

CANBY CITY COUNCIL
REGULAR MEETING
DECEMBER 17, 1997

Mayor Scott Taylor presiding. Council members present: Dennis Nolder, Brad Gerber, Roger Harris, Walt Daniels, Barry Lucas and Shirley Strong.

Also present: Administrator Michael Jordan, Finance & Administrative Director Sarah Jo Chaplen, City Treasurer Chaunee Siefried, City Attorney John Kelley, City Recorder Marilyn Perkett, Planning Associate Jason Kruckeberg, Bruce Landon, Dudley & Joyce Gee, Alice Clymens, Rich Baranzamo, Ron Wright, Beverly Welch, Greg Young, Steve Miller, Adrian Fisher, Roy Hester, Leona Sandsness, Will Newman, Lila & Curtis Gottman, Steve Corett, Ernie Graham, Ken Pellett, Harry LeeKwai, Mary Hellhake, Bruce Broetje, Frank Cutsforth, Bertha Von Craig, Charles Hagel, Paula Smidt, Rosemary Glutch and others.

Mayor Taylor called the session to order at 7:30 p.m., followed by the flag salute and a moment of silence.

CITIZEN INPUT ON NON-AGENDA ITEMS: Lila Gottman, Chair of the Bike/Ped Committee, informed the Council that the Bike/Ped Committee had applied for and received a \$500 grant from Cycle Oregon to use for helmets for the Bike Rodeo next Spring. Mrs. Gottman noted that she has a source where she can purchase the helmets at a reduced price. The grant should allow for twice as many helmets to be distributed over last year.

Steve Miller, School District Superintendent, thanked the City for the opportunity to meet in joint workshop session, along with the Planning Commission, last week. He said he looked forward to continuing the sessions on a quarterly basis.

CONSENT AGENDA: **Councilman Harris moved to adopt the consent agenda: minutes from November 19, 1997; and the accounts payable of \$227,043.56. Motion seconded by Councilman Daniels and approved 6-0.

COMMUNICATIONS: None presented.

PUBLIC HEARING: Economic Improvement District - Mayor Taylor opened the hearing at 7:35 p.m.

Attorney Kelley explained that this was a legislative hearing, not a quasi judicial hearing.

Staff Report - Administrator Jordan explained that this is the first of two required public hearings for a proposed Economic Improvement District (EID) Mr. Jordan pointed out that Ordinance 982, which will be discussed later on the agenda, is to set a procedure for implementing an EID, but is not directly associated with this proposal.

Mr. Jordan introduced Malcom Johnstone a consultant formerly with Livable Oregon and has been involved with the formation of many of these districts throughout the state.

Malcom Johnstone, currently with the Oregon Downtown Development Association, provides technical assistance to communities, specifically for the formation of an EID. He said an EID is the most common form of funding to provide commercial revitalization for a central core area. He said there are currently 12 EID's in Oregon. Oregon Legislature established the EID process in 1982. Laws have changed since that time, specifically due to Measure 5 and 50. Mr. Johnstone said one of the most recent, and smallest EID is in the City of Joseph, with 98.2% support. Portland has one of the largest EID's of 1.4 million dollars raised annually for security services, beautification and to support services of the Association for Portland Progress. He said periodically EID's fail because property owners loose confidence in the program or services that were set, and often times it is for a political reason, not economic.

Mr. Johnstone said he has been doing this since 1984 and his experience indicates that the return on the investment is approximately \$16 for every \$1 invested in an EID. He added that in every case there has been an increase in jobs, sole proprietorships, and a renewed pride in the EID area.

Mr. Johnstone pointed out that an EID will not proceed if one-third of the property owners are opposed to the proposal.

Councilman Harris asked how votes were tabulated.

Mr. Jordan said that all property owners are contacted and if they do not respond, a yes vote is assumed. Remonstrances must be in writing. The second public hearing is scheduled for January 21st, and notices and assessments will be mailed. City Hall will maintain records of any objections.

Councilman Harris asked how the investment return has been calculated. Mr. Johnstone replied that surveys and data collected have generated those numbers.

(At this time, Mayor Taylor took a five minutes recess to listen to Christmas Carols from a group of various Church Youth Groups in the community.

Councilman Lucas referred to the EID Question and Answer page, number 3 and asked how a tax savings is realized which will more than pay for the EID.

Mr. Johnstone said after reading Measure 50 he developed that scenario, and under a normal situation, a commercial property owner would see several hundred dollars in tax savings from Measure 50. The EID might only be a couple of hundred dollars, and the savings generated by Measure 50 will pay for the assessment.

