

Approved December 21, 1993

JOINT CITY COUNCIL -BOARD OF LANE COUNTY COMMISSIONERS MEETING,
OCTOBER 21, 1993, WILLAMETTE ACTIVITY CENTER, 7:30 P.M.

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Attending the meeting were Mayor Richard Culbertson, Councilors Don McGill, Sue Hugill, Ruth Hays, Ken Songer, Terry Callahan, Don Hampton, and Commissioners Jerry Rust, Marie Frazier, Steve Cornacchia.

The meeting was called to order by Mayor Culbertson, with a welcome to the Commissioners and other guests and citizens. Wes then introduced Fumiko Matsui, an intern for the City of Oakridge. She is from Japan and will be with us for the next nine months learning clerical and administrative work. She is here through a program called the International Internship Program, which is a cultural exchange program that allows young professionals to visit here to get a view of how we do business.

Steve Cornacchia then called his Board to order.

MATTERS FROM CITIZENS NOT ON THE AGENDA (Public Comment):

The meeting was opened to the citizens by Mayor Culbertson. He then introduced the boy scout troop in attendance, asking them if they had something they would like to bring to the meeting. Amy Grand, their leader, then stated that they were working on their merit badge for citizenship in the community, which requires them to be in a city council meeting.

Kenn Bell was then introduced to speak on a transportation system and issue that could be tied in with the County, to provide some kind of transportation services between Oakridge and Eugene. There are two issues being looked at, one being tied in with LTD somehow, and the other being that some kind of non-profit organization be developed through the use of grants. We feel that some kind of transportation service would benefit everyone, including students, commuters on Highway 58, and the work force. Mayor Culbertson commented that one of the stumbling blocks in tying in with LTD is the payroll tax funding. It was brought up that at one time Commissioner Frazier was going to look into changing the funding system for the rural areas, where the businesses don't flourish quite as much as they do in the urban areas. Marie stated that they had a subcommittee that had one initial meeting that was put on hold until they formed the Rural Community Improvement Council, which took about 8 months longer than anticipated. A subcommittee process has been established under RCIC, and one of those committees is transportation, both recreational and transit. She further stated that we should receive a phone call asking for our participation. Everyone realizes the need, it is just a very slow process. Stephanie Schultz is the RCIC coordinator, and is the one who coordinates the agendas and meetings. Marie said the RCIC will also be starting a newsletter that will be sent to all rural communities so the councils will know what they are doing. It was also made known that ODOT is represented on the RCIC.

Jerry Rust also spoke of his support of the transportation idea, stating that it is becoming more and more essential as we try to diversify our economy in Oakridge. Jerry stated that as an urban commissioner representing South Eugene, he was some what skeptical of putting the RCIC

together, but he is very impressed with the work that has been done through their commitments.

Citizen Michell Clarambeau stated that she feels that there are many programs available in Eugene, that Oakridge does not offer, for kids that have been in trouble, and for one reason or another, their parents can not always be available, or provide adequate transportation for these kids, to get the help they need to improve their lives. She feels that the businesses do not support these programs, because it will be money out of their pockets, and they feel it is very unfair for them to foot the expenses of a transportation service.

Councilor Hugill stated that she doesn't feel that the businesses don't want these services, but that with the way the economy is they simply can't afford to support it. As a business owner, along with many others here in town, they run month to month. They do support the bus service, but would like to see it be a little more equitable in the payments. It was further asked if we knew what these costs are, with the answer being \$5.80 per thousand dollars of payroll.

Citizen Larry Roberts addressed the issue by stating that in the past as a newspaper we have not endorsed LTD service for a couple of reasons. One of his main concerns is that what has been offered as a bus service through LTD was very limited. It needs to be adequate to our community. As a business owner, he has to agree with Sue's opinion, that it is a need, but not up to the business owners alone. But to have this service it needs to be functional service to meet our community needs, a link to a healthy economy, a way for people to commute to Eugene for jobs that may pay less but provide insurance to their families, while still paying less to commute.

Citizen Mac Clement stated that he is not opposed to the bus. But we need to look at why the people want to go to Eugene, to shop, or to school, they will not take a stupid bus and wait for the people to get from one place to another and use this public transportation. This is the history of Oregon and especially of the rural areas. He does not feel that we have the population base to support the bus, and as a business person, we just do not have the numbers that will make it equitable for any bus service to stop in Oakridge. No bus service provides the convenience of an automobile. It needs to be reasonable for the people to use.

Citizen Paul Kemp wanted to thank the commissioners for their support a couple of years ago in helping us get the Fat Tire Festival started. It has been a real success for us. Just this month there is a full page story in the magazine Mountain Biking, a primary biking magazine in the nation. We are developing as a center of mountain biking and seeing more people in the community participating.

