

Our Town

A Publication of The City of Coburg

November/December 2014 Issue

Mayor's Corner

Jae Pudewell, Mayor

Coburg City Council finalized the rate for the Coburg Local Improvement District (LID) assessment at 19.9 cents per square foot and you should have received your final assessment letter. The LID levy is the last piece of the financing for our new STEP sewer system. I'd like to take a few minutes of your time and share what this means for each of us: the Council's decision process; the benefits; our shared risk; and what each of us can do to minimize the risk.

As a refresher, there are four components to the financing for our sewer system: grants and loans; Urban Renewal District (URD) funds; the monthly sewer charges we pay as part of our utility bills, often called the sewer rate; and the Local Improvement District (LID) levy. To clarify, the LID assessment is the rate per square foot and the LID levy is the total amount each property owner will be required to pay.

The total grants and loans were essentially fixed early in the

project. Revenues from the URD are down about 30% this year because of the economic downturn. And no one wants to raise monthly sewer rates.

Council wanted to set the LID assessment as low as possible to minimize the near term financial impact on property owners. The risk however, is that if the LID assessment is set too low, the shortfall may have to be made up by future rate increases.

There are many factors which can influence future sewer rates, such as rising operational and personnel costs. A shortfall in the LID levy may also necessitate future rate increases if the City needs additional income to make its payments on the sewer system. There are two factors that can influence this need for future rate increases: the rate at which property owners pay their LID levies and the growth that Coburg experiences over the next twenty years.

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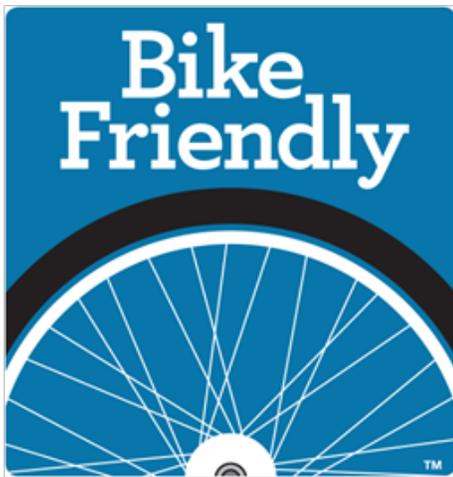
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Travel Oregon Bike Friendly Business Program

Did you know that Willamette Street is part of the Willamette Valley Scenic Bikeway?

Oregon loves bicyclists. That's why Oregon is the first state in the nation to create a Bike Friendly Business program geared toward travelers. It serves as a recognition and training program aimed to:



- Help businesses understand the importance of Oregon's growing bike tourism industry
- Provide tips and tools for how businesses can be Bike Friendly
- Highlight businesses who commit to enhancing the Oregon biking experience for visitors and Oregonians

Consider becoming a Bike Friendly Business!

<http://industry.traveloregon.com/industry-resources/product-development/bike-friendly-business-program>



Celebrating People in Coburg !

Do you have a success story you would like to share? Please email your story – and a photo – to sammy.egbert@ci.coburg.or.us.

We Need You!

Have you considered volunteering for the many City committees? Our volunteers are critical to the shared success of our town! You can make a big difference! There are currently vacancies for the following committees. See www.coburgoregon.org for more information, or stop by City Hall.

- Audit and Finance Committee (quarterly)
- Budget Committee (weekly in Spring for 3-5 meetings)
- Heritage Committee (monthly or less)
- Planning Commission (monthly or less)





Thank You

Once again the residents of Coburg did a great job welcoming over 250 Antique Dealers and thousands

of customers to the 2014 Coburg Antique Fair. The Coburg Chamber of Commerce wants to thank you for your continued support of this great event. With the funds we have been able to financially support the Coburg Grange, Coburg Ford Foundation, Christmas In Coburg Celebration, Harrisburg Harvesters Gleaners, Coburg Police Reserves, Coburg Community Charter School, Lane County Mounted Sheriff's Posse as well as the great summer Coburg Concerts in the Park.



Your warmth and upbeat attitude towards this day's events help to make it a true party for the customers.

