



LINN COUNTY PLANNING AND BUILDING DEPARTMENT

Steve Wills, Director

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TO: Board of Commissioners
FROM: Steve Wills, Planning & Building Department Director
DATE: April 8, 2025
RE: Planning and Building Department Update: March 2025

The attached tables include the Department's current FY2024-25 Revenue Summary and Permit Activity Reports through March 31, 2025. Also attached to this memorandum is the list of March 2025 land use applications received, a code enforcement summary, and current wildfire permitting reports. The March 2025 Department update is summarized below.

PLANNING

- Land use permits issued in March 2025 totaled 59.
- There is no Planning Commission meeting scheduled for April.
- There are two Board land use hearings scheduled for April.
 - **April 15, 2025, at 10 am: PD24-0237;** An appeal by Nimby NBR, of the Linn County Planning Commission decision approving a conditional use permit. Build Lebanon Trails (Applicant) is requesting a conditional use permit to establish a multi-use public trail. The properties are adjacent to Isabella Street, at the intersection of Isabella Street and Santiam Street, and adjacent to the city limits of Lebanon (T12S, R02W, Section 11AC, Tax Lot 1200 and T12S, R02W, Section 11BD, Tax Lot 2000).
 - **April 22, 2025, at 10 am: PD25-0030;** An application by Albany Rifle and Pistol Club for a Level 3A (L3A) Outdoor Assembly Permit to conduct a two-day outdoor event (Saddle Butte Rendezvous) between August 2-3, 2025. The event is proposed to be held on properties zoned Exclusive Farm Use (EFU), owned by the applicant, and identified on Linn County Assessor maps as T13S, R03W, Section 9, Tax Lots 100 and 201. The total event count is proposed to be 1,500 daily attendees for each day of the event.

BUILDING

- Total County building permits issued in March 2025, including non-structural permits, totaled 292. The number of building permits issued for dwellings in March totaled 27: 6 single family dwellings and 6 manufactured dwellings. 13 permits were issued for dwelling additions/alterations and 2 permits for accessory buildings were issued. Total number of Commercial permits issued totaled 4. Out of the 292 combined residential and commercial permits, 40 required plan review.

- Total Contract City building permits issued in March 2025, including non-structural permits, totaled 22. The number of building permits issued for dwellings in March totaled 7: No single-family dwelling and 1 manufactured dwellings. 4 permits were issued for dwelling additions/alterations and 2 permits for accessory buildings were issued. Total number of Commercial permits issued totaled 7. Out of the 22 combined residential and commercial permits, 4 required plan review.

CODE ENFORCEMENT

- The total number of new cases in March 2025 was 13.
- The total closed cases in March 2025 were 16.

WILDFIRE GRANT

- We have received no new fire hardening applications.
- No fire hardening grant checks have been issued.

OTHER

- The permit application for the Linn Benton Community College Agricultural Center Educational Facility was submitted in March.
- Project Delorean is ready to issue.
- The Department received a 2025 Certified Local Government Grant from the Oregon Heritage, Oregon Parks and Recreation Department. The grant will fund a historic resource project that would digitize historic survey files into a database. The grant also funds the cost to send representatives from the Linn County Historic Resource Commission to the Oregon Heritage Conference in 2026 and a membership for the Department to the National Alliance of Preservation Commissions.



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Annual Revenues From Fees
Fiscal Year 2024-2025
Planning and Building Department
March 2025

<u>REVENUE SOURCE</u>	(1) YTD REVENUE		
Building Permits -- Plan Review, Permits, Misc & Sales	\$117,227.92		
C.E.T Administrative Fees	\$317.74		
Building Permits -- Contract Cities	\$12,836.34		
Electrical Permits	\$27,782.62		
Planning Fees	<u>\$23,821.35</u>		
TOTAL	\$181,985.97		
	(2) ESTIMATED REVENUE	(3) TOTAL REVENUE ESTIMATED	Column (1) + Column (2)
<u>REVENUE SOURCE</u>			
Building Permits -- County	\$420,333.33		\$537,561.25
C.E.T Administrative Fees	\$3,333.33		\$3,651.07
Building Permits -- Contract Cities	\$316,666.66		\$329,503.00
Electrical Permits	\$216,666.66		\$244,449.28
Planning Fees	<u>\$200,000.00</u>		<u>\$223,821.35</u>
TOTAL	\$1,156,999.98		\$1,338,985.95
	(4) 2023/2024 Budget	(5) Projected Surplus or (Deficit)	Column (3) - Column (4)
<u>REVENUE SOURCE</u>			
Building Permits -- County, Permits & Sales	\$504,400.00		\$33,161.25
C.E.T Administrative Fees	\$4,000.00		(\$348.93)
Building Permits -- Contract Cities	\$380,000.00		(\$50,497.00)
Electrical Permits	\$265,000.00		(\$20,550.72)
Planning Fees	<u>\$240,000.00</u>		<u>(\$16,178.65)</u>
TOTAL	\$1,393,400.00		(\$54,414.05)

PLANNING AND BUILDING DEPARTMENT PERMIT ACTIVITY TABLES
March 2025

TABLE 1
PERMITS ISSUED FY 2024/2025

	PLANNING APPLICATIONS	COUNTY BUILDING PERMITS	CONTRACT CITIES PERMITS	ELECTRICAL PERMITS	TOTAL
JULY	36	112	33	174	355
AUG	25	127	41	166	359
SEPT	27	118	27	153	325
OCT	39	117	29	164	349
NOV	33	75	31	141	280
DEC	35	91	27	35	188
JAN	31	99	22	144	296
FEB	29	88	21	132	270
MAR	37	106	168	26	337
APR					0
MAY					0
JUN					0
TOTAL	292	933	399	1,135	2,759

TABLE 2
PERMITS ISSUED FY 2023/2024

	PLANNING APPLICATIONS	COUNTY BUILDING PERMITS	CONTRACT CITIES PERMITS	ELECTRICAL PERMITS	TOTAL
JULY	60	91	33	135	319
AUG	44	95	22	177	338
SEPT	15	138	38	155	346
OCT	29	81	53	150	313
NOV	25	95	28	109	257
DEC	30	81	20	100	231
JAN	34	117	50	126	327
FEB	33	97	31	205	366
MAR	30	101	33	152	316
APR	31	134	43	175	383
MAY	37	91	41	176	345
JUN	40	104	111	140	395
TOTAL	408	1,225	503	1,800	3,936

