

# AGENDA ADDENDUM



## INFRASTRUCTURE BOND ENGAGEMENT STEERING COMMITTEE

DATE: FRIDAY MARCH 18, 2022  
TIME: 1:00 PM  
CHAIRPERSON: Mayor Bennett  
PLACE: Virtual Online Meeting

STAFF LIASIONS:  
Josh Eggleston, Chief Financial Officer  
503-588-6130  
[jeggleston@cityofsalem.net](mailto:jeggleston@cityofsalem.net)  
Courtney Knox Busch, Strategic Initiatives Mgr.  
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### \*\*\*AGENDA ADDENDUM\*\*\*

#### 3. Public Comment

- d. Correspondence from Jim Schepke
- e. Correspondence from Laurie Dougherty
- f. Correspondence from Robert Cortright

**From:** [Jim Scheppke](#)  
**To:** [Bond 2022](#)  
**Subject:** Testimony for the March 18th Meeting  
**Date:** Thursday, March 17, 2022 6:53:10 PM

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Dear Committee:

Here is some more accurate information about the cost to build and operate branch libraries that I obtained from Fort Vancouver Regional Library staff.

The information you received from staff is vastly inflated.

Jim

Begin forwarded message:

**From:** Amy Lee <[alee@fvrl.org](mailto:alee@fvrl.org)>  
**Subject:** **Re: Information I Need**  
**Date:** March 17, 2022 at 6:25:34 PM PDT  
**To:** Jim Scheppke <[jscheppke@comcast.net](mailto:jscheppke@comcast.net)>

Hi Jim,

Amelia, our Executive Director, was still in her office when I called, so I got the following estimates from her.

Our [White Salmon Valley Library branch](#) is probably the most comparable with what you want, it is 9,000 sq ft, employs a total of 7.3 FTE staff, is open 48 hours a week and costs us **\$640,000 to operate**. It has one professional branch manager, a para-professional supervisor and 5.3 FTE support staff. This figure includes staffing, benefits, supplies and utilities, printing and building maintenance. Since we are a library district, we have centralized budgets for books, e-resources, computers, IT support and courier services. These are not included in the branch operational cost. White Salmon is one of the few branches that are in a commercial leased space, the rent costs an additional \$160,000 annually. We do own many of our library buildings or have very low or no rental costs if we have a partnership with that city. Click on "Branch Statistics and History" on the White Salmon branch page to see more details.

Our new Ridgefield Community Library is in a renovated building that is 8000 sq ft and cost us about \$4 million for the renovation including furnishing. The building was donated to us by the Community Center that owned the building when the old Ridgefield Library occupied only a quarter of it. Since we have only been in operation for about 7 months, we don't have the exact cost of operation. It has only 4.8 FTE and is open 49 hours a week. Its circulation is smaller than White Salmon Valley. The operating cost will be even lower than White Salmon Valley for sure.

Read details about the construction of the newly renovated Ridgefield building here:

<https://www.fvrl.org/imagineRidgefield>

We are also working on two new library projects. One is to replace the Woodland Community Library, we paid about \$1 million for the land, and the projected cost in 2020 for a 12,000 sq ft building was \$7 million which is way over our budget. The Board of Trustee decides to cut the square footage to 7,000 sq ft which is more attainable for our budget and fundraising efforts. We are in the design phase for this project.

Read more details about the new Woodland Library here: <https://www.fvrl.org/imagineWoodland>

Another project in progress is our new Washougal Community Library to replace the existing tiny one in a City owned building with only 2,300 sq ft. We are planning for a 12,000 sq ft building on a donated piece of property for about an estimated \$7 to \$8 million in construction cost. (No real figures from the architects yet as we are still in the design phase.)

Read more details about the new Washougal Library planning here:

<https://www.fvrl.org/imagineWashougal>

I agreed that the operating cost of \$1.2 million is inflated for an 8,000 sq ft building that opens only for 20 hours a week!

If you look at our [2021 Annual Report](#), on p.6 the actual total expenditure budget of our district is only \$26.7 million for 15 locations of various sizes.

Hope this helps!

Best,  
Amy L.

**From:** [Laurie Dougherty](#)  
**To:** [Bond 2022](#)  
**Subject:** Comment for March 18 Steering Committee Meeting  
**Date:** Friday, March 18, 2022 9:54:33 AM

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Copy of oral testimony:

Mayor Bennett and Members of the Committee,

My name is Laurie Dougherty. I live in Ward 1 and am speaking on behalf of 350 Salem OR, local chapter of international climate justice network [350.org](#).

Salem has a once in a lifetime convergence of two crises - climate change and housing - together with a rare opportunity for taking substantial measures to address them. Every Community Improvement project must be evaluated using both an equity lens and a climate lens, and must be aligned with Salem's climate goals. The Climate Action Plan and Our Salem provide guidance on meeting these goals. The Community Improvement Bond offers an important means to achieve them.

