Jim Trett, Mayor
Greg Sheppard, City Councilor
Eric Page, City Councilor
Tim Luke, City Councilor
Michele Tesdal, City Councilor
Todd Smith, City Councilor
Denny Nielsen, City Councilor

Michelle Connor, City Recorder



City of Detroit, Oregon City Council Reg Session & Public Hearing Agenda

> October 24, 2023 6:30 p.m. 345 Santiam Ave W. Detroit, Oregon

Streaming on YouTube & Facebook (if available)

Mailing Address: P.O. Box 589 Detroit, Oregon 97342

(503) 854-3496 (503) 769-2947 fax

Email: detroit@wvi.com

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Meetings of the City Council of Detroit will be broadcast via Zoom, as well as on other form(s) of electronic media as they become available. If you require additional assistance to participate in this public meeting, please contact the City of Detroit at least 48 business hours prior to the meeting (503) 854-3496 or by email at detroit@wvi.com.

- I. Call to Order
- II. Council Roll Call
- III. Pledge of Allegiance
- IV. Approval of the Agenda
- V. Special Orders of Business
- VI. Committee Reports

This time is set aside for committees established by law, ordinance or other authority to report to the City Council on the committee's ongoing work.

VII. Public Comments

This is the time set aside for comments from the public on matters not on the agenda. Commenters are limited to three (3) minutes. Time may not be yielded. Questions from the Council or staff to commenters shall not be counted against the allotted three (3) minutes.

VIII. Resolutions, Orders and Administrative Action

- a. Economic Development Strategy Project Kelli Weese
- b. Emergency Management Contacts Eric Page
- c. LA 22-01 & Ordinance 272 Second Reading Jim Trett
- d. USDA Rural Development Grant Public Hearing
 - 1. Open Public Hearing
 - 2. Public Comment
 - 3. Close Public Hearing

IX. Consent Calendar

a. Approval of the Minutes of the City Council Regular Session October 10, 2023.

X. Staff Reports

- a. HBH Engineering
- b. City Recorder
- c. Planning
- d. Marion County Sheriff
- e. USFS Michelle King
- f. Idanha-Detroit Rural Fire Protection District
- g. North Santiam Sewer Authority
- h. City Clerk

XI. Unfinished Business

- a. City Street Signs Greg Sheppard
- b. Ziply/CPI Franchise Agreement Matt Del Moro/Laura Conroy (should be final by November meeting)
- c. CIS Negotiations
- d. ORD 251 Parking Todd Smith
- e. Camping Ordinance

XII. Council Reports

- XIII. Mayor's Report
- XIV. Other Business
- XV. Upcoming Meetings.
 - a. Regular Council Meeting November 14, 2023 Detroit City Hall 6:30 PM.
- XVI. Adjourn

Strategy Project Economic Development

Marion County – Economic Development Program

Kelli Weese

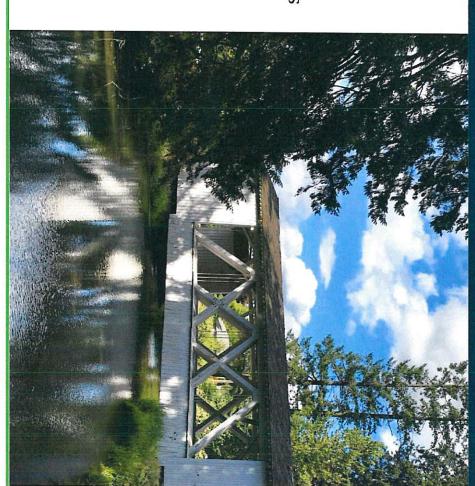
Economic Development Program Manager, AIC



OREGON

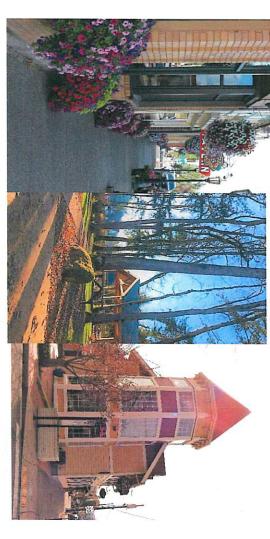
Economic Development Program

- Promotes Efforts to:
- Grow the economy
- Increase employment, and
- Improve standard of living
- Implement strategic objectives based on goals in the Marion County Economic Development Strategy



