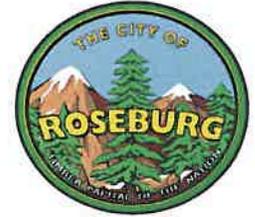


ROSEBURG CITY COUNCIL AGENDA – JUNE 25, 2018
City Council Chambers, City Hall
900 S. E. Douglas Avenue, Roseburg, OR 97470



7:00 p.m. - Regular Meeting

- 1. Call to Order – Mayor Larry Rich**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Alison Eggers	Linda Fisher-Fowler	Ashley Hicks	Steve Kaser
John McDonald	Brian Prawitz	Tom Ryan	Andrea Zielinski
- 4. Commission Reports/Council Ward Reports**
- 5. Special Presentation**
 - A. Douglas County Historical Society
- 6. Audience Participation – See Information on the Reverse**
- 7. Consent Agenda**
 - A. Minutes of Regular Meeting of June 11, 2018
- 8. Resolutions**
 - A. Resolution No. 2018-15 - In Support of a County-Wide Non Tax Transportation District
- 9. Public Hearings**
 - A. Diamond Lake Urban Renewal Plan – Ordinance No. 3502, First Reading
- 10. Department Items**
 - A. Proposed City Voters' Pamphlet
 - B. Douglas County Fire District No. 2 Division of Assets – Request for Reduction
 - C. Roseburg Head Start – Bid Award
- 11. Informational**
 - A. Activity Report
- 12. Items from Mayor, City Council or City Manager**
- 13. Adjournment**
- 14. Executive Session ORS 192.660(2)**

***** AMERICANS WITH DISABILITIES ACT NOTICE *****

Please contact the City Recorder's Office, Roseburg City Hall, 900 SE Douglas, Roseburg, OR 97470-3397 (Phone 541-492-6866) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

AUDIENCE PARTICIPATION INFORMATION

The Roseburg City Council welcomes and encourages participation by citizens at all our meetings, with the exception of Executive Sessions, which, by state law, are closed to the public. To allow Council to deal with business on the agenda in a timely fashion, we ask that anyone wishing to address the Council follow these simple guidelines:

Persons addressing the Council must state their name and address for the record, including whether or not they are a resident of the City of Roseburg. All remarks shall be directed to the entire City Council. The Council reserves the right to delay any action requested until they are fully informed on the matter.

TIME LIMITATIONS

With the exception of public hearings, each speaker will be allotted a total of 6 minutes. At the 4-minute mark, a warning bell will sound at which point the Mayor will remind the speaker there are only 2 minutes left. All testimony given shall be new and shall not have been previously presented to Council.

CITIZEN PARTICIPATION – AGENDA ITEMS

Anyone wishing to speak regarding an item on the agenda may do so when Council addresses that item. If you wish to address an item on the Consent Agenda, please do so under "Audience Participation. For other items on the agenda, discussion typically begins with a staff report, followed by questions from Council. If you would like to comment on a particular item, please raise your hand after the Council question period on that item.

CITIZEN PARTICIPATION – NON-AGENDA ITEMS

We also allow the opportunity for citizens to speak to the Council on matters not on this evening's agenda on items of a brief nature. A total of 30 minutes shall be allocated for this portion of the meeting.

If a matter presented to Council is of a complex nature, the Mayor or a majority of Council may:

1. Postpone the public comments to "Items From Mayor, Councilors or City Manager" after completion of the Council's business agenda, or
2. Schedule the matter for continued discussion at a future Council meeting.

The Mayor and City Council reserve the right to respond to audience comments after the audience participation portion of the meeting has been closed.

Thank you for attending our meeting – Please come again.

The City Council meetings are aired live on Charter Communications Cable Channel 191 and rebroadcast on the following Tuesday evening at 7:00 p.m. Video replays and the full agenda packet are also available on the City's website: www.cityofroseburg.org.

afk

JJC

**MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL MEETING
June 11, 2018**

Mayor Larry Rich called the regular meeting of the Roseburg City Council to order at 7:01 p.m. on June 11, 2018 in the City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon. Councilor Zielinski led the Pledge of Allegiance.

ROLL CALL

Present: Councilors Alison Eggers, Linda Fowler-Fisher, Ashley Hicks, John McDonald, Brian Prawitz, Tom Ryan, Steve Kaser and Andrea Zielinski.

Others present: City Manager Lance Colley, City Attorney Bruce Coalwell, Public Works Director Nikki Messenger, Human Resources Director John VanWinkle, Fire Chief Gregg Timm, Incoming Fire Chief Gary Garrisi, Community Development Director Stuart Cowie, Police Chief Jim Burge, Incoming Police Chief Gary Klopfenstein, Management Assistant Koree Tate, Carisa Cigavski of the News Review and Kyle Bailey of KQEN.

MAYOR REPORTS

Mayor Rich proclaimed the week of June 17 through June 24, 2018 as Camp Millennium Week. The proclamation was presented to Sarah Miller on behalf of Camp Millennium. Ms. Miller thanked Council and stated ninety-three children are part of the program this year with camp beginning Father's Day weekend at Camp Kellogg.

Mayor Rich thanked the Sister City delegates from Kuki City for visiting Roseburg. He also reminded Council of the Splash Pad and Playground dedication event scheduled for June 18, 2018 at 10:30 a.m. at Fir Grove Park.

COMMISSION AND COUNCIL WARD REPORTS

Councilor Zielinski reported she held a Ward 2 barbeque as a meet and greet event in Hucrest on June 3, 2018. Councilor Ryan attended and enjoyed meeting neighbors and learning about the neighborhood's mini library system. There are eight locations in Hucrest where people share books and have boxes for others to leave one and take one. Councilor Zielinski stated there is a Facebook page for Douglas County Little Libraries if others are interested in participating.

Councilor Prawitz met with the Laurelwood neighborhood and discussed illegal camping along the riverbanks and activity on Madrone and Harvard Avenue. Neighbors expressed appreciation for response time from the Roseburg Police Department and are interested in forming a Neighborhood Watch.

AUDIENCE PARTICIPATION

Mike Weaver, 1272 NE Newton Creek Road, expressed concern about work trucks driving throughout the night to and from the rock quarry. He contacted Councilors Eggers and Fisher-Fowler seeking assistance with noise and speed complaints regarding large trucks. In response to Mayor Rich, Mr. Weaver explained the trucks have stopped running during the night, but he knows another job is coming soon where they will start again. He had counted up to thirty trucks an hour with a noise level averaging 87 decibels. He asked for assistance with his complaint. Mr. Colley added no laws were being broken or any violations to the

Municipal Code. He recommended speaking with the contractor asking their employees to follow the rules. Mayor Rich thanked Mr. Weaver for alerting Council and said he would take a look at the issue

CONSENT AGENDA

Councilor Ryan moved to approve the following Consent Agenda items:

- A. Minutes of Regular Meeting of May 14, 2018
- B. Minutes of Special Meeting of June 4, 2018
- C. OLCC New Outlet Trella Vineyards – 642 SE Jackson Street

Councilor Hicks asked to edit the final section of the May 14, 2018 minutes to reflect she did not have a problem with enforcement issues; she was concerned with crosswalk stings that took place by the Police Department. Mr. Colley explained safety enforcements were considered crosswalk enforcement and that was the term used when applying for grants. Mr. Coalwell explained if Councilor Hicks wanted to have the minutes changed, she would need to make a motion. He also recommended reaching out to Ms. Sowa prior to meetings if changes need addressed to avoid this matter from taking place during a meeting. Councilor Hicks moved to change the minutes to read enforcement operations. Motion was seconded by Councilor Eggers and failed 1 to 7. Councilor Kaser added he did not remember the word sting being used or a specific objection to decoys. The original motion to approve the Consent Agenda items was seconded by Councilor Zielinski and carried 7 to 1.

PUBLIC HEARING – 2018-2019 BUDGET ADOPTION – RESOLUTION NO. 2018-13

Mayor Rich opened the public hearing at 7:34 p.m. regarding the adoption of the 2018-2019 budget. Mr. Harker reported the public hearing was for the 2018-19 budget as approved by the Budget Committee May 15, 2018, and on the proposed uses of State Revenue Sharing Funds. The estimated revenue from State Revenue Sharing is \$240,000.00 and will be used to support General Fund services. As no one else wished to speak, Mayor Rich closed the public hearing at 7:36 p.m. Councilor Ryan moved to adopt Resolution No. 2018-13 adopting the 2018-2019 budget as approved by the Budget Committee. Motion was seconded by Councilor Fisher-Fowler and carried unanimously.

RESOLUTION NO. 2018-14 – BUDGET RE-APPROPRIATION 2017-2018

Mr. Harker stated there are two final corrections that are required in order to provide adequate appropriation authority for: 1) responses by the Roseburg Fire Department to regional and interstate fire conflagration events, and 2) ensure adequate appropriation authority in the Storm Drainage Fund's materials and services budget. A resolution re-appropriating funds needs adoption to remain in full compliance with Oregon Budget Law. Resolution No. 2018-14 is prepared to affect the necessary changes to the General and Storm Drainage budgets to accommodate the requested changes. There are two separate matters affecting two different city funds, (the General and Storm Drainage funds) which need addressed.

In the General Fund, the Fire Department responded to four separate wildland fire conflagration events which have resulted in significant increases to the department's personnel budget. While the City shall be fully refunded for its response expenses, additional appropriation authority needs to be granted to ensure compliance with Oregon budget law. A transfer of \$60,000 from the General Fund contingency funds to the Fire Department would

be sufficient to meet the remaining appropriation needs through the remainder of the year. In the Storm Drainage Fund, several expense items are projected to complete the year in excess of original projections. There is no one single event that has put stress on the budget this year, rather it is an accumulation of several expense items that is causing stress on the budget. As Oregon budget law requires that actual appropriations do not exceed budgeted appropriations it is requested that a transfer of \$20,000 from the fund's contingency account to the fund's materials and services be made as a prudent action to ensure compliance with Oregon budget law.

The total costs, both direct and indirect, of the Fire Department's responses to the conflagration events shall be fully refunded; consequently, the net impact on the City is zero. The proposed action of transferring contingency funds to the fire department's personnel budget is the simplest action to comply with Oregon budget law. The transfer of \$20,000 from the Storm Drainage Fund's contingency account to its materials and services budget reduces the budgeted ending fund balance by 1.6%, actual reduction will be less; consequently, there is minimal impact on the fund's financial condition. Councilor Ryan moved to adopt Resolution No. 2018-14 authorizing an appropriation transfer within the General Fund (Fund 100) and the Storm Drainage Fund (Fund 560) for fiscal year 2018-18. Motion was seconded by Councilor Zielinski and carried unanimously.

FIRE STATION 3 SEISMIC REHABILITATION CONTRACT AMENDMENT – CONSTRUCTION 17GR14

Ms. Messenger reported the City has received the contractor's Guaranteed Maximum Price (GMP) for the Fire Station 3 Seismic Rehabilitation Project. Staff from the Public Works and Fire departments have been working closely with the design engineer, architect and CM/GC contractor to develop plans for the Station 3 upgrades. Final plans were provided to the CM/GC contractor in mid-May. The contractor publicly advertised and competitively bid the subcontract work. On May 31st, the contractor delivered a Guaranteed Maximum Price (GMP) for the work outlined in the plans.

The work involves improving the structural integrity of the existing building to meet current seismic codes. The City has received a grant through the Oregon Business Development Department for \$1,071,640 to construct this project. Councilor Ryan moved to authorize Amendment #3 to the contract with Vitus Construction, Inc. for CM/GC services for the Fire Station 3 Seismic Rehabilitation Project. Motion was seconded by Councilor Zielinski and unanimously approved.

RIVERFRONT MULTI-USE PATH PHASE 2 – RESCIND BID AWARD

Ms. Messenger stated the City received a grant from the Oregon Parks and Recreation Department (OPRD) through the Recreational Trails Program to renovate a section of multi-use path in Riverfront Park between the terminus of last year's path construction, east of Stewart Park Drive, and the northeast corner of the park (section through disc golf). The section is approximately 2,000 feet long and will be reconstructed ten feet wide. The project was designed by City staff with minor alterations to the path route in a few locations to avoid tree roots, low areas, and to improve the connection to the north/south path parallel to I-5.

As part of the process, the City is required to get approval from the State Historic Preservation Office (SHPO) prior to OPRD issuing a Notice to Proceed. SHPO requires an

archeological study within the project limits. The City contracted with the University of Oregon to provide the archeological study. After reviewing the study, SHPO had concerns related to realigning the east end of the path where it meets the path that runs north/south parallel to I-5. If the City wanted to realign the path, additional study would be required. Staff chose to leave the path in the existing alignment and forego additional study.

When staff requested that Council award the construction contract, it was expected that all of these details would be worked out by the end of April. The contract documents were written with an expected start date of May 1st and completion date of June 30, 2018. The City has not received a Notice to Proceed from OPRD. Due to events planned in the park and the contractor's schedule, it is necessary to cancel the contract. The mechanism for achieving this is for Council to rescind the previous bid award and reject all bids. If the City were to proceed with path construction at this time, any project costs incurred prior to receiving the Notice to Proceed from OPRD would not be eligible for grant reimbursement. The grant allows the City two years after notice to proceed to complete the project. Councilor Eggers moved to rescind the award of the Riverfront Park Path Renovation Phase 2 Project and reject all bids based on public interest. Motion was seconded by Councilor McDonald and approved unanimously.

POTENTIAL JURISDICTIONAL TRANSFER WITH DOUGLAS COUNTY – NE STEPHENS STREET

Ms. Messenger reported Douglas County has been designing a project to improve NE Stephens Street from Pleasant Avenue to the Winchester Bridge. The planned improvements include full street improvements to provide for two lanes of travel (one in each direction), bike lanes in both directions, and a sidewalk on the east side of the street the entire length of the project. A sidewalk on the west side of the street is included north of Keller Lumber to the bridge near the curves, as depicted on the attached map.

The County has indicated that they have capital funding available to build the project, but do not have the resources to maintain the project upon completion. Given the number of improvements that could be constructed on County roadways, the County is looking for municipal partners to assume maintenance whenever possible. County staff has indicated that the project will not move forward to bidding unless the City agrees to take jurisdiction of the roadway upon project completion. This project would be a significant multi-modal improvement for the community, which is a positive. If the City takes jurisdiction, staff would recommend annexing the right-of-way. The downside of this transfer is that the City takes over maintenance and emergency response for just over a mile of additional roadway without any additional revenue.