TABLE 3
PERMITS ISSUED FY 2022/2023

	PLANNING APPLICATIONS	COUNTY BUILDING PERMITS	CITIES PERMITS	ELECTRICAL PERMITS	TOTAL
JULY	76	91	141	172	480
AUG	84	120	28	180	412
SEPT	90	86	55	177	408
OCT	68	117	43	158	386
NOV	40	81	32	152	305
DEC	54	80	74	117	325
JAN	74	84	18	126	302
FEB	71	69	43	163	346
MAR	89	99	47	161	396
APR	77	88	16	164	345
MAY	72	90	28	143	333
JUN	72	86	6	166	330
TOTAL	867	1,091	531	1,879	4,368

**TABLE 4
SINGLE-FAMILY DWELLING PERMITS ISSUED
COUNTY**

	2019/2020 MO QTR	2020/2021 MO QTR	2021/2022 MO QTR	2022/2023 MO QTR	2023/2024 MO QTR	2024/2025 MO QTR
JULY	12	10	3	3	8	4
AUG	4	10	9	16	9	5
SEPT	5 21	5 25	12 24	3 22	4 21	5 14
OCT	9	5	13	7	6	1
NOV	2	3	5	5	3	0
DEC	5 16	9 17	3 21	5 17	3 12	2 3
JAN	4	3	2	4	2	1
FEB	6	6	6	4	6	3
MAR	14 24	8 17	6 14	8 16	6 14	6 10
APR	10	8	8	3	5	
MAY	4	6	13	6	2	
JUN	8 22	5 19	4 25	7 16	7 14	0
TOTAL	83	78	84	71	61	27

**TABLE 5
MANUFACTURED DWELLING PERMITS ISSUED
COUNTY**

	2019/2020 MO QTR	2020/2021 MO QTR	2021/2022 MO QTR	2022/2023 MO QTR	2022/2023 MO QTR	2024/2025 MO QTR
JULY	11	5	6	3	3	7
AUG	6	8	5	4	4	6
SEPT	6 23	6 19	4 15	4 11	4 11	2 15
OCT	4	8	3	1	1	4
NOV	7	14	2	2	2	0
DEC	7 18	10 32	4 9	1 4	1 4	3 7
JAN	4	2	2	1	1	5
FEB	1	4	2	3	3	3
MAR	3 8	4 10	6 10	1 5	1 5	6 14
APR	3	5	3	0	0	
MAY	4	2	1	8	8	
JUN	4 11	6 13	2 6	5 13	8	0
TOTAL	60	74	40	33	28	36

**TABLE 6
NON-ELECTRICAL PERMITS ISSUED
COUNTY**

	2019/2020		2020/2021		2021/2022		2022/2023		2023/2024		2024/2025	
	MO	QTR	MO	QTR	MO	QTR	MO	QTR	MO	QTR	MO	QTR
JULY	195		138		91		76		110		119	
AUG	176		180		120		113		95		127	
SEPT	158	529	148	466	86	297	171	360	138	343	118	364
OCT	166		147		117		109		81		117	
NOV	138		98		81		97		95		75	
DEC	164	468	111	356	80	278	125	331	81	257	91	283
JAN	120		86		84		102		83		144	
FEB	108		73		69		104		97		88	
MAR	173	401	111	270	99	252	94	300	101	281	106	338
APR	144		97		88		113		134			
MAY	140		110		90		128		91			
JUN	134	418	119	326	86	264	82	323	104	329		0
TOTAL	1,816		1,418		1,091		1,314		1,210		985	

**TABLE 7
CONTRACT CITY DWELLING UNIT PERMITS ISSUED
BY FISCAL YEAR**

	FY 2024/2025			FY 2023/2024			2022/2023			FY 2021/2022		
	SFD	MH	MFD	SFD	MH	MFD	SFD	MH	MFD	SFD	MH	MFD
BROWNSVILLE	5			20			1	1		52	1	
HALSEY					1							
HARRISBURG										5		1
LYONS	1	1		4	2					3	1	
MILL CITY	2	1		3			9	1		5		1
MILLERSBURG	5	1		18			19			40		
SCIO												
TANGENT			1		2		2					
TOTAL	13	3	1	45	5	0	31	2	0	105	2	2

**TABLE 8
PLANNING SECTION PERMIT ACTIVITY
FY 2024/2025**

CURRENT MONTH: March 2025

DESCRIPTION	NUMBER	FEES	YEAR TO-DATE TOTALS	
			NUMBER	FEES
RESIDENTIAL				
Evaluation & Processing	22	3,300.00	197	29,575.00
Variance	5	4,500.00	10	23,115.00
Comprehensive Plan Amendment	0	0.00	0	0.00
Land Use Compatibility Statement	2	150.00	28	2,100.00
Conditional Use	4	3,100.00	36	38,000.00
Home Occupation CU's	0	0.00	5	1,750.00
Medical Hardship CU's	4	2,550.00	17	10,800.00
PD Partition	0	0.00	2	2,000.00
PM Partition	2	1,500.00	13	6,700.00
Property Line Adjustment	2	1,000.00	15	8,950.00
Easement	0	0.00	6	3,900.00
Appeal	0	0.00	2	2,225.00
Temp RV/Mfg. Home Placement	1	150.00	14	2,300.00
Zone Amendment	0	0.00	0	0.00
Mortgage Lot	0	0.00	0	0.00
Non-conforming Use Alteration	0	0.00	1	1,500.00
Step 1 - Soil Review	0	0.00	3	1,050.00
Agricultural Bldg Review	7	1,750.00	46	11,500.00
Dwelling/Property Status/SPR	3	1,700.00	22	11,191.25
Measure 49	1	500.00	1	500.00
Extensions	2	200.00	13	1,300.00
Misc. Applications	4	5,050.00	19	13,150.00
MONTHLY TOTAL	59	25,450.00	450	171,606.25

Xerox/Microfilm	23.90	219.15
Tapes	30.90	686.55
Maps	0.00	0.00
Comp. Plan/Code/Transportation Books	0.00	0.00
Reports	0.00	0.00
Postage	0.00	0.00
Extensions	862.02	5,956.72
MONTHLY TOTAL	916.82	6,862.42

