

Housing

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In addition to farmworkers, Colonia Jardines is open to employees at Willamette Pie Company, BrucePac Meat Product Designers and other industrial food businesses.

Across town, Silverplace Apartment Homes, going up behind Wilco off Fossholm Street, is courting a broad array of renters with a collection of apartments ranging from a 547-square-foot studio for \$890 per month to a 1,204-square-foot apartment for \$1,450 per month.

Owner-developer Karl Ivanov, president of I&E Construction, broke ground in January and expects to complete apartment buildings, parking lots, recreation center and pool and playground area by October. Several of the apartment buildings are slated to open this summer.

"It's market-rate housing, and everyone's welcome," Ivanov said. "We're trying to make this the best apartment complex in town. We expect to be in the neighborhood forever."

During the Great Recession, the 4.67-acre property's future was unknown, as it sold several times, landing in the hands of the Oregon Housing Authorities in 2012. The agency, which builds affordable housing

for families, seniors and Oregonians with disabilities, held the property for four years before selling to Ivanov in 2016.

"I've always had my eye on Silverton for a multi-family development," Ivanov said.

At 93 units, Silverplace is the smallest apartment complex of its type that I&E has built in its 20-plus-year history. In the past, it constructed the larger Stoneplace and Riverplace apartments in Molalla and Independence, respectively. It's also responsible for the 12-lot Angel Brook subdivision in Silverton's Monitor Road neighborhood.

To score the city's approval, the developer agreed to pay \$50,000 toward the creation of sidewalks connecting Fossholm and McClaine Streets, as well as pay for a left-turn-only lane directing traffic exiting the complex away from the unimproved roads behind it. Short, Wilson and Brooks streets are narrow gravel roads that aren't designed to handle much traffic, according to a transportation impact analysis conducted in 2015.

The study also found that the 620 daily trips to and from the apartments aren't expected to create unacceptable traffic backups at the intersection of Fossholm and McClaine. With or without the apartment's projected traffic, the intersection earns a report-card style rating of A/D at the evening rush hour - "A" level



Colonia Jardines, on South Water Street, is a subsidized apartment complex open only to low-income agricultural workers.

FARMWORKER HOUSING DEVELOPMENT CORPORATION

movement and "D" level movement on Fossholm. At the morning rush hours, it earns a grade of A/C.

As a long-term solution for east-west traffic, the study's authors, DKS Associates, of Salem, suggested the city consider a future closure of the Fossholm/McClaine intersection and development of an east-west access to Silverton Road via Industrial Road NE and Monson Road NE.

Also, the Southern Pa-

cific Railroad line runs all along the southern edge of the new apartment complex, but it doesn't currently see train traffic. Flooding in 2012 damaged the line, and although it's considered an "active line," it can't be used until improvements are made. Abandonment of the rail line has been discussed, but its future is unclear, the study said.

Meanwhile, apartments are filling up quickly, said manager Tammy Schwerdt, of C&R Real

Estate Services Co. She's moving from Portland to live at Silverplace full-time. Once the apartments are completed, a full-time maintenance worker will join her on-site, Ivanov said.

To earn the "luxury" title, he said the apartments all have 9-foot ceilings, quartz countertops, stainless steel appliances, ductless heating and air conditioning units, laundry hookups, Internet connections and access to the recreation center's

pool, workout room, business center, fenced kids' park and grilling gazebo. He's installed vented microwave hoods, vented windows and bathroom thermostats that automatically vent when exposed to moisture.

He estimated that I&E has 50 of its own workers onsite at any one time. One of the last projects to complete before the first renters can move in is street and parking lot paving, now scheduled for June 12.

Studio

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lyrics, compose music, collaborate with each other, record and, we hope, actually produce a CD," Petrik said. "We even created our own label, Pine Street Records."

Together, students in the class picked five songs to produce. One of them, "We Get no Sleep," written by senior Carson Krause, was also selected as runner-up in Clackamas Community College's MPT Festival this spring. Two other participants in the overall recording effort are Caitlin Fisher, a project manager, and

James Curths, a multi-instrument musician and vocalist.

If all goes to plan, the students will have an album to show by year's end. They've been recording in a practice-room-turned-recording studio, using an analog soundboard borrowed from the choir teacher and the software program Garage

Band.

To take things to the next level, among other things, they need an audio interface, the device that digitizes music coming in from microphones, a new computer and the software program Logic, Petrik said. Other than a slight rattle in the ceiling, the room itself works well for recording.

High School Nation organizers told staff they'll send a sound engineer to the lucky high schools in the same order its musicians toured the country, and they'll set up the studios. No one knows when the equipment will come to Silverton, just that it's been promised.

