



Board of Commissioners

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**MINUTES OF THE MEETING
BENTON COUNTY BOARD OF COMMISSIONERS
TUESDAY, AUGUST 19, 2025, 9:00 AM**

Present: Nancy Wyse, Chair; Gabe Shepherd, Commissioner; Vance Croney, County Counsel; Rachel McEneny, County Administrator; Rick Crager, Assistant County Administrator

Excused: Pat Malone, Vice Chair

Elected Officials: Ryan Joslin, District Attorney

Staff: Michelle Bangs, Health Services; Rachel Bulder, Maura Kwiatkowski, Board Staff; Morgan Driggs, Community Development; Tracy Martineau, Jo Missler, Tammy Webb, Human Resources; Erika Milo, Board Recorder; Lacey Mollel, Community Health Centers

Guests: Dan Chapel, Benton County resident

1. Call to Order and Introductions

Chair Wyse called the meeting to order at 9:02 AM and introductions were made.

2. Review and Approve Agenda

The following item was added to the agenda under **8. Other:**

8.1 Discussion of August 29, 2025 Legislative Special Session – Gabe Shepherd, Commissioner

3. Announcements

No announcements were made.

4. Proclamations

4.1 Proclaiming September 1, 2025 as Labor Day in Benton County, Proclamation No. P2025-022 - Michelle Bangs, President, American

Federation of State, County, and Municipal Employees (AFSCME), Local 2064; Qualified Mental Health Associate, Behavioral Health

Bangs read the Proclamation aloud. Labor Day is a national holiday established to recognize the many contributions of workers to the strength, prosperity, and well-being of the community. The observance of Labor Day offers an opportunity to acknowledge the dedication, skill, and hard work of the people who form the backbone of the economy.

MOTION: Shepherd moved to adopt Proclamation #P2025-022, proclaiming Monday, September 1, 2025, as Labor Day. Wyse seconded the motion, which **carried 2-0 (Malone excused)**.

5. *Comments from the Public

Dan Chapel, owner-operator of Cardwell Hill Cellars, presented a document [Exhibit 1]. Chapel discussed the periodic use of food trucks on an Exclusive Farm Use-zoned 23-acre site at Cardwell Hill Cellars. Dan and Nancy Chapel also believe they qualify to hold charitable events under Oregon Revised Statutes 215.452 "Winery; conditions; permissible uses" and Benton County Code 55.150 "Wineries". In June 2025, the Chapels decided on a new program of two-hour concerts. The concerts are free, but attendees are encouraged to donate to a specific cause. D. Chapel discovered in reviewing past communications from the County that these programs would likely correspond to a charitable event. Six events held so far this year benefited Jackson Street Youth, Philomath Community services, Marys River Watershed Council, Old Mill Center for Children and Families, Chintimini Wildlife Center, Vina Moses Center, and the Philomath Scout Center. In each case, representatives from the organization attended an event, made a presentation, and requested donations. One organization received \$1,000 from an attendee. The Chapels believe Cardwell qualifies in two different areas of the law for the use of a food truck on a limited basis, two hours per event, at a limited number of events per year.

Wyse shared that Crager had been in contact with the Community Development Department about this matter; Wyse will ask Crager to reach out to the Chapels soon.

{Exhibit 1: Dan Chapel Public Comment}

6. Consent Calendar

6.1 Approval of the July 1, 2025 Board of Commissioners Meeting Minutes

MOTION: Shepherd moved to approve the Consent Calendar. Wyse seconded the motion, which **carried 2-0 (Malone excused)**.

7. New Business

7.1 *Paul Bruhn Historic Revitalization Grant Program through the National Park Service - Morgan Driggs, Assistant Planner, Community Development

Driggs requested Board approval to apply for the Paul Bruhn Historic Revitalization Grant Program, and also requested a letter of support. Improvements to historic structures will help increase heritage tourism and economic development in rural communities, as well as increase community resiliency through the reuse of existing historic resources for the needs of businesses and non-profit organizations. Driggs initially hoped this grant could apply to upgrades for the College of Philomath, but the City of Philomath's population is just over the 5,000 person limit for this grant, so staff will instead propose work on the Plunkett House, the Adair Clubhouse, and the Willamette Grange. Driggs provided details about each site and the proposed renovations and improvements. The total requested is \$272,000, which includes a 15% de minimis rate for the County's administration of the grant.