TABLE 9
BUILDING SECTION PERMIT ACTIVITY
FY 2024/2025

CURRENT MONTH: March 2025

DESCRIPTION	MONTHLY TOTALS		YEAR TODATE TOTALS	
	NUMBER	FEES	NUMBER	FEES
RESIDENTIAL				
Single Family Dwelling	6	19,070.10	27	78,109.85
Manufactured Homes	6	3,218.40	38	19,658.16
Prefab. Buildings	0	0.00	0	0.00
Additions/Alterations	13	10,446.14	136	83,972.80
Accessory Buildings	2	1,569.90	36	36,963.73
SUBTOTALS	27	34,304.54	237	218,704.54
NON-RESIDENTIAL				
Industrial	0	0.00	0	0.00
Commercial	4	12,349.65	54	110,350.90
Public	0	0.00	0	0.00
Additions/Alterations	0	0.00	0	0.00
Transaction Fee	0	0.00	0	0.00
Misc. Permits	0	0.00	0	0.00
SUBTOTALS	4	12,349.65	54	110,350.90
Plumbing	14	4,145.10	140	42,216.01
Mechanical	61	5,943.90	508	59,643.71
SUBTOTALS	75	10,089.00	648	101,859.72
Electrical Permits	153	26,344.02	1218	250,256.16
Master Electrical Permits	15	3,639.40	34	8,393.40
SUBTOTALS	168	29,983.42	1,252	258,649.56
Demolition/Decommission	0	0.00	3	461.20
Flood Dev. Evaluation	8	1,400.00	76	12,940.00
Misc. Permits	10	2,547.39	78	27,862.81
SUBTOTALS	18	3,947.39	157	41,264.01
PLAN REVIEWS	40	56,180.88	427	728,664.22
SUBTOTALS	40	0.00	427	728,664.22
RAND TOTAL MONTH	332	90,674.00	2,775	1,459,492.95

**TABLE 10
CONTRACT CITY PERMIT ACTIVITY
FY 2024/2025**

Current Month: March 2025

DESCRIPTION	NUMBER	FEES	YEAR TO-DATE TOTALS	
			NUMBER	FEES
RESIDENTIAL				
Single Family Dwelling	0	0.00	13	26,882.33
Manufactured Homes	1	402.30	4	1,564.88
Prefab. Buildings	0	0.00	0	0.00
Manufactured Home Parks (NEW)	0	0.00	0	0.00
Multi-Family Dwellings	0	0.00	0	0.00
Additions/Alterations	4	890.29	50	13,339.68
Accessory Buildings	2	1,100.25	6	4,137.64
SUBTOTALS	7	2,392.84	73	45,924.53
NON-RESIDENTIAL				
Industrial	0	0.00	0	0.00
Commercial	7	5,326.58	36	88,692.80
Prefab. Buildings	0	0.00	0	0.00
Public	0	0.00	0	0.00
Additions/Alterations	0	0.00	6	1,728.11
SUBTOTALS	7	5,326.58	42	90,420.91
MISC. APPLICATIONS				
Recreational (RV Parks etc.)	0	0.00	0	0.00
Misc. Structures	0	0.00	0	0.00
Miscellaneous Permits	0	0.00	16	29,041.34
SUBTOTALS	0	0.00	16	29,041.34
Plumbing	5	4,541.10	63	23,495.26
Mechanical	7	521.55	87	7,773.77
SUBTOTALS	12	5,062.65	150	31,269.03
Plan Review	4	786.62	46	21,210.75
GRAND TOTAL MONTH	26	13,568.69	281	217,866.56

**TABLE 11
COUNTY PERMIT, PLAN CHECK, & MISC REVENUE
BY FISCAL YEAR**

	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
JULY	113,616.87	77,484.14	82,404.31	37,173.04	85,504.25	92,239.85
AUG	217,461.46	95,732.23	88,155.76	85,872.59	92,386.84	108,325.52
SEPT	96,258.43	82,690.70	76,855.24	41,121.35	132,030.49	87,858.26
OCT	101,242.25	79,672.58	89,772.08	56,229.51	132,345.60	99,490.82
NOV	85,188.21	91,665.20	44,033.65	42,022.76	117,856.67	379,867.78
DEC	63,127.55	112,792.14	27,931.62	40,539.64	86,286.60	57,265.48
JAN	67,796.29	76,309.72	23,973.95	41,300.55	57,259.39	165,092.56
FEB	96,198.93	47,947.91	48,470.08	49,872.30	74,352.15	73,274.50
MAR	117,543.65	69,127.59	69,694.82	164,143.26	37,353.67	111,029.20
APR	113,700.67	103,850.68	51,810.69	64,547.02	42,680.08	
MAY	90,138.22	61,270.86	71,863.53	75,963.78	160,113.19	
JUN	85,017.44	70,631.10	81,621.33	63,970.50	197,922.67	
TOTAL	1,247,289.97	969,174.85	756,587.06	762,756.30	1,216,091.60	1,174,443.97

**TABLE 12
CONTRACT CITY PERMIT REVENUE
BY FISCAL YEAR**

	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
JULY	29,344.35	13,059.10	170,862.28	14,481.91	7,469.81	18,226.63
AUG	19,427.50	33,448.35	31,075.46	31,190.65	72,692.87	25,766.36
SEPT	15,595.37	55,466.88	57,223.05	25,481.66	36,928.26	18,792.25
OCT	41,208.37	31,518.40	15,331.99	23,719.08	22,649.18	31,989.29
NOV	70,234.77	9,395.01	28,909.11	44,358.49	46,617.64	7,488.20
DEC	15,984.40	25,222.81	37,232.20	25,887.93	13,903.40	7,906.24
JAN	22,529.94	22,246.17	7,774.24	14,452.92	17,103.42	61,684.06
FEB	47,698.94	21,535.68	65,052.25	12,187.50	5,057.92	5,142.72
MAR	55,798.39	63,166.07	10,334.59	4,122.82	77,549.63	13,568.69
APR	42,504.60	15,948.31	4,034.30	11,086.65	11,963.89	0.00
MAY	42,346.01	28,446.88	10,696.30	18,858.57	18,351.43	0.00
JUN	32,291.64	64,939.34	16,133.37	50,417.88	61,934.96	0.00
TOTAL	434,964.28	360,547.10	363,006.91	470,213.47	392,222.41	190,564.44

