



**MINUTES OF THE REGULAR SESSION OF THE  
LINN COUNTY BOARD OF COMMISSIONERS  
LINN COUNTY COURTHOUSE – ROOM 200  
TUESDAY, APRIL 8, 2025**

**The Linn County Board of Commissioners met for the regularly scheduled meeting on Tuesday, April 8, 2025.**

Those present at various times for the matters as indicated below were: Steve Wills, Linn County Planning and Building Director; Dee Baley-Hyder, Linn County Veterans Services Program Manager; Bill Palmer, Linn County Accounting Officer; Michelle Hawkins, Linn County Treasurer; Gene Karandy, County Attorney for Linn County; Phil Van Leuven, Deputy County Attorney for Linn County; Todd Noble, Linn County Health Services Administrator; Terri McQueen, Contracts/Recruitment Manager, Linn County Health Services and Alex Paul, Linn County Communications Officer.

1, 2, 3. At 9:32 a.m. Chair Nyquist called the meeting to order. The flag salute and roll call followed. Commissioners Roger Nyquist, Chair and Will Tucker, Vice-Chair were present, as well as, Darrin Lane, Linn County Administrative Officer and Courtney Leland, Recorder for the Board of Commissioners. Commissioner Sherrie Sprenger was excused.

4. Approval of Agenda.

**Action – Commissioner Tucker moved to approve the agenda. The vote was called. The motion passed.**

5. Approval of the April 1, 2025 Commissioners' Meeting Minutes.

Commissioner Tucker noted that he didn't have the April 1, 2025 meeting minutes and that they would be moved to next week's agenda.

6. Reports of Staff and Committees.

A. Planning and Building Department Update – Steve Wills, Linn County Planning and Building Director.

Mr. Wills provided the Board with a Planning and Building Department Update for the month of March, 2025. A copy of his report is on file in the Linn County Clerk's Office in the Commissioners' Staff File.

Mr. Wills indicated that there were 59 Land-Use permits issued for March, 2025 and stated that there were no Planning Commission meetings scheduled for this month but that there were two Board Land-Use hearings scheduled for April, 2025. The first one at 10:00 a.m. on Tuesday, April 15, 2025 for PD24-0237 and the other at 10:00 a.m. on Tuesday, April 22, 2025 for PD25-0030.

B. Veteran's Services Quarterly Update – Dee Baley-Hyder, Linn County Veterans Services Program Manager.

Ms. Baley-Hyder provided the Board with a Veterans Services Quarterly Update. A copy of her report is on file in the Linn County Clerk's Office in the Commissioners' Staff File.

Ms. Baley-Hyder indicated that the medical transport was doing well but would end on Monday, June 30, 2025. She stated that they were hoping to reapply for the grants to keep the program running through next fiscal year.

Ms. Baley-Hyder indicated that Nate Larson, Assistant Veteran Service Officer, passed his accreditation test with the Oregon Department of Veterans Affairs (ODVA) on Tuesday, April 1, 2025 and, once he received full accreditation from Veteran Affairs, the office would have three Veterans Services Officers who could assist veterans and family members with their needs.

C. Linn County Quarterly Financial Report as of March 31, 2025 – Bill Palmer, Linn County Accounting Officer and Michelle Hawkins, Linn County Treasurer.

Mr. Palmer provided the Board with a Quarterly Financial Report as of March 31, 2025. A copy of his report is on file in the Linn County Clerks' Office in the Commissioners' Staff File.

Mr. Palmer indicated that the General Fund was at sixty two percent of budget and that, overall, departments were staying within their budget especially since the fiscal year was seventy five percent completed. He indicated that all funds, except for the Road Fund, were up in revenue and that didn't include beginning fund balances.

7. Correspondence: There was no correspondence to come before the Board.

8. Special Orders:

A. Personnel Action Forms.

**Action – Commissioner Tucker moved to accept the Personnel Action Forms list as Exhibit 1. The vote was called. The motion passed.**



9. Unfinished Business and General Orders:

A. Calendar Update: Commissioner Nyquist indicated that he wasn't present for the Tuesday, April 1, 2025 Board meeting because he was in Washington D.C. setting forth a foundation for change regarding Forest Land properties in Linn County owned by the Federal and State Government. He indicated that it went well and he should have an update within the next couple weeks.

10. New Business: There was no new business to come before the Board.

11. Announcements: The Linn County 2025-2026 Budget Hearings will begin at 9:30 a.m. on Monday, April 28, 2025 through Thursday, May 1, 2025 at the Linn County Fair and Expo Center, 3700 Knox Butte Road, Albany.

12. Business from the Public (3-minute limit per speaker): There was no one present from the public wishing to use this forum neither in person or telephonically.

*Commissioner Nyquist recessed the regular scheduled Board meeting at 9:44 a.m.*

*Commissioner Nyquist reconvened the regular scheduled Board meeting at 10:00 a.m.*

13. Public Hearing – Finding of Fact for exemption from competitive bidding and use of the Construction Manager/General Contractor (CM/GC) method of contracting for Linn County Crisis Stabilization Center – Todd Noble, Linn County Health Services Administrator.

Commissioner Nyquist opened the Public Hearing at 10:01 a.m.

