

Jim Trett, Mayor  
Greg Sheppard, City Councilor  
Eric Page, City Councilor  
Michele Tesdal, City Councilor  
Todd Smith, City Councilor  
Denny Nielsen, City Councilor  
Dean O'Donnell, City Councilor



City of Detroit, Oregon  
City Council Reg Session  
Contract Review Board &  
Public Hearing Minutes

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Michelle Connor, City Recorder

December 9, 2025

6:30 p.m.

345 Santiam Ave W.

Detroit, Oregon

**Zoom Meeting**

**ID: 873 4895 5298**

**Pass: 758964**

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**I. Call to Order: 6:30 pm**

**II. Council Roll Call:** Present- Mayor Trett, Councilors' Page, Tesdal, Smith, Nielsen, and O'Donnell. Absent- Councilor Sheppard with notice.

**III. Pledge of Allegiance**

**IV. Approval of the Agenda** – Councilor Smith made a motion to approve the agenda and Councilor Page seconded with all in favor.

**V. Special Orders of Business -**

- a. **City Center Park Pavilion** – Matt Del Moro – The proposal is a covered pavilion that can be used a seating area for events and upgrade the playground area. Initial thought was to do both areas at one time, though the pavilion could be done sooner if they do them separately. They have a proposal from Romtec for the supply and installation of the 35' by 45' wood framed pavilion that includes an elevation and plan view drawings of the building for the cost of \$273,092. Romtec will supply the materials and construct the building, but they do not cover the excavation or concrete for the pavilion so that would need to be another contract. Romtec is scheduled about 8 months out from signing of a contract.

The contract is unique as it is classified by the state as Co-operative procurement, means the city will rely on public proposals from other state entities that have procured similar services for a pre-engineered facility. Romtec will provide designs which will help the city. The customer then chooses customization ie: roof material, lights, etc.

Councilor Tesdal stated that she was going to make a grant request with DLF for the power for the pavilion. Councilor Neilsen suggested that the overall power needs be looked at instead of just for the pavilion. Councilor Tesdal stated that they would need to go to HBH for power to the site. Matt Del Moro said that Romtec would only be concerned with the setup for power for the pavilion.

Councilor Page asked if Romtec was the same company that did the bathrooms in town. He expressed concern about warranty work done with Romtec as the company that did the restroom had no customer service/warranty service.

Councilor Neilsen made a motion that the contract be approved with Romtec related to the procurement and construction of the pavilion of the pavilion in the park not to exceed \$275,000 when approved by engineer and the Mayor of Detroit and second by Councilor Tesdal. Councilor Smith offered an amendment that it be completed by 06/01/2026 or push it back to start 9/1/2026. Matt Del Moro stated that the contract would not be signed tonight, that the Mayor and councilors are just authorizing the approval of the contract. The motion passed unanimously.

## **VI. Committee Reports - None**

<p>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.</p>
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## **VII. Resolutions, Orders and Administrative Action (\* Action Item)**

- a. DLF Memorandum of Understanding – Keith Owens –Not here  
First amendment to the commercial lease agreement- Landlord and Tenant entered a lease to use the gymnasium with an amendment that the City can use the premises as an emergency shelter under specified conditions. Councilor Smith made a motion to accept the first amendment and Councilor O'Donnell second. Motion passed unanimously; councilor Sheppard absent with notice.

-Recess Council Meeting - 7:06pm

-Open Contract Review Board – 7:07pm

-Public Hearing

- a. Approval of ORD 679 Declaring an Emergency and Exemption from the Competitive Bidding Requirements in Response to Public Health and Safety Emergency - No public comments at this time.

-Recess Contract Review Board – 7:09pm

-Open Council Meeting - 7:11pm.

b. Approval of ORD 679 Declaring an Emergency and Exemption from the Competitive Bidding Requirements in Response to Public Health and Safety Emergency. Councilor Smith made a motion to accept ORD 679, Councilor Neilsen seconded the motion. Motion passed unanimously; Councilor Sheppard absent with notice. The contract review board has voted to make an exception on competitive bids for the landslide repair. Councilor Smith made a motion to adopt resolution 679, and Councilor Neilsen seconded. Resolution passes unanimously. Councilor Sheppard absent with notice. City Council vote to accept the recommendation of the Contract review Board. Motion made by Councilor Smith to accept the resolution, approved by Councilor Page and seconded by Councilor O'Donnell. Motion passes unanimously, Councilor Sheppard absent with notice.

c. Approval to award contract to Siegmund Excavation & Construction – For the landslide. Councilor Page made a motion to accept the contract, Councilor Smith seconded. Motion passed unanimously. Councilor Sheppard absent with notice.

**VIII. Consent Calendar**

- a. Approval of Regular Session Minutes of November 10, 2025 – Councilor Neilsen made a motion to approve, and Councilor Smith seconded. Motion passed unanimously. Councilor Sheppard absent with notice.
- b. Approval to Pay the Bills – Councilor Neilsen made a motion to approve, and Councilor Tesdal seconded. Motion passed unanimously. Councilor Sheppard absent with notice.