**TABLE 13
ELECTRICAL PERMIT REVENUE
BY FISCAL YEAR**

	2019/2020	2020/2021	2021/2022	2022/2023	2024/2025	2024/2025
JULY	22,715.00	12,081.00	19,671.25	15,285.25	19,207.60	30,797.61
AUG	19,484.00	19,901.00	25,964.60	26,724.50	26,994.50	67,490.61
SEPT	17,429.00	22,700.00	25,437.00	28,274.00	27,116.56	27,130.85
OCT	24,222.50	27,020.00	21,763.00	27,158.50	25,455.43	25,954.35
NOV	24,998.00	28,993.70	24,648.71	27,146.00	24,555.90	23,140.55
DEC	18,521.00	30,285.10	17,055.50	23,058.75	17,447.85	19,349.30
JAN	19,702.00	22,736.40	15,145.00	23,920.00	18,741.16	25,460.83
FEB	15,424.63	27,818.25	23,627.25	23,254.00	33,803.43	25,537.65
MAR	20,688.50	30,391.25	23,675.50	20,490.00	31,404.61	29,983.42
APR	30,663.00	25,127.50	26,044.50	22,785.75	30,519.54	0.00
MAY	23,846.50	23,393.93	20,205.25	27,216.85	36,780.37	0.00
JUN	22,829.38	29,276.05	25,005.50	26,179.25	24,454.70	0.00
TOTAL	260,523.51	263,047.00	268,243.06	291,492.85	316,481.65	274,845.17

TABLE 14
PLANNING & BUILDING DEPARTMENT
FY 2024/2025 REVENUE AND EXPENDITURES
 March 2025

LINE ITEM DESCRIPTION	ADMIN.	PLANNING	BUILDING	ELECTRICAL	BUDGET TOTAL
REVENUE					
REFUNDS/RESTITUTION	92,000.00				0.00
PLANNING FEES		154,071.50			177,301.85
ELECTRIC PERMITS				216,254.65	273,247.25
BLDG, MECH, PLUMB PERMITS			412,509.38		420,868.79
MISC. PERMITS & PLAN REVIEW			244,312.76		827,865.46
REIMBURSEMENTS			1,788.08		4,970.00
SALES	4,633.50				432.60
CET FEES	3,373.47				2,278.16
CONTRACT CITIES			201,665.34		168,568.73
DEPOSIT SUSPENSE	0.00				0.00
CODE ENFORCEMENT CLEAN UP	233.72				0.00
FEE OVERAGES/SHORTAGES	75.47				1,382.64
TECHNOLOGY FEE					23,613.90
SALE OF COUNTY EQUIPMENT	0.00				0.00
TOTAL REVENUE	\$7,848.72	\$154,071.50	\$860,275.56	\$216,254.65	\$1,900,529.38
EXPENDITURES PERSONAL SVS					
ELECTRICAL INSPECTOR I			76,614.00		76,614.00
ELECTRICAL INSPECTOR II				32,576.25	32,576.25
BLDG. INSPECTOR I					0.00
BLDG. INSPECTOR II			62,133.75		62,133.75
PLUMBING INSPECTOR I			72,964.00		72,964.00
PLANS EXAMINER I					43,914.00
PLANS EXAMINER II			0.00		0.00
BLDG INSP-CODE ENF		925.28	8,327.48		9,252.75
CODE ENFORCEMENT TECH			88,425.96		88,425.96
ADMIN ASST/OFFICE MANAGER 1	12,087.60		9,065.70	9,065.70	30,219.00
ADMIN ASST/OFFICE MANAGER 2					8,688.00
OFFICE SPECIALIST 1	26,884.62				26,884.62
OFFICE SPECIALIST 2	0.00	0.00	0.00	0.00	0.00
OFFICE SPECIALIST 3	0.00	0.00	0.00	0.00	0.00
PERMIT CLERK			30,025.56		30,025.56
ASSISTANT PLANNER		34,904.00	8,726.00		43,630.00
ASSOCIATE PLANNER		49,167.00			49,167.00
SENIOR PLANNER		0.00	0.00		0.00
PLANNING MANAGER					79,677.00
BLDG. OFFICIAL	11,951.55		51,790.05	15,935.40	79,677.00
DIRECTOR	44,243.50	26,546.10	13,273.05	4,424.35	88,487.00
TEMPORARY HELP				2,172.50	2,172.50
OVERTIME				0.00	0.00
WAGES	\$95,167.27	\$111,542.38	\$344,731.55	\$64,174.20	\$824,508.39
LONGEVITY PAY	139.44	1,693.17	159.36		1,991.97
LEAD WORKER	0.00				0.00
CERTIFICATION PAY			0.00		0.00
FRINGE BENEFITS	15,834.52	63,338.08	120,342.35	117,175.44	316,690.39
PAYROLL COSTS	16,113.70	64,454.81	122,464.15	119,241.41	322,274.07
SALARY BENEFITS & ADJ.	0.00	0.00	0.00	0.00	0.00
TOTAL PERSON. SERVICES	\$127,254.93	\$241,028.44	\$587,697.40	\$300,591.05	\$1,465,464.82
MATERIALS & SERVICES					
SUPPLIES	696.03	696.03	2,784.12	2,784.12	6,960.30
PRINT & REPRODUCTION	32.58	97.73	260.60	260.60	651.50
POSTAGE	304.94	4,879.06	304.94	609.88	6,098.82
SUBSCRIPT. & MEMBERSHIP		621.84	1,318.30	547.22	2,487.36
ACCELA SOFTWARE					0.00
NOTICE & PUBLICATION		1,960.23	2,123.58		4,083.81
MARKETING					0.00
MARKETING/PRODUCTION&MATERIALS				(658.75)	0.00
COPIER MAIN & USAGE	1,551.49	1,551.49	1,551.49	1,551.49	6,205.96
AVOCETTE SOFTWARE					0.00
P.C.'S, ACCESS, SOFTWARE	182.87	182.87	182.87	182.87	731.48
SCHOOLS & SEMINARS	4,255.62				4,255.62
MEETINGS/TRAVEL	943.68				943.68
TELEPHONE	26.08	208.64	130.40	156.48	521.61
VISA BANK CHARGES		6,600.46	26,401.86		33,002.32
FUND INTEREST EXPENSE					0.00
REPAIRS & MAINTENANCE	9.26	199.09	115.75	138.90	463.00
COMPUTER SUPPLIES & EQUIP	1,588.55	1,588.55	1,588.55	1,588.55	6,354.18
CODE ENFORCEMENT/CLEAN UP					0.00
CELL PHONE ALLOCATION					360.00
REFUNDS		0.00	0.00	0.00	0.00
REFUNDS/RESTITUTION					0.00
TAXABLE MEALS REIMBURSEMENT					0.00
OTHER CONTRACTED SERVICES			0.00		0.00
TOTAL MAT. & SERVICES	\$9,591.09	\$18,585.98	\$36,762.46	\$7,161.36	\$73,119.64
CAPITAL OUTLAY					
MOTOR VEHICLE			29,848.70		29,848.70
SPECIAL EQUIP (SIERRA)					0.00
TOTAL CAPITAL OUTLAY	\$0.00	\$0.00	\$29,848.70	\$0.00	\$29,848.70
TOTAL EXPENDITURES	\$136,846.02	\$259,614.42	\$624,459.85	\$307,752.41	\$1,568,433.16
LESS REVENUE	\$7,848.72	\$154,071.50	\$860,275.56	\$216,254.65	\$1,900,529.38
GEN. FUND EXPENDITURES	\$128,997.30	\$105,542.92	(\$235,815.71)	\$91,497.76	(\$332,096.22)

