

CANBY CITY COUNCIL WORKSHOP WITH INDUSTRIAL AREA ASSOCIATION
Thriftway Community Room
7:00 PM, November 10, 1999

Meeting Summary

Present: Mayor Scott Taylor, Council President Walt Daniels, Councilors Roger Harris, Terry Prince, Barry Lucas, Shirley Strong, and Randy Carson, Craig Lewelling, Bud Roberts, Jack Orchard, Irene Burden, Terry Tolls, Pat Weygandt, Lisa Weygandt, Buzz Weygandt, Keith Guisinger, Roy Zimmer, Leighton Perkins, Allen Patterson, Bob Zimmer, Kay Lewelling, John Dewar, Irene Dewar, Suzanne Roberts, Robin Motsinger, City Administrator Mark Adcock, Community Development Director Jerry Pineau, Parks Director Beth Saul, Associate Planner John Williams.

Mayor Scott Taylor opened the meeting with a discussion of previous meetings. He stated that his goal for this evening was to attempt to find common ground on each of three priority issues concerning the Industrial Area: infrastructure planning and funding, financing mechanisms, and annexation strategy.

Under the first issue, infrastructure planning, the IAA stated that the construction of Sequoia Parkway is of primary importance and should be paid for by Urban Renewal funding because of it will facilitate development of the Industrial Area. The Council agreed that Sequoia Parkway, and the utilities in it, is the most important piece of infrastructure in the area, and that advanced planning and engineering are necessary to develop it correctly. The Council also discussed options for the Weygandt property in Phase III.

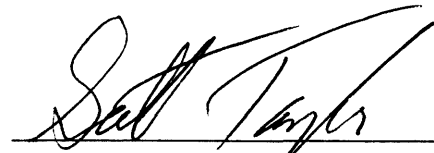
Under the second issue, financing options, the IAA noted the need to develop a finance plan that will give owners some certainty as to how infrastructure improvements will be paid for. The IAA believes that a significant amount of URD funds should be spent in the Industrial Area since a large amount of the increment will be generated there, but they realize that other areas and organizations will need to receive funds as well. Bud Roberts also emphasized the importance of looking for outside sources of funding, such as state grants, as well. The Council agreed that a plan offering some certainty was important, and discussed various ways to create such a plan. All agreed that a smaller group should be formed to address this issue, possibly the URD advisory board or task force that has been suggested previously. The IAA requested strong representation on any such group, but Councilor Prince noted that the other areas and organizations affected by URD must have a presence as well. Mayor Taylor suggested that this group create an inventory of needed improvements with a plan on how to fund each type. Funding mechanisms such as Advanced Financing Districts, Local Improvement Districts, and System Development Charges were mentioned as possible options. There was general agreement that URD will not be able to fund every needed improvement in the Industrial Area, so these alternative mechanisms will be required.

The third issue discussed was annexation. The IAA stated that their goal was having as many properties annex at the same time as possible, and that more property owners would be willing to annex if the city was the applicant. This would save property owners money since they would not

have to pay back taxes on their farm exemption if the city was the applicant. In addition, a City application would show property owners that the City was serious about developing the area. The Council agreed that having a large simultaneous annexation would be beneficial, and several Councilors indicated that the City Council or the Urban Renewal Agency could be the applicant if this was necessary to achieve uniform annexation. They felt that the Industrial Area was a unique case, and did not feel that a City application for annexation of this Priority B and C land would set any precedent for other areas of Canby. However, Councilors Prince and Strong were concerned about legal liability issues and public perception. Council President Daniels noted that if the City was the applicant on an annexation, it would be a one-time arrangement and any future annexations would be by property owners. Jack Orchard stated that there will be many ongoing discussions and agreements with IAA members prior to any application that would serve to assuage any concerns about unwilling property owners and the City's legal liability.

Mayor Taylor summarized the night's discussion, stating that a good dialogue had been held on each of the issues and that general agreement had been reached in each area. To summarize, both sides agreed that Sequoia Parkway is critical to the development of the Industrial Area, that not all improvements will be paid for by the Urban Renewal District, that a smaller task force will be set up to address financing issues, and that City sponsorship of an annexation application is "not a foreign idea." Further discussions in each area will proceed from these understandings.

The Mayor closed the meeting at 10:00 PM.

A handwritten signature in black ink, appearing to read "Scott Taylor", written over a horizontal line.

Scott Taylor, Mayor