The City may continue to annex north and the areas being annexed often do not meet City standards (no sidewalks, streetlights and limited storm drainage facilities). It appears there is potential for redevelopment to occur, especially adjacent to NE Stephens Street. There are underutilized commercial properties that are slowly redeveloping and the City has very little influence on the development standards being used. The process for completing the jurisdictional transfer would start with staff negotiating a proposed Intergovernmental Agreement (IGA) with Douglas County outlining the improvements and any conditions attached to the transfer. Once an IGA were drafted, staff would seek Council approval to proceed with executing the agreement. After the construction was complete, the Council

would need to adopt an ordinance accepting jurisdiction of the roadway. This process has been used in the past to construct and transfer sections of Edenbower Boulevard and Broad Street to the City.

The County's current construction estimate is \$7.9 million. If the Council does decide to move forward, the project cost may increase slightly as the City will require additional features such as street lighting, and some alterations to the storm drainage inlets to meet City standards. All of these costs would be borne by the County. The City's commitment would be maintaining the roadway in the future. This would include storm drainage maintenance, street sweeping, striping, asphalt maintenance, etc. If the City annexed the right-of-way, we would also be responsible for emergency services within the right-of-way and would need to respond to any traffic accidents or other incidents. In response to Councilor Kaser, Mr. Colley added the cost to the City would include street maintenance, fire services, police services and street sweeping. If the reconstruction does not happen now, the cost in the future would be the responsibility of the City. Most construction would take place along Highway 99 and not far into the neighborhoods. Mr. Colley added he would not initiate annexations until construction was complete.

Councilor Kaser asked if Knife River had a warranty for their work on the roads. Ms. Messenger responded they follow ODOT standards with a one year warranty once accepted. Mr. Colley explained the area of road would be less than half a mile north of Costco. Councilor Kaser was concerned with the numerous small bridges. Ms. Messenger reported most bridges were private and would not be part of their authority. Councilor Kaser added he was concerned the County was beginning to improve areas and then hand over long term maintenance to other cities. Councilor Ryan moved to direct the City Manager to negotiate a draft IGA with Douglas County to facilitate an improvement project and jurisdictional transfer of NE Stephens Street between the City Limits and Pioneer Way. Motion was seconded by Councilor Zielinski and approved unanimously.

LIBRARY RENOVATION CM/GC CONTRACT AMENDMENT – CONSTRUCTION 18PW06

Mr. Colley advised the City went through a proposal process to select a contractor to perform the CM/GC services for the project. Based on this selection process, the Council awarded a master CM/GC contract to Vitus Construction. The CM/GC master contract utilizes amendments to authorize phases of work. These amendments are similar to task orders the City utilizes with other types of master contracts.

Staff from the Public Works and City Manager Departments as well as Douglas ESD has been working closely with the architect and CM/GC contractor to develop plans for the Library building upgrades. Final plans were provided to the CM/GC contractor in late May. On May 31st, the contractor delivered an initial estimated Maximum Price for the work outlined in the plans so staff could determine if current funding efforts would allow us to move forward with the project as designed or alternative deductive options would need to be considered to reduce the overall cost.

The purpose of receiving an initial estimate in advance of the Guaranteed Maximum Price is to allow the contractor to order what are referred to as "long lead items" which take some time for delivery. In an effort to develop a compact construction schedule, ordering long lead items now will allow for interior demolition to begin and framing to start as items are ordered.

It is anticipated the final Guaranteed Maximum Price amendment will come to Council for approval June 25 or July 9.

To date the City has received financial commitments in the approximate amount of \$550,000 and we have additional asks outstanding in the amount of \$225,000. Mr. Colley anticipates award notification relating to \$125,000 in funding prior to the June 25 meeting, however the final outstanding funder will likely not make a decision until July. Staff at the City and Douglas ESD will continue to pursue additional library funding over the next sixty days. Mr. Colley is confident the City will receive additional funding but it is not guaranteed. He will explore one deductive alternate related to the common use area that would likely fit into our existing funding and the additional grants that we would receive confirmation on prior to June 25. Money has been budgeted and is available to complete the purchase of the long lead items necessary to complete construction. Mr. Colley thanked Ms. Messenger, Public Works Engineer and Staff for their work on the project. Councilor Prawitz moved to authorize Amendment #2 to the contract with Vitus Construction, Inc. for CM/GC services in the amount of \$340,135.00 for the Library Renovation Project. Motion was seconded by Councilor Hicks and approved unanimously.

ITEMS FROM MAYOR, COUNCIL AND CITY MANAGER

Councilor Zielinski shared information for the upcoming Police Pursuit K9 Fun Run and Walk benefiting the Police and Sheriff Departments on June 30th. In response to Councilor Hicks, Mr. Colley explained weekly or biweekly updates have been provided to Council regarding downtown construction improvements. Councilor Hicks expressed her concern regarding noise from the train horn while passing through town after midnight and early morning times. She attended the Downtown Street Fair and appreciated experiencing the liveliness on a Sunday in the downtown area. Councilor Hicks shared she would like to see further volunteer efforts to keep streets and parks tidy and to remove debris seen on Rose, Lane and Jackson Streets.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.



Koree Tate
Management Assistant

*CLC
6/20/18*

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



PROPOSED COUNTY-WIDE TRANSPORTATION DISTRICT

Meeting Date: June 25, 2018
Department: City Manager
www.cityofroseburg.org

Agenda Section: Resolutions
Staff Contact: C. Lance Colley
Contact Telephone Number: 541-492-6866

ISSUE STATEMENT AND SUMMARY

This agenda item is being presented to Council pursuant to a request from Douglas County to support a Douglas County Commission's order to form a County-wide transportation District. Douglas County has been evaluating the formation of a non-taxing transportation district since mid-2017 after passage of HB 2017 by the Oregon State Legislature. Each City in Douglas County is being asked to approve a resolution in support of the order initiating the formation of the district.

BACKGROUND

A. Council Action History

No Council action has occurred on this item. Staff included the "talking points fact sheet" in the Friday message sent to Council dated June 1, 2018 and a brief explanation of the impact of a non-taxing district.

B. Analysis

Douglas County currently is the government agency responsible for public transit in our county. They provide services through a series of contracts for UTRANS services, Dial a Ride, UVDN and other providers. With the passage of HB 2017 during the 2017 legislative session, there will be a significant increase in the funds available for rural public transit. Douglas County initially began exploring the concept of a non-property tax district with its providers some time ago. Formation of a district with elected volunteer board members similar to other special districts that would concentrate their efforts only on public transit/transportation issues, appears to be a very appropriate local agency direction to take. I believe this a great opportunity to expand services throughout the County and particularly in each City.

Because there are timelines that must be met in order to allow for board elections to occur in November, the County must complete their process to form the transportation district in early July. The Board of Commissioners is asking that each City determine if they would like to be formally included in the district and receive services directly through the future district. As I indicated above, I believe this is a great opportunity for the City of Roseburg to receive enhanced transportation services in the future. If Council chooses not to join the district at this time, there could be a period of service interruption while an IGA is drafted with the new district. Joining the district up front does not appear to have any downside and will allow us to work with a new district board from the beginning to enhance services to our community and the surrounding area.

C. Financial and/or Resource Considerations.

There are no direct financial or resource considerations. All of the funding for a non-tax transportation district will be provided through federal and state resources and will be administered by an unpaid elected board similar to City Council.

D. Timing Issues

Douglas County is asking that all cities consider this action prior to our next scheduled City Council meeting in an effort to complete their order initiating the district with each city's resolution to join, or not, being considered. Their meeting is currently scheduled for the morning of July 9, 2018.

COUNCIL OPTIONS

Council has the following options:

1. Adopt the attached resolution; or
2. Request additional information; or
3. Recommend not moving forward with the adoption of the attached resolution.

STAFF RECOMMENDATION

Based on the findings outlined in the attached resolution and the timing issues involved, staff recommends that the Council adopt the resolution approving the County Commission's proposed order.

SUGGESTED MOTION

I move to adopt Resolution No. 2018-15, a resolution approving the Douglas County Commission's order initiating the formation of a county-wide transportation district.

ATTACHMENTS

- #1: Talking Points Fact Sheet
- #2: Draft County Order
- #3: Resolution 2018-15



Talking Points Fact Sheet

April 2018

Douglas County Proposed Transit District

• What has been proposed?

Douglas County proposes to establish a county-wide transit district, which is a separate entity of local government operating under Oregon Revised Statutes chapter 267. A representative of the County will be meeting with city representatives and transit service providers to provide information regarding the establishment of the transit district.

• Why does Douglas County want to do this?

The County is interested in enhancing the transportation options for county residents. To that end, the County will be seeking public input from city governments, senior groups, and various civic groups regarding the specific transportation needs of their communities. The County and the proposed transit district will use that information to formulate a Statewide Transportation Improvement Fund Transportation Plan for use in addressing the expressed transportation needs.

• Why form a transit district?

In 2017, the Oregon Legislature adopted a new law -- HB2017 (2017) -- which ODOT estimates will provide over \$100 million per year to improve public transportation services in both rural and urban communities in Oregon. The Oregon Transportation Commission will distribute most of the money directly to transit districts, counties, and Native American tribal governments that submit plans for improving public transportation. Douglas County expects a substantial increase in funding for public transportation since HB2017 funds received will be expressly used to enhance public transportation options throughout the county. The formation of a transit district will primarily be an organizational adjustment to better manage public transportation in Douglas County.

• Will this be a taxing district? Will there be a ballot measure?

This district will not be funded with property taxes. Therefore, a ballot measure is not required.

• Where will the funding come from?

The transit district would be funded by Federal and State transportation grants.

• What is the cost for a city to be included in the new transit district?

There is no cost associated with inclusion in the transit district.

• Will there be interruptions or loss of services?

If a city chooses to adopt the resolution to be included in the transit district, there will be no interruption or loss of current services. Transportation contracts currently managed by the County would be transferred to the new district.

• What if a city chooses to not adopt the resolution to be included in the transit district?

If a city did not want to be included in the transit district at its formation, it would still be able to receive public transportation services at a later date via an Intergovernmental Agreement (IGA) with the transit district. It is likely there would be some interruption of service until an IGA could be executed.

• What is the next step?

In order for cities to be included within the proposed transit district, the City Council must approve the county's order forming the new district. The County will provide a resolution to all city governments which, if adopted, would indicate their desire to be included in the transit district.

• Who will govern the transit district and will they be paid?

A board of directors consisting of seven members will be established to govern the district. The transit district board members will be elected at large from Douglas County residents. Board members are volunteers who have an interest in Douglas County public transportation. They will not receive a salary.

• What is the projected time line?

The target date for county approval of the new district is November 2018, and the district board election has a target date of November 2019. The formation process is expected to take several months to complete. Preliminary work includes preparing a district boundary map; obtaining resolutions adopted by cities; and preparing an economic feasibility statement consisting of a first- and third-year projected transit district budget, all of which must be approved by the County Commissioners by a written order following required public hearings. In the formation order, the County Commissioners designate the election at which the board members will be selected. The County will take the lead in organizing and executing the election process for the board of directors. Once the board is elected, the County will work with the district to transfer of revenues and operations.

**EXHIBIT A
DRAFT COUNTY ORDER**

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY

IN THE MATTER OF THE FORMATION OF)
THE _____ TRANSPORTATION) ORDER INITIATING FORMATION
DISTRICT IN DOUGLAS COUNTY, OREGON)

RECITALS:

A. At its regular meeting on October 23, 2017, the Board of County Commissioners (“Commission”) voted to pursue the formation of a non-taxing, county-wide transportation district authorized by and through Oregon Revised Statutes (“ORS”) 267.510 to 267.650;

B. ORS 198.835 provides that, if a proposed special district is to be located entirely within a single county, the county board may initiate the formation process by county order setting forth:

- The intention of the county board to initiate the formation of a district and citing the principal Act;
- The name and boundaries of the proposed district;
- The date, time and place of a public hearing on the proposal; and

C. ORS 198.835 further provides that, if any part of the territory to be included is within a city, the order must be accompanied by a certified copy of a resolution of the governing body of the city approving the order;

D. The proposed transportation district would be funded by state and federal transportation grants. Because no permanent tax rate is proposed for the district, no formation election is required unless written requests for an election are filed at or before the final hearing by at least 15 percent of the electors, or 100 electors, registered in the proposed district, whichever is fewer;

E. Upon entering the final order of formation, the Board shall order an election of the initial board of directors for the district at the next practicable date under ORS 255.345.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY HEREBY ORDERS:

1. The Board intends to initiate the formation of a transportation district, which district’s principal act is ORS 267.510 to 267.650.
2. The name of the district shall be the _____ Transportation District;
3. The boundaries of the District shall be generally coterminous with the boundaries of Douglas County, as more particularly described and depicted in Exhibit A, which is attached hereto and incorporated herein by this reference;

4. A public hearing on the proposal shall be held on _____, 20__, at _____ a.m./p.m., at _____, with subsequent hearings to be scheduled as required by ORS 198.735;
5. Each city to be included in the territory of the proposed district shall provide a certified copy of a resolution approving this order.