Ford Institute Leadership Program Makes its Mark in the Park

If you have gone by the park recently, you may have noticed some changes that are taking place near the playground area. There will soon be a new addition to the park thanks to community members who have been participating in the Ford Institute Leadership Program. This group of volunteers has been meeting to learn about the skills needed to work effectively to accomplish goals both large and small. Their dedication will result in a new community use shelter area in the park.

Support for this project has been widespread, and it would not have been successful without the many hands that worked together to make it possible. We will be back in the next newsletter with pictures of the finished product and a long list of thank yous. Stay Tuned....



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Growth. Growth in this context is an increase in the number of ratepayers and Equivalent Dwelling Units (EDUs) (a measure of utilized sewer system capacity). The most conservative approach was for Council to assume zero growth, but this would also mean that the LID levy would likely be higher than needed, unnecessarily burdening property owners. It was also very difficult for the Council to assume zero growth given that there are several new houses already under construction, the Serenity Lane Campus will be opening next year, and the Coburg North Condominiums industrial park is fully occupied—and has been selected for a new Oregon State Police facility (slated to open next year). Factor in the large residential, industrial, and highway-commercial sites still available and assuming zero growth seemed to Council to be unreasonable.

After a lengthy discussion, Council projected growth at five (5) EDUs/year or about 100 EDUs over the next 20 years. Given that Serenity Lane will be 60-85 EDUs by itself, it is still a very conservative assumption.

Early pay off. By state statute, Coburg is required to offer a ten-year financing option for the LID levy. Council also knew that the higher the LID assessment, the more likely property owners would choose to finance through the City, but that the lower the LID assessment, the more likely property owners, particularly the large lot owners, would choose to pay up front (or find their own financing such as a line of credit or home equity loan). Early payoff enables the city to pay down the higher interest rate loans, thereby reducing monthly payments and total financing costs.

The most conservative projection was to assume that nearly all property owners would choose City

financing, but after much debate, Council decided it was more reasonable to project that some property owners would choose to pay up front, particularly if the LID assessment was lower than had been anticipated.

Summary. By projecting a higher growth rate and a lower percentage of property owners choosing City financing than the most conservative assumptions possible, Council was able to prudently, reasonably, and responsibly set a lower LID assessment than had been anticipated.

The downside is that if these projections are incorrect, our monthly sewer charges may need to be raised more quickly or more significantly than would otherwise be the case. The best way for property owners to minimize future rate increases is to pay as much of their LID levy as possible as quickly as possible.

The financial model developed for these forecasts does not require even a majority of property owners to pay the assessment in full to minimize future rate increases—only that a meaningful number choose to pay in full or to finance for less than ten years.

If you have any questions about the LID assessment or levy terms, or anything else about the sewer project, please don't hesitate to contact me, your favorite Councilor, or City Hall.

Best regards,



Jae Pudewell
Mayor, City of Coburg





Meet City Staff Mandy Balcom

Court Administrator / Assistant City Recorder

Mandy came to the City of Coburg in February after working for the City of Springfield Municipal Court for almost 14 years and has a degree in Criminal Justice. She enjoyed her job as a court clerk there but wanted something different and more challenging.

Mandy is enjoying her job here at the City and has found the transition to be easy since the City staff is very welcoming and easy to work with. She finds it very interesting to work so closely with all the departments within the City. Mandy is currently settling down in her office space in the new city hall building and truly enjoys coming to work every day. Mandy is married with 2 daughters and has what she calls a 'farm full of animals'.



Wastewater Project Update

The Wastewater Project is complete. Construction has been completed; now Coburg can enjoy the benefits of a modern, efficient, and clean wastewater collection and treatment system.

The risk to our groundwater has been reduced. There are still the leftover contaminants from the past, but from now on, drainfields and leaking septic tanks won't be contaminating the groundwater.

The construction team very much appreciates all the work and sacrifices that the residents of Coburg have had to face for the last three years. We know that it was very hard for everyone, and that not everyone ended up happy with the project. But everyone got through it, and the City as a whole is much better off than before we started.