LINN COUNTY

Activity Report by Dept, Fund

as of 03/31/2025 (75.0% Months within Fiscal Year)

24 PLANNING & BUILDING
10 GENERAL FUND

Account	Title	MTD	Adopted Budget	Transfers	Final Budget	Actual YTD	Balance	% Used
3070	2410	PLANNING FEES	23,821.35	0.00	240,000.00	177,301.85	62,698.15	73.8
3137	2410	ELECTRICAL PERMIT	27,782.62	0.00	265,000.00	273,247.25	-8,247.25	103.1
3138	2410	BUILDING PERMIT	44,220.84	0.00	310,000.00	319,929.76	-9,929.76	103.2
3140	2410	MISCELLANEOUS PERMITS	6,154.92	0.00	25,000.00	72,311.01	-47,311.01	289.2
3150	2410	REIMBURSEMENTS	1,275.00	0.00	32,000.00	4,970.00	27,030.00	15.5
3170	2410	SALES	43.80	0.00	5,000.00	432.60	4,567.40	8.6
3178	2410	C.E.T. FEE	317.74	0.00	4,000.00	2,278.16	1,721.84	57.0
3179	2410	CONTRACT CITIES	12,836.34	0.00	380,000.00	168,568.73	211,431.27	44.3
3182	2410	PLAN REVIEW	56,784.51	0.00	260,000.00	755,554.45	-495,554.45	290.5
3183	2410	MECHANICAL PERMITS	5,878.75	0.00	89,000.00	60,119.00	28,881.00	67.5
3186	2410	PLUMBING PERMITS	4,145.10	0.00	85,400.00	40,820.03	44,579.97	47.7
3187	2410	TECHNOLOGY FEE	2,882.01	0.00	0.00	23,613.90	-23,613.90	0.0
3220	2410	GRANTS	0.00	0.00	64,000.00	0.00	64,000.00	0.0
3242	2410	SALE OF COUNTY EQUIPMENT	0.00	0.00	7,000.00	0.00	7,000.00	0.0
3265	2410	OVERAGES/SHORTAGES	0.00	0.00	0.00	1,382.64	-1,382.64	0.0
		TOTAL REVENUE	186,142.98	0.00	1,766,400.00	1,900,529.38	-134,129.38	107.5
5002	2410	OFFICE SPECIALIST I	0.00	0.00	39,272.00	26,884.62	12,387.38	68.4
5044	2410	ADMIN ASST/OFFICE MANAGER 1	0.00	0.00	46,072.00	30,219.00	15,853.00	65.5
5045	2410	ADMIN ASST/OFFICE MANAGER 2	4,344.00	0.00	0.00	8,688.00	-8,688.00	0.0
5305	2410	PLANS EXAMINER I	5,691.00	0.00	0.00	43,914.00	-43,914.00	0.0
5306	2410	PLANS EXAMINER II	0.00	0.00	69,133.00	0.00	69,133.00	0.0
5311	2410	ELECTRICAL INSPECTOR I	8,543.00	0.00	99,240.00	76,614.00	22,626.00	77.2
5312	2410	ELECTRICAL INSPECTOR II	1,680.00	0.00	50,020.00	32,576.25	17,443.75	65.1
5317	2410	PLUMBING INSPECTOR I	8,136.00	0.00	94,512.00	72,964.00	21,548.00	77.2
5321	2410	CODE ENFORCEMENT TECH	9,590.88	0.00	116,850.00	88,425.96	28,424.04	75.6
5323	2410	BLDG INSP-CODE ENFORCEMENT	4,066.50	0.00	61,470.00	9,252.75	52,217.25	15.0
5326	2410	BUILDING INSPECTOR II	7,376.00	0.00	61,470.00	62,133.75	-663.75	101.0
5330	2410	PERMIT CLERK	3,669.00	0.00	45,680.00	30,025.56	15,654.44	65.7
5340	2410	ASSISTANT PLANNER	4,916.00	0.00	56,658.00	43,630.00	13,028.00	77.0
5342	2410	ASSOCIATE PLANNER	5,463.00	0.00	64,444.00	49,167.00	15,277.00	76.2
5355	2410	PLANNING MANAGER	8,853.00	0.00	102,840.00	79,677.00	23,163.00	77.4
5360	2410	BUILDING OFFICIAL	8,853.00	0.00	102,840.00	79,677.00	23,163.00	77.4
5370	2410	DIRECTOR PLANNING & BUILDING	10,199.00	0.00	115,277.00	88,487.00	26,790.00	76.7
5550	2410	TEMPORARY HELP	0.00	0.00	50,000.00	2,172.50	47,827.50	4.3
5920	2410	OVERTIME	0.00	0.00	1,500.00	0.00	1,500.00	0.0
5960	2410	LONGEVITY PAY	221.33	0.00	2,571.00	1,991.97	579.03	77.4
5980	2410	FRINGE BENEFITS	37,138.67	0.00	401,460.00	316,690.39	84,769.61	78.8

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HUNTS
GL5001_J_Activity Report by Dept, Fund

24 PLANNING & BUILDING
10 GENERAL FUND

LINN COUNTY

Activity Report by Dept, Fund

as of 03/31/2025 (75.0% Months within Fiscal Year)