Dated this _____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS FOR
DOUGLAS COUNTY

By: _____
Chris Boice, Chair

By: _____
Tim Freeman, Commissioner

Approved as to form:

By: _____
Eileen Eakins

Date: _____

Exhibit "A"

ORS 201.100 Douglas County. The southern boundary of Douglas County is as follows: Beginning at the southeast corner of Coos County, which point is the east quarter corner of section 13 of township 32 south, range 10 west of the Willamette Meridian; thence due south to a point on the summit of the ridge dividing the waters of the Rogue River from the Umpqua River, which point is the southwest corner of Douglas County; thence east along the ridge to the divide forming the eastern tributaries of John Mule Creek; thence south to the southwest corner of section 36, township 32 south, range 9 west; thence east one mile; north one mile; east one-half mile; south one-fourth mile; east one-half mile; south three-fourths mile; east five miles to the range line between townships 7 and 8 west; thence south one-half mile; east one-half mile; north one-fourth mile; east one-fourth mile; south three-fourths mile; east one-fourth mile; south one-half mile; east one mile; south one-half mile; east two and one-half miles; south one-half mile; east one and one-half miles; south one-fourth mile; east one-half mile; north one-fourth mile; east one-half mile; north one-half mile; east one mile; north one-fourth mile; east one mile; south one-fourth mile; east one-fourth mile; north one mile; east one and one-half miles; north one mile; east one-fourth mile; south one-half mile; east two miles; south one-fourth mile; east one mile; north one-fourth mile; east one and three-quarters miles; south one-half mile; east one and one-fourth miles; south one and one-half miles; east one mile to the east quarter corner of section 13, township 33 south, range 5 west; thence north one-half mile to the southwest corner of section 7, township 33 south, range 4 west of the Willamette Meridian; thence east one mile to the southeast corner of section 7; thence north one-half mile to the east one-quarter corner of section 7; thence east one-half mile to the center of section 8 of such township and range; thence north one-half mile to the north one-quarter corner of section 8; thence east one-half mile to the northeast corner of section 8; thence north one-half mile to the west one-quarter corner of section 4 of such township and range; thence east one-half mile to the center of section four; thence north one-half mile to the north one-quarter corner of section four; thence east one and one-half miles to the southeast corner of section 34, township 32 south, of range 4 west of the Willamette Meridian; thence north to the northeast corner of section 34; thence east seven miles to the southeast corner of section 26, township 32 south, of range 3 west of the Willamette Meridian; thence north one-half mile to the east one-quarter corner of section 26; thence east two miles to the east one-quarter corner of section 30, township 32 south, of range 2 west of the Willamette Meridian; thence north one-half mile to the northeast corner of section 30; thence east one mile to the southeast corner of section 20 in the last-mentioned township and range; thence north one-half mile to the east one-quarter corner of section 20; thence east five miles to the east one-quarter corner of section 19, township 32 south, of range 1 west of the Willamette Meridian; thence north one-half mile to the northeast corner of section 19; thence east three miles to the southeast corner of section 15 in the last-mentioned township

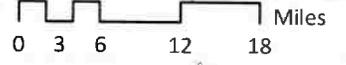
and range; thence north one mile to the northeast corner of section 15; thence east one-half mile to the south one-quarter corner of section 11 of the last-mentioned township and range; thence north one mile to the north quarter corner of section 11; thence east one-half mile to the southeast corner of section 2 of the last-mentioned township and range; thence north to the northeast corner of section 2; thence east to the southeast corner of section 31, township 31 south, range 1 east; thence north one mile to northwest corner section 32; thence east one mile to northeast corner section 32; thence north one mile to northwest corner section 28; thence east one mile to northeast corner section 28; thence north one mile to northwest corner section 22; thence east one mile to northeast corner section 22; thence north one mile to northwest corner section 14; thence east two miles to northeast corner section 13; all in township 31 south, range 1 east; thence north one mile to northwest corner section 7; thence east two miles to northeast corner section 8; thence north one mile to northwest corner section 4; thence east one mile to northeast corner section 4, township 31 south, range 2 east; thence north one mile to northwest corner section 34; thence east one mile to northeast corner section 34; thence north one mile to northwest corner section 26, township 30, range 2 east; thence east five miles to southwest corner of section 22; thence north one mile to northwest corner section 22; thence east one mile to northeast corner section 22; thence north one mile to northwest corner section 14; thence east one mile to northeast corner section 14; thence north one mile to northwest corner section 12, township 30 south, range 3 east; thence east one mile to southwest corner section 6; thence north one mile to northwest corner section 6; thence east on township line between townships 29 and 30 south, to the range line between ranges 4 and 5 east; thence north along such range line to parallel 43 degrees, 4 minutes north latitude, the same being the northern boundary of Crater Lake National Park; thence east along such parallel, approximately ten and one-half miles to the summit of the Cascade Range. [Amended by 1999 c.600 §3]

Note: In addition to the boundary described in 201.100, the western boundary of Douglas County is in part the eastern boundary of Coos County (see 201.060) and in part the Pacific Ocean. The northern boundary of Douglas County is the southern boundary of Lane County (see 201.200). The western boundary of Douglas County is the summit of the Cascade Range adjacent to a part of the western boundary of Klamath County (see 201.180).

ORS 201.105 Land transferred to Douglas County. That portion of Coos County which constitutes the southeast quarter of the southeast quarter of section 36, township 28 south, range 9 west of the Willamette Meridian is transferred to and made a part of Douglas County. [1983 c.778 §1]

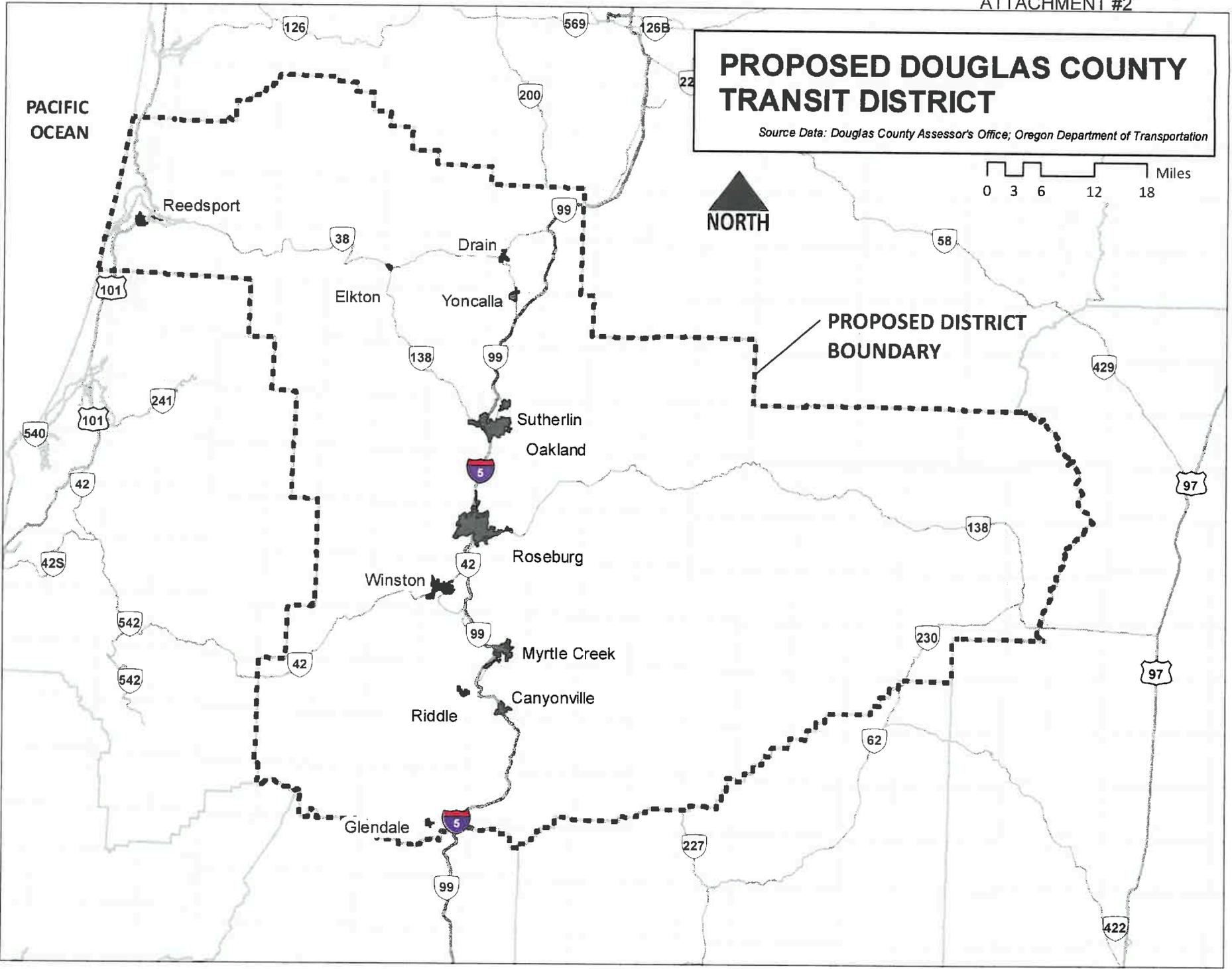
PROPOSED DOUGLAS COUNTY TRANSIT DISTRICT

Source Data: Douglas County Assessor's Office; Oregon Department of Transportation



PROPOSED DISTRICT BOUNDARY

19 S
20 S
21 S
22 S
23 S
24 S
25 S
26 S
27 S
28 S
29 S
30 S
31 S
32 S
33 S
34 S



**RESOLUTION NO. 2018-15
CITY OF ROSEBURG**

**A RESOLUTION APPROVING THE DOUGLAS COUNTY
COMMISSION'S ORDER INITIATING THE FORMATION OF A
COUNTY-WIDE TRANSPORTATION DISTRICT**

WHEREAS, Oregon Revised Statutes ("ORS") 198.835 authorizes a county board to initiate the formation of a special district to be located entirely within the county by an order setting forth: (a) The intention of the county board to initiate the formation of a district and citing the principal Act; (b) the name and boundaries of the proposed district; and (c) the date, time and place of a public hearing on the proposal; and

WHEREAS, the Board of County Commissioners ("County Commission") for Douglas County, Oregon, proposes to initiate by order a non-taxing transportation district authorized under ORS 267.510 to 267.390 to provide transportation services throughout Douglas County as authorized by law; and

WHEREAS, the proposed name for the transportation district will be determined at a later date; and

WHEREAS, ORS 198.720(1) requires, that, if any part of the territory subject to formation is within a city, the city must provide a certified copy of a resolution approving the order initiating formation; and

WHEREAS, the proposed County order is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the City Council desires for the City to be included in the proposed transportation district;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEBURG THAT:

The City Council hereby approves the County Commission's proposed order initiating formation of the Douglas County Transportation District and consents to the City's inclusion in the boundaries of the proposed district.

**ADOPTED BY THE ROSEBURG CITY COUNCIL AT ITS REGULAR MEETING
ON THE 25TH DAY OF JUNE, 2018.**

Amy L. Sowa, City Recorder

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

etc
6/20/18 PUBLIC HEARINGS A
6/25/2018



DIAMOND LAKE URBAN RENEWAL PLAN

Meeting Date: June 25, 2018
Department: Administration
www.cityofroseburg.org

Agenda Section: Items from Departments
Staff Contact: Lance Colley, City Manager
Contact Telephone Number: 541-492-6866

ISSUE STATEMENT AND SUMMARY

Over the last year, Council and staff have been working towards developing a new Urban Renewal Plan area. In September of 2017, Council directed staff to work with a consultant to develop a new plan area generally encompassing the Diamond Lake corridor.

Council is being asked to conduct a public hearing and consider approval of the Diamond Lake Urban Renewal Plan.

BACKGROUND

A. Council Action History

- March 2, 2017 – City Council met to discuss goals
- April 10, 2017 – City Council reviewed suggested goals developed as a result of the goal setting meeting
- April 24, 2017 – City Council adopted Resolution 2017-09 adopting goals for the City of Roseburg for 2017-19
- May 8, 2017 – City Council and staff discussed the work plan and action items relating to the goals, including establishment of a new Urban Renewal Plan area
- August 28, 2017 – Council held a work session and special meeting to discuss alternative areas
- September 25, 2017- Council directed staff to proceed with work on the East Roseburg Urban Renewal Plan Area
- April 23, 2018 – The Roseburg Urban Renewal Agency met to review the proposed Diamond Lake Urban Renewal Plan (Plan). Council directed staff to forward the Plan through the public review process, including presentation to the Roseburg Planning Commission, submitting it to the Douglas County Commission for review, and the Roseburg City Council for a non-emergency ordinance to adopt the Plan
- April 30, 2018 – The Plan and Report were forwarded on April 30, 2018 to the governing body of each taxing district affected by the Plan
- May 1, 2018 – The City Manager contacted representatives of Douglas County to review the Plan
- May 7, 2018 – The Planning Commission considered the Plan and Report and adopted a finding that the Plan conformed with the Roseburg Comprehensive Plan

- June 7, 2018 – Notice of the June 25, 2018 public hearing for the Diamond Lake Urban Renewal Plan was mailed out to all property owners within the City of Roseburg pursuant to ORS 457.120. Notice for this public hearing was also provided to the News Review for publication.

B. Analysis.

The Diamond Lake Urban Renewal Plan (Plan) was developed for the City Council with input from an Advisory Committee that was formed for this purpose. The Advisory Committee was composed of representatives from the community, Douglas County, Roseburg School District, Oregon Department of Transportation, Roseburg City Council, Roseburg Planning Commission and Roseburg staff.

The Advisory Committee met three times to discuss and refine the boundary, projects and financing of the Plan. In addition to the projects proposed by staff, the Advisory Committee requested a project for "Beautification" be added to the project list. Advisory Committee members noted there was very little "sense of place" in the Diamond Lake Urban Renewal Area (Area) and that condition could be addressed by improved conditions along Diamond Lake Boulevard, including beautification projects.

The Plan also includes input from comment cards that were filled out at the Open House. The Open House was attended by some members of the Advisory Committee, Roseburg staff and the consultant.

Public meetings have been held at the Roseburg Urban Renewal Agency (Agency), before the Roseburg Planning Commission and City Council. Pursuant to Roseburg City Charter and Oregon Revised Statute (ORS) 457, this Plan will go into effect when it has been adopted by a non-emergency ordinance by the City Council. The Plan is to be administered by the Agency.

C. Financial/Resource Considerations.

The Diamond Lake Urban Renewal Area (Area) consists of approximately 711.54 acres of land, including right of ways.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old deteriorated buildings, public spaces which need improvements, a lack of investment, streets and utilities in poor condition or they can lack streets and utilities altogether. The Area has many properties that are undeveloped or under developed and lack sufficient infrastructure. The Plan contains goals, objectives, and projects for the development of the Area. The goals of the Plan are listed in Section III of the attached Plan. The specific projects proposed in this Plan are outlined in Section V and include:

- Economic Development
- Housing Incentives
- Public Safety
- Transportation
- Transportation – Economic Development
- Transportation – Multi-modal
- Transportation – Safety
- Beautification.

The overall purpose of the Plan is to use tax increment financing to overcome obstacles to the proper development of the Area.

Urban renewal is unique in that it brings its own financing source: tax increment financing. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to repay borrowed funds. The funds borrowed are used to pay for urban renewal projects. The Plan is projected to take 30 years of tax increment revenue collection.

D. Timing Considerations.

The hearing and first reading of the Ordinance are scheduled for this evening's Council meeting, with the second reading and vote by City Council scheduled for July 9, 2018. The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Roseburg voters if a sufficient number of signatures are obtained on a referral petition.

STAFF RECOMMENDATION/COUNCIL OPTIONS: Staff recommends Council conduct a public hearing and first reading of the proposed ordinance approving the Diamond Lane Urban Renewal Plan.

SUGGESTED MOTION: No motion required at this time.

ATTACHMENTS: #1 –Ordinance Making Certain Determinations and Findings Relating To and Approving the Diamond Lake Urban Renewal Plan and Directing that Notice of Approval be Published with Plan and Report Attached.

