

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, April 17, 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 Jane Vetto 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.

PRESENTATION

(Video Time 0:00:46)

PUBLIC WORKS

The Asphalt Pavement Association of Oregon (APAO) award to the Public Works engineering staff. – Dave Chamness and Brandon Stoyles

Summary of presentation:

- The award is from the APAO, a trade organization that helps promote the asphalt industry, which includes paving of the following:
 - Asphalt roads;
 - Driveways; and
 - Airports.
- In addition to paving, the APAO also provides:
 - Training and educational seminars; and
 - Industry updates.
- In February 2019, a banquet dinner was held at their annual conference, and the 2018 paving awards were presented;
- Marion County Public Works was selected for a Rural Road Category Award;
- The APAO looks for the following when selecting their nominees:
 - Uniformed texture;
 - Road smoothness;
 - Quiet sound;
 - Joint construction;
 - Project features matching the ends of the existing road;
 - Overall appearance; and
 - Degree of difficulty.

- The rural road category requires the following:
 - Two or more lanes;
 - Must be a non-highway;
 - Must have shoulders;
 - Only a small amount of curb and gutter are allowed; and
 - Must be a new road or overlay.
- Marion County Public Works received the first place award for Old Mehama Road;
- North Santiam Paving was the contractor:
 - River Bend Materials supplied the asphalt.
- Overall expense for the project was about \$1.1 million:
 - It entailed a five mile stretch of road.
- The following changes were made to Old Mehama Road:
 - Shoulders were widened to 22 feet to meet the standard for rural roads;
 - Edge lines were applied;
 - 1 inch of asphalt was applied; and
 - A 1.5-2 inch overlay was applied as the last layer.
- The county's design and material selection, partnered with the contractor's equipment, labor, and job skills, have resulted in a quality project for Old Mehama Road.

Board discussion:

- The board appreciates the time and effort put into the project, and commends North Santiam Paving on the work they do throughout the county.

(Video Time 0:10:26)

Business Services

Marion-Polk Food Share Kick-off. – Lisa Miller and Josh Gwin, Marion-Polk Food Share

Summary of presentation:

Lisa Miller:

- The employee food drive runs from April 15 - April 26, 2019:
 - All county departments will be participating.
- A breakfast was hosted on April 16, 2019 as part of the fund raising efforts;
- In 2018, county employees brought in over 1,200 pounds of food, and raised over \$2,500 in funding; and
- The county hopes to surpass the 2018 donations.

Josh Gwin:

- Marion Polk Food Share is the regional food bank serving the communities of Marion and Polk Counties:
 - They believe everyone deserves access to nutritious foods.
- Every month, 46,000 neighbors, and 15,000 children are receiving food from the food bank at 127 food distribution sites; and
- Partnering with Marion County employees has helped make this possible.

Board discussion:

- The commissioners expressed their appreciation for the services the Marion Polk Food Share has provided to the communities and to the citizens.

CONSENT

(Video Time 0:17:15)

BOARD OF COMMISSIONERS

OLCC Application – Recommended Approval

Half Court Sports Bar and Taproom, LLC – Salem

Approve the incoming funds Joint Lease Agreement with Salem Saturday Market and Salem Area Mass Transit District for \$1,000 to utilize the North Block unit of Courthouse Square for the Wednesday Market, beginning May through September 2019.

BUSINESS SERVICES

Approve an order adopting the revised Marion County Benefit Plan Rules.

PUBLIC WORKS

Approve the Incoming Funds Contract with GovDeals, Inc. for \$300,000 for the sale of surplus vehicles through an online auction.

TAX OFFICE

Approve an order for cancellation of uncollectible personal property tax accounts in the amount of \$62,003.57.

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

ACTION

(Video Time 0:18:26)

COMMUNITY SERVICES

1. Consider a resolution approving rural industrial improvement property tax exemptions for DK Fab, Inc. – Tom Hogue

Summary of presentation:

- Marion County is the first county in the state to implement the Rural Industrial Improvement Property Tax Exemptions Program authorized by the state legislature in 2016:
 - If approved, DK Fab, Inc. will be one of the first recipients for this exemption.
- In June 2018, the county passed an ordinance allowing property tax exemptions:
 - The ordinance went into effect in October, 2018.
- It is rare to have a directed property tax exemption for rural counties;

- DK Fab, Inc. has applied for a tax exemption for industrial equipment they intend to purchase and install at their location in Gervais:
 - The equipment is valued at \$4 million.
- The county assessor has approved the application and found it to be valid;
- DK Fab also needs to get approval from other taxing districts for the exemption:
 - If approved, DK Fab, Inc. would be exempt from paying property taxes on the newly purchased industrial equipment for a period of three taxing years; and
 - Time is needed to develop new revenue when new investments are being made in a company.
- Staff recommends approval of a rural industrial property tax exemption for DK Fab, Inc.

Board discussion:

- Commissioner Brentano stated that he will abstain from discussion and voting, due to a close family relationship within the company;
- The exemption will be approximately \$43,000 for each of the three taxing years;
- The commissioners recommend following up with the applicant to see if they encountered any issues with the other taxing districts, and how the county may be able to assist;
- The agriculture industry is changing rapidly:
 - Investments similar to this one will be needed to keep up;
 - They can be expensive; and
 - They can involve a lot of technology.
- It is important that the county have high tech capabilities in a globally competitive agriculture business:
 - If the county fails to make these capital investments, then the county's agriculture industry will suffer.
- Statute language allows for adoption of an ordinance or a resolution:
 - If approved, the county will adopt as a resolution.