Administrator Jordan reported that in Canby, Measure 50 tax savings was generally higher than most areas because values have risen very quickly in the last few years in Canby and the roll back for taxes was two years ago.

Councilman Harris stated that some property owners will oppose the EID, and what types of businesses might be resistant.

Mr. Johnstone said an EID exists in corporate mall structures, however, they are not called an EID, usually they are common area charges and are often higher than the rent. The common area charges pay for marketing, maintenance, parking, landscaping, etc. If an older commercial district is to compete with a corporate mall and if businesses in a downtown area are to protect their investments collectively, then a specific program is necessary and that is usually an EID. He said the leadership in the Chamber in Canby is extraordinary and they are putting together a program that is one of the most dynamic in the state. The proposed program will assure a stable economic environment for the older community.

Mayor Taylor polled the audience on how many wanted to address the Council regarding the matter. Each person was asked to hold their comments to three minutes.

Ray Hoen, 309 SE First, said he was in favor of the EID, the town needs an uplift and upgrade. He said most property owners don't know what will really take place, and are saying no to the cost they will individually experience. He added that he would like to see Canby as a viable, livable, attractive area.

Doug Sprague, 641 NE 22nd, stated that he is not affected as a business, even though he is a Canby businessman. He asked why the City is involved in this project.

Administrator Jordan replied that the City has no financial obligation in the EID. However, the ORS requires that the City Council must form the district. He added that the funding mechanism to fund the EID is a property assessment and can be secured by a property lien, this requires a governmental action.

Mayor Taylor stated that by Council approval, this means they agree with revitalizing the downtown area.

Mr. Sprague said he was very interested in the direction the community was going and he felt the more people involved and supporting these type of projects would be in the best interest of the City.

Greg Young, property owner, said he was inclined to be against the project due to the lack of information. He said "Canby is livable and doing well," and he didn't feel it needed an organized effort to make the City any greater. Mr. Young said he reinvests directly into his own property by maintaining it. Mr. Young is a CPA and was skeptical on the actual proposed money return by creating the EID.

Mr. Young expressed concern about the fact that an objection must be in writing, he questioned if this is a democracy. He said this feels like a tax. Mr. Young said he was part of an EID in Milwaukie and it was not a real success.

Charles Hagel, agreed with Mr. Young's statements. He said some property owners will not benefit from the EID, even though they are required to pay, specifically those in zone 2.

Frank Cutsforth, business owner at 225 NE Second, said he liked the EID concept and it is an investment in the community. He said the City will get a better return on their investment; the project needs a staff person to "carry the ball," and obtain grants; the concept of a City with design is appealing; in the future he visioned someone would be available to aid businesses in developing their business; and this will improve properties. Mr. Cutsforth said businesses must be continually upgraded and maintained. He added that the edge of the proposed district will eventually see results from the EID, perhaps in banners or other means. Mr. Cutsforth said the CBRG group is bringing the community together for a common goal.

Bertha Von Craig, resident of Molalla and a vendor at the Growers Market, said she would like to see Canby as a "green" and growing town. She stated that she was impressed with the market and felt it was a socializing event. Ms. Von Craig moved to the area from Chicago but has lived in small communities and indicated this project was an opportunity for the City. She offered her help in the leadership of the Growers Market, but indicated Heidi was doing a great job.

Ron Wright, NE 4th, asked if properties used as a residence will be affected.

Mr. Jordan said if the property is not in commercial use, it cannot be assessed.

Bruce Broetji, asked if the EID included the Industrial Park.

Mr. Jordan said there was no industrial property in the EID district.

Marry Hellhake, asked who established the boundaries and why the businesses at the north end of town were not included, beyond Pine Street.

Mr. Jordan said the boundaries were developed by the Canby Business Revitalization Group. He added that they are primarily the C-1 and C-2 zones, which are the Downtown and Highway Commercial Zones.

Charles Hagel pointed out that Pine Street has a residence on the property that houses a gas station.

Mr. Jordan stated that a tax lot with a commercial use will be assessed.

Councilman Harris asked if it would make any sense to expand the district up to the Logging Road Overpass.

Mr. Jordan said the boundary can be changed, providing adequate notice is given to the property owners and make new assessments. Mr. Jordan used a wall map to show the boundary for zone 1 and zone 2.

Attorney Kelley noted that the boundaries will be set tonight.