Funding

- Marion County's portion of 2.5% of net receipts from video lottery games to Counties
- Video Lottery Revenue budgeted at \$2.2 million for FY 23-24
- Funds leveraged with other grants & resources - \$19 million in FY 23-24

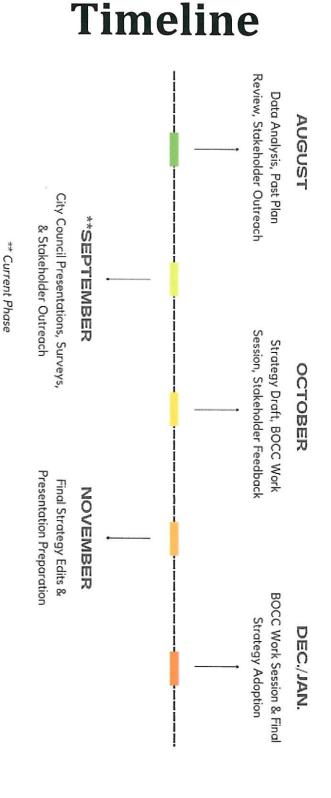




Lottery Distribution	Business & Workforce	Infrastructure & Economic Investments
Direct distribution of Lottery funding toward projects needing timely distribution of resources:	Investing in talent development pathways, opportunity-rich business practices, and business retention & expansion.	Invest in infrastructure projects that provide lasting social and economic value for businesses and residents.
Example Programs / Projects:	Example Programs / Projects :	Example Programs / Projects:
Community Prosperity Initiative	Business Retention & Expansion (SEDCOR)	Tourism – Travel Salem & OR Garden
Emergent Economic Opportunity Program	Youth Wage Grant (WWP)	North Santiam Sewer Authority
Community Prosperity Initiative	Chamber Coordination / Small Business Support	Detroit Marinas Excavation & Resiliency Project
	Salem Community Investment Fund	Opal Creek Promise Funding & Santiam Rail Trail
	Canyon Area Business Forgivable Loan Program	Canyon Downtown Planning – Detroit & Gates
		Broadband

Economic Development Strategy Project

- Economic Development Strategy:
- Identify Marion County's mission, goals, objectives, and high-level task for Fiscal Years 2025-2029
- Phase 1: August September: data analysis and stakeholder insights
- Phase 2: October January: drafting, review, and approval



Get Involved!

We need your input!

Please take the survey that best suits you below.

Survey responses provide feedback for defining and listing economic development project priorities for the Economic Development Strategy.

SCAN THE QR CODE BELOW:

Public Survey

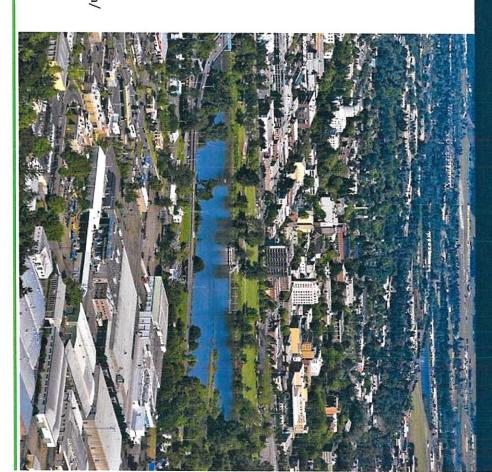


https://bettercity.mysocialpinpoint.com/marion-county/7xst

Local Government Survey



https://bettercity.mysocialpinpoint.com/marion-county/5aoy



Contact Us

Kelli Weese, Economic Development Program Manager, AIC

Phone Number: 503-589-3277

Email Address: kweese@co.marion.or.us



OREGON

Questions & Feedback OREGON

ECONOMIC DEVELOPMENT STRATEGY UPDATE

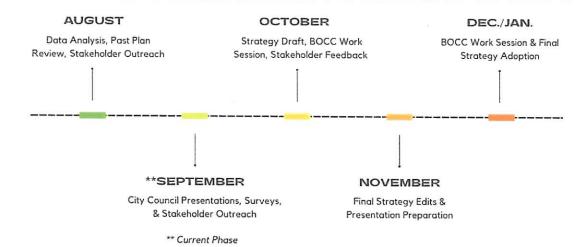
Marion County - Economic Development Program