24 PLANNING & BUILDING
10 GENERAL FUND

Account	Title	MTD	Adopted Budget	Transfers	Final Budget	Actual YTD	Balance	% Used
5985	2410 PAYROLL COSTS	35,753.41	432,160.00	0.00	432,160.00	322,274.07	109,885.93	74.5
5990	2410 SALARY & BENEFITS ADJUSTMENTS	0.00	92,997.00	0.00	92,997.00	0.00	92,997.00	0.0
	TOTAL PERSONAL SERVICES	164,493.79	2,106,466.00	0.00	2,106,466.00	1,465,464.82	641,001.18	69.5
6110	2410 SUPPLIES	1,113.67	12,000.00	0.00	12,000.00	6,960.30	5,039.70	58.0
6120	2410 PRINTING & REPRODUCTION	240.00	3,200.00	0.00	3,200.00	651.50	2,548.50	20.3
6125	2410 COPIER MAINT & USAGE	431.01	8,000.00	0.00	8,000.00	6,205.96	1,794.04	77.5
6150	2410 POSTAGE	0.00	9,000.00	0.00	9,000.00	6,098.82	2,901.18	67.7
6170	2410 SUBSCRIPTIONS & MEMBERSHIPS	40.98	5,000.00	0.00	5,000.00	2,487.36	2,512.64	49.7
6180	2410 NOTICES & PUBLICATIONS	342.95	4,500.00	0.00	4,500.00	4,083.81	416.19	90.7
6195	2410 P.C.'S, ACCESS, SOFTWARE	0.00	10,700.00	0.00	10,700.00	731.48	9,968.52	6.8
6200	2410 MEETINGS / TRAVEL	0.00	4,000.00	0.00	4,000.00	943.68	3,056.32	23.5
6205	2410 SEMINARS / SCHOOLS / TRAINING	952.00	10,000.00	0.00	10,000.00	4,255.62	5,744.38	42.5
6250	2410 TELEPHONE	0.00	12,000.00	0.00	12,000.00	521.61	11,478.39	4.3
6280	2410 REPAIRS & MAINTENANCE	94.00	5,000.00	0.00	5,000.00	463.00	4,537.00	9.2
6301	2410 VISA BANK CHARGES	2,278.56	18,000.00	0.00	18,000.00	33,002.32	-15,002.32	183.3
6333	2410 COMPUTER SUPPLIES & EQUIP.	0.00	27,000.00	0.00	27,000.00	6,354.18	20,645.82	23.5
6357	2410 CODE ENFORCEMENT/CLEAN UP	0.00	60,000.00	0.00	60,000.00	0.00	60,000.00	0.0
6405	2410 CELL PHONE ALLOCATION	40.00	480.00	0.00	480.00	360.00	120.00	75.0
6695	2410 REFUNDS	0.00	15,000.00	0.00	15,000.00	0.00	15,000.00	0.0
6900	2410 TAXABLE MEALS REIMBURSEMENT	0.00	100.00	0.00	100.00	0.00	100.00	0.0
	TOTAL MATERIALS & SERVICES	5,533.17	203,980.00	0.00	203,980.00	73,119.64	130,860.36	35.8
7460	2410 MOTOR VEHICLE	0.00	35,000.00	0.00	35,000.00	29,848.70	5,151.30	85.2
	TOTAL CAPITAL OUTLAY	0.00	35,000.00	0.00	35,000.00	29,848.70	5,151.30	85.2
	REVENUE	186,142.98	1,766,400.00	0.00	1,766,400.00	1,900,529.38	-134,129.38	107.5
	EXPENDITURE	170,026.96	2,345,446.00	0.00	2,345,446.00	1,568,433.16	777,012.84	66.8
	FUND BALANCE TOTAL					332,096.22		

LINN COUNTY

Activity Report by Dept, Fund

as of 03/31/2025 (75.0% Months within Fiscal Year)

24 PLANNING & BUILDING
27 GENERAL GRANTS FUND

Account	Title	MTD	Adopted Budget	Transfers	Final Budget	Actual YTD	Balance	% Used
3220	2427030 GRANTS	0.00	0.00	27,000.00	27,000.00	27,000.00	0.00	100.0
3991	2427030 BEGINNING BALANCE	0.00	16,800.00	0.00	16,800.00	16,800.00	0.00	100.0
	TOTAL REVENUE	0.00	16,800.00	27,000.00	43,800.00	43,800.00	0.00	100.0
6032	2427030 2020 WILDFIRE VICTIMS GRANT	0.00	16,800.00	27,000.00	43,800.00	26,200.00	17,600.00	59.8
	TOTAL MATERIALS & SERVICES	0.00	16,800.00	27,000.00	43,800.00	26,200.00	17,600.00	59.8
	REVENUE	0.00	16,800.00	27,000.00	43,800.00	43,800.00	0.00	100.0
	EXPENDITURE	0.00	16,800.00	27,000.00	43,800.00	26,200.00	17,600.00	59.8
	FUND BALANCE TOTAL					17,600.00		

CODE ENFORCEMENT

MARCH 2025 Statistics

New Cases Received

Mar-25

Cases by Category

OCCUPIED RVS (RV)	2
ILLEGAL BUSINESS (IB)	0
JUNK (J)	3
MARIJUANA GROW (MJ)	0
DRAINAGE(D)	0
NEIGHBOR DISPUTE (ND)	0
CONSTRUCTION W/O PERMITS (UP)	7
MULTIPLE DWELLINGS (MD)	0
LIVESTOCK (LS)	0
EASEMENT (E)	1
MEDICAL HARDSHIP (MH)	0
HOMELESS ENCAMPMENT (HE)	0
DANGEROUS CONDITIONS (DC)	0
CHICKEN FARM / FLOOD PLAIN (FP)	0
Zoning	0
Setback/ Across the property line (Some files have multiple categories)	0

Total new MARCH 2025

13

Cases Closed

Total Closed MARCH 2025

16

Highlighted Cases

03/06/2025

Contact was made in person with an occupant of a tavern building in Crawfordsville that had been converted into a dwelling. He advised that no one was living there, that is was “an event center” for his family. This person was given written notice that there were approvals and permits required for a change of use and permits needed for a room addition and newly installed air conditioning system. If the owner wishes to turn the use into an official dwelling, there would also need to be compliance with all occupancy requirements, like egress windows in all sleeping rooms and smoke detectors, among other things.

03/13/2025

Code Enforcement met with Sheriff’s deputies to assist with the issuance of a citation to a tenant on Taylor Street in Lebanon for allowing people to live in RVs and sheds in his backyard. In addition, the yard areas were strewn with junk and had spilled over into the street rights-of-way, impacting passing vehicles.

03/17/2025

A property owner on Main Street in Scio was issued a citation for the neglectful condition of her house as well as the accumulation of junk in the backyard. The dilapidated roof has allowed rain to get inside, compromising the stability of the structure. The owner is only able to live comfortably in a small area of the house with her 2 little dogs.

03/20/2025 Complaints were received about 2 properties across from each other on Shelburn Drive in Scio. Both have so much junk strewn across the yard areas that vehicles, including big trucks, are parking in the rights-of-way, impeding farm equipment from passing through that area to access nearby fields.

