

CITY MANAGER'S UPDATE—August 6, 2019

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

At Your Service!

Deb Romano, Community Development had the pleasure of working with a remarkable selfless church group from Tennessee this past week. World Change came to Salem from Tennessee to volunteer in our community. She reached out to them several months ago regarding a backyard that was completely overgrown. The homeowner did not have the physical ability to correct the violations nor did she have the financial means. World Change arrived and spent four days removing all of the noxious vegetation and repairing her dilapidated fence. They used their own funds to haul off 15 cubic yards of yard debris and junk.

Upcoming Issues

First reading and public hearing of the ordinances for the operating fee and employee payroll tax (two ordinances; one public hearing) will be on August 12. Second reading will be August 26, unless the public hearing results in City Council requesting changes or additional information that can't be accomplished in two weeks.

Strong and Diverse Economy

Building and Safety plan review remains very busy. The large projects include Salem Hospital (seven story new patient tower), Downtown (six-story apartment building), Union Gospel Mission (three-story shelter with housing), Salem Housing Authority (remodeling 23 apartment buildings), Grove Apartment Complex (18-building apartment complex), Claxter Apartment Complex (five buildings), River Bend commercial complex (three apartment buildings and two commercial buildings), OR 22 self-storage (seven buildings), Portland Road Apartment (four story-building).

Rigado is a Salem start-up tech firm specializing in Bluetooth wireless technology. Rigado closed on the sale of a portion of their business to an international company based in Switzerland called U-blox. U-blox will be turning Rigado's original Salem headquarters into their new North American research center. Rigado has another arm of the company they are retaining, with offices and employees split between Portland and Salem. This retained part of the company will be based out of Portland, with a smaller office maintained in Salem.

Natural Environment Stewardship

Marion County has been working with Santiam Canyon cities on the feasibility of a regional sewer system. In addition to state and federal water issues, a change to how wastewater is treated in the Canyon could impact Salem's drinking water. The Marion County Board of Commissioners is requesting that the City join Marion and

Linn counties for a work session regarding the project. The joint work session has been scheduled for Thursday, October 10th from 4 to 6.

The City webpage has been updated with information on projects to benefit the Willamette River. The page highlights:

- Daylighting Pringle Creek
- Work to remove invasive aquatic plants (a partnership with the City of Keizer, Glenn Gibson Watershed Council, Marion Soil and Water Conservation District, North Santiam Watershed Council, Oregon Department of Fish and Wildlife, Oregon State Parks, Salem Audubon Society, Salem Environmental Education, and Willamette Riverkeepers)
- Minto Island Conservation Area removing invasive plants and replanting with native trees and shrubs.

<https://www.cityofsalem.net/Pages/restoring-the-willamette-river.aspx>



Police Station

JE Dunn held a topping out ceremony on August 2. A tradition in the construction industry, the ceremony celebrates the completion of the major exterior work (concrete) and the beginning of the interior work. The concrete contractor will now begin work on the parking deck.

Parks

Salem On Ice has informed the City that the skating rink will not be returning to Riverfront Park. Their decision was very difficult and came only after a detailed analysis of previous years' performance, current liabilities, and the overall business challenges of providing an ice sheet in the Mid-Willamette Valley. Salem On Ice experienced a 20 percent decrease in sales between the first season and the second, with no clear indication that this trend will change with this coming season. Salem On Ice is extraordinarily grateful for the support, encouragement, and friendships that developed between Salem On Ice and the City, their many sponsors, and the wonderful Salem community at large.

Management

Over the past two years, the city organization has been shifting our management practices toward a One City enterprise approach to help achieve the goals and outcomes of the Salem Strategic Plan. As part of this continued effort, a team from Moss Adams will be assisting the departments' ability to effectively deliver positive outcomes for our customers and constituents. Moss Adams provides highly regarded, comprehensive assessment services to local government clients throughout the western United States. Headquartered in Seattle, Moss Adams employs more than 320 professionals who specialize in serving government and non-profit entities. Moss Adams focuses on working collaboratively to develop tailored strategies that are aligned to each organization's specific needs, constraints, and stakeholders. Moss Adams will have an ongoing role assisting with organizational assessment and optimization. The work will begin with an overarching assessment of the organization's current operating environment. This analysis will provide recommendations for improving our city-wide management practices and identify a comprehensive set of future projects. These projects will focus on increasing our organization's effectiveness and may be enterprise-wide, cross-departmental, or department-specific. Ultimately, this work will help us find better ways to serve the needs of our community.