Kelli Weese, Economic Development Program Manager, AIC

ABOUT THE ECONOMIC DEVELOPMENT PROGRAM

- · Promotes Efforts to:
 - · Grow the economy
 - · Increase employment, and
 - Improve standard of living
- Implement strategic objectives based on goals in the Marion County Economic Development Strategy
- · Funded by the Oregon Lottery Fund

ECONOMIC DEVELOPMENT STRATEGY UPDATE



GET INVOLVED

WE NEED YOUR INPUT - TAKE THE SURVEY BELOW!

PUBLIC



https://bettercity.mysocial pinpoint.com/marioncounty/7xst LOCAL GOVERNMENT SURVEY



https://bettercity.mysocialpin point.com/marioncounty/5aoy



Staff Report

LEGISLATIVE AMENDMENT TO THE DETROIT DEVELOPMENT CODE

LA-22-01

City Council Date: October 10, 2023

FILE: LA-22-01

HEARING: July 11, 2023, August 8, 2023, September 12, 2023

City Hall

REPORT: October 3, 2023

APPLICANT: City of Detroit

PROPERTY OWNER: Citywide

SUBJECT PROPERTY: Citywide

EXHIBITS: EXHIBIT A: Draft Text Changes

EXHIBIT B: Track changes spreadsheet

EXHIBIT C: Findings Responding to Public Testimony

I. REQUEST

Text amendments to the Detroit Land Use Development Code to revise temporary placement and use of recreational vehicles on individual properties, permit duplexes on the same size lots in the residential zone, eliminate design standards for manufactured housing and tiny homes, add new vehicle and bike parking standards, add a grading and erosion control ordinance, modify the steep slopes section of the development code, removing and adding definitions as needed throughout the code and provide consistency in the code for administrative processes and miscellaneous clean-up of incorrect code sections or errors in conflict with state law.

II. PROCEDURE

A text amendment to the Detroit Development Code is a Legislative Amendment. Legislative amendments are policy decisions made by the City of Detroit City Council (City Council). They are reviewed using the Type IV procedure in Chapter 4.1.6. The Planning Commission makes a recommendation to the City Council regarding the proposed text amendment.

On November 30, 2021, the Planning Commission made a motion to begin a Legislative Amendment for the entire Detroit Development Code. The Detroit City Council accepted the grant award from DLCD in December 2021 to begin review of the current code. Further discussion of the code amendment process is discussed in detail below.

APPEAL

The adoption of Ordinance No. 272 authorizing the Legislative Text Amendments constitutes the City Council's final decision which may be appealed to the Oregon Land Use Board of Appeals (LUBA).

BACKGROUND

Beginning in January 2022, MWVCOG staff began work with the Detroit Planning Commission on a comprehensive review and potential update to the Detroit Development Code. The Planning Commission served as the Technical Advisory Committee for this Code review. This work is being funded by a Planning Assistance grant from the Department of Land Conservation and Development.

During the Technical Advisory Committee meetings and Joint work sessions with the City Council and Planning Commission, several key parts of the Code were discussed. We have had nine TAC meetings to discuss the current code and proposed updates.

On January 31, 2023, the City Council and Planning Commission held a Joint Work session to discuss the current recommendations. A particular focused discussion item regarding Recreational Vehicles. Several Councilors raised concerns both in support and opposition of modifying the current Code to restrict the number of RV's to less than what is currently permitted. Staff identified the following item addressed by Council at this meeting that Council would like to have addressed:

a) Allow all property owners the ability to have one (1) RV year-round on their property.

A duly noticed Planning Commission public hearing was held on April 18, 2023. Notice of the hearing was posted on the City of Detroit website, City of Detroit Facebook page and in the Canyon Weekly newspaper. Measure 56 notice was mailed to all property owners within the City on March 27th, 2023. DLCD 35 day notice was completed on the PAPA online site in February 2023.

