

CANBY CITY COUNCIL
Special Session
November 24, 1999
MINUTES

1. OPENING

Called to order by Mayor Scott Taylor at 6:31 PM, November 24, 1999

Present:	Scott Taylor	
	Randy Carson	Walt Daniels
	Roger Harris	Barry Lucas
	Terry Prince	Shirley Strong

Flag Salute and Moment of Reflection

2. CITIZEN INPUT ON NON-AGENDA ITEMS

No citizen input

2. ORDINANCE

Motion by councilor Walt Daniels, seconded by Councilor Randy Carson, to adopt Ordinance No. 1031:

AN ORDINANCE OF THE CITY OF CANBY APPROVING THE URBAN
RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE
PUBLISHED.

Discussion:

Councilor Roger Harris stated that he is for the motion and sees it as good thing , although there are some down sides, especially pertaining to the School District and Fire District. However, he believes that those short comings can be addressed by the Agency to a satisfying resolution of those concerns. He expressed his confidence that those taxing entities will be considered. He expects that intergovernmental agreements will be developed to everyone's satisfaction , will involve the taxing entities to be actively involved and he believes any elected body will be concerned about fairness and equity. Although there are details in administering the Urban Renewal Plan, he stated that he supports the Urban Renewal Plan. He said that because the industrial area had to be annexed, residents will ultimately make the final decision regarding industrial expansion. He state that a lot of this development is essentially contingent upon development of the industrial area, which won't happen without the annexation of industrial land, which won't happen without a vote of the people.

Councilor Barry Lucas declared that he agreed with Roger Harris and believes the Urban Renewal Plan will benefit all of Canby. There is, he said, something for all of the community, not just the industrial area, including downtown and recreation. Therefore, he supports the Urban Renewal Plan as presented.

Councilor Terry Prince expressed reservation about the Plan and stated he believed it should go to the vote of the people. He expressed his concerns about the Urban Renewal District's impact on the other taxing entities, especially the Canby Fire District's's future personnel needs, the impacts of rapid growth, the share downtown

will receive, the long term financial implications, and the lack of voter approval. He believed that the Plan will spur growth at a pace that will be more than the citizens can handle and cause a greater negative impact than the Plan may intend without voter input. He also said he did not believe there was enough dollars in the Plan for the downtown revitalization to make a major impact. He believes only two projects, totaling about \$1,500,000, was directly related to the business revitalization program. He said the way the Urban Renewal District is set up, not all districts share equally in the expansion and growth. He state he was disappointed that we're cutting the other two districts out of the loop. He said at least the voters should weigh in and have a voice. The streetscapes, improvements streets and other related projects were really city projects that would be accomplished through general fund revenues and bonds. The same bonding issue was true for public buildings, such as city hall, school buildings and community structures. The bonds and projects would be voted upon by the citizens. Hence, the renewal district funnels revenue sources without a vote of the people into the downtown street improvements rather than city wide projects. Hiring of personnel, especially by the fire district, he said, is of a major concern because urban renewal shifts dollars to projects which may affect city and district services, reducing funding for needed personnel. He stated you don't build buildings to create more jobs, therefore, other projects should be done before new buildings. He said that the urban renewal has a long-term impact of 30-40 years, rather than the projected 15-20 years; therefore, the bonding should go to the voters who can decide on the long term affect. The issue of who gets what in the first 3 to 5 years is crucial because it may be 10 years before a sufficient bond can be financed.

Councilor Randy Carson confirmed he supports the Urban Renewal Plan and believes the opportunity by the community to expressed their thoughts where handled by the Urban Renewal Task Force over the past year. There was a significant participation by citizens representing many segments of the community. He stated that there were projects for the business revitalization efforts as well as the other amenities, in addition to the industrial area projects. He believed that the questions concerning the school district and fire district would be handled by the Urban Renewal Agency during the meetings and process of the Plan.

Councilor Walt Daniels said he supports the Urban Renewal Plan, recognized the need to work with the fire district and school district and that there was work to be done by the Urban Renewal Agency in regards to their concerns. He realized that there need to be faith and collaboration in the urban renewal process to make sure the community received the services they expected. Her said the two taxing agencies needs will be worked out as the Urban Renewal documents are developed over time, but that foresight and planning for growth are what the city needs now. He said we're going to grow and we need to plan for it., citing Beaverton's lack of land use planning and Wilsonville's lack of infrastructure as examples of area growth pains. He stated he looked at those two cities and say I don't want to be like that.