Special Meetings

03/11/2025 Code Enforcement participated in a quarterly Safety Committee meeting and accepted the position of co-chair of the safety committee. Members of the committee perform periodic inspections on all Linn County buildings, except for Mental Health, Roads& the Sheriff's Department.

Court Cases

03/19/2025 Court proceedings for March were extended to April 16, 2025 due to scheduling conflicts with judging assignments.

FIRE HARDENING FOR MARCH 2025

No new applications for March 2025

No payment sent for March 2025

We have a grant balance of \$17,600.00 this will be the last of the grant funds given to Linn County



Linn County Veterans Services

505 SW Ellsworth ST, Albany, Oregon 97321

Phone: 541-967-3882 or 1-800-319-3882

linnvvet@co.linn.or.us

TO: Board Of Commissioners

FROM: Dee Baley-Hyder

DATE: April 2, 2025

RE: Veteran Services Quarterly update January 1, 2025-April 2, 2025

Recoveries:

These are awards (tax-free money) that the veteran, surviving spouse, or family members have received from the claims we have filed for them.

- Recoveries from last year's quarter, January 2024: March 2024 \$493,721.68
- Recoveries from the new quarter January 2025: March 2025 \$460,783.51
- Recoveries from July 1, 2024, to March 31, 2025: \$ 1,655,043.73

This report is approximately a two-week delay, and the numbers are unfortunately smaller and not exactly accurate, as the U.S. Department of Veterans Affairs reports them to us.

Linn County Veteran Services has seen an increase. A year ago, we reported that our office over the years has served over 9,453. veterans and family members over the years. As of today, our office has helped 9,774. We are still extremely busy with calls, walk-in appointments, and general questions, but we still encourage veterans and their family members to call or come by and see what benefits we may be able to help them with.

Veterans Medical Transportation:

This is still going very strong and has great positive feedback from the veterans who are unable to get a ride to a medical appointment that they may have. Our Grants that we have, ODVA and the ODOT grant, are going to be coming to an end on June 30, 2025, and we are hoping to be applying for the grants again, if they are available for us. ODVA, we were granted \$43,370, and we have spent \$38,168.67. ODOT, we were granted \$48,000, and we have spent \$42,433.19 total from both grants from January 2024- March 2025, \$80,602.86.

January- Nate, our new Assistant Veteran Service Officer, passed his Milestone Accreditation

test, and then on April 1st, he passed his accreditation test with ODVA, the Oregon Department of Veterans Affairs. He just has to finish up his full accreditation with the VA, Veteran Affairs, and then we will have three Veterans Service Officers who can assist veterans and family members.

February- not a lot is really happening with events, but we have a new front office staff member, Renee, who has joined our team.

March- has been pretty busy, starting to get ready for the Honor Flight that is on April 24, a short ceremony is at 1 pm in front of the courthouse. There will be a couple of speakers who will talk to the veterans and their guardians. The bus will be here from Lane County at about 1:20, then the veterans will load the bus, and then they will be escorted out of town by the Albany Fire Department, Linn County Sheriff Deputies, and Albany Police Department, to I-5. We are hoping for a big send off and we want to community to come out and show our veteran how much they mean to us and support them on this trip.

**LINN COUNTY, OREGON
QUARTERLY FINANCIAL REPORT for Quarter Ended March 31, 2025**

To: Commissioner Nyquist, Commissioner Sprenger, Commissioner Tucker, Darrin Lane, and Michelle Hawkins

Prepared by: Bill Palmer



GL 5011, % col		from py report	
		% Spent to date	
		75% Complete	3/31/2024
		62.30%	59.20%
		36.60%	42.60%
		52.30%	53.80%
		38.70%	42.60%

GL5011 rpt		from py report	
		FUND BALANCES	
Budget	Actual	Actual	Change
2024-2025	July 1, 2024	3/31/2024	
12,096,748	9,826,150	2,270,598	
3,694,069	3,294,951	399,118	
15,790,817	13,121,101	2,669,716	
27,670,837	23,804,757	3,866,080	
22,856,289	20,184,301	2,671,988	
43,181,451	33,155,207	10,026,244	^a
109,499,394	90,265,366	19,234,028	

GL5011 rpt		from py report	
		BEGINNING FUND BALANCES	
Budget	Actual	Actual	Change
2024-2025	July 1, 2024	3/31/2024	
7,694,778	2,506,680		
3,585,435	(51,277)		
11,280,213	2,455,403		
27,449,754	15,999,754		
13,837,928	1,053,897		
35,374,871	1,696,840		
87,942,766	21,205,894		

GL5011 rpt		from py report	
		FUND BALANCES	
Budget	Actual	Actual	Change
2024-2025	July 1, 2024	3/31/2024	
166,845	166,845	23,702	
166,110	8,110	10,803	
11,852,355	(1,064,947)	(5,229,165)	^b
430,489	6,589	149,781	
297,540	54,392	30,173	
14,031	495	650	
614,609	(100,391)	(391,275)	
343,352	191,352	153,486	
2,154,831	611,781	131,352	
16,165,936	(125,774)	417,789	
103,982,928	21,080,120	14,531,324	

GL 5011, % col		from py report	
		% Spent to date	
		75% Complete	3/31/2024
		89.80%	99.70%
		28.60%	27.50%
		34.50%	36.30%
		0.00%	0.00%
		22.00%	33.50%
		0.00%	0.00%
		57.70%	8.00%
		0.00%	17.80%
		45.80%	0.00%
		19.60%	12.00%

GL5011 rpt		from py report	
		FUND BALANCES	
Budget	Actual	Actual	Change
2024-2025	July 1, 2024	3/31/2024	
166,845	166,845	23,702	
166,110	8,110	10,803	
11,852,355	(1,064,947)	(5,229,165)	^b
430,489	6,589	149,781	
297,540	54,392	30,173	
14,031	495	650	
614,609	(100,391)	(391,275)	
343,352	191,352	153,486	
2,154,831	611,781	131,352	
16,165,936	(125,774)	417,789	
103,982,928	21,080,120	14,531,324	

GL5011 rpt		from py report	
		BEGINNING FUND BALANCES	
Budget	Actual	Actual	Change
2024-2025	July 1, 2024	3/31/2024	
166,845	166,845	23,702	
166,110	8,110	10,803	
11,852,355	(1,064,947)	(5,229,165)	^b
430,489	6,589	149,781	
297,540	54,392	30,173	
14,031	495	650	
614,609	(100,391)	(391,275)	
343,352	191,352	153,486	
2,154,831	611,781	131,352	
16,165,936	(125,774)	417,789	
103,982,928	21,080,120	14,531,324	

