

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, June 15, 2022

9:00 a.m.

Senator Hearing Room  
555 Court Street NE  
Salem, OR 97301

**PRESENT:** Commissioner Colm Willis and Commissioner Kevin Cameron. Also present were Jane Vetto as county counsel, and Brenda Koenig as recorder.

**ABSENT:** Commissioner Danielle Bethell and Jan Fritz, chief administrative officer

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

*(Video Time 00:00:34)*

**PUBLIC COMMENT**

None.

*(Video Time 00:00:37)*

**PRESENTATION**

1. Travel Salem Quarterly Report. –Kelli Weese and Angie Onyewuchi, Travel Salem

***Summary of presentation:***

- Travel Salem provides tourism marketing promotion for the county; and
- July 1, 2022, starts the final year of a five-year agreement between Marion County and Travel Salem:
  - The agreement allocates \$125,000 per fiscal year from the county’s economic development program; and
  - The contract expires on June 30, 2023.

Angie Onyewuchi:

- Travel Salem’s estimated economic impact increased 210 percent:
  - In 2019, prior to COVID, the estimated economic impact was \$638 million; and
  - The current estimated economic impact is \$676 million.
- The City of Salem Transient Occupancy Tax (TOT) is estimated to be over \$4 million in 2022;
- There have been approximately 130 million consumer engagements over a nine-month period;
- The visitor information network has served approximately 113,000 individuals;
- Earned media impressions are at approximately 75 million;
- Following are marketing and communications highlights:
  - Advertising is being done in the City of Seattle market;

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- Travel Salem is online with Expedia; and
- Travel Salem is running a sojourn campaign which tracks a consumer from the point of considering or inspiration of the market all the way through to purchase:
  - Utilizing campaign data, the agency can track some of the following:
    - Airfare;
    - Flights that are being booked into Portland airport; and
    - Car rentals for individuals traveling to the City of Salem.
- Marion County received \$2 million in congressional funding for the Opal Creek Wilderness:
  - Travel Salem would like to partner with the county on the trails that are going to be developed in partnership with the Rails-to-Trails organization.
- The Resilient Headwaters group has been in contact with the founder of the Oregon Timber Trail Alliance:
  - The organization is working on a project to connect canyon communities via a shared multi-use trail:
    - The funding for the contract with the organization ends in June 2022; and
    - The next phase of the project includes:
      - Acquiring an additional \$150,000 in funding from the state, the federal government, or a tourism agency; and
      - One trail is being used as a pilot that will then transition to a ten-year plan.
- The City of Woodburn has created a destination marketing organization:
  - The following cities are part of the organization:
    - Woodburn;
    - St. Paul;
    - Aurora;
    - Mt. Angel;
    - Silverton; and
    - Brooks.
  - The organization is creating a website called “Explore North Marion”;
  - The organization purchased computerized information kiosks that will be used throughout the area;
  - Travel Salem is coordinating and partnering with the organization; and
  - Projects the organization is focusing on include some of the following:
    - Main street development;
    - Transportation between communities and wine country; and
    - Land use issues regarding overnight accommodations.
- Travel Salem presented their “Most Resilient Award” to the Santiam River Canyon for their resilience during and after the 2020 wildfires:
  - Commissioner Bethell accepted the award on behalf of Marion County; and
  - The mayors of the following cities were also recognized:
    - Gates;
    - Mill City; and

- Detroit.
  - The award recognizes the hard work that has been ongoing since the 2020 wildfires.
- The Ironman event is returning on July 10, 2022:
  - The event has been sold out for months;
  - There are 1,200 more athletes this year than there were in the prior year;
  - The event is now one of the largest Ironman Triathlons;
  - Organizers are expecting over 10,000 spectators; and
  - Travel Salem will have tents set up to serve visitors and help them navigate around the community.
- Travel Salem had over 18 million impressions in the third quarter that included coverage of the following in Marion County:
  - An article featuring the City of Silverton, the Oregon Garden, and the Gordon House was placed on TravelAwaits.com;
  - Coverage in religionunplugged.com for an article that featured the Benedictine Brewery located at the Mt. Angel Abbey; and
  - An article titled “Spring in bloom”, featuring the Oregon Garden, was placed on TravelOregon.com.
- Travel Salem published more than 50 social media posts that included or featured Marion County, resulting in more than 600,000 impressions in the third quarter:
  - The following are some of the attractions highlighted in social media posts:
    - The Gallon House Bridge and the Stayton-Jordan Covered Bridge;
    - The Wooden Shoe Tulip Festival; and
    - The Smith Creek Village cabins located at Silver Falls State Park.
- Travel Salem published three blogs in the third quarter that provided great coverage for Marion County;
- Travel Salem published numerous social media posts that highlighted some of the smaller communities and organizations within the county including:
  - The Enchanted Forest;
  - The Detroit Lake Fishing Derby;
  - The rhododendron garden located in the City of St. Paul;
  - Brooks Gardens Peonies located in the City of Brooks;
  - Aurora Colony Vineyards and Winery;
  - Th Benedictine Brewery located at the Mount Angel Abbey;
  - City of Woodburn businesses;
  - The Willamette National Forest;
  - Pamela Lake;
  - The City of Silverton;
  - The City of Gervais;
  - The City of Jefferson; and
  - The Mount Jefferson Wilderness.
- Travel Salem has contracted with Cascara Films to produce five, two-minute video features on unique attractions throughout the region:

