

AGENDA ADDENDUM



INFRASTRUCTURE BOND ENGAGEMENT STEERING COMMITTEE

DATE:	FRIDAY DECEMBER 3, 2021	STAFF LIASIONS:
TIME:	1:00 PM	Josh Eggleston, AICChief Financial Officer
CHAIRPERSON:	Mayor Bennett	503-588-6130
		jeggleston@cityofsalem.net
PLACE:	Virtual Online Meeting	Courtney Knox-Busch
		503-588-6255
		cbusch@cityofsalem.net

AGENDA ADDENDUM

2. Public Comment

- b. Correspondence from Lois Stark regarding public library facilities
- c. Correspondence from Jim Schepke regarding public library facilities

4. Setting the Context

- Recent Bond Experience
- Finance Committee Recommendation

5. Discussion: Ideas for Considering Projects in Bond Proposal

From: [Boards and Commissions](#)
To: [Kelli Blechschmidt](#)
Subject: FW: \$300 million bond measure
Date: Friday, December 3, 2021 9:50:31 AM

From: Lois Stark <lois.stark@comcast.net>
Sent: Thursday, December 2, 2021 12:01 PM
To: Boards and Commissions <BoardsAndCommissions@cityofsalem.net>; Chuck Bennett <CBennett@cityofsalem.net>; Virginia Stapleton <VStapleton@cityofsalem.net>; Chris Hoy <CHoy@cityofsalem.net>; Jim Lewis <JLewis@cityofsalem.net>; Jose Gonzalez <JGonzalez@cityofsalem.net>
Cc: Katherine Daniels <khdaniels51@gmail.com>; Kimberley Carroll <KCarroll@cityofsalem.net>
Subject: Fwd: \$300 million bond measure

Statement from the Library Advisory Board to the Salem Infrastructure Bond Steering Committee

Hello Mayor Bennett and Council Persons,

The Salem Library Advisory Board voted unanimously at our November meeting to strongly recommend that the establishment of branch libraries in the northeast and south/southeast be included in the projects for the proposed \$300 million bond. One of the specific duties in the Library Advisory Board bylaws is Article VI Powers and Duties: "Recommending to the Council sites for public library building or for the location of library facilities."

Hence, we are advocating, as we are mandated, for these additional branches.

I understand that this Steering Committee will be planning what will be covered in the new bond that we will put before Salem for a vote.

The Library Advisory Board wants to get involved as soon as possible to make these branches happen. I understand that a meeting will take place tomorrow, December 3rd. Please submit this statement into the minutes.

Thank you for all the work that you do for our community.

The Salem Public Library Advisory Board looks forward to providing testimony and any other input necessary to fund these needed branches.

Lois Stark

Chair, Salem Library Advisory Board

Sent from my iPad

From: [Boards and Commissions](#)
To: [Kelli Blechschmidt](#)
Subject: FW: Contact City Manager's Office
Date: Friday, December 3, 2021 11:25:29 AM
Attachments: [Public Comment of Jim Scheppke.docx](#)
Importance: High

From: noreply@cityofsalem.net <noreply@cityofsalem.net> **On Behalf Of** jscheppke@comcast.net
Sent: Friday, December 3, 2021 11:03 AM
To: Boards and Commissions <BoardsAndCommissions@cityofsalem.net>
Subject: Contact City Manager's Office

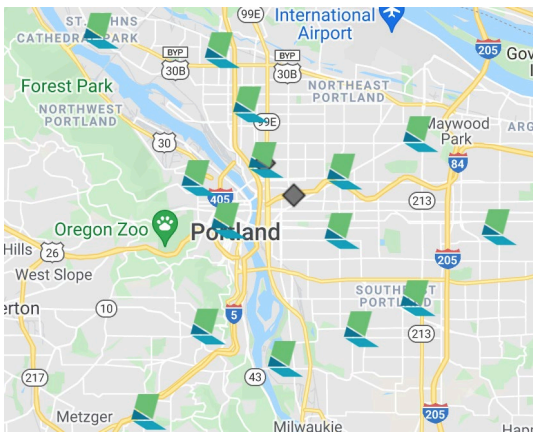
Your Name	Jim Scheppke
Your Email	jscheppke@comcast.net
Your Phone	504-269-1559
Street	1840 E. Nob Hill SE
City	Salem
State	OR
Zip	97302
Message	Please see the attached public comment for today's meeting of the Salem Infrastructure Bond Steering Committee.