Welcoming and Livable Community

Community Development has finished up a historic vinyl wrap project. This project was grant funded and resulted in seven electrical boxes being wrapped in panels that tell the history of the area around each box. The boxes cover: past public amusement activities like parades and festivals; the history of theaters in Salem; Salem's history of moving buildings around to accommodate new development; the history of important Salem residents such as the Bushes and Lord and Schryver;

Salem's former Chinatown; Chinese burials at Pioneer Cemetery; and Indigenous history and art. Each panel is also translated into Spanish, Chinese or Kalapuya, respectively.

As the City kicks off the visioning phase of the Our Salem project, planning has included students in creating the community's vision for future growth and development. Eunice Kim talked to students in CAREcorps about their wishes for the future of their neighborhoods and the city.

Staff is pushing out information on opportunities to provide input to Our Salem. Planning will have booths at community events in August and September to hear thoughts and ideas about how Salem should grow and develop in the future, as the City kicks off community-wide visioning for the Our Salem project.

- **Donald Street National Night Out:** Block Party: August 6, 5:30-8 p.m., 3480 Donald St NE
- **Wednesday Farmers Market:** August 7 and 21, 9:30 a.m.-1:30 p.m., Courthouse Square Plaza (530 Chemeketa St NE)
- **Englewood Forest Festival:** August 10, 10 a.m.-4 p.m., Englewood Park (1260 19th St NE)
- **Lancaster Health Fair:** August 17, 10 a.m.-2 p.m., Lancaster Family Health Center (255 Lancaster Dr NE)
- **Back-to-school event:** August 24, 12-4 p.m., Chavez Elementary School (2400 Walker Road NE)
- **West Salem Farmers Market:** August 29, 9:30 a.m.-1:30 p.m., 1260 Edgewater St NW
- **East Salem Day of Play:** Sept. 27, 5-7 p.m., Swegle Elementary School (1751 Aguilas Ct NE)

We anticipate having community workshops in the fall.

The City Council and Planning Commission joint work session on Our Salem is on Monday, August 19, at 6 p.m. The work session will be at the Salem Public Library in the Anderson Room.

Downtown

The Urban Development Department has been working on the feasibility and implementation of an alley lighting pilot project to enhance the look and feel of downtown and to improve lighting and visibility in alleys. The goal is to build this out first in one alley, and then through the rest of downtown over the next couple of years. The pilot alley location is the alley between Chemeketa and Court Street. The lighting will no longer be attached to buildings, but on wires between

poles. The lights are small LED fixtures that will provide downward light for pedestrians, but not shine upwards. The infrastructure for the poles is scheduled for installation in October, with lighting installation estimated to be around Thanksgiving time.

A hotel will be replacing the now-demolished Marion Parkade. Sturgeon Development, Portland, chose the site because of the Opportunity Zone designation. The \$43 million Holman Riverfront Park Hotel will have 123 rooms. The name is from a historic building located on the site before the parkade.

Federal

The Salem Housing Authority has received the federal Housing and Urban Development (HUD) Department's formula grant awards for projects underway. For the Yaquina/Southfair projects \$1,553,040 (Community Development Block Grant: \$1,133,040/ HOME \$400,000). Smaller amounts were received for the rental assistance demonstration (RAD) projects and the Fisher Rd/Redwood project. HUD's Community Development Block Grants (CDBG) program provides annual grants to states and local governments for housing and economic development opportunities for low- and moderate-income persons. The HOME program helps to expand the supply of affordable housing to low- and very low-income families by providing grants to states and local governments to fund housing programs that meet local needs and priorities.