At the Planning Commission hearing, several members of the public testified in opposition to the changes to the of the RV standards. The Planning Commission heard all testimony from the public and reviewed written submissions. The Planning Commission closed the public hearing and had a detailed discussion regarding Chapter 3.6.3- RV standards. The Planning Commission voted to recommend the City Council accept and approve the text amendments as currently shown with no new changes to the draft Code.

The Staff Report and proposed changes to the Development Code were made available to the public July 3, 2023. The Council held a hearing on July 11, 2023, and continued the hearing to August 8, 2023, to allow for additional public testimony. At the August 8, 2023, hearing, City Council closed the public hearing and directed staff to bring back several revisions to the text including:

Revising the definition of lot coverage to include impervious area as part of the maximum lot coverage; restricting RV's to not permit rentals; require the front yard setback to be consistent with the setback requirements for structures as reflected in the zoning setbacks; permit one (1) RV outright year round; permit one (1) RV outright during April 1- October 31; and, allow an additional RV to be permitted on a lot 10,000 sq. ft. in size or greater, during April 1-October 31, after a Type 2 application for a Conditional Use Permit is received that meets the criteria identified in the DDC.

The City Council received revisions to the text as requested at the September 12, 2023, Council meeting. The Council discussed the changes and made a motion for staff to add language to DDC 3.5 to permit an additional 3 RV as a conditional use on lots greater than 10,000 square feet on an annual basis. The Council voted in favor of the motion 5-2.

III. APPROVAL CRITERIA

Section 4.1.6(G): Decision-Making Consideration. The decision by the City Council shall be based on consideration of the following factors:

1. The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes Chapter 197 (for comprehensive plan amendments only).

FINDINGS: This proposal is for a text amendment to the Development Code and not the Comprehensive Plan of the City of Detroit. This criterion is not applicable. The Statewide Planning Goals are listed below, followed by findings addressing each Goal.

Goal 1, Citizen Involvement:

Goal 1, Citizen Involvement.

Findings:

The City Council made a motion to begin a Code review process. The Planning Commission, serving as the Technical Advisory Committee, held nine (9) public meetings to review proposed changes and discuss the current standards. These meetings were noticed on the City of Detroit's website and members of the public were able to join via Zoom.

The Planning commission held a hearing on April 18, 2023, to receive comments from the public. The hearing is consistent with the City's procedures for legislative

LA 22-01 City Council Staff Report

Page 3 of 7

amendments to the Development Code, which has been acknowledged by DLCD as consistent with the statewide planning goals, including Goal 1.

A duly noticed public hearing was held on July 11, 2023. Notice of the hearing was posted on the City of Detroit website, City of Detroit Facebook page and in the Canyon Weekly newspaper. Measure 56 notice was mailed to all property owners within the City on March 27th, 2023. DLCD 35 day notice was also established on the PAPA online site. The Staff Report and Draft Ordinance were made available on July 3, 2023, to the public. The City Council held the public hearing open until August 8, 2023, to receive additional testimony from the public. At the August 8, 2023, meeting, the City Council closed the public hearing and directed staff to bring revised language back to the City Council at the September 12, 2023, meeting. The City Council reviewed revised language at the September 12, 2023, meeting and made a motion to accept staff's recommendation with some additional modified language as presented here. Goal 1 is met.

Goal 2. Land Use Planning.

Findings:

Goal 2 requires each local government in Oregon to have and follow a comprehensive land use plan and implementing regulations. These are in place. The scope of this legislative proposal is limited and does not involve any amendments to the Comprehensive Plan policies. Existing Comprehensive Plan land use map designations and zoning designations remain unchanged. This amendment proposal does not add, subtract or modify the uses allowed outright or conditionally in existing zones. The proposal does not involve exceptions to the Statewide Goals.

Public testimony was submitted at several points during the Legislative Amendment process and the City has provided detailed findings in response to those comments in Exhibit C, which is attached hereto and incorporated into this report.

Staff therefore finds Goal 2 is met.

Goal 3 & 4. Agricultural Lands and Forest Lands

Findings:

Goal 3 and 4 primarily pertain to rural areas, typically outside urban areas. Staff finds Goals 3 and 4 to be not applicable due to the limited scope of the proposed text amendments.