December 3, 2021

Dear Salem Infrastructure Bond Steering Committee:

I would like to suggest that the Committee strongly consider two new branch libraries for inclusion in the November 2022 bond measure. As most of you know, Salem has been deficient in branch libraries for decades. Years ago developer Larry Epping actually offered the City a site for a branch library on N. Lancaster that was turned down because of cost concerns to operate the branch. We still need that branch in NE Salem, now more than ever. We also need a branch library in South/SE Salem. There are thousands of children growing up in these parts of the city that live 5-7 miles from our main library, and as a result do not use the library. Libraries need to be convenient to families if they are going to be well-used.

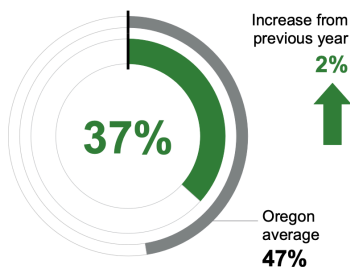
Children growing up in Portland have access to a branch library within a mile or two of their home and families and seniors and others can easily and conveniently travel to a branch library without having to make a special trip:



A former US Secretary of Education once said: “If a child has never held a book before he or she gets to kindergarten, there is probably nothing we can do for that child.” Decades of research has shown that access to books and reading programs for children, especially pre-school children, are essential for their future success in school. The Salem-Keizer School District website has this data that should concern us all:

Grade 3 ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



Only a little over a third of S-K students are able to pass the 3rd grade reading test! And this is a full 10% less than the state average. I'm sure there are many reasons for this. But I believe one of the reasons is the lack of branch libraries in Salem.

Our City Council has recently committed themselves to Diversity, Equity and Inclusion. That being the case, you must consider the fact that the two library facilities that we have in Salem are proximate to two of the most affluent and least diverse parts of the city. Yes, branch libraries are an equity issue.

Finally, I believe including branch libraries in the bond measure will prove to be very popular with voters and can only help you pass the measure next November.

I urge you to give strong consideration to inclusion of two branch libraries in the bond measure package.

Thank you for your service.