Shepherd asked whether the grantors could choose to allot funding to selected projects only.

Driggs replied that the grantors could ask Benton County for a budget revision and approve only some of the projects.

Responding to a question from Shepherd, Driggs confirmed that no matching funds are required.

Responding to a question from Counsel, Driggs confirmed that the tenant at the Clubhouse will not be affected by the renovations.

MOTION: Shepherd moved to approve the Community Development Department to Apply for the Paul Bruhn Historic Revitalization Grant Program through the National Park Service and approve this letter of support. Wyse seconded the motion, which **carried 2-0 (Malone excused)**.

{Exhibit 2: Letter of Support for Historic Revitalization Grant Application}

7.2 Ratification of 2025-2029 Collective Bargaining Agreement between Benton County and Oregon Nurses Association (ONA) - Tracy Martineau, Tammy Webb, Jo Missler, Human Resources; Lacy Mollel, Health Center Director, Health Services

Martineau explained that the management bargaining team was able to reach agreement with ONA. The interest-based bargaining model was very effective, and bargaining went very well. The agenda item summary [packet pages 22-25] lists the most significant changes to the agreement.

Members of the bargaining team shared their impressions of the bargaining experience.

Mollel commented that the interest-based model was a great approach for someone new to bargaining. Overall, it was a very good experience with considerable cross-collaboration with other County teams and ONA. Participants felt they were on the same team with the same mission. Gaps were identified in ways of supporting nurses, clients, and the community. Those elements are not contained in the bargaining agreement, but provide a launching point for the work of the Labor Management Advisory Committee to address nurses' concerns about meeting patient and community needs and having more satisfaction in their work.

Webb commented the bargaining was a wonderful opportunity for relationship-building. Everyone felt good about the work they did, and about each other. It was important to learn ONA's higher priorities. Webb praised ONA business representative Courtney Niebel for being good to work with.

Missler echoed the previous sentiments. The interest-based bargaining model allowed Missler to continue existing relationships with nurses. Both sides could find common ground. The typical bargaining style might have taken longer to arrive at a contract. Missler hoped the County could continue to use interest-based bargaining in the future.

Martineau thanked the Board for support in the last few years of bargaining.

McEneny praised the bargaining team and Bangs. Having many commonalities and goals is beneficial. McEneny was glad there was a possibility for interest-based bargaining through all the County's collective bargaining units.

Shepherd asked if Martineau knew how many ONA members voted to approve the contract.

Martineau was not given a number, but believed that the vote was almost unanimous in favor.

MOTION: Shepherd moved that the Board of Commissioners ratify the tentative agreement between Benton County and the Oregon Nurses Association. Wyse seconded the motion, which **carried 2-0 (Malone excused)**.

8. Other

8.1 *Transportation Funding Proposal – Gabe Shepherd, Commissioner

Shepherd explained that staff from the Association of Oregon Counties (AOC) had asked the Board to support LC 2, the new State transportation package, which will be

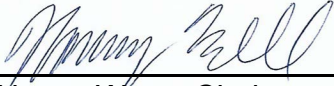
considered at the August 29, 2025 legislative special session. AOC provided a summary of the bill [exhibit 3] and a Fiscal Year estimate that the package would increase Benton County's allotment from the State by almost \$1.3 million. AOC wants Counties to emphasize that while they are grateful for this short-term patch, it is not a full transportation package.

MOTION: Shepherd moved that the Benton County Board of Commissioners support the Special Session Transportation Package as presented, with the understanding that it is a short-term funding patch. Wyse seconded the motion, which **carried 2-0 (Malone excused)**.

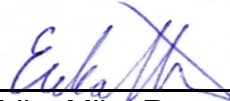
{Exhibit 3: Transportation Funding Proposal}

9. Adjournment

Chair Wyse adjourned the meeting at 9:30 AM.



Nancy Wyse, Chair



Erika Milo, Recorder

* NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.