NEW BUSINESS

DISCUSSION OF THE CITY'S PROPOSED PURCHASE OF THE BALD KNOB MILL SITE. In an update by City Administrator Wes Hare, he stated that for the last year we have been negotiating with the owners of the Bald Knob Mill site to purchase the site and use it as a business incubator and industrial park. There are currently three small businesses on the site at this time, with a fourth local company looking to expand and use the site as well. The money we would use to purchase the site is proposed to come from the Rural Development Administration. They expect to receive a large sum out of the

timber initiative and have been on our steering committee that has been guiding our project for the last year. Things are looking pretty good assuming the timber initiative goes the way we all hope it will. We have successfully negotiated our way through some environmental issues. Letters from the EPA now certify that the site is now clean. They spent a million and a half dollars trucking 1300 tons of dirt and 700 tons of concrete to Arlington, all being paid for by Bald Knob. There have been 3 environmental assessments, with a final one being done, before we go any farther with the project. But it is still the kind of project that can fall apart at any moment. There is another interested buyer, someone who doesn't have any plans for redevelopment, but who are currently a tenant on the site and concerned about their security there. And they do have the resources to buy it. If they do, the City has expressed a willingness to work with them in trying to generate some activity out there. The site is 260 acres, and the only industrially zoned land that is capable of supporting a large number of jobs in this area. If the City does purchase the site we do have access to Economical Development Administration money that is available for redeveloping such sites. We hope actually to be a partner with the County on this. The only money we have received to date is \$100,000.00 grant from the Forest Service to be used for preliminary work, legal fees, etc. We hope to know by the end of the year whether or not it's going to work.

Jerry Rust asked whether or not the site would have been cleaned up if the City had not been involved. Wes told him that yes, it would have been. The price the City is proposing to pay for this property is the back taxes owed to the County. It is currently in foreclosure, and if the City or the other proposed buyer does not buy it, you the County could own it.

Commissioner Steve Cornacchia stated that in reading about timber initiative projects that the project we are talking about is one of these projects. In that, this includes purchase price plus some kind of redevelopment. We are calculating a minimum of \$800,000.00, which includes the back taxes with interest owed on the property, which is the purchase price. There is a \$75,000.00 price tag to reestablish three phase power within the site. Getting water and sewer lines out there will be a major cost. An estimate of \$600,000.00 to get the roadways reestablished, along with miscellaneous funds for building restoration. A rail spur will also need some repairs. This is just a phase one of the project- purchasing, clean it up, and reestablishing some kind of infrastructure. Commissioner Cornacchia went on to say that the President's initiative requires that the state through it's local governments put together a CERT (Community Emergency Response Team). What that body is to do is to take all the projects put in by all communities during this process is to be funded by April, for the first year of this pack. That group is being suggested by the Federal government to have 7 members, all local officials. They will be made up of county and city people, county asking for 5 with 2 city members. This body will then make the recommendations to a regional body for how the monies should be spent or allocated. Of the 5 recommended county members right now, Steve Cornacchia is one of those recommended to the Governor. Of the 3 that are being recommended for the state, or city, one is Wes Hare. This gives us optimism that things can occur in Oakridge, with the right kind of influence. Oakridge is looked at on statewide and locally because of the work Wes has done. We are looked at as one of those communities that are obviously impacted. There are definitely good possibilities for Lane County.

Mayor Culbertson went on to say that he is very involved locally with the Lane Economic Committee, and is on the subcommittee that is reviewing all the projects from all of the communities in Lane County. At the last meeting they began to prioritize the County's projects. Four projects were submitted for "the ready to go list", which means if the money is available in April, any one of these projects could begin. The first project being the mill site purchase and redevelopment; the second being the building of the footbridge, that would be across the river from the rest area and park, to tie them in with the Forest Service trail systems; the third project would be the YMCA facility project; and the fourth project would be the building of a new fire station. The main focus being on programs helping rural communities. None of the money can be funded for programs of pure tourism projects. Some of the projects will be funded through loans and some through grants. All four of ours probably being funded through grants.

DISCUSSION OF THE FUTURE OF COUNTY SERVICES IN OAKRIDGE AND POSSIBLE PARTNERSHIPS. Wes gave a brief staff report concerning the present partnership with the County for the Willamette Activity Center. At the time the County agreed to full responsibility of maintaining the building, the City instituted a traffic safety program and turned our municipal court over to Justice Court. He went on to state that the increase in fine revenue has probably covered the additional costs of maintaining the building. We feel that it has worked well for both county and city. Wes's concern is what might happen to county services in Oakridge over the next couple of years. We have a lot more folks dependent on these county services.

Commissioner Cornacchia stated that because of the Clinton timber plan, we will all be affected by it. The County is looking at because of the timber receipts situation, we will be looking at about a two million deficit. This would cause an increase in the need for these services as a direct result. He feels personally that there was more attention given to the forest than to communities, and folks affected by the changes. At this time we don't know where the cuts will come from. It could happen in service reductions. This board has a priority for sheriff, police and juvenile services over such services as provided by the Willamette Activity Center.