Jim Scheppke
Ward 2

Salem Infrastructure Bond

Infrastructure Bond Engagement
Steering Committee
December 3, 2021



Fire engine, McKay Park, Rosemont Avenue NW between 8th and Cascade Drive NW

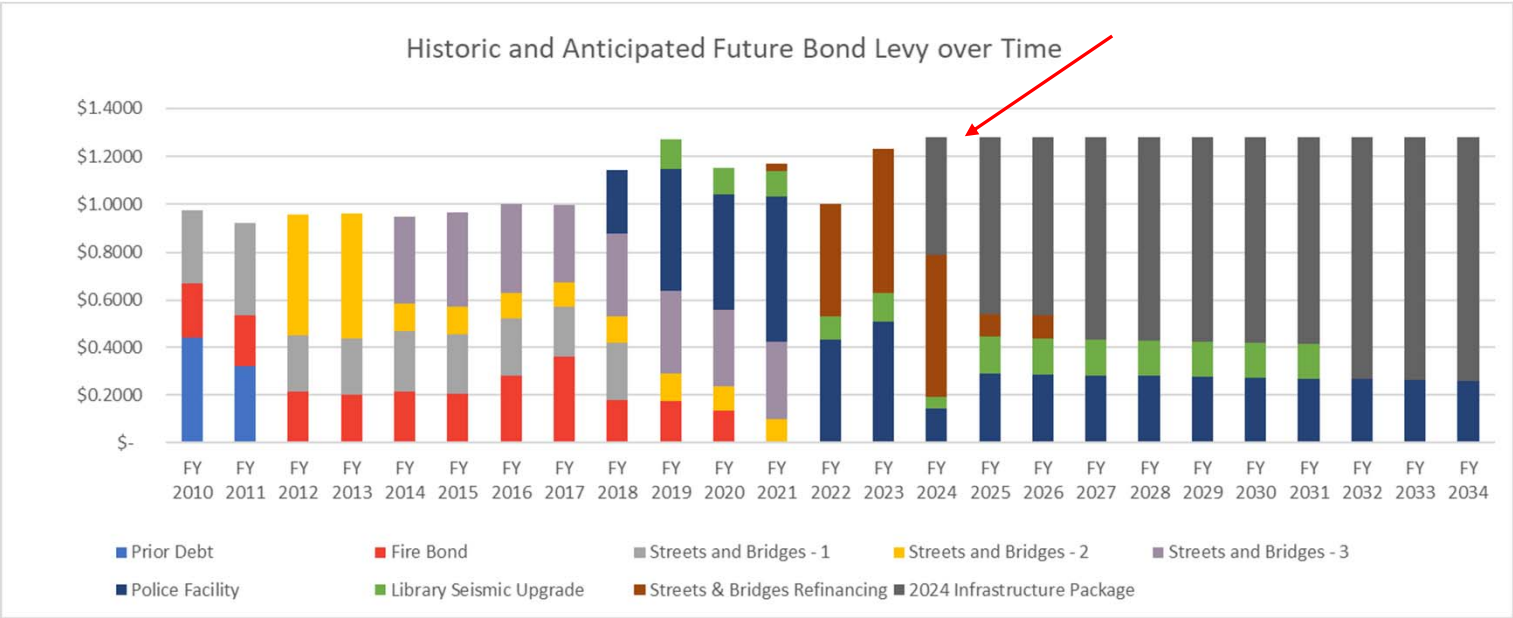
Community Infrastructure Bond: 2022

- General Obligation Bond
- Up to \$300 million for ten years
- Keeps a level tax levy rate - no more than \$1.28 per \$1,000 of assessed property value
- Plans and funds major capital needs for ten years



Secor Park, Fire engine, 25th and Madrona intersection

Setting the Context – Recent Bond Experience



Setting the Context – Finance Committee Recommendation

- **Finance Committee began discussions of bonding methodology in 2019. In October 2021, an official recommendation was forwarded and approved by City Council**
- **Outline:**
 - Bond up to \$300 million in General Obligation Bonds over a 10-year period
 - Maintain a steady levy rate
 - Form Council sub – committee to guide outreach, community engagement strategy and make recommendations of criteria and prioritization of projects

The Need

Category	Amount (In Millions)	Fixed or Scalable
Fire Trucks and Equipment	\$ 26	Fixed
Housing and Sheltering Investments	15	Scalable
Street, Bridges, and Sidewalks	150	Scalable
Parks and Recreation Equipment	35	Scalable
Secure and Redundant Information Technology Systems	15	Fixed
Civic Center Seismic Upgrade	45	Fixed
Fire Stations	14	Fixed
Total	\$300	

First: Fire Trucks and Equipment

- Fire engines (16-17), aerial ladder trucks (3)
- Vehicles for:
 - Heavy rescue (1)
 - Light rescue (1)
 - Aircraft rescue and firefighting, air support
 - Wildland/grass fire (2)
- Paramedic ambulances (2), battalion command vehicles (4)
- Rescue tools like “jaws of life”, defibrillator



Streets, Bridges, and Sidewalks

Example Project Ideas

- **Urban upgrades**
 - Add sidewalks, curbs, streetlights, bike lanes and/or center turn lane to two-lane collectors or arterial streets
- **New streets, traffic signals**
- **Rehab and replace:**
 - Bridges, major streets
- **Bicycle and pedestrian projects**
- **Safer crossings**



Glen Creek and Wallace Road intersection

Parks and Recreation

Example Project Ideas

- **Turf Field Development**
- **Tennis / Pickleball Court Reconstruction**
- **Restroom Reconstruction**
- **Parks Rehabilitation**
 - Playgrounds
 - Concrete walks, playground curbs
 - Skate Park
- **New Park Development**
 - Shelters
 - Playgrounds
 - Splash Pads
 - Event Space
 - Dog Park
 - Trails
 - Parking Lot Paving
 - Restroom Building
 - Sports Field