Free access to a full recording studio will be a magnificent opportunity for young musicians interested in recording careers, on either the musical or technical side, said Courtney Fast, a local musician who's been mentoring songwriters in this semester's recording class at Silverton High.

A bassist, vocalist and songwriter, Fast performs with Deadwood Standing and the Crying Eyes from Silverton and Burn the Stage from Portland. In high school, he formed the punk pop band Mr. Bottle, got signed and played the I-5 corridor. That was 20 years ago, and he remembers bands back then having to pay for studio time or get signed to make an album.

"If there'd been a re-

ording studio at my high school, I would've never left. I would've talked staff into giving us a pass for a week straight," Fast said. "This is a huge opportunity for young musicians to, without any out-of-pocket expenses, explore whether this is something they want to do as a profession or on the side."

Studio time typically costs between \$80 and \$150 per hour, putting album production out of the reach of most high school students.

Getting studio time isn't just important on the music side of things. Sound engineering takes expertise too, from knowing where to place the microphones to figuring out how to best to capture an artist's vision, Fast said. Learning this takes many hours in a studio.

"The reality is that now students can go into a studio and really learn the recording process on both sides of the fence," he said. "It's a huge learning opportunity and an outlet for creativity."

PUBLIC NOTICE

NOTICE OF BUDGET HEARING

A public meeting of the City of Silverton will be held on June 19, 2017 at 7:00 pm at 421 S Water, Silverton, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2017 as approved by the City of Silverton Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 306 S Water, Silverton OR, between the hours of 8 am and 5 pm or online at: www.silverton.or.us. This budget is for an annual budget period and was prepared on a basis of accounting that is the same as used the preceding year.

Contact: Kathleen Zaragoza Telephone: 503-873-5321 Email: kzaragoza@silverton.or.us

FINANCIAL SUMMARY - RESOURCES

TOTAL OF ALL FUNDS	Actual Amount 2015-2016	Adopted Budget This Year 2016-2017	Approved Budget Next Year 2017-2018
Beginning Fund Balance			
Net Working Capital	18,112,479	18,675,129	21,757,143
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	8,763,625	7,598,225	9,216,681
Federal, State and all Other Grants, Gifts, Allocations and Donations	970,359	1,253,652	1,338,823
Revenue from Bonds and Other Debt Interfund Transfers / Internal Service		393,750	
Reimbursements	4,222,636	5,350,570	4,003,747
All Other Resources Except Current Year Property Taxes	860,959	857,895	637,801
Current Year Property Taxes			
Estimated to be Received	2,947,707	2,718,394	2,787,695
Total Resources	35,877,765	36,847,615	39,741,890

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION

Personnel Services	4,641,590	5,348,233	5,814,638
Materials and Services	2,470,090	3,278,035	3,376,443
Capital Outlay	2,183,097	8,455,246	13,761,163
Debt Service	1,647,057	1,495,829	1,419,448
Interfund Transfers	4,222,636	5,350,570	4,003,747
Contingencies		7,099,958	2,661,326
Special Payments			
Unappropriated Ending Balance and Reserved for Future Expenditure	20,713,295	5,819,744	8,705,125
Total Requirements	35,877,765	36,847,615	39,741,890

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *

Name of Organizational Unit or Program FTE for that unit or program	FTE	FTE	FTE
Administration	305,843	371,752	378,464
FTE	2.60	2.60	2.80
Finance Department	361,500	409,824	427,915
FTE	3.63	4.00	4.00
Police Department	1,938,874	2,228,321	2,360,997
FTE	19.38	19.38	19.76
Community Development Department	328,210	348,866	411,113
FTE	3.40	3.40	3.70
Public Works	1,649,908	1,838,860	2,029,070
FTE	20.84	21.18	21.50
Trolley Services	57,255	77,497	82,499
FTE	1.47	1.47	1.47
Extended Leave	0	73,113	124,580
FTE	0.00	0.49	0.49
Total Requirements	4,641,590	5,348,233	5,814,638
Total FTE	51.32	52.52	53.72

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *

PROPERTY TAX LEVIES

	Rate or Amount Imposed 2015-2016	Rate or Amount Imposed This Year 2016-2017	Rate or Amount Approved Next Year 2017-2018
Permanent Rate Levy (rate limit 3.6678 per \$1,000)	3.6678	3.6678	3.6678
Local Option Levy	275,000	275,000	275,000
Levy For General Obligation Bonds	256,878	76,983	0

STATEMENT OF INDEBTEDNESS

LONG TERM DEBT	Estimated Debt Outstanding on July 1.	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$0	
Other Bonds	\$11,693,202	
Other Borrowings	\$1,135,352	
Total	\$12,828,554	\$0

Silverton Appeal June 7, 2017

Appeal Tribune

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