

Friday February 26, 2016

Good Friday afternoon everyone! Thank you all for your attendance at Monday's Council meeting and thank you Mayor Rich and Councilor McDonald for your contributions to coordinate with Alek Skarlatos to attend the meeting. It was a great opportunity to finally get to honor Alek for his international heroism on behalf of the Council and our community. He is genuine, humble and I know it was important to Mayor Rich and all of you to participate in honoring this young man.



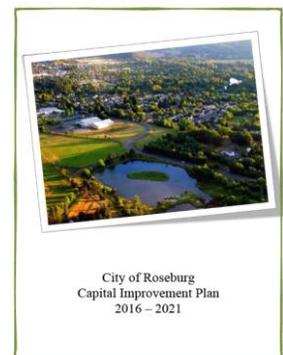
Early in the week Ron Harker and I met with the Douglas County Assessor and two staff members to discuss concerns relating to the availability of information, the impact on compression of any additional property tax levies and the apparent reduction in real market value of property within the incorporated city limits. We had a good conversation regarding our issues however; we still have a number of the same concerns as when we entered the meeting. Ron received an excel data file with tax roll information to conduct some internal analysis. We will not likely be able to obtain more reliable compression estimates from their office. We are developing a public records request regarding a number of issues including calculation methodologies relating real market value, assessed value, compression impacts, trend information and appeals. At this time, it is difficult to research further as much of the information is not generally available on their website.

Generating meaningful information and determining the accuracy of the data will likely be time consuming, but given our current and long-term reliance on property tax revenue and the dramatic impact that changes in value have on all local governments, it is essential that we continue our review of the existing data and work together to ensure the accuracy of the information moving forward. At the current time, it appears that almost half of the real and personal property tax accounts are in compression (real market value does not exceed assessed value by enough to generate all taxes levied) at a time when we believed compression losses should be reduced dramatically. The

current compression loss is almost double the 2014-15 compression loss, and now costs the City over \$300,000 in lost property taxes. As more information is available you will be updated.

On Wednesday the H-TAG group working on homeless issues met at UCAN. Both Councilor McDonald and I attended the meeting. The group is beginning to work on identifying specific issues and possible implementation strategies to meet some of the five different target areas. I sent out the report under separate cover earlier in the week. The five primary topic areas are shelter/housing, crime, sanitation, education and services. As regards to the sanitation issue, we will work directly with UCAN and the H-TAG group to situate a couple of chemical toilets at the south and north end of the downtown in the near future. Mike Fieldman indicated the portable sanitation facilities are a high priority and UCAN will seek funding for the pilot project. The group is narrowing down a leadership committee to meet regularly and the larger group will continue to meet every four to six weeks. I did indicate during the meeting that I thought the leadership committee was missing strong business representation. While people generally agreed, it appears that business representatives have been invited but have either chosen not to participate or have had conflicts with the meeting times. I encouraged them to continue to look for business representation.

Thursday afternoon the Public Works Commission continued its review of the five-year capital improvement plan with information relating to our water utility and the Urban Renewal District. Nikki presented the five years of utility programming and the remaining three years of Urban Renewal. After a pretty in depth discussion, the Commission unanimously agreed to forward the plan to City Council for their approval. In addition to the CIP discussion, staff presented the newly developed “5 Year Pavement Maintenance Plan” and report developed by Murray Smith Associates. The Plan was developed to help us determine priority street maintenance projects for the next five years and evaluate our current and projected street condition index. As we anticipated, the current and future cost of maintaining our streets in their current condition exceeds the resources allocated. The report will allow us to discuss the issue with updated information as we continue to try and meet Council’s goal to provide funding for sustainable infrastructure. I anticipate scheduling a goal update and work session later in the spring. You can find the report at this link:



http://www.cityofroseburg.org/files/3014/5651/6848/Five_Year_Pavement_Maintenance_Plan_Report_2-16-16.pdf

Community Development sent a press release (attached) this week reminding property owners in the Central Business District (in the Urban Renewal Area) that there continues to be resources allocated to our Façade Improvement Grant program. Over the past three years there has been renewed interest in the Central Business District and the incentive program has now matched hundreds of thousands of dollars in private investments in the CBD. We are looking forward to the final three years of the program.



I was informed during the Umpqua Business Center meeting this week that Douglas County had received an offer on the Health Department facility (old Mercy Hospital) and they hope to move forward with the sale of that facility this spring. You might also have noticed the Cow Creek Tribe property on Spruce is getting a paint job and makeover. They indicated AAMCO Transmission will move to that location and the low cost veterinary clinic will relocate to the former Rio building across the street. It is great to see those buildings occupied and the increased activity will be great for downtown and the immediately surrounding areas.

Have a great weekend everyone!