



MINUTES

Coburg City Council

Work Session

January 22, 2008 - 7:00 P.M.

Coburg City Hall

91069 North Willamette - Coburg

COUNCILORS PRESENT: Mayor Judy Volta; Jerry Behney, John Fox, Bill Judd, Brian Pech, John Thiel

COUNCILORS ABSENT: Mike Watson

STAFF PRESENT: Don Schuessler, Jack Detweiler, Sammy Egbert, Craig Gibbons, Jack Harris, Milo Mecham

RECORDED BY: Dan Lindstrom

I. CALL TO ORDER

Mayor Judy Volta called the meeting of the Coburg City Council to order at 6:00 p.m.

Minutes Recorder Dan Lindstrom called the roll, noted the absence of Councilor Mike Watson, and stated that a quorum was present.

Mayor Volta stated that the Council would receive input from staff, discuss issues related to Local Improvement Districts (LID), receive no public comments, and make no decisions during the Work Session.

II. WORK SESSION

City Attorney Milo Mecham referred to a document entitled "Fact Sheet – Local Improvement District" and two memoranda from him dated January 22 regarding LID.

Mr. Mecham explained that LID were geographic areas served by a public improvement within which properties were assessed a proportionate share of the cost of the improvement. He said it was normal for LIDs only to partially pay for an improvement, the balance being covered by rates, Service Development Charges (SDCs), income from an urban renewal district dedicated to the project, and grants. He said if a LID was to be formed, it was necessary to establish an estimate of what assessments could be before construction on the project began.

Mr. Mecham explained that the final assessments would be made after the project was completed, that property owners had to be offered at least a ten-year financing plan, and that the State of Oregon had established pre-payment loans for such projects.

Mr. Mecham used a series of scenarios to illustrate the financing of public improvement projects. He reviewed the answers to questions raised in his January 22 memorandum entitled "Local Improvement Districts – Summary."

- How much of the cost will be assessed?

It is based on the balance established between LID and SDC.

- How is an assessment calculated?

Square footage of a property, the street frontage of a property, or the number of Equivalent Dwelling Units (EDU).

- Where is the LID process established.

The process is set by Coburg ordinances, and State law. There must be an opportunity to remonstrate (file a written objection). If two-thirds of the property owners in the LID remonstrate, the project must be delayed unless the Council determined that public safety or public health requires proceeding despite the remonstrance.

Mr. Mecham described the LID process: (1) The Council directs staff to prepare a Report on the Project and the proposed method of assessment. (2) The Council accepts or modifies the Report and sets a date for a hearing on it. (3) Notices are mailed to affected property owners no later than 10 days before the public hearing. (4) The Council holds the public hearing. (5) If two-thirds of the affected property owners file a remonstrance, the Council must decide if the public health or public safety aspects of the project are strong enough to outweigh the objections. If not, the project must be cancelled for at least six months.

Councilors asked questions and discussed LIDs and the proposal to establish one for the Coburg Wastewater Reclamation System project.

The meeting adjourned at 7:05 p.m.

ACCEPTANCE

Yes: 4
No: 0
Abstained: 0
Passed: X Rejected: _____

Signed this 12th day of February 2008



Mike Watson, Council President

Attest:



Sammy L. Egbert, City Recorder