MOTION: Commissioner Willis moved for approval of a resolution approving rural industrial improvement property tax exemptions for DK Fab, Inc. Seconded by Commissioner Cameron; motion carried, with a 2-1 voice vote, with Commissioner Brentano abstaining.

(Video Time 0:26:18)

2. Consider a resolution approving rural industrial improvement property tax exemptions for Hopmere Cold, LLC. – Tom Hogue

Summary of presentation:

- The applicant plans to construct a new building for the processing of hops:
 - Estimated cost for the new building is \$2.6 million.
- The exemption will be approximately \$31,000 for each of the three taxing years.

MOTION: Commissioner Brentano moved for approval of a resolution approving rural industrial improvement property tax exemptions for Hopmere Cold, LLC. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 0:28:23)

PUBLIC WORKS

3. Consider approval of the Public Improvement Agreement with Roy Houck Construction, LLC for \$3,450,729.65 for asphalt concrete resurfacing of various Marion County roads. – Brian Vincent and Ryan Crowther

Summary of presentation:

- The project is comprised of two phases:
 - Phase one will involve overlay work with an estimated completion date of June 30, 2019; and
 - Phase two will follow directly after.
- In total there are 22 project areas that will be completed;
- Construction bids were reviewed:
 - No anomalies were found.
- The reviewed prices were consistent with historical practices and engineer estimates; and
- Previous work from Roy Houck Construction, LLC showed favorable results.
- The community was notified of the intent to award, and allowed a protest period:
 - No protests were filed.

Board discussion:

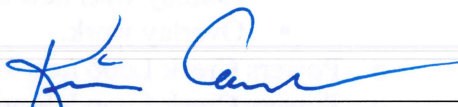
- Most of the companies are able to provide an excellent asphalt mix:
 - The final decision for the intent to award was based on the level of workmanship.
- The county uses a pavement condition index to indicate areas needing work;
- Phase one will entail nine miles of prep work and chip seal in the following areas:
 - The north Salem area:
 - Removal of core asphalt;
 - Reinlay with new asphalt; and
 - Overlay work.
 - Powers Creek Loop near Highway 214;
 - Powers Creek Loop NE north of Bridge Creek Road;
 - Bridge Creek Road SE;
 - Fox Road SE, from Victor Point Road to Drift Creek Road; and
 - Drift Creek Road, from Highway 214 to Frasier Road, south of Tangent Point.
- Phase two will include 17 miles to begin after June 30, 2019, and is scheduled to be completed before September in the following areas:
 - Wheatland Road NE, from Keizer city limits up to Brooklake Road:
 - Work will entail a 1.5 or 2 inch overlay.
 - Quinaby Road NE, 85 feet east of the River Road county line;
 - 35th Avenue NE, 50 feet south of the bridge to the edge of Quinaby Road NE;

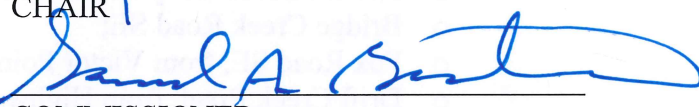
- Delaney Road SE;
- Sunnyside Road SE;
- Hennies Road SE to Whipper Road to 55th Avenue SE;
- Parrish Gap Road SE, 243 feet south of Cloverdale Drive SE up to Hennies Road;
- Cloverdale Drive SE, from Enchanted Way up to Parrish Gap Road;
- Stayton Road SE, west of Brick Road to 118 feet east of West Stayton Road;
- Ankeny Hill Road SE, from Interstate 5 to OR 99 East;
- Jefferson-Marion Road SE, 155 feet west of Parrish Gap Road to 680 feet west of Pletzer Road; and
- Pletzer Road SE, from Jefferson-Marion Road to the end of the pavement.
- Remaining projects in phase two will include the following:
 - The installation of reflective pavement markers indicating lane widths with center and fog lines;
 - The Hazelgreen Road turn lane; and
 - The paving of the Hazelgreen Road Bridge, 150 feet west of the bridge to 150 feet east of the bridge.
- A total of 26 miles will be resurfaced within the county for this year's projects.
- The county will have a board session and town hall on the following dates:
 - On April 30th, the county will be in East Salem;
 - On May 22nd, the county will be in St. Paul; and
 - Public Works will be present on both dates to discuss community projects in the area.
- The county has not had the economic resources needed to repair rural county roads, but efforts are being made to get the work done quickly.

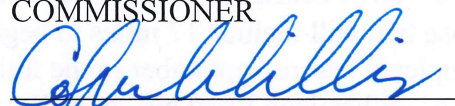
MOTION: Commissioner Willis moved for approval of the Public Improvement Agreement with Roy Houck Construction, LLC for \$3,450,729.65 for asphalt concrete resurfacing of various Marion County roads. Seconded by Commissioner Brentano; motion carried. A voice vote was unanimous.

Commissioner Willis read the calendar.

Commissioner Cameron adjourned the meeting at 9:49 a.m.



 CHAIR


 COMMISSIONER


 COMMISSIONER

Board Sessions can be viewed on-line at

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

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