Heidi Henry, Canby Business Revitalization Program Manager, said the boundaries were set by a series of meetings with three focus groups, about 38 participated in those sessions and were mostly property owners. The group came up with the suggested boundary. The lines were not arbitrarily set, but were designated by the group as the best they could do at that time, with a lot of thought, conversation and effort put into the designations. The boundaries were also designed with the concept of how much the EID could accomplish in five years.

Councilman Gerber stated that the EID will not make physical improvements along the frontage of all the EID District, but core improvements will attract people and everyone will benefit.

Ms. Henry said Canby is small enough that not only the core area was considered, but Canby as a "whole" was considered in the marketing mix. She added that the concept is what people see when they drive into Canby; what is the image of Canby for promotional factors; and an image campaign can be generated. The board will decide what kind of economic activities will be developed in the district and have authority over the budget and funds. She said a plan for the next couple years has been generated. Ms. Henry informed the Council that someone interested in purchasing the shopping

center asked if they would be able to utilize some of the EID design and architects to create a connection to the core area.

Councilman Gerber said he was still not satisfied with the boundary ending at S. Pine.

Charles Hagel, noted that the Council will make the decision on what improvements will made and asked if property owners would have any input on the decision process.

Mayor Taylor said it is not the Council making the decisions, but the CBRG board.

Will Newman, said he has been on CBRG for a couple years and the board restricted the boundary to commercial, not industrial, and that is why Pine is the border. He added that the board is elected by the people that will be assessed.

Adrian Fisher, business owner on 99E, stated that an LID affects only property included in the LID, unlike this EID. He asked why businesses are included in the EID and paying for it, without any affect. He added that all that has been suggested is the revitalization of the downtown area. He said he could not ask for others to join his LID to help in funding, however, an EID can ask anyone in the zone to pay.

Mayor Taylor said the theory is that anyone in the zone will benefit from the EID.

Mr. Fisher suggested that the area where people first enter the community should be considered for improvements first, not at the last of the project.

Rich Baranzamo, partner in the Antique Mall, said this project is a pleasant surprise since he has come to Canby to do business. He added that the local Chamber is endeavoring to bring some "pizzazz" to the town. Mr. Baranzamo said the City is now a little "dead" looking and this EID could aid the property owners in enhancing the aesthetics of their property. He added that his opinion of the zones were that one zone is businesses with parking, and the lessor assessed area has no parking. He was sure that there would be improvements along Highway 99E to attract people.

Rosemary Glutch, 248 NW 1st business owner, said this proposal was a marriage between the businesses and property owners. She suggested that this EID will be needed if Gramor is able to annex. She added that some of the suggestions for the EID improvements were benches, improved streets, water falls, flowers and things to encourage patrons. Heidi is needed to keep the project on task , as she is coordinating what the businesses have worked on for several years.

Harry Leekwai, president of the CBRG, stated that a great deal of consideration was done prior to setting the boundaries. The group also considered what can actually be

achieved and managed in a set area. Mr. LeeKwai said that the CBRG will have control of the funds and property owners.

Steve Miller said he viewed the EID for the City of Canby as “ a willingness to invest in itself.” He compared the investment to that of the Community Arts Center at the High School, noting a different level of benefit from the expenditures.

Greg Young said that in his opinion parking was not a consideration when setting the zones, since his property had parking that he had to establish and he could not count any off-street parking. He asked who would get a grant and for what.

Mr. Jordan replied that there are numerous grants available to applicants, from the Federal government, state, and private grants. There is also an unending list of types of grants including energy, historic, housing rehabilitation, workforce improvements and education, small and minority business, etc. Mr. Jordan said the CBRG aboard will probably apply for grants or aid businesses in grants applications. He said someone is needed to monitor programs and available grants.

Mr. Young asked what might be the first thing the EID will provide, other than providing a staff person.

Mayor Taylor noted that visual conceptual drawings have been presented by the board regarding some possible improvements. He added that currently the City will be installing new lights at Wait Park and one idea is to use the same type of light standards downtown to promote a common theme.

Mr. Young asked how the board was selected.

Mr. Jordan said the group had by laws which prescribed the board member process.

Mr. Hoen reminded everyone that the Bike/Ped group received a \$500 grant, so the process does work.

Ken Hagen, Library employee, stated that the Canby Library has recently received two grants for more than \$100,000. He added that it is important to have someone who is knowledgeable in pursuing the grants and providing the bookkeeping necessary for a grant recipient.

