Recovery Fund Grant Funding

-Tamara Goettsch

Summary of presentation:

- A \$2 million grant was issued to the county by the state;
- Staff is developing a statement of work so Requests for Proposals can be made; and
- A third party will be used to manage the grant.

Board discussion:

- Administrative fees are included with the grant; and
- The Commissioners would like to see the funds spent on economic development.

IGA Amendment #3 between Marion County and the Oregon State Fair Council for the Trade in Lieu of Payment for the Use of the Oregon State Fairground for the Marion County Fair through 2027

-Tamra Goettsch

Summary of presentation:

- The county provides trade projects in lieu of rent for use of the state fairground;
- The county is charged \$40,000 to \$45,000 per year for the use of the fairground;
- The amendment changes the length of this year's fair from four days to three; and
- The amendment includes electrical use charges that are not included in the original contract.

Update on Proposed IGA with the North Santiam Sewer Authority

-Kelli Weese

Summary of presentation:

- The agreement will provide \$150,000 in financial support;
- The Sewer Authority will be required to create and implement an operational plan, create and implement a public outreach strategy, and provide quarterly reports detailing the use of the funding;
- County staff will be required to attend Sewer Authority meetings; and
- The contract will go through June 2025.

Board discussion:

- Individual cities may potentially own and operate the infrastructure;
- The Sewer Authority plans on using the county funds to hire a consultant to help with the plans; and
- The Commissioners would like the contract to detail specific timelines for the actions required.

Communications Update

-Jon Heynen

Summary of presentation:

- Drafting articles for *Marion County Today*; and
- Response to the news blog has been positive.

Meeting adjourned at 10:39 a.m.

COMPLETED BY: **Betsy Orr**

Reviewed by: Shawnnell Fuentes