Nelson Park

Housing and Sheltering Investments

Example Project Ideas

- Acquire property for permanent or temporary affordable housing projects
- Build permanent or temporary housing



Redwood Crossings, Salem Housing Authority

Civic Center, Future Fire Stations

- **Civic Center Seismic Upgrade**
 - Design and repair structural seismic improvements
 - Remove or replace courtyard skylight
 - Repair deck and parking garage
 - Replace windows
 - Add backup power generation
 - Make other upgrades
- **9-1-1 Call Center** (Salem's part)
- **Future Fire Stations**



Salem Civic Center Atrium

Secure and Redundant Information Technology Systems

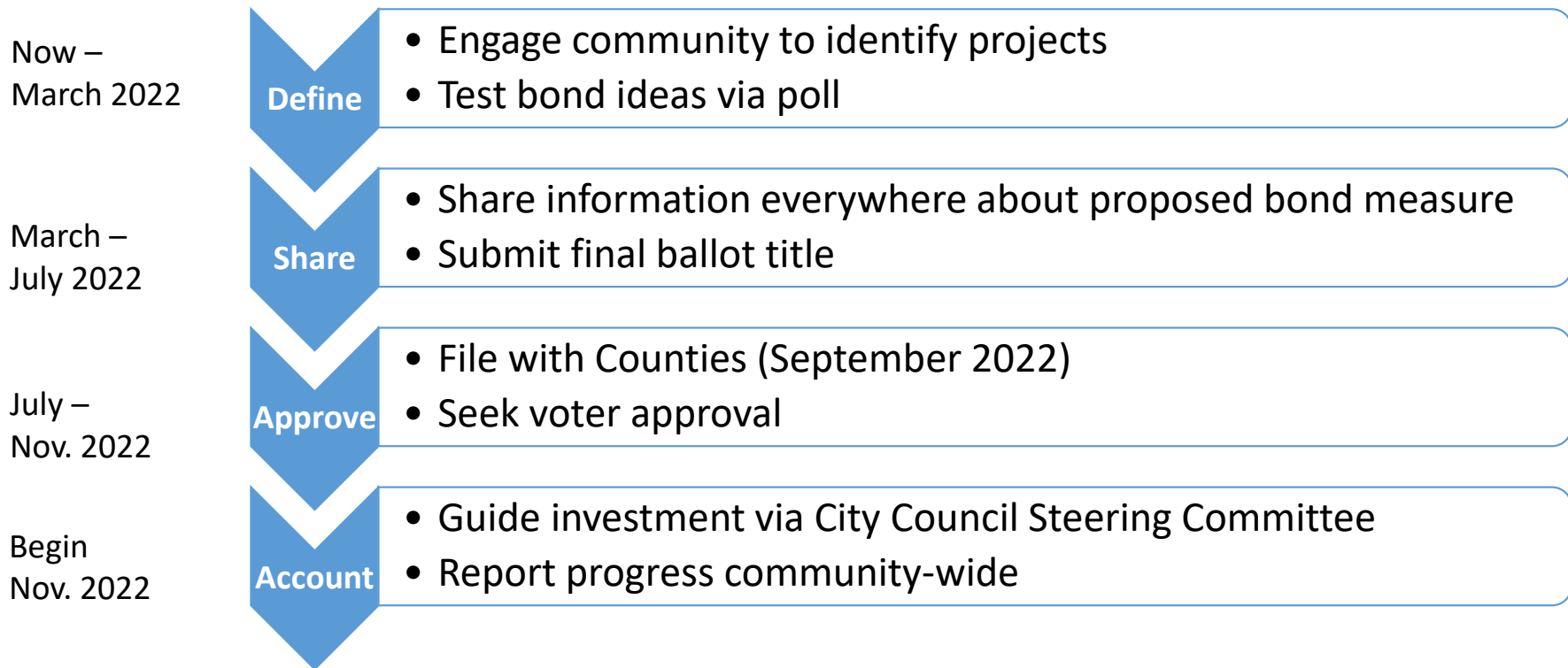
Example Project Ideas

- Redundant fiber, data warehouse
- Replace 20+ year-old Enterprise Resource Planning (ERP) system (our financial management software) for better, more efficient reporting
- Advanced active directory administration
- Customer Relationship Management (CRM) System