- The filming was done in April; and
- The videos are currently being produced, and then they will be published.
- Ms. Onyewuchi played a video for the board promoting a local food truck.

***Board discussion:***

- In 2021, the United States Army Corps of Engineers had to lower the Willamette River for the Ironman event:
  - Recent rains may impact the river for the 2022 event.
- It was suggested that the following agencies participate in the Rails-to-Trails project:
  - The United States Forest Service;
  - Travel Salem;
  - The Oregon Department of Forestry;
  - The United States Army Corps of Engineers;
  - Marion County;
  - The United States Department of the Interior, Bureau of Land Management (BLM); and
  - Other entities that may be involved with the trails:
    - It is important that the agencies collaborate in the planning; and
- The \$2 million in funding received for the Opal Creek Wilderness project may require the county to match funds:
  - The matching funds requirement is still under review by the county; and
  - The trail system is an important part of the county's recovery efforts following the 2020 wildfires.

*(Video Time 00:17:27)*

**CONSENT**

**BOARD OF COMMISSIONERS**

2. Approve an order delegating authority to Danielle Bethell, Marion County Board of Commissioners Chair, to execute all documents necessary to close the county's purchase of 9.42-acres for Tax Lot #093E30C000601; 3.35-acres for Tax Lot #093E30CA01400; and 1.53-acres for Tax Lots #093E30DB04200, #093E30DB04600, #093E30DB04100, #093E30DB04403, and 093E30DB04402 in Mill City, Oregon for the location of intermediate housing solutions necessitated by the 2020 Santiam Canyon Wildfires.

**FINANCE**

3. Approve quitclaim deeds for the sale of two Tax Foreclosed properties from Marion County to grantees Harminder Kaur, Tax ID #534556, and Matthew D. Griffin, Tax ID #548041.

4. Approve a quitclaim deed for the sale and transfer of Tax ID's 597968 and 597970 from Marion County to grantees Alejandro and Teresa Soto.

PUBLIC WORKS

5. Receive notice of hearings officer's decision approving Conditional Use (CU)  
Case #21-062/ Allied Rock, LLC.

6. Receive notice of hearings officer's decision approving Conditional Use (CU)  
Case #22-007/Daniel and Heather Loscar.

7. Receive notice of hearings officer's decision approving Zone Change (ZC)  
Case #22-003/36th Street Property, LLC.

8. Accept the appeal of the hearings officer's decision denying Administrative Review (AR)  
Case #21-038/Joshua Fogarty and schedule a public hearing for June 29, 2022.

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

*(Video Time 00:20:20)*

**ACTION**

BOARD OF COMMISSIONERS

9. Consider approval of the incoming funds Intergovernmental Agreement with the Oregon Department of Administrative Services in the amount of \$900,000 for the Lyons Fire Emergency Medical Services Enhancement project estimated at \$300,000 and the Gates Downtown Improvement project estimated at \$600,000 through October 1, 2024. –Chris Eppley

***Summary of presentation:***

- The funding for the Intergovernmental Agreement (IGA) comes from the American Rescue Plan Act coronavirus relief funds;
- The funding will be utilized for two separate projects:
  - An estimated \$300,000 will be used to provide enhanced emergency medical services in the upper Santiam Canyon:
    - The services will be provided out of the City of Detroit for three recreational seasons, starting with the prior 2021 season:
      - There is a reimbursement component association with the IGA.
    - The provider of the service will be the Lyons Rural Fire District; and
    - The Lyons Rural Fire District is the closest emergency medical services provider that can provide advanced life support services and transportation to a hospital.
  - An estimated \$600,000 will be used for a project on Central Street in the City of Gates:
    - The project will start to define a commercial district for the City of Gates; and
    - The grant will be managed by Marion County Public Works.

**Board discussion:**

None.