Kathy Henderson, Chamber Director, noted that the Chamber is the recipient of a Mt. Hood Economic Alliance Grant for \$90,000 which has provided a staff person to get the EID effort brought to a reality.

Mayor Taylor closed the hearing at 9:04 p.m.

Administrator Jordan reported that the second hearing will be scheduled for January 21, 1998.

Mayor Taylor suggested delaying the hearing to February 4th. However, the general consensus from those involved was to keep the January 21, 1998 date for the second public hearing.

Mr. LeeKwai said because of the lack of information, the board will make themselves available for conversations and presentations with the conceptual drawings.

Adrian Fisher asked if there would be a "capp" on the amount assessed.

Mr. LeeKwai said the board had considered a capp, however, they decided to implement two zones instead.

Dudley Gee asked when property owners would be allowed to vote.

Attorney Kelley reiterated that no votes must be submitted to the City in writing, and silence will count as a yes vote for the EID. All votes must be submitted by the time of the second public hearing.

Administrator Jordan explained that information, including the notice of the next public hearing will be mailed to property owners by certified mail.

Mayor Taylor expressed a concern that the process is pressuring citizens and is on a fast track. He suggested another public forum on January 21st with a final closure on February 4th.

Heidi Henry stated that numerous stories have appeared in the Canby Herald; four focus sessions were held; one or two general meetings with property owners were held; a discussion of the EID at a large Chamber meeting; letters have been mailed to all property owners; and approximately 75 of the 200 property owners were contacted by telephone. She added that the goal is to contact each property owner by telephone. Ms. Henry said the information cycle could be worked on forever, however, the CBRG has worked on the project for a long time and feel confident in their efforts.

Charles Hagel asked how much interest from the property owners has been generated.

Ms. Henry said positive interest is enormous, and over 100 property owners have made contact with the Chamber on the EID.

Councilman Gerber said he was confident that the Chamber has done the appropriate work on the EID and suggested that January 21st be the final hearing on the subject.

Councilman Lucas agreed and said there has been plenty of time for the informational process, and a registered mail process will make everyone well informed.

Councilwoman Strong asked if the Council is required to take any action. She suggested that with the holidays approaching the two week delay would be worthwhile.

Mr. Kelley noted that the Council has no action on the matter, and if one third of the assessed property owners object, the EID will not proceed.

Councilman Daniels said he felt the committee has done an excellent job in providing information.

Greg Young asked if the letter that is to be mailed to the property owners clearly states that a non-response is effectively a yes vote.

Attorney Kelley read the ORS, which is probably what will be in the letter, and it starts out, "...if the Council receives written objections at the public hearing from owners of property upon which less than 33% of the total amount of the assessments is levied, the economic improvement project may not be undertaken or constructed."

The general consensus of the City Council was to proceed with the January 21, 1998 public hearing.

Mayor Taylor recessed the session at 9:28 p.m. The regular session was reconvened at 9:35 p.m.

NEW BUSINESS: IGA with Marion County - Administrator Jordan noted that in 1994 the transportation plan provided only a cursory status of the City road system. Roy Hester has had contact with Marion County who will contract with the City to update the City road system and provide a computerized management system.

Mr. Hester said this information would be valuable during the budgeting process, and will enhance the maintenance program.

Mayor Taylor asked if a physical assessment of the streets will be made.

Mr. Hester said the 1994 inventory does not provide the condition of a specific street in segments, which is necessary for maintenance. The proposal will include a complete physical assessment, with each street being surveyed. He added that he has the computer program, and the final analysis will be down loaded into his computer. Mr. Hester said once the program is implemented, he felt the City would be able to keep the status of the streets current.

Councilman Nolder asked how the program would be used.

Mr. Hester replied that any time maintenance is performed on a section of road, it will be added in the computer. Also, the program is designed to project necessary improvements to street areas.

Councilman Lucas asked if Mr. Hester was confident that the 55 miles suggested for the inventory is adequate.

Mr. Hester said it is accurate, and in fact, the cost may be a little less. The funding will come from the street supplies and services line item.

Councilman Gerber asked if others quotes had been researched or pursued.

Mr. Hester said he did not research any other companies. . Marion County was most highly recommended.

****Councilman Harris moved to authorize signatures on an Intergovernmental Agreement Between the City of Canby, Oregon and Marion County, Oregon for the support of the "Metropolitan Transportation Commission" Pavement Management System. Motion seconded by Councilman Daniels.**

DISCUSSION - Councilman Gerber said he was not opposed to the concept, only the fact that other agencies were not researched and the first bid was accepted.