#2 – Public Notice for Public Hearing

ORDINANCE NO. 3502

AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE DIAMOND LAKE URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

WHEREAS, the Roseburg Urban Renewal Agency (“Agency”), as the duly authorized and acting urban renewal agency of the City of Roseburg, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Diamond Lake Urban Renewal Plan attached hereto as Exhibit A (the “Plan”). The Plan authorizes certain urban renewal activities within the Diamond Lake Urban Renewal Area (the “Area”); and

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated June 25, 2018 attached hereto as Exhibit B (the “Report”) to accompany the Plan as required under ORS 457.085(3); and

WHEREAS, during their April 23, 2018 the Agency passed a motion sending the Plan and Report out for public review, including forwarding the Plan and Report to the Roseburg Planning Commission (the “Commission”) for review and recommendation. The Planning Commission considered the Plan and Report on May 7, 2018 and adopted a finding that the Plan conformed with the Roseburg Comprehensive Plan; and

WHEREAS, the Plan and the Report were forwarded on April 30, 2018 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on May 1, 2018 the City met with representatives of Douglas County to review the Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, the City Council has not received any written recommendation from the governing bodies of the affected taxing districts; and

WHEREAS, in May and June, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to utility customers within the City’s incorporated limits through utility bills; and

WHEREAS, on June 11, 2018 the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Roseburg Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, The City Council found that the Plan conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

NOW THEREFORE, THE COUNCIL OF THE CITY OF ROSEBURG HEREBY ORDAINS THAT:

Section 1. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Roseburg Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the Diamond Lake Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g));
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan;
4. The Plan conforms to the Roseburg Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan as more fully described in Section XI of the Plan and in the Roseburg Planning Commission Recommendation;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. The acquisition of real property provided in the Plan is necessary for the development of infrastructure improvements in the Area; because the Agency does not own all the real property interests (e.g., rights-of-way, easements, fee ownership, etc.) that will be required to undertake and complete these projects as described in Section V of the Plan. No property is specifically identified for acquisition. If a property is to be acquired the Plan will be amended to indicate the parcels to be acquired. and
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and

ORS 457.440 and other available funding as more fully described in the Sections of the Report;

8. The City shall assume and complete any activities prescribed it by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 4: Diamond Lake Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Roseburg Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 5: The City Administrator shall forward forthwith to the Agency a copy of this Ordinance.

Section 6: The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Douglas County, Oregon.

Section 7: The City Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the The News Review no later than four days following adoption of this Ordinance.

Adopted by the City Council of the City of Roseburg this 25th day of June, 2018.

LARRY RICH, MAYOR

ATTEST:

AMY L. SOWA, CITY RECORDER

Attachments: Exhibit A – Diamond Lake Urban Renewal Plan
Exhibit B – Report on the Diamond Lake Urban Renewal Plan
Exhibit C – Roseburg Planning Commission Recommendation on
the Diamond Lake Urban Renewal Plan

Diamond Lake Urban Renewal Plan

Adopted by the City of Roseburg

DATE

Ordinance No.

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

LIST OF PARTICIPANTS

Mayor

Larry Rich

City Council

Linda Fisher-Fowler

Alison Eggers

Andrea Zielinski

Tom Ryan

Brian Prawitz

John McDonald

Ashley Hicks

Steve Kaser

City Manager

C. Lance Colley

Finance Director

Ron Harker

Public Works Director

Nikki Messenger, P.E.

Community Development Director

Stuart Cowie

Management Assistant

Koree Tate

Public Works GIS Technician

Noriko H. Corrado

Technical Advisory Committee

Scott Adams

Charlie Allen

Denny Austin

Mike Baker

Steve Kaser

Melony Marsh

Greg Rietman

Tom Ryan

Mariah Smith

Planning Commission

Ron Hughes, Chair

Daniel Onchuck, Vice Chair

Charlie Allen

Kerry Atherton

Victoria Hawks

Ron Sperry

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk

Ali Danko

Rob Wyman

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DEFINITIONS

“Agency” means the Roseburg Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located within the Diamond Lake Urban Renewal Area Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of Roseburg, Oregon.

“City Council” means the Roseburg City Council.

“Comprehensive Plan” means the City of Roseburg comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Douglas County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Roseburg Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

I. INTRODUCTION

The Diamond Lake Urban Renewal Plan (Plan) was developed for the Roseburg City Council (City Council) with cooperative input from an Advisory Committee that was formed for this purpose. The Advisory Committee was composed of representatives from the community, Douglas County, Roseburg School District, Oregon Department of Transportation, Roseburg City Council, Roseburg Planning Commission and Roseburg staff.

The Advisory Committee met three times to discuss and refine the boundary, projects and financing of the Plan. In addition to the projects proposed by staff, the Advisory Committee requested a project for “Beautification” be added to the project list. Advisory Committee members noted there was very little “sense of place” in the Diamond Lake Urban Renewal Area (Area) and that condition could be addressed by improved conditions along Diamond Lake Boulevard, including beautification projects.

The Plan also includes input from the community received at the public Open House through comments made during the Open House and comment cards that were filled out at the Open House. The Open House was attended by some members of the Advisory Committee, Roseburg staff and the consultant. The Open House was advertised as follows:

- Direct mailing 832
- Posted open house flyer on City’s Facebook page
- Posted open house flyer and information on City’s website homepage
- City Manager interview with the News Review paper for an article
- Emailed open house flyer to:
 - All employees
 - City Council
 - News media including newspaper, radio and television in the form of a Press Release
 - 4 City Connection Email Groups

Comments left in the suggestion box at the event:

- What projects do you think will be beneficial to development of the area?
 - #12 Odell/Commercial to Rifle Range
 - #13 Champion Site
 - Which projects shall be eligible for assistance for wet land mitigation
- Are there projects that should be added?
 - No comments left
- Is there anything else you would like the City to know/consider as they move ahead?
 - Developing Douglas Avenue is great but doesn’t provide for enough economic development as above referenced projects.

Public meetings and/or hearings were held at the Roseburg Urban Renewal Agency (Agency), before the Roseburg Planning Commission, City Council, and the Douglas County Board of Commissioners.

Pursuant to the Roseburg City Charter and Oregon Revised Statute (ORS) 457, this Plan will go into effect when it has been adopted by a non-emergency ordinance by the City Council. The Plan is to be administered by the Agency.

Plan Overview

The Area, shown in Figure 1, consists of approximately 711.54 total acres: 578.99 acres of land in 925 tax lots and 132.55 acres of public rights-of-way. It is anticipated that the Plan will take 30 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing (TIF) for programs) that may be issued for the Plan is \$72,800,000 (seventy-two million eight hundred thousand). The Plan is anticipated to use thirty years of tax increment collections.

Detailed goals and objectives for this Plan are intended to guide the Agency's investment in the Area over the life of the Plan. The projects in this Area are shown in Sections IV and V of this Plan and are in the following categories:

- Economic Development
- Housing Incentives
- Public Safety
- Transportation
- Transportation – Economic Development
- Transportation – Multi-modal
- Transportation – Safety
- Beautification

Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues—the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established—are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal programs and projects. The amount of funds used for projects, programs and administration cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457.010. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, general under-development, or other obstacles to development. In the Diamond Lake Urban Renewal Area, the Area is underdeveloped and lacks utility infrastructure to allow for new development. The transportation system is in need of major improvements including extending existing roads, constructing new roads, providing multi-modal connections and safety improvements.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The specific projects to be approved in this Plan are outlined in Sections IV and V.

The Area meets the definition of blight due to underdeveloped properties and the need for transportation and utility infrastructure improvements. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Diamond Lake Urban Renewal Area Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

II. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$72,800,000 (seventy-two million eight hundred thousand). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds.

III. GOALS AND OBJECTIVES

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve each goal. The urban renewal projects and programs identified in Section V of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority.

A. Economic Development

1. Provide basic infrastructure, wetlands mitigation and cleanup necessary to allow proper development of the Area to occur.

Objectives:

- a) Fund wetland mitigation projects.
- b) Fund storm drainage projects.
- c) Fund environmental cleanup projects.
- d) Establish a Façade improvement program.

B. Housing Incentive

1. Design a Housing Incentives Program to support the development of housing in the Area.

Objective:

- a) Coordinate with developers to provide incentives to assist in the development of housing.

C. Public Safety

1. Provide assistance to allow for public safety training in the Area.

Objective:

- a) Work with Umpqua Community College to develop a training facility to assist in their public safety training program and to facilitate public safety regional training opportunities.

D. Transportation

1. Provide basic transportation infrastructure to targeted undeveloped parcels to allow for proper development.

Objectives:

- a) Provide transportation connections to facilitate development on large parcels.
- b) Fund signalization projects.

2. Improve the safety, aesthetics, and overall quality of existing transportation infrastructure in the Area.
 - Objectives:
 - a) Install signals to enhance safety of the transportation network.
 - b) Add transportation connections or extensions to facilitate an effective transportation network.
 - c) Provide widening and multi-modal improvements.
 - d) Provide pathway improvements.
 - e) Add a bridge spanning Deer Creek connecting Rifle Range Street east of Douglas Avenue.
 - f) Improve or replace a bridge over Deer Creek on Douglas Avenue.
 - g) Provide local participation in safe routes to schools program

E. Beautification

1. Provide the Area with a unified theme to promote a sense of place throughout the Area.
 - Objective:
 - a) Participate in projects that include but are not limited to landscaping, signage, wayfinding, lighting and other aesthetic improvements.

Figure 1 - Diamond Lake Urban Renewal Area Boundary



Source: City of Roseburg

IV. URBAN RENEWAL PROJECT CATEGORIES

As an outcome of the goals described in the previous section, the projects within the Area fall into the following categories:

- A. Economic Development
- B. Housing Incentives
- C. Public Safety
- D. Transportation
- E. Transportation – Economic Development
- F. Transportation – Multi-modal
- G. Transportation – Safety
- H. Beautification

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

A. Economic Development

Wetland mitigation 10-20 acres – Wetland mitigation activities can include, but are not limited to, the preservation, enhancement, restoration or creation of a wetland, stream, or habitat conservation area which offsets, or compensates for, expected adverse impacts to similar nearby ecosystems.

Storm - Diamond Lake Boulevard/Fulton Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. The project includes piping north and east of Fulton Street. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts.

Storm - Diamond Lake Boulevard east of Ivan Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project includes upsizing the storm drainage piping.

Storm - Diamond Lake Boulevard east of Rifle Range Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project involves replacing storm piping.

Environmental cleanup – Environmental cleanup activities can include, but are not limited to, remediation of contaminated buildings, soil and ground water; removing hazardous materials; and abating toxic materials, such as asbestos and lead. Activities may also include waste-water treatment and revegetation.

Façade improvement program – Façade improvement program activities can include, but are not limited to, loans to businesses in the Area for building frontage improvements. Specific guidelines for the Façade improvement program will be drafted by the Agency.

B. Housing Incentives

Multi-family housing incentives – Resources will be allocated to provide incentives and/or offset costs associated with approved multi-family housing development costs or expenses.

C. Public Safety

Public safety training project – Provide the local component of funding for a public safety training project with Umpqua Community College. This project is anticipated to include regional partners in all arenas of public safety.

D. Transportation

Winchester Street/Stephens Street intersection improvements – Provide improvements that will enhance safety for vehicles and pedestrians.

Douglas Avenue – To provide full street/multi modal improvements to Douglas Avenue east of ramp to the city limits.

Rifle Range Street north of Diamond Lake Boulevard – Provide full street/multi modal improvements to Rifle Range Street from Diamond Lake Boulevard to the city limits.

Rifle Range Street extension over Deer Creek – Construct a bridge spanning Deer Creek and connecting Rifle Range Street east of Douglas Avenue to the Clearwater Subdivision south of Deer Creek.

Patterson Street (to connect Douglas Avenue Improvements to Diamond Lake Boulevard) – Provide multi-modal improvements that will provide an enhanced travel connection between Diamond Lake Boulevard and Douglas Avenue.

Douglas Avenue Deer Creek Bridge Replacement – Provide local matching funds for a project to replace the Deer Creek bridge on Douglas Avenue.

Fleser Street connection (from Diamond Lake Boulevard to Fleser Street per Diamond Lake Access Management Plan) – Provide local participation in a project to provide a connection between Diamond Lake Boulevard and Fleser Street as outlined in the Diamond Lake Access Management Plan.

E. Transportation – Economic Development

Diamond Lake Boulevard signals – Provide local participation in intersection signalization projects identified in co-ordination with Oregon Department of Transportation (ODOT).

Odell Avenue/Commercial Street/to Rifle Range Street improvements – Provide a parallel connection north of Diamond Lake Boulevard between Rifle Range Street west to Casper Street.

Champion site infrastructure connection to above project – Provide an extension of Lake Street north of Diamond Lake to connect with the Odell/Commercial/Rifle Range Street project.

F. Transportation – Multimodal

Diamond Lake Boulevard sidewalk rehab, remove power poles, buy easements/right of way – Local participation in the redevelopment of Diamond Lake Boulevard multi-modal improvements.

Pathway improvements – Local participation in pathway improvement in the urban renewal area.

Multi-use path north of and parallel to Douglas Avenue to Diamond Lake Boulevard – Local participation in pathway improvements that will provide an alternate route to utilizing Diamond Lake Boulevard.

G. Transportation – Safety

“Safe Routes to Schools” streets between Diamond Lake Boulevard and Douglas Avenue – Provide local participation in “Safe Routes to Schools” in the Area. (pedestrian bridge)

Fulton Street to Rocky Drive participation – Participate in widening and multi-modal improvements to connect Rocky Drive and Fulton Street in conjunction with developers/property owners.

Americans with Disabilities (ADA) improvements – Participate in ADA improvements that are priorities within the Area.

H. Beautification

Beautification – Participate in beautification projects which may include but are not limited to landscaping, signage, wayfinding, lighting and other aesthetic improvements.

VI. AMENDMENTS TO PLAN

The Plan may be amended as described in this section. If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed on the front page of the Plan. The amendment will be incorporated into the Plan and noted through a footnote.

Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095 as provided in ORS 457.220, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, the Douglas County Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Roseburg, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:¹

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

Amendments to the Roseburg Comprehensive Plan and/or Roseburg Land Use and Development Ordinance

Amendments to the Roseburg Comprehensive Plan and/or Roseburg Land Use and Development Ordinance that affect the Plan, and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council.

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

VII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VI and denoted in the Plan under the appropriate section below. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B and C of this Section VII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

VIII. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the Area in the future.

IX. TAX INCREMENT FINANCING OF PLAN

This Plan is authorized under the authority of tax increment financing as allowed in ORS 457.

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal programs authorized in the Plan. Bonds may be either long-term or short-term. Debt may also be contract debt.

Tax increment revenues equal the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the city, state, federal, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking program activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS

457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

X. ANNUAL REPORT

An urban renewal annual report is required to be prepared by ORS 457.460. The Agency will prepare the report and a notice placed in the newspaper as required by statute.