GL5011 rpt		from py report	
		BEGINNING FUND BALANCES	
Budget	Actual	Actual	Change
2024-2025	July 1, 2024	3/31/2024	
166,845	166,845	23,702	
166,110	8,110	10,803	
11,852,355	(1,064,947)	(5,229,165)	^b
430,489	6,589	149,781	
297,540	54,392	30,173	
14,031	495	650	
614,609	(100,391)	(391,275)	
343,352	191,352	153,486	
2,154,831	611,781	131,352	
16,165,936	(125,774)	417,789	
103,982,928	21,080,120	14,531,324	

GL 5011, % col		from py report	
		% Spent to date	
		75% Complete	3/31/2024
		45.60%	47.00%

GL5011 rpt		from py report	
		FUND BALANCES	
Budget	Actual	Actual	Change
2024-2025	July 1, 2024	3/31/2024	
15,975	15,975	23,702	
193,341	193,341	10,803	
15,442,352	(5,229,165)	(5,229,165)	^b
393,915	149,781	149,781	
286,145	30,173	30,173	
13,825	650	650	
852,470	(391,275)	(391,275)	
175,865	153,486	153,486	
-	131,352	131,352	
1,959,324	417,789	417,789	
19,333,212	(4,702,704)	(4,702,704)	
109,598,578	14,531,324	14,531,324	

GL5011 rpt		from py report	
		BEGINNING FUND BALANCES	
Budget	Actual	Actual	Change
2024-2025	July 1, 2024	3/31/2024	
15,975	15,975	23,702	
193,341	193,341	10,803	
15,442,352	(5,229,165)	(5,229,165)	^b
393,915	149,781	149,781	
286,145	30,173	30,173	
13,825	650	650	
852,470	(391,275)	(391,275)	
175,865	153,486	153,486	
-	131,352	131,352	
1,959,324	417,789	417,789	
19,333,212	(4,702,704)	(4,702,704)	
109,598,578	14,531,324	14,531,324	

GL5011 rpt		from py report	
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Overall Linn County % spent:	
Personal Svcs	64.70%
Matt's & Svcs	52.20%
Capital Outlay	20.00%

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^a This difference is mainly due to the large begin balance carryover.
^b This balance is down due to Building purchases in the prior year.



Linn County Health Services

"Working Together to promote the health and well-being of all Linn County residents"

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Board Summary

R&O 2025-131 – Findings of Fact

April 8, 2025

Findings of Fact for Exemption from Competitive Bidding and Use of the Construction Manager/General Contractor (CM/GC) Method for the Linn County Crisis Stabilization Center

Background

Linn County Health Department is seeking approval to exempt the **Crisis Stabilization Center** project from **competitive bidding requirements** and instead utilize the **Construction Manager/General Contractor (CM/GC) method**, as authorized under **ORS 279C.335(2)**. This exemption is sought based on specific findings that demonstrate the **CM/GC method will provide substantial benefits over the traditional invitation to-bid approach**.

Findings of Fact Supporting the Exemption

1. Cost Savings & Value Engineering

- The **CM/GC method** allows for early contractor involvement, ensuring **cost-effective** design and construction solutions, reducing **change orders** and unforeseen costs.
- Through **value engineering**, Linn County can maximize the efficiency of allocated funds while maintaining high-quality standards.

2. Schedule & Project Coordination

- Given the critical nature of the **Crisis Stabilization Center**, adhering to a **strict timeline** is essential.
- The **CM/GC approach** enables pre-construction collaboration, **accelerating project delivery** compared to the traditional **invitation to bid** process.

3. Specialized Experience & Project Complexity

- The Crisis Stabilization Center requires **specialized construction expertise**, particularly regarding **behavioral health facility standards**, safety protocols, and patient-centered design.
- A **CM/GC contractor** with experience in **healthcare and behavioral health projects** ensures the facility is designed and built to meet **best practices and regulatory compliance**.

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4. **Risk Management & Cost Control**
 - Early **cost-estimating and phased construction** reduce the risk of cost overruns.
 - The CM/GC model allows for **contractor input during design**, addressing challenges before construction begins, minimizing costly rework.
5. **Competitive Market Conditions**
 - The **current construction market** is experiencing **fluctuating costs and labor shortages**. By selecting a **CM/GC**, Linn County can **lock in pricing and subcontractors earlier**, providing cost stability.
6. **Public Interest & Efficiency**
 - Using a **CM/GC approach** aligns with **public interest** by ensuring **taxpayer dollars are used efficiently**, reducing overall project risk, and **improving quality outcomes**.

Statutory Authority

Pursuant to **ORS 279C.335(2)**, a local contracting agency may exempt a public improvement contract from competitive bidding if it **finds that an alternative contracting method** (such as CM/GC) **is unlikely to encourage favoritism or diminish competition and will result in substantial cost savings and other benefits**.

Based on the **findings outlined above**, Linn County Health Department with the guidance from County Attorney has determined that the **CM/GC method meets these statutory requirements** and is the most **practical, cost-effective, and efficient** approach for delivering the **Crisis Stabilization Center** project.

Recommendation

Linn County Health Department recommends the Board approve the **Findings of Fact** and authorize the **use of the CM/GC contracting method** for the **Crisis Stabilization Center** project.

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Board Summaries

R&O 2025-132

Construction Manager/General Contractor (CM/GC) Services – Crisis Stabilization Center

April 8, 2025

The Linn County Health Department is under contract with Pinnacle Architectural for Architectural and Engineering Services for our Linn County Mental Health Crisis Stabilization Center. This project will remodel the building located at 1050 7th Ave SW, Albany, OR 97321. Continued work by Pinnacle Architectural, Compass Solutions, Owner Representative and project staff at the Health Department has resulted in a pre-design narrative and diagrams. This level of work has brought the project to the stage of publishing a Request for Proposal for Construction Management/General Contractor (CM/GC) services.

In consultation with County Counsel, as well as Pinnacle, the CM/GC method has the best advantages for the County, and ultimate project success.

We believe it in the best interest of the Health Department, and taxpayers of Linn County, for the Health Department to solicit through a Request for Proposal, on a competitive basis, a professional Construction Manager/General Contractor firm for this renovation project.

The attached RFP has been carefully put together to meet the needs of the Health Department and match us with an eventual selected CM/GC who can provide the required services.

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