We recognize that the fact that the project is completed does not mean that everyone's new system will run perfectly from the very beginning. We are still finding little problems, and more may be reported in the future. If you have a problem with the tank, the pump, the alarm panel, or with the ground around the construction area subsiding, the contractor is still obligated to return and address those problems. They have already done so for a few Coburg residents. They will continue to do so for another year. If you have a problem, please call Coburg Public Works 541-682-7857.

Once again, thanks to everyone in Coburg for all of your help, your forbearance, your criticisms and your concerns. We made it through what will easily rank as the biggest disturbance in Coburg's long history. We have embarked on a strong, healthy future.



What's Happening Broncos?



We have had a busy few months so far at CCCS. Community Days, where students learned all about Coburg and the community, were a first this year. Our Community Dinner was a success, wrapping up Community Days with a free meal and dance for everyone.

Harvest Festival was better than ever this year thanks to our wonderful coordinator! Harvest Festival is an annual event open to the community. If you were

unable to attend this year, be sure to mark your calendar for next year! Thank you volunteers and donors who have helped with the events and continue to support CCCS!

CCCS has been active in the community attending senior lunches and volunteering with city maintenance.

CCCS is always looking for volunteers to help within the school, from teaching classes during Skill Days, to helping with events and in the classroom. If you would like to volunteer at CCCS, please contact Jen Kelley at j.kelley@coburgcharter.org.



Upcoming Events for CCCS:

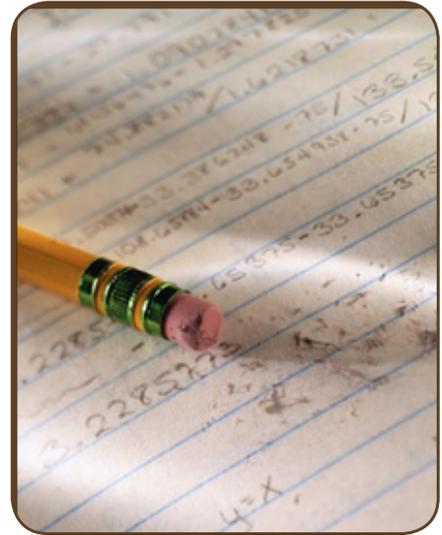
- December 6
Choir and Band at Holiday Market
- December 11
K-5 Music Concert at CCCS
- December 16
Choir and All Bands Concert at CCCS
- January 12-30
Coin Drive (Funds Community Dinner and Food Pantry)
- January 29
Coburg Pizza Fundraiser (Springfield Location)
- February 6, 13, 20, 27
Skill Days
- February 28
Auction



Final LID Assessment Approved

The Local Improvement District assessment was approved at the September 30th Coburg City Council Meeting. The assessment was set at \$0.199 per square foot and was due October 30th. Many property owners were selecting to pay the LID in full. Property owners choosing to pay on an annual or monthly basis will need to make their first payments no later than December 1, 2014.

Coburg's LID was adopted in 2011 and it is to be implemented at the end of the Wastewater Project. See [www.coburgoregon.org / Finance Department/LID Assessment](http://www.coburgoregon.org/Finance) or contact anne.heath@ci.coburg.or.us, 541-682-7870.



City of Coburg

Planning Commission Vacancy

Fall 2014

The City of Coburg is currently accepting applications for a position on the Coburg Planning Commission. The position is open to city residents or city business owners (depending on current Commissioners' positions). This is a voluntary two-year term with meetings one evening per month. No prior experience in land use planning is required.

Please submit a completed application to the City. Applications may be obtained from City Hall at 91136 N. Willamette Street, Coburg OR 97408, by calling 541-682-7852, or online at www.coburgoregon.org/home/cob/smartlist_56/planning_commission.html or contact Petra Schuetz, Planning Director at 541-682-7871, petra.schuetz@ci.coburg.or.us. OPEN UNTIL FILLED

2015
Leaf Pick-Up
December 15 - January 23
Questions: 541-682-7857

THE PICK UP IS LIMITED TO LEAF PILES ONLY
PILES CONTAINING GARBAGE OR YARD DEBRIS WILL NOT BE PICKED UP
LEAF PILES MUST BE ACCESSIBLE ON CITY RIGHT-OF- WAYS

