

MINUTES & NOTICE OF BOARD ACTION

BOOK 144 PAGE 1911

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LANE COUNTY BOARD OF COMMISSIONERS

This document, upon approval in a public meeting by the Board of County Commissioners, serves as official minutes of such meetings as required under the Open Meetings Law, ORS 192.650.

Pursuant to notice made by mailing agendas to news media, a selected list of jurisdictions and individuals in Lane County, a meeting of the Board of County Commissioners was held.

Questions should be directed to The Board Office Specialist 3, ext. 4203.

May 23, 1990
9:30 a.m.

JOINT BCC AND FLORENCE
CITY COUNCIL MEETING

City Hall
Florence

Chair Bill Rogers presided with Steve Cornacchia, Ellie Dumdi and Jerry Rust present. Jack Roberts excused. Judy Haldeman, Recording Secretary.

Mayor Rob Ward, City Manager Craig McMicken, Councilors Lillian Petersen, Dave Braley, Jayne Fraese and Susan Noble present for Florence.

Public Comment

Bob Bodine, P. O. Box 1698, Florence, commented on the removal of the "Forest Voice" from the Harris Hall lobby and stated that this was the eclipse of enlightenment at the Courthouse. He stated that he was surprised to read that the Commissioners would provide money to help solve the sewer problem in River Road/Santa Clara and Bodine asked how this differed from the Collard/Clear Lake problem north of Florence. He commented on the revised Joint Management Agreement for the Urban Growth Boundary Planning and stated that he had no arguments on the proposed changes, but did not know what was meant by a "logical provider" of services or "region".

Walter Drew, P. O. Box 217, Florence, commented that he belongs to the Collard Lake Watershed Supporters and is interested in any information on the Collard Lake issue. He is concerned about the approval of a road connecting Collard Lake to Clear Lake and the approval of a subdivision on Clear Lake.

1. PRESENTATION/All-Events Center

Pam Webb, Director of Special Projects of Moreland Christopher Myles Architects, and Dave Leland, Real Estate Economist and Development Consultant of Leland Investment Company, presented this item to the group. Leland reviewed the process that has been followed to date and commented that he would expect the center to have 277 event days or 75 percent occupancy after four years. Webb reviewed the site selection process and the proposed design for the facility. Leland commented that the capital

budget for this project is \$1.8 million and that the operating budget would be approximately \$65,000 per year. This proposal assumes a contribution from the room tax revenues as a source for operating revenue. Webb commented that this facility would make Florence a destination area and increase attendance and spending in the area. Ward commented that there is a lot of interest in the Florence area for conventions and he is convinced that the demand is there.

Jim Johnson, County Administrator, commented that if the County finances the debt with room tax revenues, that the City of Florence may not be able to own the building. Rogers commented that the current policy is to use room tax revenues for capital expenses and not for operating expenses. The Board discussed marketing and costs and Ward commented that the Council will also look at grants and fund raising for revenue. Rogers commented that he was impressed by how far the Council had progressed on this issue and the Board concurred that the proposal was worth pursuing. Rogers asked the Council to identify the piece needed from the County and stated that the Board would analyze the proposal. Cornacchia commented that he would like assurance that Florence can market and operate this facility indefinitely. Dumdi commended the Florence Futures for its work on this project.

This meeting recessed at 10:55 a.m. to reconvene at 11:00 a.m.

2. REPORT/Tourism Center

McMicken and Ward commented that the Tourism Center was a spin-off of the All-Events Center and would be a full service stop for tourists. Ward commented that this would be a real opportunity for Lane County to put together a facility that would provide information about the entire County. Ward will prepare a feasibility report on this issue for the consideration of the Board.

3. REPORT/Urban Transition Agreement

McMicken and Laura Gillispie, Planning Director, commented that there are concerns about the density of the current septic system. Gillispie stated that Florence has concerns about present development policies for 1) aquifer protection; 2) road systems and 3) water distribution systems. Ward asked if the County was still interested in discussing building and planning services within the Urban Growth Boundary and Braley commented that the city could manage these services more efficiently than the County. The County and city staff will work together on this issue and come back to the Board in September with a proposal.

4. DISCUSSION/Extending Sewer Service Northward

Ken Lanfear, Public Works Director, commented that there were concerns about the proper treatment of wastewater and presented a plan to the Board which would allow extension outside the city limits. Ward commented that

he did not plan to build a new interceptor until the need existed through annexation.

This meeting recessed at 11:55 a.m. to reconvene at 12:00 p.m. at the Bridgewater Restaurant.


5. DISCUSSION/Visual Management Plan/Highway 101

Braley reported that the Task Force was looking at this issue in a comprehensive manner and that the Task Force had contracted with L-COG. The Task Force is focusing on maintaining the quality of life, providing a pleasing environment and long-term vitality in the community. They have worked with the Oregon Department of Transportation (ODOT) on the highway enhancements and have held a hearing on the sign code. Braley commented that Lane County will be a player as well as ODOT and that federal and state grants will be sought for funding. He stated that short-term projects will involve setting site design standards and guidelines for development and developing a sign code. Noble commented that good design ideas have been provided by the University of Oregon Landscape Architecture Department. Rogers asked what the anticipated role of the County would be and Braley stated that Florence would need help with grants, signage, viewsheds and waysides. Ward commented that he hoped that the County would look at the resource provided by Highway 101 and Noble suggested that the Planning Commissions work closely on this issue.

Petersen commented that the Courthouse Annex was short staffed and closed when the staff member was ill. Dumdi commented that the County was in the process of making a change and Johnson stated that the County is trying to bring the Public Works staff from the County Shops in to the Courthouse Annex. Rust commented that the County needs to be aware that there is a recession coming and not staff up higher than can be maintained. Volunteer help was suggested as a possibility using the model of the Information Desk at the County Public Service Building.

Cornacchia commented that this had been a valuable meeting with lots of creativity and energy on the part of the Council members. He described the proposal to use Road Funds for paving impervious surfaces in cities and offered to help the mayors come up with a distribution program for these funds. Dumdi commented that she would like the chair of the Roads Advisory Committee to sit in on these meetings.

There being no further business, this meeting adjourned at 1:00 p.m.


Judy Waldeman
Recording Secretary