Commissioner Rust would like to see the services stay as they are but sees the possibilities of cut services as Steve stated, but would like to stay optimistic. Marie went on the state that partnerships often mean communicating well so that resolution is possible at whatever level that turns out to be, and one that is looking at jointly alternatives to keep present services to Oakridge. Judge Bob Peterson stated that he felt the county realizes approximately \$40,000.00 annually. The city probably realizes a larger margin of revenue also. Jerry Rust stated that he feels the partnership has actually worked out better than had been anticipated in the beginning. If any budget costs should arise the city council asked that they be included on all initial meetings and discussions.

UPDATE ON GREENWATERS REST AND RECREATION AREA: Wes stated in his report that the steep entrance into the area was not the perfect access but the best we could afford with the money we had. We applied for some ISTE (Intermodal Surface Transportation Efficiency Act) money to see about getting a single entrance into the area. Fortunately we did not receive this grant, but we did get Federal Health & Safety money in the amount of

almost a half a million dollars to complete and upgrade the original partnership with the city, county and state, to make it safer and more accessible. We are also working on a project for a handicap accessible trail system with the Forest Service across the river, that would be a new recreational opportunity for people, that would be a nice investment for Oakridge. The rest area is heavily used with a report of 8800 cars going through the area in May. It also helps with a caretaker living there, which cuts down on vandalism, which was a big concern when the project started. The information center will also be moved to the area next week, and the Chamber will be in charge of the center.

ORDER 93-10-21-1/In the Matter of Ratifying the 1991 Agreement with the City of Oakridge and Approving a New Agreement to Have the Oakridge Justice of the Peace Perform Municipal Court Services (Bill Van Vactor). Lead by Commissioner Cornacchia for the Board to take action on this matter, it was moved by Marie Frazier for approval of the agreement and seconded by Jerry Rust. It was approved unanimously, and motion was carried.

MATTERS FROM COUNCILORS OR COMMISSIONERS NOT ON THE AGENDA. The Mayor then spoke on the Urban Road Transition Agreement the City has with the County, and how well it has worked and that the City has very much benefited from the funds we have received for our city streets. Wes then gave an update on Union Street project. Because of the advance we were able to get on road fund monies granted to the City, the City will pay for 80% of the cost of doing a complete improvement, with a Local Improvement District being formed to pay the remaining amount. The property owners on Union Street have proposed for a lessor improvement than what the City has proposed, which will have to be negotiated with the Council and the property owners, but it looks good for this project to be completed in the next year. It was further discussed as to whether Union Street is considered a collector street, because of the smaller streets feeding off of it.

Commissioner Cornacchia stated that everyone with abutting properties to these collector streets benefit from them being improved and his personal opinion is shared with property owners in helping with the costs.

Mac Clement stated that it was thought that a few years ago the City received around \$290,000.00 to improve Teller and Union Streets, and they did not do it because for some reason the money didn't stretch far enough, so they opted to repair three other streets, one of those being High Leah Drive. His concern is whether this is what will be done again by the City.

Wes stated that at the time we did High Leah, it was done with money that we had accumulated in our street fund, but we had not received that money we had requested from the County for Union Street. We have not used any money for other projects that was dedicated for Union Street. Other work has been done with Urban Transition Money, including crack sealing on existing streets. The Urban Transition Agreement did not specify which streets would get done at any specific time. Our street plan sets those priorities. It was further stated by Don McGill that Mac had been misinformed, and the only designated monies for street projects were for the overpass and Rock Road. All others are done as we get the money in.

The Mayor then brought before the Council a proclamation from Don Hampton that he wanted considered for recognition of American Education Week, which is November 14 - 20, 1993. A motion was made by Don McGill and seconded by Sue Hugill to approve this proclamation. D. Hampton Aye; K. Songer Aye; S. Hugill Aye; D. McGill Aye; T. Callahan Aye; R. Hays Aye. Motion carried.

The next item brought up was the response to the letter the City sent to KMTR and Falcon Cable. This issue has been resolved and KMTR is back on the Cable.

The last item is a summary of legislative bills passed that has been sent to the Mayor from the League of Oregon Cities for any one to look at if they wish.

ANNOUNCEMENTS The LOC conference will be in Eugene November 6-8, a legal training session November 5 from 1:30 to 5:00 at the Downtown Athletic Club in Eugene. See Wes to register for both of these.

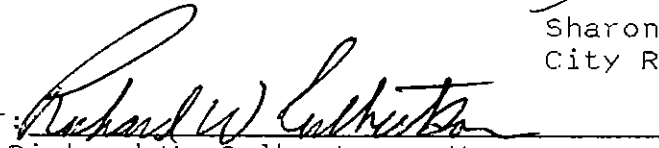
Meeting was adjourned by Mayor Richard Culbertson.

Respectfully submitted,



Sharon S. O'Brien
City Recorder

ATTEST:


Richard W. Culbertson, Mayor

Minutes taken and typed by Diane M. Kirk, Clerk