

CITY MANAGER'S UPDATE—July 22, 2019

Prepared for Mayor and Councilors. Please contact Steve Powers, City Manager, for additional information.

At Your Service!

A job well done to Chief Mike Niblock and Deputy Fire Chief Gabe Benmoussa for offering an invitation to non-firefighters to participate in the Fire Department's fire operations training. City Councilor Chris Hoy and Mark Weinstein from the City Attorney's Office suited up in personal protection gear to experience live fire training.

Strong and Diverse Economy

Staff continues to work with the lodging association on a tourism improvement district. Ordinance language is being reviewed.

Amazon is starting to hire 800 employees. The land at the Mill Creek Corporate Center was previously owned by the state Department of Corrections; no tax revenue or economic benefit was being collected until Amazon took ownership. Amazon applied and qualified for the Oregon Enterprise Zone program. Amazon is paying tax on the land; the tax incentive through the Enterprise Zone program applies to improvements and construction. The Enterprise Zone's estimated benefit to the property owner is \$3.7 million.

Ochoa Queseria has broken ground on a cheese manufacturing facility on Portland Road NE. The City has been working with the company owner for the last few years to help him find a location and fund his buildout with North Gateway Urban Renewal Area grant dollars. This move to Salem is an expansion for the company. The building will include public tastings and retail sales. The building is expected to be complete later next year.

The City's IT and Urban Development departments are working with a consultant to determine whether there is a need for and potential opportunities to support the development of high-speed broadband and/or WiFi internet in the [Riverfront Downtown Urban Renewal Area \(URA\)](#). The feasibility study is a priority within the City's Strategic Plan and expected to be completed in fall 2019. The consultant will soon seek input from downtown area businesses and residents via a survey, interviews, and focus groups. The City will work with its consultant, Magellan Advisors, to identify the current location and capabilities of existing fiber and wireless technologies, determine if, where, and how Salem can benefit from broadband fiber and WiFi, and determine the feasibility of City involvement. Depending on results, Magellan Advisors will then assist the City in determining if and how it can best proceed in supporting the development of high-speed internet in the Riverfront Downtown URA.

Natural Environment Stewardship

PGE has lowered the City's costs for the upgraded and expanded cogeneration facility at the Willow Lake wastewater treatment plant. Consequently, the City's cost is reduced by \$179,000. Willow Lake is one of only 11 facilities in the state that uses biogas, a byproduct of wastewater treatment, to produce renewable energy.

As shared with City Council during FY2020 budget deliberations, staff is undertaking a comprehensive climate action audit. The audit will include completed City actions, ongoing City practices, and adopted plans from other Oregon cities that address climate change. Much of the climate-related natural environment work by the City has been incorporated into routine maintenance and operating practices, constructed as capital improvement projects, integrated into comprehensive plans, and incorporated in the *Salem Revised Code*. As a result, the Salem community and organization are mostly unaware of the overall progress that has been made by the City in mitigating or reducing impacts to the natural environment, including reductions in greenhouse gases. The audit will review and document the City's actions—projects, practices, programs, and plans—established over the past decade (2010 to present) aimed at mitigating the effects of climate change. As part of this review, the audit will compare the City's actions to actions contained in other adopted municipal climate action plans. The audit will lay the foundation for drafting a Salem-specific climate action plan. It will do so by describing the necessary content of a climate action plan and then ascertaining current actions that need to be documented and identifying new elements that need to be incorporated in the plan. City Council will be updated as the audit progresses.

Police Station

The Guaranteed Maximum Price (GMP) for the Police Station is \$58,416,325, including building, site, and street improvements. The amount is \$462 below the budget that was presented to City Council. We will try not to spend the savings all in one place. Thank you for your support of this once-in-multiple-generations project. With the GMP in place, the City can focus solely on construction.

Parks

The Governor McCall statue in Riverfront Park has been damaged. Staff have been in contact with the City's primary public art maintenance and restoration contractor and the foundry that works with the McCall artist for an estimate of the repair. Repair would be scheduled for later this year.

Management

Nicole Utz is the Salem Housing Authority's administrator, replacing Andy Wilch. Nicole is thrilled, and I am thrilled. Nicole is very good technically, is creative, and has the right values of service, accountability, and stewardship.

Public Information

We will be reminding the public in August that Salem's drinking water remains clean and safe to drink. The Detroit Reservoir is continuing to have toxic algae.

Information on the Unified Development Code will be going out in July or early August, with an emphasis on changes impacting residents and developers.

Welcoming and Livable Community

As of July 2019, HRAP has housed 146 of the hardest to house, with 60 of those graduates with permanent Section 8 housing vouchers. There have been 27 evictions and three voluntary withdrawals from HRAP. Staff is working on CCTV interviews of participants, providers, and others involved with HRAP for the end of August.

Staff is planning some business, provider, and homeless community outreach before the sidewalk conduct ordinance is scheduled for first reading. To complete the outreach, the first reading may not be until September 9. The ARCHES day room expansion project is currently on schedule to be completed in mid-September. If councilors have questions regarding the ordinance, or believe a council work session would be helpful, please contact me.

ARCHES day room will be closed for renovations from July 29–August 2. ARCHES will continue to provide basic needs and supportive services from the building. General ARCHES operations will continue. Day room or drop-in services available during the renovations include sack lunches, mailboxes, pet food, hygiene kits, restrooms, and support and housing assessment services.

Good Governance

City staff presented the revenue proposals and sidewalk conduct ordinance to the Salem Area Chamber of Commerce's Public Policy Committee. The committee decided that the revenue proposals should not be opposed by the Chamber and that both the operating fee and employee payroll tax should be referred to the voters.

Federal

The United States Department of Justice has finally released the acceptance documents for the City's 2017 and 2018 Justice Assistance grants (JAG). We have a total of \$153,186 in limbo, \$77,320 from the FY17 JAG grant and another \$75,866 from the FY18 JAG grant application.

Partnerships

The planning for the transition to a regional continuum of care (CoC) for federal homeless funding is proceeding. A memorandum of agreement between the participating cities and counties will be coming to City Council. The draft MOA has

the City and Marion County with two votes on a development council charged with the creation of a transition plan. The City and Marion County have two votes each due to our larger financial contribution. The preliminary estimated financial participation from the City is \$45,000 per year for two years.

Salem Police, Marion County District Attorney, the federal Bureau of Alcohol, Tobacco, Firearms, and Explosives, US Attorney's Office collaborate to prosecute some Salem criminal cases federally. Federal prosecution of, for example, firearm and drug charges is a tool to help keep Salem safe.

Safe Reliable, and Efficient Infrastructure

The City will be improving five pedestrian or bicycle crossings this year. The improvement include Americans with Disabilities Act upgrades and safety enhancements. The project are Pringle Road SE at Cooper Glen Drive SE, Pine Street NE at Maple Avenue NE, Fairgrounds Road NE at Norway Street NE, Sunnyview Road NE at Scotsman Lane NE, and Jones Road SE at Judson Middle School.

Council Follow-up

The Land Use Board of Appeals' decision on the appeal of City Council's decision denying a site plan and a driveway approach permit to develop a Costco shopping center is expected by the end of July.

Thanks for reading,
Steve