****The IGA was approved 5-1, with Councilman Gerber voting no.**

Roy Hester informed the Council that the City recently received a Community Development Block Grant for improvements on Township Road. Construction will start in June.

Establish a Local Improvement District - Administrator Jordan reminded the Council that they made the decision to establish a LID, and the next step is to prepare an engineering report.

Curt McLeod, Engineer of Record, said the name of the LID is the Third & Baker LID, and the boundaries include: NW Third Avenue and Highway 99E, west of Cedar Street to the Molalla River. The LID is requested for urban services, sewer, water, and street improvements. He added that the sewer improvements include relocation of an existing sewer pump station on Third and Baker to the bottom of the hill.

Mr. McLeod listed the costs of the proposed improvements: Sewer pump station, \$87,500; sanitary sewer collection system, \$184,700; water lines \$147,00 with \$50,000

being paid by CUB; highway frontage improvements of sidewalk and curb, \$76,500; and utility services of \$34,500 for a total of \$480,000. He added that since preparing the report he wanted to include costs for interim financing of \$40,000, bond costs would be \$35,000, and a right-of-way acquisition of \$15,000 which brings the total LID costs up to \$570,000.

Mr. McLeod stated that this LID has been requested by a property owner, the engineering report was developed for the benefitted area. He added that the project is not intended for the benefit of the City but allowed so private developers can utilize the City's funding vehicles. He noted that in a LID the assessment becomes a lien on the property.

Councilman Harris asked if this will cost the City. Mr. McLeod said any City costs, including financing, will be added back into the assessments for a refund to the City.

Councilman Lucas asked if Baker Street is continued on to 99E, would it make a difference in the proposed improvements. Mr. McLeod said if Baker is extended, the services will still need to be in place and a street extension will be elevated. Actually, that has been considered when drafting the engineering report.

Curt McLeod stated that the City has 15 acres included in this LID and will be one of the assessed properties.

Councilman Nolder asked how this would affect a proposed park for the area. Mr. McLeod said he was not aware of a proposed park for the area until he read it in the paper. He said some of the LID work proposed will be duplicated by the parks plan, however, the LID will provide services to the park area.

Mr. McLeod said a recommendation to solicit a financial counselor regarding options is suggested. He added that 50% of real market value would be reasonable in a foreclosure.

Mr. McLeod said he wanted to amend his recommendation that to proceed with the LID the City solicit bids and prepare plans prior to formation of the district. He noted that to stop the LID objections by 2/3 of the property owners is required. Mr. McLeod stated that the City ordinances makes reference that remonstrances as 2/3 of the front footage, and it calls for 10% interest which is probably not within the current market. These are things that might need to be considered for a change in the City ordinance.

Councilman Gerber asked if only two property owners are involved in the front footage, Mr. Fisher and Mr. Lovell. Mr. McLeod said he felt that if anyone was being assessed, including the City property or Rinkes property front footage, along with one parcel with

no frontage, they all should have the ability to remonstrate. He added with the support of the City and Mr. Fisher, there is enough assessed area to make the LID favorable.

Councilman Harris asked what would happen if one of the property owners objected and was inclined to litigate. Mr. McLeod said that was hard to project. He said the rationale for the LID is to accommodate private development and all costs incurred by the City will reflect in the assessments to the properties involved. At this point, none of the property owners have been contacted and he suggested contacting the property owners.

Mr. McLeod said that the procedure should be as follows:

- * approve the report with amendments
- * prepare plans and specifications
- * advertise for bids
- * publish and mail notices
- * conduct remonstrance hearings
- * complete construction work
- * approve assessment ordinance

Councilman Gerber asked if the City could recover costs from the applicant of the LID if the project is abandoned. Attorney Kelley said there is no provision for this in the ordinance but it could be negotiated.

Mr. McLeod noted that some of the plans for this project started a few years ago and Mr. Fisher has invested some money for a light on Berg Parkway and those costs should be considered as well as some engineering Mr. Fisher has paid for, and those costs exceed \$40,000.

Councilwoman Strong asked where the money would come from. Mr. Jordan said the project would use Bancroft bonds, with some form of interim financing.

Mr. McLeod said if the project were abandoned the only costs incurred would be for design, soliciting bids and preparations of this report for approximately \$20,000.

Councilwoman Strong again asked where these funds would be generated.