**MOTION:** Commissioner Cameron moved to approve the incoming funds Intergovernmental Agreement with the Oregon Department of Administrative Services in the amount of \$900,000 for the Lyons Fire Emergency Medical Services Enhancement project estimated at \$300,000 and the Gates Downtown Improvement project estimated at \$600,000 through October 1, 2024. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

*(Video Time 00:23:03)*

**BUSINESS SERVICES**

10. Consider approval of the Commercial Real Estate Sale Agreement in the amount of \$2,400,000 for the purchase of property and buildings located at 1234 Commercial Street SE in Salem, Oregon for the Psychiatric Crisis Center. –Colleen Coons-Chaffins and Ryan Matthews

***Summary of presentation:***

- The county identified the need for a larger psychiatric crisis center several years ago;
- Marion County Health and Human Services (MCHHS) has continued to see expansion and growth with the department’s crisis response;
- The services provided are for individuals experiencing some of the following:
  - A mental health crisis;
  - A substance abuse disorder; and
  - Homelessness.
- The county has received investments from the state over the past several months that have helped to strengthen the county’s crisis program and expand services:
  - Some of the funds are allowed to be utilized for infrastructure.
- MCHHS crisis services are currently located at the Psychiatric Crisis Center (PCC) located on the grounds of the Salem Hospital:
  - The location is small and MCHHS has outgrown the space;
  - A portion of the program is located off-site due to space constraints at PCC; and
  - It would be beneficial to have all the services centralized in one location to better meet community needs.
- The building will house MCHHS entire crisis program:
  - This includes any planned expansions related to addiction treatment services that are currently being provided 24 hours a day, seven days a week.
- Marion County’s Law Enforcement Assisted Diversion (LEAD) program will also be operated out of the building;
- The building is located close to the Salem Health hospital grounds;
- MCHHS has had long standing partnership with Salem Health for multiple years; and
- It was expressed that the building resource will meet the needs of MCHHS and be beneficial to services.



**Board discussion:**

- The existing space is 4,200 square feet:
  - The new space is over 10,000 square feet.
- New carpet needs to be installed, and the inside painted, before employees can move into the space;
- The reception area in the building needs to be renovated so that it is safe for staff, clients, and visitors;
- County staff is working to obtain contractor bids for the required work;
- Staff is working with the building's owner and realtor to gain earlier admittance:
  - The goal is to move staff into the building sometime between September 1, 2022, and October 1, 2022.
- The county originally planned to lease the building; but
- Funding became available that allowed the county to purchase the building:
  - This will provide the county the opportunity to better control and manage expenses.

**MOTION:** Commissioner Cameron moved to approve the Commercial Real Estate Sale Agreement in the amount of \$2,400,000 for the purchase of property and buildings located at 1234 Commercial Street SE in Salem, Oregon for the Psychiatric Crisis Center. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

*(Video Time 00:28:28)*

11. Consider approval of the Purchase Order with Garland/DBS, Inc. in the amount of \$723,315 for the Marion County Public Works Building One Roof Replacement Project through the OMNIA Partners Cooperative Contract through June 30, 2023. –Collen Coons-Chaffins and Terry Stoner

**Summary of presentation:**

- The Marion County Public Works roof replacement is an approved Capital Improvement Project (CIP);
- The roof is original to the building;
- There have been continuous issues with the roof leaking:
  - Numerous patches have been installed; and
  - The roof requires replacement.
- Garland/DBS, Inc. has been a good partner for the county:
  - The organization obtains quotes for projects;
  - Project contractors are all local; and
  - The company warranties all the roofing, including materials and labor, for 30-years.
- Staff is requesting approval of the contract with Garland/DBS, Inc.

**Board discussion:**

- The roof replacement is necessary;
- Every project that the county has utilized Garland/DBS, Inc. for has been under budget and on time.

**MOTION:** Commissioner Cameron moved to approve the Purchase Order with Garland/DBS, Inc. in the amount of \$723,315 for the Marion County Public Works Building One Roof Replacement Project through the OMNIA Partners Cooperative Contract through June 30, 2023. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

*(Video Time 00:31:31)*

12. Accept the final closeout report for the following projects:

- The Marion County Jail Pavement and Water Filtration Project;
- The Marion County Jail Administration and Visitation Fire Sprinkler Installation Project;
- The Marion County Jail Section F and Section G Roof Replacement Project;
- The Marion County Courthouse Marble Cleaning Project; and
- The purchase of “His Place” in the City of Woodburn.