XI. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Roseburg Comprehensive Plan and the Roseburg Land Use and Development Ordinance. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

Comprehensive Plan designations, which are not the same as the designations in the Roseburg Land Use and Development Ordinance, for all land in the Area are shown in Figure 2. Figure 3 shows the zoning in the Area.

Roseburg Comprehensive Plan

The Roseburg Comprehensive Plan was adopted in December of 1984.

Growth

Plan Details

Goal: To accommodate Roseburg's anticipated population growth through the orderly provision of essential facilities and services while promoting wise and efficient land use.

Policies:

4. Resources necessary to provide adequate public services, utilities and facilities should be budgeted to meet the projected population.

Finding: The Plan conforms to the Roseburg Comprehensive Plan as it allocates funding to complete significant infrastructure projects including utilities in the Area.

Natural Resources

Plan Details

Goal: Provide a healthy and attractive environment for the urban area population.

Policies:

6. The City and County shall jointly develop and adopt ordinances and programs which carefully manage development on hillsides and in water bodies in order to protect scenic quality, water quality, vegetation and wildlife values of those areas.

11. The South and North Umpqua Rivers, Newton Creek and Deer Creek are major waterways that are scenic, recreational and natural resources of the community. They are, however, to be protected, preserved and maintained for their primary function as drainage courses first. Any measures taken to sustain their primary function shall minimize adverse impacts on scenic, recreational and natural values.

Finding

The Plan conforms to the Roseburg Comprehensive Plan as it includes portions of Deer Creek and there are two bridge projects in the Plan, the replacement of one and construction of another. Both will be constructed in accordance with applicable city standards.

Economic Element

Plan Details

Goal: To broaden, improve and diversify the economy of the Roseburg urban area while enhancing the environment.

Objectives:

- 3. Encourage programs that provide educational and job search skills to enable local residents to obtain existing jobs.*
- 4. Promote industrial and commercial development with local capital, entrepreneurial skills, and skills and experience of the residential labor force, while continuing to attract outside investments.*
- 7. Encourage and promote the expansion of existing businesses.*
- 8. Continue to develop the urban area as a regional distribution, trade and service center.*
- 12. Provide the necessary public facilities and services to allow economic development.*

Finding

The Plan conforms to the Roseburg Comprehensive Plan because it provides projects that will construct infrastructure in the Area in an effort to promote new development, facilitating the growth of jobs in the Area. There is a façade improvement program that will encourage and promote the expansion of existing businesses.

Public Facilities and Services Element

Plan Details

Goal: To provide a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for community development.

Objectives:

- 1. Provide a level of public facilities and services adequate to meet the needs of existing and planned development.*
- 2. Direct the location and timing of urban development by means of capital improvement planning which is closely coordinated with the Comprehensive Plan.*
- 5. Strive for continued and improved cooperation and coordination between other units of government as well as other public and private organizations which provide services to the urban area's citizens.*

Finding

The Plan conforms to the Roseburg Comprehensive Plan because it provides a funding source to install infrastructure in the Area as the Area develops. The Advisory Committee had members of other local governmental agencies who provided input on the projects in the Plan.

Housing Element

Plan Details

Goal: To ensure the opportunity for, and the provision of, safe, affordable housing in sufficient numbers, types and locations to meet the needs of all citizens in the Roseburg urban area.

Objectives:

- 3. To locate residential development in relation to the availability of employment, commercial services, public utilities and facilities and transportation modes.*
- 4. To provide for higher residential densities in the urban area to encourage a more compact urban growth form.*
- 5. To provide for compatible and functional mixed use development (residential and nonresidential).*
- 6. To protect and maintain existing and future residential neighborhoods.*
- 7. To encourage and support development of housing units for low and moderate income households.*
- 9. To increase housing opportunities for those with specialized needs.*
- 10. To encourage cooperation between public, private and consumer sectors of the area's housing market.*

Finding

The Plan conforms to the Roseburg Comprehensive Plan as there is a program that will facilitate new housing development through developer incentives. There are also wetland mitigation and environmental cleanup programs that could assist in the development of housing in the Area.

Transportation Systems Plan

Plan Details

Goal: Overall Transportation System: Provide a transportation system for the Roseburg planning area that is safe, efficient, and accessible.

Goal 2. Enhanced Livability: Enhance the livability of Roseburg through the location and design of transportation facilities to be compatible with the characteristics of the built, social, and natural environment.

Goal 3. Transportation and Land Use: Maximize the efficiency of Roseburg's transportation system through effective land use planning.

Goal 4. Street System: Provide a well planned, comprehensive street system that serves the needs of the Roseburg Urban Growth Boundary (UGB).

Goal 5. Balanced Transportation System: Facilitate the development of bus stops, bike lanes, sidewalks, and multi-use paths in the Roseburg UGB to provide more transportation options for Roseburg residents and visitors.

Goal 6. Transportation that Supports Economic Development: Facilitate the provision of a multimodal transport system for the efficient, safe, and competitive movement of goods and services to, from, and within the Roseburg UGB.

Goal 7. Funding Transportation System Improvements: Implement the transportation plan by working cooperatively with federal, state, regional, and local governments, the private sector, and residents. Create a stable, flexible financial system for funding transportation improvements.

Finding

The Plan conforms to the Transportation Systems Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

Bike Pedestrian Plan (2009)

Plan Details

Integrate Bicycle and Pedestrian planning into Roseburg's day to day activities of planning, designing, funding constructing and maintaining infrastructure.

Policy 3.4 Adopt practice for resurfacing projects on arterial and collector roadways to stripe bicycle lanes or wide curb lane where practical.

Policy 3.5 Require above ground utilities/amenities to be located outside of sidewalk area and in furniture zone or buffer strips where practical. Leverage city's development requirements to improve the biking and walking

Policy 4.1 Require sufficient right of way to be set aside for bicycle and pedestrian facilities during redevelopment.

Policy 4.2 Ensure that appropriate bicycle and pedestrian facilities are built in new developments in accordance with the Transportation Systems Plan.

Finding

The Plan conforms to the Bike Pedestrian Plan as there are projects which will improve the transportation network in the Area for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

Diamond Lake Access Management Plan (2003)

Plan Details

The Diamond Lake Access Management Plan includes access management recommendations that balance the City of Roseburg's land use, local street, and economic development goals with State access management requirements for safe and efficient highway operations.

Finding

The Plan conforms to the Diamond Lake Access Management Plan and the Transportation Systems Plan component of the Roseburg Comprehensive Plan as there are projects which will improve the transportation network in the Area by creating new transportation routes, improving existing routes and providing facilities for all modes of travel. The Plan anticipates coordination with other funding sources including federal, state and regional governments and the private sector to enable completion of the projects specified in the Plan.

Roseburg Land Use and Development Ordinance

The land uses in the Area will conform to the zoning designations in the City of Roseburg Land Use and Development Ordinance, updated in July 2015, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area, and the comprehensive plan designations are shown in the table below.

Table 1 – Land Use and Development Ordinance Compared to Comprehensive Plan

Comprehensive Plan Designation	Zoning Designation
Industrial	Mixed Use
Commercial	General Commercial
Medium Density Residential	Medium-Density Multifamily Residential
Industrial	Medium Industrial
Low Density Residential	Single Family Residential (>7,500 SF)
Medium Density Residential	Limited Multifamily Residential
Medium Density Residential	Multifamily Residential
Low Density Residential	Single Family Residential (>6,000 SF)
Public, Semi-Public	Public Reserve
Industrial	Heavy Industrial
Professional Office	Professional Office

Source: Roseburg Land Use and Development Ordinance p.36

The purpose of each of the zoning districts are shown below:

Public Reserve

Purpose

The Public Reserve (PR) and Residential Open Space (RO) Districts are intended to establish areas which have unique characteristics which require unique regulations. Within the Public Reserve District, a variety of public service activities may be conducted without interference from inappropriate levels of residential, commercial, or industrial activities. It is intended to be applied primarily, though not exclusively, to publicly-owned lands.

Residential

Purpose

Roseburg's residential Zoning Districts are primarily intended to create, maintain and promote a variety of housing opportunities for individual households and to maintain and promote the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. District standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the City's many neighborhoods. In addition, the regulations offer certainty for property owners, developers and neighbors about the limits of what is allowed.

The residential districts in the Area are: single family residential >6,000sf, single family residential >7,500sf, multifamily residential, limited multifamily residential, medium density multifamily residential.

Commercial

Purpose

Roseburg's commercial districts are primarily intended to provide economic opportunity for business owners and a suitable market of goods and services for the public by establishing zones and standards appropriate for certain types of business respective of surrounding Zoning Districts, uses and infrastructure.

The Professional Office (PO) District is intended to provide areas for low-intensity office uses, which utilize harmonious exterior design and landscaping to serve as a transition or buffer between residential and more intensively developed properties. It is intended that the administrative, professional, and limited business office uses permitted in the PO District will provide for more compatible land uses in close proximity to residential areas than would otherwise be permitted by other commercial district.

The General Commercial classification is intended to provide areas within which a variety of retail and wholesale business occurs. These areas serve general community-wide and regional commercial needs.

Industrial

Purpose

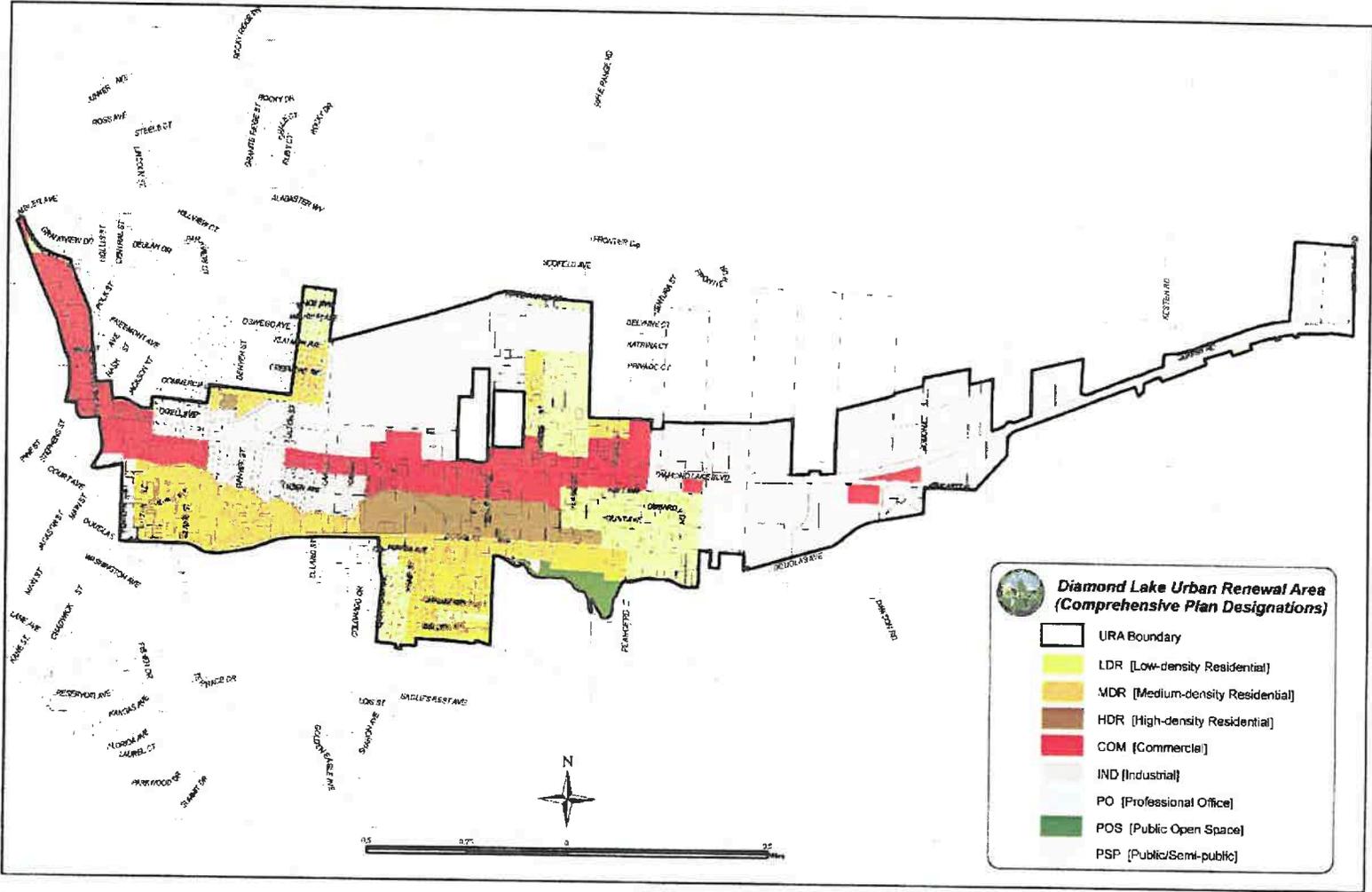
Roseburg's Mixed Use and Industrial Districts are intended to provide for the full range of industrial activity as specified within this Ordinance and the Comprehensive Plan.

The Mixed Use classification is intended to provide areas within which a variety of activity occurs. These areas serve community-wide and regional needs. Because of the potential for high-density uses, care is needed to ensure that uses are compatible with and do not adversely affect adjacent uses or the carrying capacity of public facilities. The proximity of other uses shall not be a reason for permitted uses to deviate from the standards established in other zones.

Medium Industrial classification is intended to create, preserve, and enhance areas containing a wide range of manufacturing and related establishments, and is typically appropriate to areas providing a wide variety of sites with good rail or highway access.