Councilor Shirley Strong related that she is not sure she agrees or disagrees with the Plan. She had not received much negative response to the Plan. She felt that the Plan was well advertised, citizens had the opportunity to express their concerns and that she had not heard any more negatives than was given at the public hearing on the

Plan. There were still questions she had, but the process would probably take care of those few issues. She saw no reason not to go forward with the Plan.

Councilor Terry Prince said that we always go to the people to ask for money. We should go now for public buildings and infrastructure. He expressed his belief that the length of the Urban Renewal District may be much longer than its proposed twenty-year term. The Agency, in its efforts to do all the projects in the Plan, will likely bind the district to longer debt, and thus extend the term. He said there will not be enough funds in the Plan in the next five years to adequately help downtown. Hence, we will lose the downtown.

Mayor Scott Taylor stated that the vast majority of the public testimony and comments were supportive of the Urban Renewal Plan. Overall, he said, there was not much negative input or feedback that the Plan was a bad idea. He said there are legitimate concerns any time we dedicate funds, such as in the city budget. He stated that the school district did not approve the Plan, but it did not oppose it either. He noted that the school tax dollars go to Salem for state formula distribution to all school districts. Now, under the Urban Renewal Plan, he said that those tax dollars stay in Canby for our use and benefit. The concerns of the school district and fire district, he stated, on hard revenue issues can be handled through a working relationship to offset some of the tax revenue funding, maybe by giving cash. He stated other cities have found a way to give cash to taxing entities. He stated that as with the city budget, the Urban Renewal District list of projects can be adapted over time as circumstances demand. He said the list is not the sacred scroll and we have the ability to adjust within the framework, and this sets the upper limits we can work within. He contended that the urban renewal money focused on improving roads and infrastructure will free up money in the city's general fund for personnel needs. He believed we have fluidity here and have the ability to work with this money on a variety of projects. He said that even just building and equipment contributions - if the Urban Renewal District lives up to only half its expectations - brings value to all of Canby, thereby impacting the entire community, enhancing Canby, and everyone can benefit. Wilsonville used Urban Renewal funding for the freeway overpass with dollars from ODOT. The main engine is the industrial park and believes that we can limit our debt as we go along. Furthermore, he said, instead of letting it happen when it happens, we can guide our own destiny. If voters say no to the industrial park annexation, he said, we have the ability to limit the debt risk. The Urban Renewal Agency approves projects as we go. After 20 years, there could be \$3.8 billion growth, therefore all taxing districts benefit at the end of the urban renewal term and they get their share. He stated, if we do not do it right, we lose our ability to leverage those funds. He said he has not heard anything to indicate urban renewal is a bad way to go. This helps us, he said, guide our destiny. People have tended, he said, to focus on dollars they do not have, rather than what we generate through planning. He proposed to bring forth an advisory board/committee to help us work out details acceptable to all concerned. He stated that Urban Renewal fits with our vision about making Canby a vital place. He said it is bigger than Urban Renewal/Downtown, a sliver of Canby, because it brings about culture for people to stay here, work here, and culture to downtown area like downtown Houston and

other places. He said this is what we need to do and he is exited to get moving. Councilor Terry Prince stated that Urban Renewal District is not a sliver of land, it represent about 25% of Canby area. He said there are significant growth issues and voters can vote on annexation and industrial growth will bring city growth. There were only about 40 persons - 12 persons on the Task Force - who participated in the urban renewal process. He state he is against the City being the applicant for any annexation of the industrial area. He further stated that the City Council can not be unbiased on the annexation as the applicant.

Mayor Scott Taylor stated he saw the industrial land development as right - assessed valuation plus work in town rather than housing development - therefore, causing a different balance and changing Canby from only a bedroom community to a balanced community.

Call for the question.

Roll call vote:

Councilor Randy Carson	Yes	Councilor Barry Lucas	Yes
Councilor Walt Daniels	Yes	Councilor Terry Prince	No
Councilor Roger Harris	Yes	Councilor Shirley Strong	Yes

Ordinance No. 1031 adopted by 5 to 1 affirmative vote.

4. There was no executive session.
5. With the concurrence of the City Council, Mayor Taylor set a workshop with Tom Postlewait regarding the North Redwood Storm Drainage Advanced Finance District at 6:00 PM on December 1, 1999 in the Canby Utility Board Room located at 154 SW 1st Avenue, Canby.
6. Adjourned at 7:11 PM



Walt Daniels, Council President