Partnerships

The first meeting of the Marion-Polk Continuum of Care Development Council will be on Tuesday, September 24. The Development Council will shape the new Continuum of Care. A memorandum of agreement will set the new Continuum of Care's governance structure and financial contributions. As the Continuum of Care develops and policy recommendations are required, having participation from City Council is helpful. Mayor Bennett and Councilor President Hoy have joined Kristin Retherford in working through the governance issues. Other participants in the Development Council at this time: Independence, Keizer, Monmouth, Marion County, Mid-Willamette Valley Community Action Agency, Mid-Willamette Valley Council of Governments, Union Gospel Mission of Salem. Letters of support have been provided by the Marion County Public Safety Coordinating Council, the Marion-Polk Early Learning Hub, and Marion County Children and Families Commission. Letters are also coming in from organizations that have had representatives at Continuum of Care stakeholder forums. Yamhill County has decided to remain part of the Rural Oregon Continuum of Care.

Library

The lease for the temporary location has been signed.

The schematic design for the seismic retrofit project is complete. The general contractor, Howard S. Wright, has selected subcontractors for mechanical

(plumbing and HVAC) and electrical. Cherry City Electric of Salem will be the electrical subcontractor for the project. Cherry City is a local, experienced design-build partner and their proposed costs are below Howard S. Wright's preliminary electrical budget.

The Hermanson Company, a nationwide firm with an office in Portland, has been chosen as the mechanical subcontractor. Hermanson's Portland office has a specialty in design-build mechanical contracting. They provided the best of the three proposals submitted for this subcontract.

Howard S. Wright employed a best-value selection process for these critical trades. Howard S. Wright was successful in getting word of this subcontracting opportunity to qualified subcontractors via multiple advertising outlets and their continued presence at Capitol Connections. This was shown by participation of more than 20 different subcontractors (including many firms local to Salem) in the pre-bid walkthrough of the project. Proposers were evaluated based on a combination of qualifications, understanding of the project, engineering plan, and cost (both design cost and construction fee percentage). There will be many other subcontracting opportunities for the project. The City will work with Howard S. Wright and our partners in the community, such as the Chamber of Commerce, to communicate these opportunities as they get nearer on the project schedule.

Safe Reliable, and Efficient Infrastructure

The City has received \$1.5 million in state funding for the McGilchrist Street project. The additional funding will be added to the current funding we have available for the purchase of right-of-way for the planned improvements. At this time, there are no funds to complete the design (we currently have 60 percent design plans) or construct the project. The \$1.5 million was requested and granted for the right-of-way phase of the project.

I have provided a letter of support from the City to the U.S. Army Corps of Engineers for the No Drawdown Preferred Alternative in the draft Environmental Impact Statement (EIS) for the Detroit Downstream Fish Passage and Temperature Control Project. The City relies on the North Santiam River for drinking water to more than 190,000 people. The Preferred Alternative will allow the construction of the Project under normal operating conditions of the Detroit Dam and Reservoir, conditions the City needs to maintain water supply. The Corps provided the City and other interested parties meaningful opportunities to be included in the EIS process.

Council Follow-up

The Land Use Board of Appeals (LUBA) Board requested an extra two week extension to issue its opinion in the Costco appeal. LUBA has until Wednesday, August 14, 2019 to issue its decision. Dan Atchison, on behalf of the City, and Costco agreed to the extension.

Public Works has been removing shopping carts from City property. Calls regarding carts on City property should go to Public Works Dispatch by email service@cityofsalem.net or by phone [503-588-6311](tel:503-588-6311) .

Carts on private property remain the responsibility of the property owner. If a code violation, Code Compliance has an online reporting tool and can be found on the City's [webpage](#).

Feedback from an online survey and emailed communication to downtown email groups on the pilot project of temporary mid-block landscaping was, "Great idea but not near where I want to park. Put the landscaping somewhere else".

Temporary mid-block landscaping was installed on the 300 block of Commercial in front of Urban Development Department offices and Saffron, and on the 200 block of Liberty Street in front of the pizza shop and the ink refill shop. The temporary pilot will help with the street scape implementation.

Thanks for reading,
Steve