What We've Heard So Far

- **Focus groups with polling firm: September 2021**
- **Top issues: homelessness, crime**
- **Constant rate does well**
- **As voters get more information, support increases because**
 - Projects align with their priorities and motivate future generations to stay
 - Transportation, acquiring land for affordable housing/shelters
 - There has been, and will be, community input for prioritizing projects
 - Regular updates on progress, too
 - Project occur over ten-year period, without ask for additional funds

Next Steps



Questions?

The Need

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Fire Stations	14	Fixed
Total	\$300	

Which Projects Could Be Included in Bond Proposal? Ideas for Criteria

As initially envisioned, the bond package includes categories of funding. Some of the project categories, like fire trucks and equipment, are fixed in their cost. “Fixed” means that the City generally knows how much it will cost to purchase needed fire trucks and equipment, about \$26 million. If less than \$26 million is available for that category, the City won’t be able to purchase needed fire trucks and equipment. Our community need is so great in the “scalable” categories of streets, bridges, and sidewalks; parks and recreation facilities; and affordable housing and sheltering, investment can be scaled to specific projects of community interest.

The purpose of community engagement and outreach, through February 2022, is to gather ideas for community projects of interest in the scalable categories of:

- streets, bridges, and sidewalks;
- parks and recreation facilities; and
- affordable housing and sheltering.

Projects can also be sourced from existing infrastructure plans, the Capital Improvement Program (CIP), and community engagement. Existing infrastructure plans, like Bike & Walk Salem and Transportation Systems Plan, contain project ideas resulting from community engagement and outreach. The CIP includes project ideas for funding within next five years.

The Steering Committee will need a method for selecting which projects fit best in the bond proposal, for recommendation to the City Council. How to choose? Here are some initial ideas to consider, when determining whether a project may fit in the bond proposal:

- **Bond-able:** Is the project eligible for bond funding? Is it a capital project?
- **Feasible:** can it be completed within bond time period?
- **Readiness:** is it already included in an infrastructure plan or in the CIP?
- **Overall cost:** does this project use a significant portion of funding for the category?
- **Ongoing cost:** does the project increase day to day, ongoing cost to operate? Is there a minimal impact to operations?
- **Geographic distribution and equity:** does the package, as a whole, benefit all Wards?
- For **streets, bridges, and sidewalks**, consider CIP criteria:
 - **Safety:** Does it improve safety and security of people and goods in transit?
 - **Mobility:** does it improve efficiency and effectiveness of options for moving all people?
 - **Economic development:** does it increase access to regional employment hubs?
 - **Capacity:** does it improve capacity?
 - **Benefit:** does it benefit a large portion of the traveling public?
 - **Equity:**
 - does it benefit Title VI (minority and low-income) populations?

- does it help balance investment geographically?
- **System benefit:** Does it prolong the useful life of the existing transportation system? Does the project complete a project the City or development community started?
- For **parks**, consider CIP criteria:
 - **Condition and Risk:** Is it in poor condition and, if it fails, are there severe consequences?
 - **Safety:** Is replacement important due to safety risk or regulatory requirements?
 - **Operations and maintenance:** Will the project reduce operating costs, enhance effectiveness or efficiency in operations and maintenance?
 - **Tourism:** Will it generate more tourism and benefit area?
 - **Relationship to other projects, leverage:** Can this project be bundled with adjacent or concurrent projects?
 - **Equity:**
 - does it benefit Title VI (minority and low-income) populations?
 - does it help balance investment geographically?
 - **System benefit:** Does the project improve level of service? Does it prolong the useful life of the existing park system? Does the project complete a project the City or development community started?