Salem is in dire need of more housing, particularly for low income people. New housing should be energy efficient, all electric, and located in compact, mixed use neighborhoods near public transit. As well as reducing climate changing emissions, this can reduce household energy and transportation costs.

Transportation is Salem's major source of greenhouse gas emissions. To achieve meaningful greenhouse gas reductions, Salem must reduce vehicle miles traveled with infrastructure improvements that foster alternatives to using motor vehicles. Roadway-related expenditures must be directed to traffic-calming, improved safety and convenience for walking, biking, and use of mobility aids, and access to public transit.

Salem does not need more streets or wider streets. Salem needs sidewalks, protected bike lanes, bike boulevards, and traffic signals sited and timed for the safety of people who are not in cars.

Other projects should also be evaluated using a climate lens. One example is Fire Department expenditures. Firefighters are real heroes. However, most calls on them are medical. Sending both fire trucks and ambulances is wasteful and unnecessary. Salem needs more ambulances, well-deployed around the city, to respond to medical emergencies. This will save fuel, save wear and tear

on fire trucks, reduce diesel pollution, and ensure that firefighters are available for fighting fires.

Another example is a request for new libraries in underserved parts of the city. As well as education and information resources, libraries are centers for community gatherings and events. Conveniently located branch libraries reduce the need to drive in town to the Main Library.

We know that climate change is already causing harm and imposing heavy costs, and the time frame for effective action is short. The Community Improvement Bond is a real opportunity to address this crisis. Please don't waste it.

Thank you.

**From:** [Robert Cortright](#)  
**To:** [Bond 2022](#)  
**Cc:** [Phil Carver](#); [Jim Scheppke](#); [Laurie Dougherty](#)  
**Subject:** Comments on Proposed Bond Projects  
**Date:** Friday, March 18, 2022 11:22:30 AM

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Bond Steering Committee:

I've had only a short time to review the proposed projects being considered at today's meeting but I would offer the following comments and recommendations for your consideration so that the bond measure better achieves the goals and vision in city's Climate Action Plan and the Our Salem update to the comprehensive plan.

## Streets and Sidewalks

### Urban Upgrades

- 40% of the proposed bond measure for streets (\$61 million) would go to three "urban upgrade" projects: McGilchrist (\$14m) , Fisher Road (\$28m) , and Pringle (\$20m)
- It's unclear whether or how project cost is accounted for in the city's scoring methodology - high cost projects likely have much lower benefit/cost ratios which should be accounted for in comparing high v. low cost projects.
- **The city should use other fund sources as much as possible for these projects, especially systems development charges (SDCs).** For example, the McGilchrist project is listed as SDC eligible for 80% of its cost. (City SDC Methodologies February 2018, p 29)
- The effect of spending \$60 million in bond funding on projects that are eligible for SDC funding means that available SDC funds will be spent on other urban upgrade projects.
- Surprisingly, each of the Urban Upgrades receives a high score of "2" for Climate - which is contrary to the induced travel effect of roadway capacity expansion projects. Adding bike lanes and sidewalks to road improvements is required by state law, and the proposed projects do not appear to serve areas planned for mixed use development or along the core transit network.

### Bridge Rehabilitation & Pavement R&R

- About 20% of the proposed bond measure (\$31m) would go to pavement R&R (~\$24 m) bridge rehabilitation ( ~\$7 m)
- These projects are eligible for gas tax funding
- **Pavement R&R projects should be required to restripe streets to provide bike lanes and add pedestrian crossing improvements**

### Bike Ped Projects/ Sidewalks

- \$21 million is proposed for two "bike/ped improvements" and \$15 million for unidentified pedestrian crossings and sidewalk infill. \$36 million is about 22% of the total bond.
- However, \$14 million is for one project (State Street between 13th & 17th) which also includes "pavement"
- \$7 million is for a Pringle Creek Path that might be eligible for urban renewal funding
- **Significant omissions from the list are:**
  - **Winter Maple Greenway \$7 m**
  - **Cherry Avenue Multi Use Path \$4m**
  - **Broadway bike lanes \$11 million**

## Parks

- 13% of funding for parks (\$4.5m) would go to construction or renovation of parking lots
- Only \$4 million is allocated to "system-wide" paths and trails
- **Two priority 2 projects worthy of funding are: Minto-Brown paths and trails (\$1.5m) and additional system wide paths and trails (\$4m)**

## **Recommendations**

1. The city should use SDCs to fund proposed urban upgrades and reallocate \$21 million to bike and pedestrian improvements for the following projects:
  - Winter Maple Greenway \$7 m
  - Cherry Avenue Multi Use Path \$4m
  - Broadway bike lanes \$11 million
2. The city should require that proposed "Pavement R&R" projects include restriping to add bike lanes and provide safe pedestrian crossings
3. The city should reallocate \$4.5 million proposed for parking lot improvements to additional paths and trails system-wide and in Minto-Brown Park.

I look forward to additional opportunities for public review and discussion about priorities for the proposed bond measure.

Bob Cortright

373 Suncrest Avenue NW