Goal 5. Natural Resources, Scenic and Historic Areas, and Open Spaces.

Findings:

The proposed amendments do not impact natural resources or open spaces. Several of the proposed text amendments are designed to bring certain practices within the City into alignment with the City of Detroit Comprehensive Plan Goals and Policies related to natural resource protection. Staff incorporate the scope of work description above in response to Goal 2. This amendment proposal does not add, subtract, or modify the list / description of historic resources identified to the Historical Property Overlay Zone. Goal 5 does not apply.

Goal 6. Air, Water and Land Resources Quality.

Findings:

The proposal does not address Goal 6 resources, although some of the proposed text amendments arguably will result in changes within the City which will bring the City into better alignment with City of Detroit Comprehensive Plan Goals and Policies related to water and land quality protection. Regardless, based on the limited scope of proposed text amendments, staff finds Goal 6 to be not applicable.

Goal 7. Areas Subject to Natural Hazards.

Findings:

The proposal does address Goal 7 resources by revising language in the Steep slopes section of the Code to be clearer. The proposed code also incorporates a new grading ordinance into the development code, better addressing safety hazards presented by development near steep slopes. These sections will benefit the City as new development occurs, protecting natural resources and the safety of residents by providing a thorough level of review of proposed development in hazard zones. Goal 7 is met.

Goal 8. Recreation Needs.

Findings:

The proposal does not address Goal 8 resources. Based on the limited scope of work included in this report staff finds Goal 8 to be not applicable.

Goal 9. Economic Development.

Findings:

Proposed amendments do not change the permitted uses in the commercial and industrial zones. Proposed changes to the zone do not impact identified future employment areas identified through past Economic Opportunities Analysis. Accordingly, Goal 9 does not apply.

Goal 10. Housing.

Findings:

The proposed amendments advance Goal 10 by permitting duplexes in the RS zone and removing development standards for different housing types. This creates uniformity in the code in terms of permitted uses and eliminates additional standards for some types of housing. This will advance statewide targets for housing production on residential land designated in the Comprehensive Plan. Extending the expiration dates will have benefits for multifamily projects by reducing the occurrence of extension requests and expirations. All the proposed amendments are consistent with the implementation guidelines under Goal 10. Goal 10 is met.

Goal 11. Public Facilities and Services.

Findings:

Public facilities under Goal 11 include water, sanitary sewer, police and fire protection. Other services (e.g., health, communication services) are also listed in Goal 11. The proposed amendments do not have any direct impact on any of the master planning documents required under Goal 11. However, the proposed amendments to the expiration dates for land use approvals will advance Goal 11 by providing more time to design, and construct public facilities included in those plans when they are required to be constructed

as conditions of approval for subdivisions and other land use decisions. The proposed amendments are consistent with Goal 11.

Goal 12. Transportation.

Findings:

The amendments to the standards for clear vision areas will encourage a safe convenient and economic transportation system under Goal 12 by preserving safe sight distance at intersections. Goal 12 is met.

Goal 13. Energy Conservation.

Findings:

Based on the limited scope of work described in this report, staff finds Goal 13 to be not applicable.

Goal 14. Urbanization.

Findings:

Based on the limited scope of the text amendments described in this report, staff finds Goal 14 to be not applicable. No change to the existing Urban Growth Boundary (UGB) is proposed.

Goal 15 for the Willamette River Greenway and Goals 16 - 19 for the Coastal Goals.

Findings:

Staff observe Goals 15 through 19 to apply only to specific regions of the state (Willamette River Greenway, Estuarine Resources, Coastal Shorelands, Beaches and Dunes, Ocean Resources). Goals 15 – 19 do not apply because the city is not on the Willamette River or in a coastal area.

The proposed amendments are consistent with the applicable Statewide Planning Goals. This criterion is met.

 Comments from any applicable federal or state agencies regarding applicable statutes or regulations.

Findings: Comments were received from DLCD during the TAC meetings with regards to housing types and permitting duplexes on the same size lots as single family lots. These were the only comments received from any applicable federal or state agencies regarding this proposal or applicable statures or regulations.

3. Any applicable intergovernmental agreements; and

Findings: No intergovernmental agreements were identified as being applicable to this proposal.