Preparing for Emergencies

While we don't like to think about it, a Coburg-wide disaster is a possibility. Here are some things to think about at least once a year:

- Determine the types of disasters/emergencies that are most likely to happen and what to do in each case. In Coburg, the most likely natural disaster is a major earthquake. Go to www.shakeout.org for simple information on how to survive during and after a quake.
- After an event, text before calling loved ones. Texts are more likely to go through communications systems. And it's often easier to place long distance calls than to get a local call to connect. Identify an out-of-town friend or relative to be your family emergency contact. All family members should call this person in an emergency to 'check in.'
- Keep 3-7 days of food, water, first aid for all family members www.ready.gov/build-a-kit.
- Register your cell phone or Voice over Internet Protocol (VoIP) telephone numbers at 'AlertMe Lane County Area' www.lcog.org/alertme. This is an emergency warning system for your mobile device phone and may provide instructions after a disaster. Most counties now have these systems. Consider registering your number in other areas you have loved ones as well.
- Your entire family should know the name and contact information for your emergency contact. Don't rely only on cell phones; supply coins and prepaid phone cards as well.
- Take a first aid, CPR or other class so that you're prepared with the knowledge to help yourself and others if needed.
- If you don't own a vehicle or drive, the city will try to help with transportation in a mandatory evacuation. Contact the City if you know you would need assistance. But, if you want to go to a shelter or leave town if evacuation is not mandatory, you'll need to make your own arrangements. Determine these in advance.
- Decide where you and your family will meet in case you can't return home. Keep a record of the location's address and phone number, as well as the phone numbers of your family members, with you at all times. Have a family drill.
- Keep a visual or written record of your possessions to help you claim losses in the event of damage. Include photos of cars, boats and recreational vehicles. Get professional appraisals of jewelry, collectibles, artwork or other items that might be difficult to evaluate. Also, photograph the exterior of your home. Include the landscaping that might not be insurable, but does increase the value of your property for tax purposes. Make copies of receipts and canceled checks for valuable items.
- Include pets in your emergency planning.
- Talk to neighbors about how to work together in an emergency. Find out if anyone has specialized equipment (i.e. power generator) or expertise (i.e. doctor) that might help in a crisis. Decide who will check on elderly or disabled neighbors.



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Sabbath (Hebrew) = “to rest”

The word “Sabbath” occurs many times in the Bible. It is first mentioned in the Genesis creation story where God is said to have “rested” on the seventh day of creation. Later on, the idea of Sabbath, or a day of rest, is enshrined in the Ten Commandments (#4). The early Christian Church changed their Sabbath day from Saturday to Sunday in honor of the resurrection of Jesus. However, they continued to honor Sunday as a day of rest.

Sabbath occurs in many other religious traditions including Islam, Buddhism, and Native American belief. It seems that the idea of taking time out to rest is something of a universal need.

Lately, I haven’t taken much time for Sabbath. Between work, caring for aging parents, household chores, volunteer commitments, keeping up with friends, there just hasn’t been much time to rest. At the same time, I realize that we are about to head into the “busy season.”

Sabbath doesn’t just happen. Sabbath is something that we create when we intentionally set aside time to slow down, take a breath, and notice the world around us. It might be as simple as sitting for an hour next to a quiet stream. What do you hear? What do you see? What do you smell as you sit there? It might

be as simple as listening to a wonderful piece of music, or writing in a journal, or savoring a cup of tea as you watch the birds outside.

The point is, Sabbath doesn’t cost us anything, except time.

If you stop for a few minutes each day, you might get less done. On the other hand, you might end up getting more done, because you honored that quiet place that we all have inside. And honoring that “quiet place” may help us navigate through the many “noisy” places that we encounter each day.

Dr. Gary D. Powell
Coburg United Methodist Church

“...You might end up getting more done, because you honored that quiet place that we all have inside.”

from page 8 - Preparing for Emergencies

- Check your home for materials and items that might pose a hazard during a disaster.
- Locate and learn how to turn off utilities (i.e. gas, electricity, water) if necessary.
- Make sure smoke and carbon monoxide detectors are installed with fresh batteries.
- Equip your home with a water hose, fire extinguisher and generator.