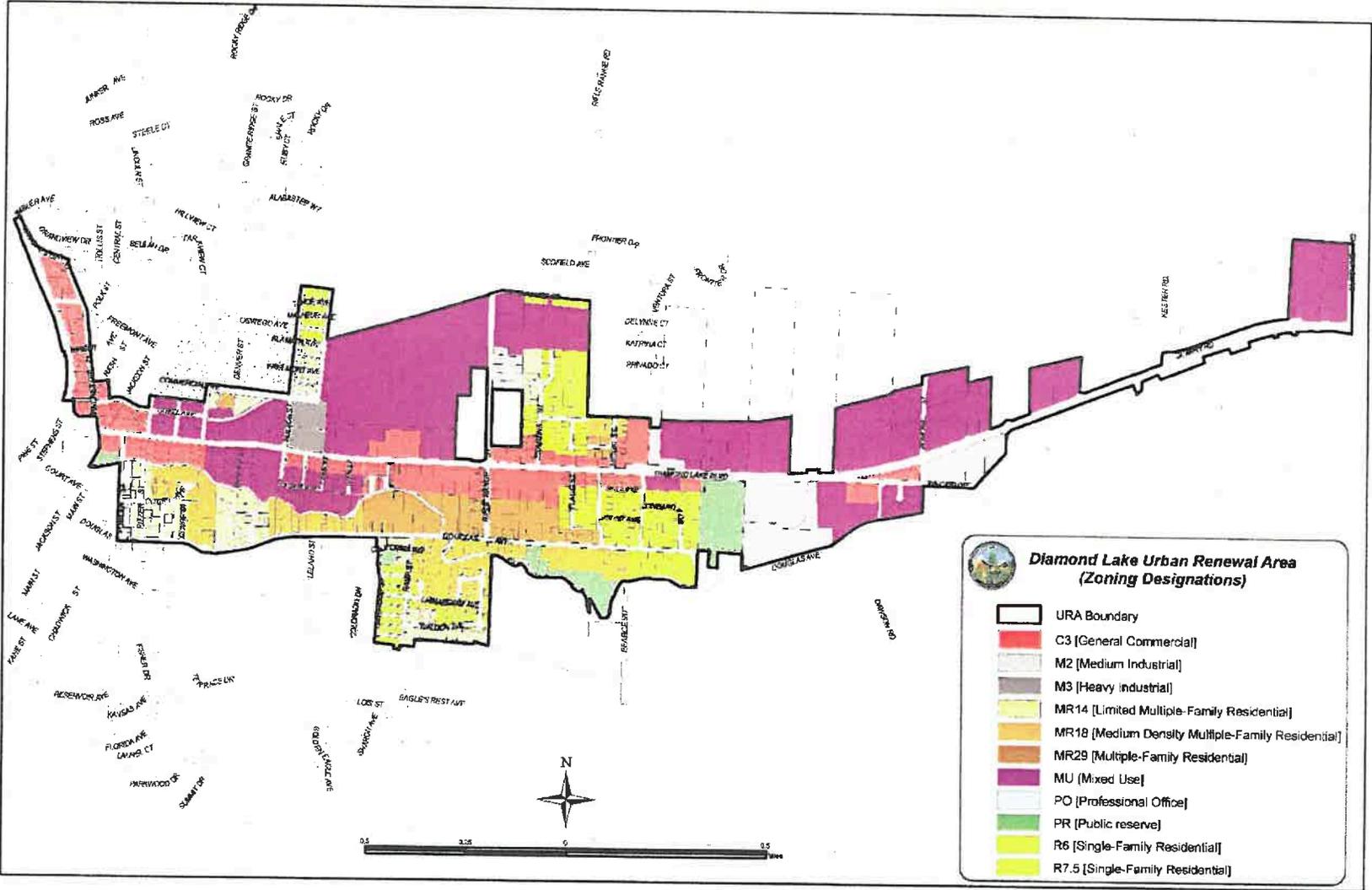
The Heavy Industrial classification is intended to provide, protect, and recognize areas well suited for medium and heavy industrial development and uses free from conflict with commercial, residential, and other incompatible land uses. This district is intended to be applied generally to those areas which have available excellent highway, rail, or other transportation.

Figure 2 – Diamond Lake Comprehensive Plan Designations



Source: City of Roseburg

Figure 3 – Diamond Lake Zoning Designations



Source: City of Roseburg

XII. APPENDIX A: LEGAL DESCRIPTION

XIII. LEGAL DESCRIPTION MAP

Report Accompanying the Diamond Lake Urban Renewal Plan

Adopted by the City of Roseburg

DATE

Ordinance No. _____

Diamond Lake Urban Renewal Area

Consultant Team

Elaine Howard Consulting, LLC

Elaine Howard
Scott Vanden Bos

Tiberius Solutions LLC

Nick Popenuk
Ali Danko
Rob Wyman

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I. INTRODUCTION

The Report on the Diamond Lake Urban Renewal Plan (Report) contains background information and project details that pertain to the Diamond Lake Urban Renewal Plan Plan (Plan). ORS 457 refers to projects throughout the requirements for a Report in an urban renewal plan. In this Report, the term program is used instead of project, but for the purposes of ORS 457, program means project.

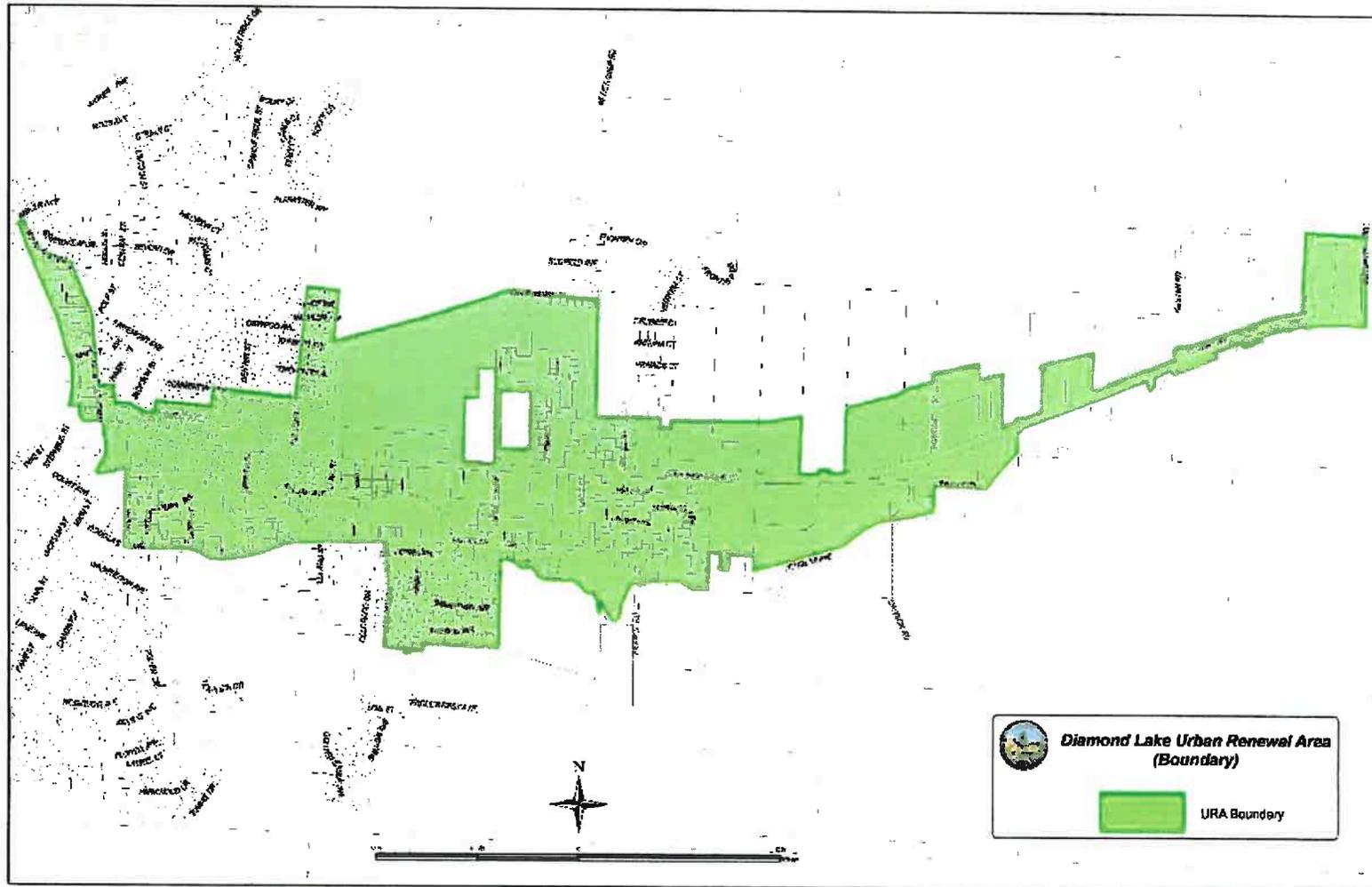
The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The Report provides guidance on how the urban renewal plan might be implemented. As the Roseburg Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other changes as allowed in the amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

Figure 1 - Roseburg Diamond Lake Urban Renewal Area Boundary



Source: City of Roseburg

II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. Economic Development

Wetland mitigation 10-20 acres – Wetland mitigation activities can include, but are not limited to, the preservation, enhancement, restoration or creation of a wetland, stream, or habitat conservation area which offsets, or compensates for, expected adverse impacts to similar nearby ecosystems.

Existing conditions: There are many undeveloped and underdeveloped properties in the Area that have wetlands issues that could benefit from a wetlands mitigation program. The City of Roseburg does not currently have a funding mechanism to participate in mitigating the existing wetlands.

Storm - Diamond Lake Boulevard/Fulton Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. The project includes piping north and east of Fulton Street. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts.

Existing conditions: The existing 12" diameter storm drain pipe along Freemont Avenue empties into a ditch that connects into a 30" diameter pipe. The 30" diameter pipe crosses Diamond Lake Boulevard and continues south. The 12" diameter pipe along Freemont Avenue is under capacity, as well the 30" diameter pipe along Fulton Street. There is an 18" diameter storm drain pipe along Diamond Lake Boulevard that connects into the 30" diameter pipe along Fulton Street which is also under capacity.

Storm - Diamond Lake Boulevard east of Ivan Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project includes upsizing storm drainage piping.

Existing conditions: The storm drain system along Diamond Lake Boulevard is under capacity causing localized flooding.

Storm - Diamond Lake Boulevard east of Rifle Range Street – This storm drainage project is identified in the City of Roseburg's storm drainage master plan. Resources will be allocated for the public portion of this project and to provide local matching funds for development driven drainage impacts. The project involves replacing storm piping.

Existing conditions: The storm drain system along Diamond Lake Boulevard is under capacity and the system along Cummins St. is severely under capacity. The undersized pipes cause localized flooding.

Environmental cleanup – Environmental cleanup activities can include, but are not limited to, remediation of contaminated buildings, soil and ground water; removing hazardous materials; and abating toxic materials, such as asbestos and lead. Activities may also include waste-water treatment and revegetation.

Existing conditions: There are undeveloped and underdeveloped parcels in the Area that have conditions that will require environmental cleanup.

Façade improvement program – Façade improvement program activities can include, but are not limited to, loans to businesses in the Area for building frontage improvements. Specific guidelines for the Façade improvement program will be drafted by the Urban Renewal Agency.

Existing conditions: There is no façade improvement program in this Area. There are many buildings that are in disrepair and could benefit from a facade improvement program.

Development Partnerships – Commercial and Industrial

Existing conditions: There is no funding for development partnerships in the Area. There are many undeveloped and underdeveloped properties in the Area that could benefit from a development partnerships program.

B. Housing Incentives

Multi-family housing incentives – These resources will be allocated to provide incentives and/or offset costs associated with approved multi-family housing development costs or expenses.

Existing conditions: There is no present local funding source for incentives for housing development in the Area.

C. Public Safety

Public safety training project – This resource would be utilized to provide the local component of funding.

Existing conditions: Umpqua Community College is interested in developing a Public Safety Training Center as part of their curriculum. This project is anticipated to include regional partners in all arenas of public safety.

D. Transportation

Winchester Street/Stephens Street intersection improvements – Provide improvements that will enhance safety for vehicles and pedestrians.

Existing conditions: This intersection is located at the top of a vertical curve and has an awkward geometry. There is an accident history in the area and the intersection is challenging for all modes of transportation.

Douglas Avenue – Provide full street/multi modal improvements to Douglas Avenue east of ramp to the city limits.

Existing conditions: Douglas Avenue does not presently have full street multi-modal improvements. Douglas Avenue east of Deer Creek does not have any sidewalks. Douglas Avenue east of Stephens Street does not have any marked bicycle facilities. Douglas Avenue runs parallel to Highway 138 (Diamond Lake Boulevard) and will offers a safer route for pedestrians and cyclists once it is improved.

Rifle Range Street north of Diamond Lake Boulevard – Provide full street/multi modal improvements to Rifle Range Street from Diamond Lake Boulevard to the city limits.

Existing conditions: Rifle Range Street does not presently have full street multi-modal improvements. Sections of Rifle Range Street are narrow with no to limited shoulders and ditches on both sides.

Rifle Range Street extension over Deer Creek – Construct a bridge spanning Deer Creek and connecting Rifle Range Street east of Douglas Avenue to the Clearwater Subdivision south of Deer Creek.

Existing conditions: There is presently no bridge spanning Deer Creek in this location.

Patterson Street (to connect Douglas Avenue Improvements to Diamond Lake Boulevard) – Provide multi-modal improvements that will provide an enhanced travel connection between Diamond Lake Boulevard and Douglas Avenue.

Existing conditions: Patterson Street is currently an improved street with no curb, gutter nor sidewalks.

Douglas Avenue Deer Creek Bridge Replacement – Provide local matching funds for a project to replace the Deer Creek bridge on Douglas Avenue.

Existing conditions: The Deer Creek bridge on Douglas Avenue is in need of repair or replacement. The current sufficiency rating (on a scale of 0-100) is 26.1 and the bridge is load rated.

Fleser Street connection (from Diamond Lake Boulevard to Fleser Street per Diamond Lake Access Management Plan) – Provide local participation in a project to provide a connection between Diamond Lake Boulevard and Fleser as outlined in the Diamond Lake Access Management Plan.

Existing conditions: This transportation connection does not presently exist.

E. Transportation – Economic Development

Diamond Lake Boulevard signals – Provide local participation in intersection signalization projects identified in co-ordination with the Oregon Department of Transportation (ODOT).

Existing conditions: These signals do not exist and future development will require installation of these signals.

Odell Avenue/Commercial Avenue to Rifle Range Street improvements – Provide a parallel connection north of Diamond Lake Boulevard between Rifle Range Street west to Casper Street.

Existing conditions: This transportation connection does not exist.

Champion site infrastructure connection to above project – Provide an extension of Lake Street north of Diamond Lake Boulevard to connect with the Odell Avenue/Commercial Avenue/Rifle Range Street project.

Existing conditions: This transportation connection does not exist.

F. Transportation – Multimodal

Diamond Lake Boulevard sidewalk rehabilitastion, remove power poles, buy easements/right of way – Local participation in the redevelopment of Highway 138 multi-modal improvements.

Existing conditions: There are inconsistent and deficient sidewalks along Diamond Lake Boulevard, with limited widths, poor conditions, and power poles in the sidewalk area.

Pathway improvements – Local participation in pathway improvement in the urban renewal area.

Existing conditions: There are limited east-west pathways in the Area.

Multi-use pathway north of and parallel to Douglas Avenue to Diamond Lake Boulevard – Local participation in pathway improvements that will provide an alternate route to utilizing Diamond Lake Boulevard.