– Terry Stoner

**Summary of presentation:**

- Marion County Business Services, Facilities Management is required to bring before the board all completed projects that are over \$100,000;
- The projects presented were for the 2021-22 fiscal year; and
- The following five projects were completed with a total cost estimated at \$2,383,766:
  - The Marion County Jail Pavement and Water Filtration Project;
  - The Marion County Jail Administration and Visitation Fire Sprinkler System Installation Project;
  - The Marion County Jail Section F and Section G Roof Replacement Project;
  - The Marion County Courthouse Marble Cleaning Project; and
  - The purchase of “His Place” in the City of Woodburn.

The Marion County Jail Pavement and Water Filtration Project:

- Portions of the Marion County Jail parking lot and driveways were paved;
- The car wash area was relocated to an area by the gas tanks;
- A canopy was constructed;
- Requirements for the area included an on-site intercom system and on-site cameras to allow for monitoring of adults-in-custody performing working duties;
- The project came in under budget; and
- The project was almost completed on time.



The Marion County Jail Administration and Visitation Fire Sprinkler System Installation Project:

- The original budget for the project was \$148,974;
- The final project expense was under budget at \$138,518;
- The project was completed on time;
- The general contractor worked with subcontractors on the following:
  - The fire alarm; and
  - The elevators.
- All areas of the Marion County Jail are up-to-date and ready if there is a fire.

The Marion County Jail Section F and Section G Roof Replacement Project:

- Garland/DBS, Inc. was utilized for the project;
- The project was completed on time;
- The final project expense was under budget:
  - The original budget was estimated at \$755,672; and
  - The final cost was \$752,806.89.
- Project work was performed after-hours so that court operations were not disrupted;
- Project work entailed some of the following:
  - Rock was removed from the old roof;
  - Insulation was replaced; and
  - The new roof was installed.
- Materials and labor for the new roof are warranted for 30 years.

The Marion County Courthouse Marble Cleaning Project:

- Garland/DBS, Inc. was utilized for the CIP;
- It had been several years since the marble had been cleaned;
- The marble was pressure washed and cleaned;
- The project was completed on time;
- The final project expense was under budget:
  - The original budget was estimated to be \$275,748; and
  - The final cost was estimated at \$136,202.
- Sealant joints were inspected and repaired as needed.

The purchase of “His Place” in the City of Woodburn:

- The property is located within the City of Woodburn;
- “His Place” will be a facility similar to the county’s existing “Her Place” facility;
- The property meets the needs of the county;
- The purchase of the property took longer than anticipated; and
- It is anticipated that MCHHS will be able to move clients into the facility in September or October of 2022.

Smaller projects that were completed during the 2021-22 fiscal year:

- An informational kiosk was installed in the Courthouse Square reception area;
- A portion of sidewalk at the Marion County Jail was replaced due to tripping hazard concerns;
- A security fence was installed around a Marion County Jail impound lot; and
- Boilers from 2005 were replaced at the Marion County Juvenile Detention Center.

***Board discussion:***

- The Commissioners thanked Mr. Stoner and his team for the work that they perform to support the citizens and county employees.

**MOTION:** Commissioner Cameron moved to accept the final closeout reports for the Marion County Jail Pavement and Water Filtration Project; the Marion County Jail Administration and Visitation Fire Sprinkler Installation Project; the Marion County Jail Section F and Section G Roof Replacement Project; the Marion County Courthouse Marble Cleaning Project; and the purchase of “His Place” in the City of Woodburn. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

*(Video Time 00:44:23)*

**SHERIFF’S OFFICE**

13. Consider approval of the incoming funds Intergovernmental Agreement with the City of Sublimity in the amount of \$212,434 to provide law enforcement services within the city from July 1, 2022, through June 30, 2023. –Commander Jeff Stutrud

***Summary of presentation:***

- The contract is an ongoing agreement that the Marion County Sheriff’s Office has with the City of Sublimity for law enforcement services;
- The contract has been in effect for multiple years;
- One deputy is assigned to the City of Sublimity:
  - The deputy integrates into the community to learn what the community’s concerns and challenges are; and
  - The deputy can connect with the following to address individual community needs:
    - Community members;
    - The city council; and
    - The mayor.

**Board discussion:**

None.

**MOTION:** Commissioner Cameron moved to approve the incoming funds Intergovernmental Agreement with the City of Sublimity in the amount of \$212,434 to provide law enforcement services within the city from July 1, 2022, through June 30, 2023. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 00:46:22)

**PUBLIC HEARINGS**

**9:30 A.M.**

None.

Commissioner Cameron read the calendar;  
Commissioner Willis adjourned the meeting at 9:49 a.m.

**Not Present At Meeting**

CHAIR



COMMISSIONER



COMMISSIONER

**Board Sessions can be viewed on-line at**

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