2014 CHRISTMAS IN COBURG

Join your friends and neighbors as we celebrate the season. Everyone is welcome to be a part of these **free** events sponsored by the Coburg Area Chamber and the Coburg Community Grange.



Saturday Dec. 13th

Breakfast with Santa **9:00 - 12:00 noon**

The kids always love Breakfast with Santa and this year the Coburg community Grange will be the host. Bring the kids and have a great time.

Coburg Grange Community Food Drive **10:00 - 12:00 noon**

Help us to help our neighbors with the annual door-to-door nonperishable food donation drive throughout Coburg. Benefit our own "Coburg Food Pantry."

Sunday Dec. 14th

Community Sing **5:30 pm**

A wonderful way to get in the spirit of the season with the community sing. Held at the Coburg United Methodist Church 91193 N. Willamette. Featuring: Sheldon Dublin Aires, Ukulele Club from Coburg Charter

Coburg Christmas Light Parade **7:00 pm**

The light parade is the highlight of the evening's events throughout downtown Coburg. Staging at Truck-n-Travel parking lot at east end of Delaney @ 6:15 pm. Parade starts at 7:00 pm.

Lighting of the Park **Following the parade**

Official lighting of the Coburg Gazebo Park & Christmas tree at Gazebo Park. Meet & Greet with Santa after the parade.

Coburg Grange Chili Feed & Bon Fire **Following the parade**

Be the guest of the Coburg Community Grange for heartwarming friendships, wonderful chili and a nostalgic bonfire. Grange Hall, 32663 E Mill.



Calendar



STANDING MEETINGS

1st Wednesdays

PARKS TREE COMMITTEE

6:30 pm, City Hall

Contact, Bob Butler, Public Works Director

541-682-7857

1st Fridays

POKER NIGHT

6:30 pm Registration, 7:00 pm Game Begins

Coburg Community Grange

2nd Mondays

CCCS SCHOOL BOARD MEETING

6:30 pm

2nd Tuesdays

CITY COUNCIL

7:00 pm, Coburg

Contact, Sammy Egbert, City Recorder

541-682-7852

2nd and 4th Wednesdays

GRANGE/GOLDEN YEARS MEETING

7:00 pm, Coburg Community Grange

1st Thursdays

METROPOLITAN POLICY

COMMITTEE

11:30 am, (usually at the Eugene or Springfield library)

Contact, Petra Schuetz, City Administrator

541-682-7871

3rd Wednesdays

PLANNING COMMISSION

7:00 pm, City Hall

Contact, Petra Schuetz, Planning Director

541-682-7871

4th Mondays

COBURG FIRE DISTRICT BOARD MEETINGS

7:00 pm, Fire Hall

4th Wednesdays

CITY COUNCIL WORK SESSION

7:00 pm, City Hall

Contact, Sammy Egbert, City Recorder

541-682-7852

Be a part of the Christmas Light Parade!

Build a Light Float!

Sunday Dec. 14th 7:00 p.m.

Everyone Welcome | Free

Entry forms and additional information at

www.coburgorchamber.com

Do you have a community event to share?

Call 541-682-7852 or email sammy.egbert@ci.coburg.or.us





Our Town

*A Publication of
The City of Coburg*



*Coburg City Hall
PO Box 8316
Coburg, OR 97408*

Phone: 541-682-7850

Fax: 541-485-0655

petra.schuetz@ci.coburg.or.us

Address Correction Requested

Questions About City Happenings?



We work for you! The City wants you to get the information you need and care about. Currently, Our Town, the Coburg website www.coburgoregon.org, the 'City of Coburg, Oregon' Facebook page, 'Coburg Police Department' Facebook Page, monthly utility bills, the Post Office (Dari-Mart), and City Hall are all places to get information about what is going on in and around Coburg. Council and committee meetings are also great resources.

*What do you want to hear about? How do you like to get
information? Let us know.*

- Coburg City Staff