Existing conditions: No multi-use pathway exists in this location.

G. Transportation – Safety

“Safe Routes to Schools” streets between Diamond Lake Boulevard and Douglas Avenue – Provide local participation in “Safe Routes to Schools” in the Area. (pedestrian bridge)

Existing conditions: There is federal and state Safe Routes to Schools funding available and there are schools within the Area. The routes to schools in this Area have sections of transportation with no sidewalks on the streets.

Fulton Street to Rocky Drive participation – To participate in widening and multi-modal improvements to connect Rocky Drive and Fulton Street in conjunction with developers/property owners.

Existing conditions: Fulton Street to Rocky Drive is a narrow and substandard two-lane road without multi-modal improvements.

Americans with Disabilities Act (ADA) improvements – To participate in improvements that are priorities within the Area.

Existing conditions: There are many sidewalks in the Area that do not have ADA improvements, and areas that do not have sidewalks at all.

H. Beautification

Beautification – To participate in beautification projects which may include landscaping, signage, wayfinding, lighting and other aesthetic improvements.

Existing conditions: There are no Area wide beautification projects to include landscaping, signage, way-finding, lighting nor other aesthetic improvements.

III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects is shown in Table 1. These are all estimates as are the urban renewal portions of the costs, acknowledging that the urban renewal portions must fit within the maximum indebtedness.

The Plan assumes that the city will use other funds to assist in the completion of the projects, within the Area. These sources include but are not limited to City of Roseburg General Funds, Storm Drainage Fund, Water Service Fund, Transportation Fund, Street Light and Sidewalk Fund, System Development Charges (SDCs), local, state and federal grants, and other sources as identified by the Agency. The city may pursue regional, county, state, and federal funding, private developer contributions and any other sources of funding that may assist in the implementation of the programs.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 1 - Estimated Cost of Each Project

Project Name	Total Project Costs (Including Matches)	0-5 Years \$2M	6-10 Years \$6.5M	11-20 Years \$12.7M	21-30 Years \$19M	Estimated UR Contribution 40.2M
Wetland Mitigation	\$ 2,000,000	\$ 100,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 850,000
Storm - Diamond Lake/Fulton	\$ 1,500,000		\$ 500,000			\$ 500,000
Storm - Diamond Lake West of Rifle Range	\$ 1,700,000			\$ 700,000		\$ 700,000
Storm - Diamond Lake East of Rifle Range	\$ 400,000				\$ 300,000	\$ 300,000
Environmental Clean up	\$ 2,000,000	\$ 100,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 1,350,000
Façade Improvement	\$ 1,500,000	\$ 100,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 1,350,000
Multi-Family Housing incentives	\$ 2,000,000	\$ 300,000	\$ 250,000	\$ 250,000		\$ 800,000
Public Safety Training Project	\$ 3,000,000				\$ 3,000,000	\$ 3,000,000
Winchester Stephens Intersection	\$ 4,000,000			\$ 2,500,000	\$ 1,000,000	\$ 3,500,000
Douglas Avenue	\$ 3,500,000	\$ 300,000	\$ 2,700,000			\$ 3,000,000
Rifle Range North of Diamond Lake	\$ 2,250,000		\$ 450,000	\$ 1,500,000		\$ 1,950,000
Rifle Range extension over Deer Creek	\$ 6,000,000				\$ 5,000,000	\$ 5,000,000
Patterson Street	\$ 1,000,000				\$ 750,000	\$ 750,000
Douglas Avenue Deer Creek Bridge	\$ 1,000,000	\$ 900,000				\$ 900,000
Fleser Connection	\$ 750,000				\$ 750,000	\$ 750,000
Traffic Signals	\$ 2,250,000		\$ 750,000	\$ 500,000	\$ 750,000	\$ 2,000,000
Odell/Commercial to Rifle Range	\$ 5,000,000			\$ 2,500,000	\$ 2,500,000	\$ 5,000,000
Champion Site Connection to Diamond Lake	\$ 2,000,000			\$ 200,000	\$ 950,000	\$ 1,150,000
Diamond Lake Sidewalks/ power poles, easements	\$ 2,000,000		\$ 400,000	\$ 600,000	\$ 1,000,000	\$ 2,000,000
Pathway improvements	\$ 1,000,000		\$ 250,000	\$ 500,000		\$ 750,000
MUP North of and parallel to Douglas	\$ 1,200,000				\$ 800,000	\$ 800,000
Safe Routes Diamond Lake to Douglas	\$ 3,000,000		\$ 250,000	\$ 1,500,000	\$ 250,000	\$ 2,000,000
Fulton to Rocky Participation	\$ 2,000,000			\$ 500,000	\$ 500,000	\$ 1,000,000
ADA Improvements	\$ 1,000,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 800,000
Beautification	\$ 1,000,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
Totals	\$ 53,050,000	\$ 2,250,000	\$ 6,750,000	\$ 12,950,000	\$ 19,250,000	\$ 41,200,000

Source: City of Roseburg

IV. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

ORS 457.085 (3)(d) requires an estimate of costs for each program in a plan. The programs in this plan are not discrete, one-time capital investments, but are ongoing programs designed to incentivize residential construction and renovations, with the goal of strengthening the local economy. The exact timing of expenditures for these programs will depend upon the demand from developers and property owners. Table 1 shows the assumed timing of expenditures on these programs.

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2039 are based on projections of the assessed value of development within the Area and the consolidated tax rate that will apply in the Area.

Table 2 shows the incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, delinquencies and compression losses. In addition to the development assumptions described earlier in this Report, all property in the area is assumed to experience 5.0% growth per year from appreciation. These projections of increment are the basis for the projections in Table 3, Table 4, and Table 5 and Table 6, Table 7, and Table 8. The first year of tax increment collections is anticipated to be FYE 2020. Gross TIF is calculated by multiplying the tax rate times the excess value used. The tax rate is per thousand dollars of value, so the calculation is “tax rate times excess value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which would not be impacted by this Plan.

Table 2 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total	Assessed Value		Tax Rate	Tax Increment Finance		
		Frozen Base	Increment		Gross	Adjustments	Net
2020	\$ 150,054,013	\$ 136,103,410	\$ 13,950,603	\$15.2153	\$ 212,262	\$ (10,613)	\$ 201,649
2021	\$ 157,556,714	\$ 136,103,410	\$ 21,453,304	\$15.1391	\$ 324,783	\$ (16,239)	\$ 308,544
2022	\$ 165,434,551	\$ 136,103,410	\$ 29,331,141	\$14.6778	\$ 430,517	\$ (21,527)	\$ 408,990
2023	\$ 173,706,278	\$ 136,103,410	\$ 37,602,868	\$14.6774	\$ 551,912	\$ (27,596)	\$ 524,316
2024	\$ 182,391,591	\$ 136,103,410	\$ 46,288,181	\$14.6770	\$ 679,371	\$ (33,968)	\$ 645,403
2025	\$ 191,511,172	\$ 136,103,410	\$ 55,407,762	\$14.6766	\$ 813,197	\$ (40,661)	\$ 772,536
2026	\$ 201,086,730	\$ 136,103,410	\$ 64,983,320	\$14.6762	\$ 953,709	\$ (47,685)	\$ 906,024
2027	\$ 211,141,069	\$ 136,103,410	\$ 75,037,659	\$14.6770	\$1,101,325	\$ (55,066)	\$1,046,259
2028	\$ 221,698,124	\$ 136,103,410	\$ 85,594,714	\$14.6705	\$1,255,713	\$ (62,786)	\$1,192,927
2029	\$ 232,783,031	\$ 136,103,410	\$ 96,679,621	\$14.6704	\$1,418,333	\$ (70,917)	\$1,347,416
2030	\$ 244,422,184	\$ 136,103,410	\$108,318,774	\$14.6704	\$1,589,084	\$ (79,454)	\$1,509,630
2031	\$ 256,643,293	\$ 136,103,410	\$120,539,883	\$14.6704	\$1,768,373	\$ (88,419)	\$1,679,954
2032	\$ 269,475,457	\$ 136,103,410	\$133,372,047	\$14.6704	\$1,956,626	\$ (97,831)	\$1,858,795
2033	\$ 282,949,231	\$ 136,103,410	\$146,845,821	\$14.6704	\$2,154,293	\$ (107,715)	\$2,046,578
2034	\$ 297,096,694	\$ 136,103,410	\$160,993,284	\$14.6704	\$2,361,843	\$ (118,092)	\$2,243,751
2035	\$ 311,951,531	\$ 136,103,410	\$175,848,121	\$14.6704	\$2,579,769	\$ (128,989)	\$2,450,780
2036	\$ 327,549,108	\$ 136,103,410	\$191,445,698	\$14.6704	\$2,808,593	\$ (140,430)	\$2,668,163
2037	\$ 343,926,564	\$ 136,103,410	\$207,823,154	\$14.6704	\$3,048,857	\$ (152,442)	\$2,896,415
2038	\$ 361,122,891	\$ 136,103,410	\$225,019,481	\$14.6704	\$3,301,135	\$ (165,057)	\$3,136,078
2039	\$ 379,179,036	\$ 136,103,410	\$243,075,626	\$14.6704	\$3,566,027	\$ (178,302)	\$3,387,725
2040	\$ 398,137,988	\$ 136,103,410	\$262,034,578	\$14.6704	\$3,844,163	\$ (192,209)	\$3,651,954
2041	\$ 418,044,886	\$ 136,103,410	\$281,941,476	\$14.6704	\$4,136,206	\$ (206,810)	\$3,929,396
2042	\$ 438,947,131	\$ 136,103,410	\$302,843,721	\$14.6704	\$4,442,851	\$ (222,142)	\$4,220,709
2043	\$ 460,894,488	\$ 136,103,410	\$324,791,078	\$14.6704	\$4,764,828	\$ (238,241)	\$4,526,587
2044	\$ 483,939,212	\$ 136,103,410	\$347,835,802	\$14.6704	\$5,102,904	\$ (255,145)	\$4,847,759
2045	\$ 508,136,173	\$ 136,103,410	\$372,032,763	\$14.6704	\$5,457,885	\$ (272,894)	\$5,184,991
2046	\$ 533,542,983	\$ 136,103,410	\$397,439,573	\$14.6704	\$5,830,614	\$ (291,531)	\$5,539,083
2047	\$ 560,220,132	\$ 136,103,410	\$424,116,722	\$14.6704	\$6,221,980	\$ (311,100)	\$5,910,880
2048	\$ 588,231,140	\$ 136,103,410	\$452,127,730	\$14.6704	\$6,632,913	\$ (331,645)	\$6,301,268
2049	\$ 617,642,696	\$ 136,103,410	\$481,539,286	\$14.6704	\$7,064,393	\$ (353,220)	\$6,711,173

Source: Tiberius Solutions, LLC

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 3, Table 4, and Table 5 shows the allocation of tax revenues to projects, programs, and administration.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the district in FYE 2049.

The maximum indebtedness is \$72,800,000 (Seventy-two million eight hundred thousand dollars).

The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$72,800,000 is \$83,562,624 and is made up \$83,533,892 of tax increment revenues from permanent rate levies and \$28,732 from general obligation (GO) bonds issued prior to 2001.

Both the Roseburg School District 4 and the Glide School District have GO bonds that were issued prior to 2001. The impacts of GO bonds are on the property tax payer, not on the taxing district. The Roseburg School District 4 GO bond will be impacted for 2 years and the Glide School District GO bond for 8 years. For the Roseburg GO bond, the impact for a \$100,000 value property is an estimated total of \$.41 for the 2-year impact on the urban renewal area. For properties in the Glide School District, the impact for the GO bond is until FYE 2027 and the total impact on a property of \$100,000 value is \$29.29 (8 years of impact totaling \$29.49).

The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If the economy is slower, it may take longer; if the economy is more robust than the projections, it may take a shorter time period. The Agency may decide to change the assumptions on the incentive required for both programs. These assumptions show one scenario for financing and that this scenario is financially feasible.

Table 3 - Tax Increment Revenues and Allocations to Debt Service, page 1

TAX INCREMENT FUND	Total	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources											
Beginning Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 82,055,733	\$ 201,649	\$ 308,544	\$ 408,990	\$ 524,316	\$ 645,403	\$ 772,536	\$ 906,024	\$ 1,046,259	\$ 1,192,927	\$ 1,347,416
TIF: Prior Years	\$ 1,506,891	\$ -	\$ 4,033	\$ 6,171	\$ 8,180	\$ 10,486	\$ 12,908	\$ 15,451	\$ 18,120	\$ 20,925	\$ 23,859
Total Resources	\$ 83,562,624	\$ 201,649	\$ 312,577	\$ 415,161	\$ 532,496	\$ 655,889	\$ 785,444	\$ 921,475	\$ 1,064,379	\$ 1,213,852	\$ 1,371,275
Expenditures											
<i>Debt Service</i>											
Loan A	\$ (1,295,046)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)	\$ (129,505)
Loan B	\$ (9,308,140)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)
Loan C	\$ (10,431,536)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan D	\$ (14,245,503)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (35,280,226)	\$ (129,505)	\$ (594,912)	\$ (594,912)	\$ (594,912)	\$ (594,912)					
<i>Debt Service Coverage Ratio</i>		1.56	2.38	3.16	4.05	4.98	5.97	1.52	1.76	2.01	2.26
Transfer to URA Projects Fund	\$ (48,282,399)	\$ (72,144)	\$ (183,072)	\$ (285,656)	\$ (402,991)	\$ (526,385)	\$ (655,939)	\$ (326,563)	\$ (469,468)	\$ (618,941)	\$ (776,363)
Total Expenditures	\$ (83,562,624)	\$ (201,649)	\$ (312,577)	\$ (415,161)	\$ (532,496)	\$ (655,889)	\$ (785,444)	\$ (921,475)	\$ (1,064,379)	\$ (1,213,852)	\$ (1,371,275)
Ending Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions LLC