Mayor Taylor noted that this project would be using the City's ability to develop a portion of the City that could bring economy to the community. He said there is a potential risk, of whether the City moves forward and recoups all of the investment or loses \$20,000. Mr. McLeod said there would be some residual value to the plans that would be in place if the project were abandoned.

Mr. McLeod said if the City agrees, then over 45% of the property would be in approval of the LID.

Adrian Fisher said he not only installed the light, at his cost, but he donated an 80 foot right-of-way through the property to Baker, which separates his property.

****Councilman Gerber moved to approve the Engineer's report for public improvements to the NW 3rd and Baker Street Commercial/Industrial Local Improvement District and to addresses estimated costs for financing , to prepare plans and specifications and to solicit bids; and to direct the City Recorder to publish the required notices, and to direct by first class mail the same notices to the property owners of record, per Chapter 4.04 of the Municipal Code, in order to proceed with formation of the District and completion of the public improvements. Motion seconded by Councilman Lucas and approved 6-0.**

ORDINANCES & RESOLUTIONS: Ordinance No. 982 - Administrator Jordan stated that this is the first reading for an ordinance which adopts a procedure for an EID that is consistent with ORS 223.

****Councilman Harris moved that Ordinance No. 982, AN ORDINANCE ESTABLISHING PROCEDURES FOR THE CREATION OF AN ECONOMIC IMPROVEMENT DISTRICT; AND DECLARING AN EMERGENCY be posted and come up for final action on January 7, 1998. Motion seconded by Councilman Daniels and approved 6-0.**

UNFINISHED BUSINESS: Findings on SUB 97-06, Riverside Homes - Councilman Harris asked if there has been any response from the Planning Commission regarding the decision of the Council.

Jason Kruckeberg said the Commission suggested that an ordinance amendment be drafted to include the Council's response to the issue.

****Councilman Gerber moved to adopt the Findings, Conclusions and Final Order of APP 97-04/SUB 97-06, Riverside Homes. Motion seconded by Councilman Daniels and approved 6-0.**

MANAGER'S REPORT: Industrial Park Master Plan - Mr. Jordan said a meeting was held today with the property owners and technical advisory committee members for the Industrial Master Plan. The next step is to bring the plan to the Planning Commission and City Council. The Council decided on January 28, 1998, for a workshop on the Industrial Parks Master Plan.

City Hiring - The City has advertised for a Planning Director and applications close on

December 19th. Three positions for an Office Specialist has been advertised, one for the Administration Office, one for the Planning Department, and one in the Municipal Court Office, their new hire worked three weeks and quit. Applications close on January 2, 1998, and hopefully the City will be up to full staff.

Regional Park - Mr. Jordan noted that the concept for a regional park was approved and the first step will be an RFP for design. He said that the City will be advertising soon for the design process.

COUNCILORS' ISSUES: Barry Lucas said on Monday, there is a bus trip leaving the library at 8:30 a.m. to visit skate board parks at Forest Grove, McMinnville and Salem. They plan to return to Canby by 3:30 p.m.

Mr. Jordan said if the a specific design of a skate board park is desirable, the City could obtain the plans from that City to expedite the process.

Mayor Taylor thanked the Councilors for the past year for their hard work and wished everyone a Happy New Year.

- ACTION REVIEW:**
1. Prepare and mail notices for second EID public hearing on January 21, 1998.
 2. Enter into an Intergovernmental Agreement with Marion County for a pavement management system..
 3. Proceed with Third and Baker LID process.
 4. Post Ordinance 982.
 5. Forward Findings for SUB 97-06.

****Councilman Daniels moved to go into Executive Session under ORS 192.660 (1)(e) to negotiate real property; and (1)(i) regarding the performance of a City employee or officer. Motion seconded by Councilwoman Strong, approved 6-0. .**

Mayor Taylor recessed the regular session at 10:35 p.m. to go into Executive Session. The regular session was reconvened at 11:45 p.m. and immediately adjourned.

**EXECUTIVE SESSION
DECEMBER 17, 1997**

PRESENT: Mayor Taylor, Councilors Nolder, Gerber, Harris, Lucas, Daniels and Strong, and Mr. Jordan.

ORS 192.660 (1)(e) - The Council discussed a real property transaction regarding a small parcel of land owned by David Anderson.

ORS 192.660 (1)(i) - The Council did a performance evaluation of the City Administrator.

The session was adjourned at 11:45 p.m.,.



Marilyn K. Perket
City Recorder



Scott Taylor
Mayor