**IX. Staff Reports**

- a. Marina Excavation – Charles Bury – Not present
- b. Ordinance & Community Engagement Officer - None
- c. HBH Engineering - Matt Del Moro – Nothing more
- d. City Recorder – Michelle Connor – No applications for planning commission opening. Just about done with the audit. SCA grant has been executed with ODOT. Waiting to get the signed contract back.
- e. Planning – Mcrae Carmichael – Not Present
- f. Marion County Sheriff – Not present
- g. USFS – Michelle King – Not present
- h. Idanha-Detroit Rural Fire Protection District – Fred Patterson – Not present
- i. North Santiam Sewer Authority – Denny Nielsen – will include in Councilor report.
- j. City Clerk – Heather Stull - None

**X. Councilor's Report –**

**Eric Page** – Water source has been switched back to Breitenbush. River is cloudy and the filters will need cleaning. Make sure to winterize by draining hoses, close spigots and prepare for freezing temps.

**Michele Tesdal** - Has been trying to keep the park grants going. Will talk to Matt about groundwork. Has been in communication with 3 playground manufactures and will share playground plans as she gets them. Working with Green Acres on a landscape map. She has a folder of all the work she has done in case someone needs to know the history. Councilor Tesdal has also created a folder of legacy park information. She is working on a creative way to deal with the pavement at the park and community conflict (Pavers vs pavement). She also thanked Tucker Tree farms (Eric and Candy Page) for the Christmas tree that was donated to the city.

**Todd Smith** – Has received some concerns about trees on South Butte. The city does not have the budget to take down trees that are on private property. The property is tied up with probate could take a long time. The people who are inheriting it do not have the money to take the trees down. He would like to put it on record that we are aware of it and are trying to rectify the situation. It does not look like the City will get assistance from Marion county to help with the situation.

**Denny Nielsen - NSSA Update -**

As recognized recently on our web page the 3 Basin rule was approved unanimously at the EQC meeting on Dec 2nd. Though we are pleased with the decision there are a myriad of processes, we must go through to determine the most appropriate strategies for our business district property owners. Our Marion County Public Works Director has suggested that our council be involved in evaluating technology, developing a municipal system for management of a “package plant” approach as well as developing funding mechanisms, which could exceed \$1 million to Implement. I’ll be working with representatives at both the state and county, to evaluate our path forward.

**Business District property developments-**

Bidding is in under way for our planned redevelopment of our Detroit Avenue property. We hope to have costs for the project by the end of the month.

**Septic Expansion for Community Center-**

Our design engineer has completed his project design in October. We’ve been waiting for the county sanitation dept to inspect the location for nearly a month because of county delays. I was informed last Thursday that the test pits exercise required for a permit was unsuccessful because of debris found in the area tested. Our engineer will evaluate the comments from Marion Co. who was on site for the test and seek another path for extending the drain field or perhaps the use of a sand filter.

On a more positive note, the USDA has validated our grant at \$468,000.00 available for the event kitchen buildout once we have the septic permit.

**Lake Level Activities -**

Work continues with our lobbyist to suspend drawdowns beyond 2026. Contacts with Oregon congressional representatives are active with encouraging responses related to support of our plea. Additional material will be shared when received.

**Other Activities -**

Nothing new to report regarding the \$600,000.00 Pier grant for Detroit Ave redevelopment. We do have a new Sedcor representative who is passionate about assisting small city development. He and M. Connor will work to update the timing of funding and report finding in the near term.

The ODOT paving project secured by Councilor Shepard has been approved. Weather will be the primary influence in terms of project implementation – to include 2nd, 3rd, 4th and Lake Crest.

**Dean O'Donnell - Wanted** to commend Councilors' Tesdal and Neilsen for all of their hard work. Has a request to follow up with Ziple and CPI excess wires on city streets, especially on Santiam St. Staff will follow up on this request.

- XI. Mayor's Report** – Commented on how beautiful the Christmas tree in the park looked. Wished everyone a happy and safe holiday season.

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.

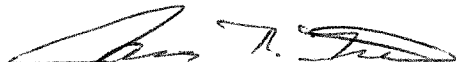
- XII. Public Comments** – Debbie Bowman stated that there will be a community meeting on 01/24/2026 at noon in the council chambers, the same day as the Cowboy Thanksgiving. There will be another community meeting in September 2026.


**Other Business** – Councilor Neilsen stated that he asked Mr. Epply what was going on at Kanes Marina. He was told that in the next few weeks a master plan would be done. Councilor Smith stated that he would like for the city to address the fee schedule in early 2026.

**XIII. Upcoming Meetings**

- a. City Council Meeting – January 13, 2025 – Detroit City Hall 6:30 PM.

- XIV. Adjourn: 7:50** Councilor Smith made a motion to adjourn and Councilor Page seconded.

  
James R. Trett, Mayor

  
Michelle Connor, City Recorder