4. Any applicable comprehensive plan policies and provisions of this Code that implement the comprehensive plan. Compliance with Chapter 4.7 shall be required for Comprehensive Plan Amendments, and Land Use Zone Map and Text Amendments.

Findings: The proposed amendments to the Development Code comply with the applicable approval criteria set out in Chapter 4.7 of the Detroit Development Code and the procedures

set out in Chapter 4.1.6. Compliance with the Statewide Planning Goals and related Administrative Rules has been met for text amendments.

PROPOSED CODE SECTIONS

Proposed amendments are in red and blue and strikeout for deleted language.

See Exhibit A- Chapters 1- Chapter 5.

CONCLUSION AND RECOMMENDATIONS

IV. RECOMMENDATION:

Based on the findings outlined in this report, staff recommends APPROVAL of Legislative Amendment LA 22-01 to the Detroit City Council and the first reading of Ordinance No. 272 occur.

ORDINANCE NO. 272 AN ORDINANCE ADOPTING TEXT AMENDMENTS TO THE CITY OF DETROIT DEVELOPMENT CODE

WHEREAS, the City of Detroit determined the need to amend the text of the Detroit Development Code to revise regulations applicable to the temporary placement and use of recreational vehicles on individual properties, permit duplexes on the same size lots in the residential zone, eliminate design standards for manufactured housing and tiny homes, add new vehicle and bike parking standards, add a grading and erosion control ordinance, modify the steep slopes section of the development code, removing and adding definitions as needed throughout the code and provide consistency in the code for administrative processes and miscellaneous clean-up of incorrect code sections or errors in conflict with state law; and

WHEREAS, the Planning Commission conducted a public hearing to consider the requests on April 18, 2023, at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, at the close of the public hearing, the Planning Commission voted to recommend that the City Council approve the new and revised documents at the public hearing; and

WHEREAS, the City Council conducted a public hearing to consider the requests on July 11, 2023, August 8, 2023 and September 12, 2023 at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, at the close of the public hearing on September 12, 2023, the City Council voted to approve the requests subject to any revisions stated at the public hearing; and

WHEREAS, proper notice of the said public hearings was given to the public pursuant to applicable state statutes; and

WHEREAS, the City Council of the City of Detroit hereby adopts the findings of fact set forth in the staff report dated October 3, 2023, for the October 10, 2023 Council meeting;

NOW THEREFORE, THE CITY OF DETROIT ORDAINS AS FOLLOWS:

Section 1. The amendments to the City of Detroit Development Code; as provided in Attachment A (attached) and

<u>Section 2</u>. The City Council for the City of Detroit completed its first reading on October 10, 2023; and completed the 2nd reading on October 24, the City of Detroit notes that this Ordinance takes effect within thirty (30) days, and therefore, this Ordinance shall be in full force and effect November 23, 2023.

First Reading: October 10, 2023

Second Reading: October 24, 2023

PASSED and adopted by the City Council of the City of Detroit on this 10th day of October, 2023, by the following votes and providing an effective date of November 23, 2023

Signed:	Attest:
James R. Trett, Mayor	Michelle Connor, City Recorder

To: Detroit City Council

From: Councilor Denny Nielsen and Keith Owen, Detroit Lake Foundation President

Re: USDA Grant Public Hearing

Date: October 24, 2023

Public Hearing

- This public hearing is required by the USDA as a next step in approving the Congressionally Directed Spending Award through the USDA Rural Development Community Facility Grant Program. The \$500,000 grant is for the City of Detroit in partnership with the Detroit Lake Foundation. The grant will fund the projects listed below
- Notice of this Public Hearing was published in the Canyon Weekly, and, on October 19, 2023, was published in the City Council Board packet on the city website, and posted in the lobby of the Detroit Civic Center and the Detroit Post Office.
- Members of the public are invited to review and comment on the grant project. Those comments will be received and submitted to the USDA.