Phil Van Leuven, Deputy County Attorney for Linn County, indicated that this hearing was being conducted under ORS 279C.337 for an exemption of the competitive bidding process which also fell under LCPR137-049-0600 and for the purpose of LCPR137-049-0620 on the use of alternative contracting methods. He indicated that, in this instance, it was to hire a General Contractor (GC) and the reason they wanted to use this process was due to the building being an older building; when you remodel an older building there's a lot of unknowns so involving a GC would help eliminate the majority of those unknowns. He indicated that because, they're using a Construction Manager/General Contractor (CM/GC) and the plans weren't finalized, they have to use a request for proposals process as opposed to an invitation to-bid for capital improvement projects. He stated that an exemption was required to stray from traditional contracting methods and that's why they were seeking an exemption regarding this project.

Todd Noble, Health Services Administrator, indicated that they were seeking approval to exempt the Crisis Stabilization Center project from competitive bidding requirements in order to honor cost savings and value engineering. He stated that it would benefit them in scheduling, project coordination, specialized experience and project complexity because they are required to foster certain safety protocols for behavioral health facility standards. He indicated that, by hiring a GC with experience in healthcare and



behavioral health projects, it would ensure that the facility was designed and built to meet the best practices and regulatory compliance. He stated that, from a risk management and control perspective, he felt there would be more efficiency in regard to taxpayer dollars and that under ORS 279C.335(2) this exemption would be based on specific findings that demonstrated the GC method would provide substantial benefits over the traditional invitation to bid approach. Mr. Noble recommended that the Board approve the findings of facts regarding the Crisis Stabilization Center. Terri McQueen, Contracts/Recruitment Manager, Linn County Health Services, stated that the building itself had character and, upon reconstruction, there were things found that they wished they had known about sooner. She stated that they want to be proactive by hiring a GC in order to deviate from changing orders and spending unnecessary dollars. Commissioner Nyquist clarified that this was not a contract with the GC but that this was to negotiate the contract to hire a GC and Ms. McQueen concurred.

Commissioner Nyquist indicated that, based on the volatility and constant change to funding streams that may not be available to operate, should we pull the emergency break regarding the project. Mr. Noble indicated that he testified a couple weeks ago regarding Governor Kotek's budget of \$90 million towards residential and part of that was for this project and, so far, they were hearing that it was likely to pass. He indicated that, specifically, Oregon was being assessed for negligence in not providing enough residential beds since the State Hospital closed; Benton County received \$8 million for their center and Linn County was seeking \$2.7 million. He stated that they should know the outcome shortly but emphasized that they needed to be in a position to receive the funds and move forward with the project. Commissioner Nyquist indicated that his biggest concern wasn't the building of the facility but the funding of operations. Mr. Noble indicated that, right now, there's a crisis van that serves 24 hours a day and they've been doing that for a long time now. Commissioner Nyquist clarified that they have funding streams to pay for that and Mr. Noble concurred.

Commissioner Tucker indicated that it served the public better because it created more space in emergency rooms as well as gave the Albany Police Department knowledge of where they could take someone in the midst of a crisis. He stated that, with no place to put someone, it's very difficult to treat them. Commissioner Nyquist indicated that he was good with this but he would be asking continual sustainability questions throughout the process and he had no reservations pulling the emergency break if he felt it was going to become a financial drain on the County.

Commissioner Tucker asked if Mr. Noble could contrast the two processes to ensure there was public input. Mr. Van Leuven indicated that this was Phase One and they had to get an exemption from the Board in order to perform a different bidding process on a capital improvement project but that there was an opportunity for the public to provide input and they received none. He then indicated that the next part of the process would be to send out a Request for Proposal which would allow all contractors the opportunity to submit their proposals to bid on this project. Commissioner Nyquist stated that he was comfortable with that but, once they received those proposals back, he encouraged them to look at the references of other facilities they had successfully done to ensure they could do what they were proposing. Mr. Van Leuven indicated that was already a requirement built into the Request for Proposal process. Commissioner Tucker asked if

they needed to accept these findings and then pass a motion and Mr. Van Leuven indicated, yes.

Commissioner Nyquist closed the Public Hearing at 10:11 a.m.

A. Resolution & Order 2025-131 granting exemption from competitive bidding for construction of Linn County Crisis Stabilization Center by means of a Construction Manager/General Contractor authorizing the selection by Request for Proposals.


**Action – Commissioner Tucker moved to accept the finding of facts and approve Resolution & Order 2025-131. The vote was called. The motion passed.**

B. Resolution & Order 2025-132 authorizing the publication and distribution of Request for Proposals for Construction Manager/General Contractor (CM/GM) Services at the Crisis Stabilization Center Project for the Linn County Health Services Department.


**Action – Commissioner Tucker moved to approve Resolution & Order 2025-132. The vote was called. The motion passed.**


14. Adjournment. There being no other business to come before the Board; the Board of Commissioners meeting was adjourned at 10:13 a.m. by unanimous consent.

The next regular public meeting of the Board of Commissioners is scheduled at 9:30 a.m. Tuesday, April 15, 2025.

  
Recorder  
For Board of Commissioners  
Courtney Leland

**LINN COUNTY BOARD OF COMMISSIONERS**

  
Roger Nyquist, Chair

  
William C. Tucker, Vice-Chair

  
Sherrie Sprenger, Commissioner

Date 4-15-2025