

CITY OF SUTHERLIN
Joint City Council & Planning Commission Workshop Meeting
Sutherlin Civic Auditorium
Monday, August 12, 2019 – 6:00 to 8:00p.m.

COUNCIL MEMBERS:

Tom Boggs, Forrest Stone, Michelle Sumner, Travis Tomlinson, Seth Vincent and Becky Wattles

MAYOR: Todd McKnight

PLANNING COMMISSION MEMBERS:

William Lee, Norman Davidson, Collin Frazier, Richard Price, Sam Robinson, Adam Sarnoski and Elainna Swanson

CITY STAFF: City Manager, Jerry Gillham

Finance Director/Asst. City Manager, Dan Wilson

City Recorder, Diane Harris

Deputy City Recorder, Melanie Masterfield

Community Development Director, Brian Elliott

Community Development Specialist, Kristi Gilbert

City Planner, Jamie Chartier

Audience: Chuck & Peggy Brummel, Terry Brock, Nancy Rodriguez, Evelyn Alexander, Linda Lee and Dian Cox

Meeting called to order by Mayor, Todd McKnight at 6:00p.m.

Flag Salute:

Roll Call: Councilor Vincent – excused; Tom Boggs arrived at 6:35pm

Introduction of Media: None

Planning Commission Members not in attendance: Adam Sarnoski and Elainna Swanson

CONSENT AGENDA

- July 8, 2019 Minutes – Regular Meeting
- July 22, 2019 Minutes – Workshop Meeting

MOTION made by Councilor Sumner to approve Consent Agendas as presented; second by Councilor Tomlinson.

Discussion: None

In Favor: Councilors Wattles, Tomlinson, Sumner, Stone and Mayor McKnight.

Opposed: None

Motion carried unanimously.

WORKSHOP

- **Urban Renewal 101**

City Manager, Jerry Gillham introduced Elaine Howard from Elaine Howard Consulting, who discussed the purpose and benefits of Urban Renewal (UR) during her power point presentation..

- Helps provide housing and improve living conditions for citizens in the community.
- Provides greater property tax revenues needed to pay for public safety, parks and street reconstruction.
- Provides funds to pay for infrastructure.
- UR is an economic development tool.

- Used all over Oregon.
- Doesn't increase property taxes, it uses the increase in property taxes that's already happening.
- Schools are indirectly impacted by UR.
- Bonds and local option levies won't be impacted by the proposed UR plan.
- UR doesn't provide new money, it diverts funds that would go to other property tax districts.
- UR is available to cities with a population under 50,000
- Councilor Stone – What is the cost of indebtedness? **Howard – 5-8% is average for admin costs. At what point does the city stop receiving tax funds from UR? Howard – As long as the district is designated as UR, it will continue. The baseline stops when the UR closes. For example, if the UR is for 20 years, the tax funds will stop in 20 years. If a non-profit business moves in, it will be non-taxable forever.**

Elaine Howard and Councilor Tomlinson continued discussion about Springfield and Downtown Roseburg UR improvements.

- Councilor Boggs - Will businesses be mandated to maintain their property and/or business under the Urban Renewal District (URD)? **Howard – Yes, but UR can't require it.**
- Councilor Stone – Does the UR loan go through the property owner or the business owner? **Howard - If it's a property loan, it will go to the building owner.**

PUBLIC COMMENT

- Citizen/Business Owner, Terry Brock agrees that Urban Renewal could really help downtown.
- Citizen, Evelyn Alexander would like to see Urban Renewal take place as well but to also keep the “old town community living” feel. Thinks that getting the community involved will give more support towards becoming a URD.
- Citizen/Planning Commission Member/Business Owner, Sam Robinson commented that the Splash Pad has made a great improvement. Wants to keep forward momentum to keep improving the city.

ADJOURNMENT

With no further business meeting adjourned at 7:20 pm.

A BRIEF PLANNING COMMISSION MEETING CONVENED DIRECTLY FOLLOWING THE COUNCIL MEETING.

Approved: *Jerry Gillham*

Jerry Gillham, City Manager

Respectfully submitted by,

Melanie Masterfield

Melanie Masterfield, Deputy City Recorder

Todd McKnight

Todd McKnight, Mayor

APPROVED BY COUNCIL ON SEPTEMBER 9, 2019