Background

- To complete the Detroit Civic Center for full functionality and provide resiliency and emergency resources, the following projects need to be completed: medical services room, catering kitchen, site maintenance equipment, audio/visual systems, and furniture.
- The Detroit Lake Foundation is proposing to construct a Catering Kitchen in the unused shop building, which is currently vacant and being used for storage of construction materials. In addition, a Medical Services Room to be used by medical and related services will be built so local residents can access health and wellness services in the community. These facilities and improvements will be owned in total by the City of Detroit.
- The City of Detroit will purchase the systems and equipment needed for the kitchen, medical services room, civic center and community center audio/visual and site maintenance.
- The City of Detroit and the Detroit Lake Foundation have registered and established accounts through the Federal portal, SAM.gov, to file financial reports and requests for reimbursements in order to comply with fiscal reporting requirements for these funds.
- Separate from this grant and associated projects, a lease agreement was signed on October 10 and 11, 2023, between the City of Detroit and the Detroit Lake Foundation. The Foundation will operate the Community Center portion of the Civic Center and help with establishing management, use-related maintenance, and programming for that space. Upon completion, some of these improvements will be managed by the Foundation through this agreement.

Preliminary Architectural Report

 The Preliminary Architectural Report was approved by the Detroit City Council in a Regular Session meeting and the Detroit Lake Foundation Board of Directors and submitted in May 2023 to the USDA for review.

- The projects listed are allowed under the guidelines of the USDA Rural Development Grant Program.
- The budget is a draft and will be revised as the scope of each element is refined.
- The timeline is a draft and will be revised to align with the grant agreement execution and project delivery timelines.
- This is a 100% grant with no required local match.

Next Steps:

The record from this public hearing will be submitted to the USDA. The USDA will then proceed with next steps to approve the scope of the grant and submit the grant agreement to the City of Detroit and Detroit Lake Foundation for signatures.

Attachments:

Preliminary Architectural Report.

SIMPLIFIED PRELIMINARY ARCHITECTURAL REPORT (PAR) May 2023

Applicant: Detroit Lake Foundation & the City of Detroit Program: USDA Community Facility Grant (CDS Request)

Project: Community Center Kitchen and Build Out

Detroit Lake Foundation (nonprofit) and the City of Detroit are submitting a joint application for a Community Facility Grant through the USDA Rural Development. The following Preliminary Architectural Report (PAR) is being submitted with the grant application.

1. Current Situation & Need For Project

In September of 2020, the City of Detroit was substantially destroyed by the Lionshead Fire. A significant number of homes and businesses were destroyed, including the Detroit City Hall. After the fire, the Detroit Lake Foundation became central to the rebuilding and recovery efforts. The organization was able to construct a new community center and city hall with local donations and donated time and labor from local contractors.

The new facility is located on the site of the former Detroit-Idanha high school and incorporates the still standing high school gym and adjacent shop room. It includes a city hall area with staff offices, council chambers, meeting rooms, a bay for fire vehicles and equipment, and also community center amenities such as a refurbished gym, restrooms, meetings spaces, and a future medical services room. To complete the community center for full functionality, the following projects need to be completed: medical services room, catering kitchen, site maintenance equipment, audio/visual systems, and furniture.

The Detroit Lake Foundation is proposing to construct a Catering Kitchen in the unused shop building, which is currently vacant and being used for storage of construction materials. In addition, a Medical Services Room to be used by medical and related services will be built so local residents can access health and wellness services in the community. The City of Detroit will purchase the systems and equipment needed for the kitchen, medical services room, civic center and community center audio/visual and site maintenance. Through this partnership, the Detroit Civic Center will be ready to meet the needs of the residents and visitors to the Detroit Lake area.

2. Feasible Alternatives

There are only two alternatives to consider for the project. One is to do nothing, and the other is to fund the kitchen, medical room, equipment and systems as proposed.

a. Alternative 1- No Action.

The first alternative considered is to take no action. The community center and city hall would continue to function but space for medical services and food service would not exist, nor would the needed site maintenance equipment be on hand or the necessary furnishings be available for people to utilize the space.

Cost: \$0.

b. Alternative 2- Fund the projects and equipment as requested

The second alternative considered is to construct a Catering Kitchen at the newly constructed Detroit Community Center and City Hall, build out a Medical Services room, and purchase and install systems such as audio/visual and ventilation and purchase furnishings and equipment for the civic center functionality. This alternative includes renovating existing spaces, procuring and installing necessary equipment, storage, plumbing and lighting, etc.

