

TUESDAY, 7:00 a.m.

DECEMBER 27, 1994

FINANCE COMMITTEE
MINUTES

J's RESTAURANT

NEWBERG, OREGON

The meeting was called to order by chair Donna McCain at 7:00 a.m.

ROLL CALL:

Present:	Donna McCain	Bert Pennock
	Barbara Secor	Don Wright

Others Present:	Duane Cole, City Manager
	Kathy Tri, Finance Director
	Carolyn Landis

NEW BUSINESS:

Property Tax Exemption for Camellia Court: Carolyn Landis from YCAP was present at the meeting to support a request from the Housing Authority of Yamhill County to provide a property tax exemption for a twenty-four (24) unit town-house project being built on Sitka Avenue. She explained that the town-houses would be two to three bedroom town-houses for low income families. Ms. Landis explained that they have applied for grants and have received some tax credits and are hoping to get the property tax exemption in order to make the housing more affordable. Housing would be provided for those that live and work in Newberg and the rent is to be a maximum of 30% of income. Eligible families would be those who earn up to 60% of the median family income. She added that they have bought the property from Brown & Tarlow and it will be developed around a courtyard between Shilo Inn and the existing apartment complex.

Donna McCain asked if the tax exemption is permanent. Ms. Landis responded that it would be for twenty (20) years. Duane Cole corrected that the ORS 307.545 indicates that it must be an annual renewal to maintain property tax exemption. Barbara Secor asked what would be the impact upon city residents. Duane Cole indicated that it would be a minor impact. Don Wright added probably one dollar per person per year. Duane Cole added that the project still needs the Park District and School District approval to obtain the property tax exemption. Carolyn Landis said they are trying to begin construction of the project by March. She added that they will be hiring a management agency to manage any problem on the property. Barbara Secor asked if there would be available housing for single parents or would there be a restriction on the number of children. Carolyn Landis indicated that there would be housing for some families and also others that have income problems. She indicated that this is a small project which they prefer since it will have less of a neighborhood impact.

Duane Cole indicated there is a policy question regarding the process to establish a special property tax exemption. Donna McCain stated she would like at least a five year cap.

MOTION: Pennock/Wright moved to not approve the property tax exemption for Camellia Court. VOTE ON THE MOTION: Passed by those present.

Ambulance Charges: Duane Cole presented information on this request. He indicated that the fire department is requesting a change in ambulance charges

in order to obtain better Medicare reimbursement. Currently the ambulance charges are based on a minimum rate plus cost per mile. Under this rate structure Medicare reimbursement is at it's lowest amount. The City of Springfield, which administers our ambulance collection program, has recommended a change in the rate structure in order to obtain higher Medicare reimbursement. The new rate structure will also be easier on the ambulance crew and staff to track expenses.

MOTION: Wright\Pennock moved to recommend approval of the new ambulance rates to the City Council. VOTE ON THE MOTION: Passed by those present.

Minutes: Donna McCain asked if there were any comments on the November 29, 1994 minutes. **MOTION:** Secor\Pennock moved to approve the minutes of the November 29, 1994 meeting. VOTE ON THE MOTION: Passed by those present.

Monthly Report: Kathy Tri presented the November monthly report. She noted in the general fund that property taxes in the amount of \$1.3 million had been received. She also noted that the City had received \$225,000 from the Park District to cover the cost of the Senior Citizen Center in accordance with grant rules. These two events caused a tremendous increase in general fund revenues. Don Wright asked if the City was building cash in its water and sewer funds as shown in the graphs. Kathy Tri responded that the bond payments are later in the spring in which expenses will be able to catch up with revenues.

Monthly Transactions: Questions were asked regarding charge on U.S. Bank to the Outback Pub & Grill (lunch for Cole, Tri and Wilsonville staff members for a meeting on public transportation); U.S. Bank charges for Bob Tardiff's trip to Albuquerque; payments to three volunteer firefighters for their work with the Washington fires this past summer; payment to Lyn Hildebrand for evaluating City facilities for ADA compliance; payment to Chehalem Swim Team for Christmas poinsettias; payment to Charles Fessler for quarterly dinner for the police chief and dues payment to Newberg Kiwanis.

The payment of service club dues raised the question of how many employees belong to service clubs and what is the amount of dues the City pays. Duane Cole indicated that the City encourages its employees to be involved in the community and non-profit clubs. Don Wright indicated that he understood involvement in professional organizations but not non-profits or social organizations. Duane Cole indicated that his Rotary dues is split between lunch and dues and that many other employees split between lunch and dues. Don Wright indicated that he would rather pay for lunch than the dues. Duane Cole indicated that when he got here not many employees were in clubs and it was not much of a problem. Donna McCain indicated that it is important to have employees involved and out among the community. This builds rapport with citizens. Committee members indicated that this would probably be a future discussion item for council at the next council meeting.

Adjournment: Don Wright noted that this might be Donna McCain's last meeting. Donna McCain said she hoped not, but that if it was, she really enjoyed her tenure on the finance committee and has appreciated everyone's involvement and attention. Committee members asked about notification to the budget committee meeting. Kathy Tri indicated that she would get a notice out to everyone. The committee moved to adjourn at 7:55 a.m.