Cost: \$500,000

3. Evaluate and Compare Alternatives

Of the two alternatives, only the second alternative addresses the community's need. It is not the least cost alternative, but the expense is worth the new assets that will be available for community events, service delivery, and future emergency needs. Since the Foundation received a Congressionally Directed Spending award the organization has the financial means to complete the project.

4. Selected Alternative

The selected alternative is Alternative 2. The project will include renovating the old school shop building and a portion of the mechanical room, along with installation of systems and purchasing equipment. The improvements will involve the following elements:

- Design and construction of a Catering Kitchen.
- Design and construction of a Medical Services Room
- Purchase of site maintenance equipment
- Purchase and install audio/visual system and acoustic tile as needed
- Purchase furnishings for civic center, including repair or replace bleachers.

See the pictures below to see the current state of the proposed space and the project location.



Location Map. Detroit-Idanha School was located at 345 Santiam Ave in Detroit, Oregon.



Aerial view of the property. Accessory buildings on the site include a shop attached to the gym. The shop is on the far left with a white roof and the gym is located next to it with the larger gray roof.



Exterior view of the shop which is an original structure. Construction of the new community center and City Hall was done from 2021-2022 but did not change this original structure, aside from external painting. The proposed project is to install a catering kitchen in a portion of this building which is the original shop.





Interior view showing the shop, an existing original structure. Taken during construction of the adjacent Community center and City Hall in 2021. Some demo was completed during this initial phase but more is likely needed, as identified in the project budget.

5. Proposed Funding Sources

The Foundation has a proposed budgeted for the medical services room and kitchen renovation-based conversations with contractors and informed volunteers. The actual project budget will likely change once a final design is completed and plans are reviewed for permits.

Kitchen Construction	175.000.00
Medical Room Construction	30,000.00
Appliances, Fixtures, Equipment	40,000.00
Furnishings	40,000.00
Audio/ Acoustic systems	100,000.00
Site Maintenance Equipment	25,000.00
Gym Bleachers, Protective Floor Cover	40,000.00
Contingency	50,000.00

Total Project Cost:

\$500,000

6. Proposed Project Budget

Detroit Lake Foundation and the City of Detroit received a \$500,000 Congressionally Directed Spending award for the 2022 Federal Fiscal Year which will be awarded through the USDA Rural Development Community Facility Grant Program. Since the award is a CDS award, no match is required.

7. Proposed Timeline

The Foundation and City would like to start construction on the kitchen as soon as funds are available. Since all of the work is within the building the project can proceed during the winter months. We estimate a start date of July 1, 2023, with an estimated completion date of June 30, 2024 which represents a twelve month construction and procurement period. This timeline is heavily dependent on when funds are received, the availability of contractors, the ability to quickly source appropriate appliances and fixtures, weather related accessibility to the area, and any permits or reviews required by the county.

8. Historical Considerations

The project site is listed on the Oregon Historical Resources inventory as an eligible historic resource. This is most likely due to the age of the original Detroit-Idanha High School which was constructed in 1966-1967. Most of the High School has since been demolished and only the original gym and shop space remain. The proposed Catering Kitchen project will take place in the shop space and will not have any external impacts to the building. DLF is working with the USDA to submit notification to the Oregon State Historic Preservation Office on the proposed project. Initial conversations with the USDA indicate that the project will have no adverse impacts to historically significant structures. The other modifications to the site, including the original demolition and the construction of the city hall and fire bay

sections was completed prior to the USDA's involvement with local donations and private funds.

9. Ownership

The City of Detroit owns the building. The City is entering into a management agreement with Detroit Lake Foundation for the operation of the Community Center portions of the Civic Center facility. Other sections of the building used by other government agencies through Intergovernmental Agreements are not included in this grant. For this reason, the Foundation and the City are co-applicants for the funding to ensure that grant-funded improvements meet USDA's eligibility requirements.

The budget estimates and project elements included in this report are likely to change once the project design is finalized, bids are received, and the project proceeds through construction. Detroit Lake Foundation and the City will inform the Agency of any changes.		
Signature:	Date:	
Report Prepared by: (Name)	(Title)	