Table 4 - Tax Incremental Revenues and Allocations to Debt Service, page 2

TAX INCREMENT FUND	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 1,509,630	\$ 1,679,954	\$ 1,858,795	\$ 2,046,578	\$ 2,243,751	\$ 2,450,780	\$ 2,668,163	\$ 2,896,415	\$ 3,136,078	\$ 3,387,725
TIF: Prior Years	\$ 26,948	\$ 30,193	\$ 33,599	\$ 37,176	\$ 40,932	\$ 44,875	\$ 49,016	\$ 53,363	\$ 57,928	\$ 62,722
Total Resources	\$ 1,536,578	\$ 1,710,147	\$ 1,892,394	\$ 2,083,754	\$ 2,284,683	\$ 2,495,655	\$ 2,717,179	\$ 2,949,778	\$ 3,194,006	\$ 3,450,447
Expenditures										
<i>Debt Service</i>										
Loan A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan B	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)
Loan C	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)
Loan D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Debt Service	\$ (986,984)									
<i>Debt Service Coverage Ratio</i>	1.53	1.70	1.88	2.07	2.27	2.48	2.70	2.93	3.18	3.43
Transfer to URA Projects Fund	\$ (549,594)	\$ (723,163)	\$ (905,410)	\$ (1,096,770)	\$ (1,297,699)	\$ (1,508,671)	\$ (1,730,195)	\$ (1,962,794)	\$ (2,207,022)	\$ (2,463,463)
Total Expenditures	\$ (1,536,578)	\$ (1,710,147)	\$ (1,892,394)	\$ (2,083,754)	\$ (2,284,683)	\$ (2,495,655)	\$ (2,717,179)	\$ (2,949,778)	\$ (3,194,006)	\$ (3,450,447)
Ending Balance	\$ -									

Source: Tibcrius Solutions LLC

Table 5 - Tax Increment Revenues and Allocations to Debt Service, page 3

TAX INCREMENT FUND	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047	FYE 2048	FYE 2049
Resources										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF: Current Year	\$ 3,651,954	\$ 3,929,396	\$ 4,220,709	\$ 4,526,587	\$ 4,847,759	\$ 5,184,991	\$ 5,539,083	\$ 5,910,880	\$ 6,301,268	\$ 6,711,173
TIF: Prior Years	\$ 67,755	\$ 73,039	\$ 78,588	\$ 84,414	\$ 90,532	\$ 96,955	\$ 103,700	\$ 110,782	\$ 118,218	\$ 126,025
Total Resources	\$ 3,719,709	\$ 4,002,435	\$ 4,299,297	\$ 4,611,001	\$ 4,938,291	\$ 5,281,946	\$ 5,642,783	\$ 6,021,662	\$ 6,419,486	\$ 6,837,198
Expenditures										
<i>Debt Service</i>										
Loan A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan B	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ (465,407)	\$ -	\$ -	\$ -	\$ -
Loan C	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)	\$ (521,577)
Loan D	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)	\$ (1,424,550)
Total Debt Service	\$ (2,411,534)	\$ (1,946,127)	\$ (1,946,127)	\$ (1,946,127)	\$ (1,946,127)					
<i>Debt Service Coverage Ratio</i>	1.51	1.63	1.75	1.88	2.01	2.15	2.85	3.04	3.24	3.45
Transfer to URA Projects Fund	\$ (1,308,174)	\$ (1,590,901)	\$ (1,887,763)	\$ (2,199,467)	\$ (2,526,757)	\$ (2,870,412)	\$ (3,696,656)	\$ (4,075,535)	\$ (4,473,358)	\$ (4,891,071)
Total Expenditures	\$ (3,719,709)	\$ (4,002,435)	\$ (4,299,297)	\$ (4,611,001)	\$ (4,938,291)	\$ (5,281,946)	\$ (5,642,783)	\$ (6,021,662)	\$ (6,419,486)	\$ (6,837,198)
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Source: Tiberius Solutions LLC

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The programs will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration also shown. These are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the final years of the district.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the district in FYE 2049, a thirty-year program. The projections in the financial model assume a 5% growth rate.

Estimated annual expenditures by program are shown in Table 1. All costs shown in Table 1 are in constant 2018 dollars. The amount of money available for projects in 2018 constant dollars for the Diamond Lake Urban Renewal Area is \$41,200,000 while the total cost of projects to be completed in the Area is \$53,050,000. The difference between these two numbers is based on the fact that many projects in the Diamond Lake Urban Renewal Area are going to have a match of some kind, and urban renewal funds will not be the only funds paying for the projects completed in the Diamond Lake Urban Renewal Area.

Table 6, Table 7, and Table 8 shows the unallocated \$41,200,000 of 2018 project dollars inflated over the life of the district along with administrative expenses. All costs shown, except administration which was adjusted by 4.5% in Table 1, are in year-of-expenditure dollars, which are adjusted by 3% annually to account for inflation. The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The first year of tax increment collections is anticipated to be FYE 2020.

Table 6 - Programs and Costs in Year of Expenditure Dollars, page 1

URA PROJECTS FUND	Total	FYE 2018	FYE 2019	FYE 2020	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources													
Beginning Balance		\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000
Interest Earnings	\$ 107,500	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 2,500	\$ 2,500	\$ 2,500
Transfer from TIF Fund	\$ 48,282,399	\$ -	\$ -	\$ 72,144	\$ 183,072	\$ 285,656	\$ 402,991	\$ 526,385	\$ 655,939	\$ 326,563	\$ 469,468	\$ 618,941	\$ 776,363
Bond/Loan Proceeds	\$ 24,300,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800,000	\$ -	\$ -	\$ -
Other	\$ -												
Total Resources	\$ 72,689,899	\$ -	\$ -	\$ 1,072,144	\$ 434,322	\$ 536,906	\$ 654,241	\$ 777,635	\$ 907,189	\$ 6,377,813	\$ 971,968	\$ 1,121,441	\$ 1,278,863
Expenditures (YOE \$)													
To Be Allocated To Projects	\$(72,203,899)			\$(802,144)	\$(184,322)	\$(286,906)	\$(404,241)	\$(527,635)	\$(657,189)	\$(5,761,813)	\$(471,968)	\$(621,441)	\$(778,863)
Financing Fees	\$ (486,000)			\$ (20,000)						\$ (116,000)			
Administration	\$ -												
Total Expenditures	\$(72,689,899)	\$ -	\$ -	\$(822,144)	\$(184,322)	\$(286,906)	\$(404,241)	\$(527,635)	\$(657,189)	\$(5,877,813)	\$(471,968)	\$(621,441)	\$(778,863)
Ending Balance		\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000

Source: Tiberius Solutions LLC

Notes: TIF is tax increment revenues. Tax rates are expressed in terms of dollars per \$1,000 of assessed value.

Table 7 - Programs and Costs in Year of Expenditure Dollars, page 2

URA PROJECTS FUND	FYF 2030	FYF 2031	FYF 2032	FYF 2033	FYF 2034	FYF 2035	FYF 2036	FYF 2037	FYF 2038	FYF 2039
Resources										
Beginning Balance	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Interest Earnings	\$ 2,500	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfer from TIF Fund	\$ 549,594	\$ 723,163	\$ 905,410	\$ 1,096,770	\$ 1,297,699	\$ 1,508,671	\$ 1,730,195	\$ 1,962,794	\$ 2,207,022	\$ 2,463,463
Bond/Loan Proceeds	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other										
Total Resources	\$ 7,552,094	\$ 1,225,663	\$ 1,407,910	\$ 2,101,770	\$ 2,302,699	\$ 2,513,671	\$ 2,735,195	\$ 2,967,794	\$ 3,212,022	\$ 3,468,463
Expenditures (VOE \$)										
To Be Allocated To Projects	\$ (6,922,094)	\$ (725,663)	\$ (407,910)	\$ (1,101,770)	\$ (1,302,699)	\$ (1,513,671)	\$ (1,735,195)	\$ (1,967,794)	\$ (2,212,022)	\$ (2,468,463)
Financing Fees	\$ (130,000)									
Administration										
Total Expenditures	\$ (7,052,094)	\$ (725,663)	\$ (407,910)	\$ (1,101,770)	\$ (1,302,699)	\$ (1,513,671)	\$ (1,735,195)	\$ (1,967,794)	\$ (2,212,022)	\$ (2,468,463)
Ending Balance	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000

Source: Tribentus Solutions LLC

Table 8 - Programs and Costs in Year of Expenditure Dollars, page 3

URA PROJECTS FUND	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047	FYE 2048	FYE 2049
Resources										
Beginning Balance	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Interest Earnings	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfer from TIF Fund	\$ 1,308,174	\$ 1,590,901	\$ 1,887,763	\$ 2,199,467	\$ 2,526,757	\$ 2,870,412	\$ 3,696,656	\$ 4,075,535	\$ 4,473,358	\$ 4,891,071
Bond/Loan Proceeds	\$ 11,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other										
Total Resources	\$ 13,313,174	\$ 2,595,901	\$ 2,892,763	\$ 3,204,467	\$ 3,531,757	\$ 3,875,412	\$ 4,701,656	\$ 5,080,535	\$ 5,478,358	\$ 5,896,071
Expenditures (YOY \$)										
To Be Allocated To Projects	\$(12,093,174)	\$(1,595,901)	\$(1,892,763)	\$(2,204,467)	\$(2,531,757)	\$(2,875,412)	\$(3,701,656)	\$(4,080,535)	\$(4,478,358)	\$(5,896,071)
Financing Fees	\$ (220,000)									
Administration										
Total Expenditures	\$(12,313,174)	\$(1,595,901)	\$(1,892,763)	\$(2,204,467)	\$(2,531,757)	\$(2,875,412)	\$(3,701,656)	\$(4,080,535)	\$(4,478,358)	\$(5,896,071)
Ending Balance	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -

Source: Tiberius Solutions LLC

VIII. REVENUE SHARING

Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the area. The statutorily required share is a percentage basis dependent upon the tax rates of the taxing jurisdictions. The first threshold is 10% of the original maximum indebtedness. At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. The second threshold is set at 12.5% of the maximum indebtedness. If this threshold is met, revenue for the district would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

This 10% threshold is not anticipated to be reached prior to the termination of this district. Revenue sharing targets are not projected to be reached during the life of the Area. If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2049 and are shown in Tables 9 and 10.

The Roseburg School District 4, the Glide School District and the Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the State level.

Table 9 and Table 10 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 9 shows the general government levies, and Table 10 shows the education levies.

General obligation bonds and local option levies are impacted by urban renewal only if they were originally approved by voters in an election prior to October 6, 2001. As noted on page 12 there are small impacts due to general obligation bonds from Roseburg School District 4 and the Glide School District.

Table 9 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	Douglas County	City of	4H/Master	Roseburg	Subtotal
	Permanent	Roseburg	Gardener Ext	Champion Mill	
	Permanent	Permanent	Permanent	Site	Gen. Govt.
	Permanent	Permanent	Permanent	Permanent	Gen. Govt.
2020	\$ (14,743)	\$ (111,271)	\$ (795)	\$ (1,080)	\$ (127,889)
2021	\$ (22,968)	\$ (173,335)	\$ (1,238)	\$ (1,683)	\$ (199,224)
2022	\$ (31,463)	\$ (237,453)	\$ (1,697)	\$ (2,305)	\$ (272,918)
2023	\$ (40,358)	\$ (304,570)	\$ (2,177)	\$ (2,958)	\$ (350,063)
2024	\$ (49,711)	\$ (375,156)	\$ (2,681)	\$ (3,643)	\$ (431,191)
2025	\$ (59,532)	\$ (449,270)	\$ (3,211)	\$ (4,362)	\$ (516,375)
2026	\$ (69,845)	\$ (527,092)	\$ (3,766)	\$ (5,117)	\$ (605,820)
2027	\$ (80,672)	\$ (608,802)	\$ (4,350)	\$ (5,911)	\$ (699,735)
2028	\$ (92,041)	\$ (694,604)	\$ (4,965)	\$ (6,744)	\$ (798,354)
2029	\$ (103,978)	\$ (784,686)	\$ (5,608)	\$ (7,618)	\$ (901,890)
2030	\$ (116,513)	\$ (879,277)	\$ (6,283)	\$ (8,537)	\$ (1,010,610)
2031	\$ (129,674)	\$ (978,597)	\$ (6,993)	\$ (9,501)	\$ (1,124,765)
2032	\$ (143,493)	\$ (1,082,883)	\$ (7,738)	\$ (10,514)	\$ (1,244,628)
2033	\$ (158,002)	\$ (1,192,384)	\$ (8,522)	\$ (11,577)	\$ (1,370,485)
2034	\$ (173,239)	\$ (1,307,361)	\$ (9,343)	\$ (12,694)	\$ (1,502,637)
2035	\$ (189,235)	\$ (1,428,085)	\$ (10,206)	\$ (13,865)	\$ (1,641,391)
2036	\$ (206,032)	\$ (1,554,846)	\$ (11,112)	\$ (15,096)	\$ (1,787,086)
2037	\$ (223,670)	\$ (1,687,945)	\$ (12,062)	\$ (16,389)	\$ (1,940,066)
2038	\$ (242,189)	\$ (1,827,699)	\$ (13,062)	\$ (17,746)	\$ (2,100,696)
2039	\$ (261,634)	\$ (1,974,441)	\$ (14,110)	\$ (19,171)	\$ (2,269,356)
2040	\$ (282,050)	\$ (2,128,519)	\$ (15,211)	\$ (20,666)	\$ (2,446,446)
2041	\$ (303,488)	\$ (2,290,303)	\$ (16,367)	\$ (22,237)	\$ (2,632,395)
2042	\$ (325,998)	\$ (2,460,175)	\$ (17,581)	\$ (23,886)	\$ (2,827,640)
2043	\$ (349,633)	\$ (2,638,540)	\$ (18,855)	\$ (25,619)	\$ (3,032,647)
2044	\$ (374,450)	\$ (2,825,824)	\$ (20,194)	\$ (27,436)	\$ (3,247,904)
2045	\$ (400,508)	\$ (3,022,472)	\$ (21,600)	\$ (29,347)	\$ (3,473,927)
2046	\$ (427,870)	\$ (3,228,952)	\$ (23,076)	\$ (31,352)	\$ (3,711,250)
2047	\$ (456,598)	\$ (3,445,756)	\$ (24,625)	\$ (33,456)	\$ (3,960,435)
2048	\$ (486,764)	\$ (3,673,401)	\$ (26,251)	\$ (35,666)	\$ (4,222,082)
2049	\$ (518,438)	\$ (3,912,427)	\$ (27,960)	\$ (37,987)	\$ (4,496,812)
Total	\$ (6,334,789)	\$ (47,806,126)	\$ (341,639)	\$ (464,163)	\$ (54,946,717)

Source: Tiberius Solutions LLC

Table 10 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Roseburg School District			Glide School	Subtotal Education	Total All
	Douglas ED Permanent	4 Permanent	Umpqua CC Permanent	District 12 Permanent		
2020	\$ (7,018)	\$ (53,078)	\$ (6,031)	\$ (411)	\$ (66,538)	\$ (194,427)
2021	\$ (10,933)	\$ (82,691)	\$ (9,395)	\$ (631)	\$ (103,650)	\$ (302,874)
2022	\$ (14,979)	\$ (113,280)	\$ (12,871)	\$ (863)	\$ (141,993)	\$ (414,911)
2023	\$ (19,212)	\$ (145,300)	\$ (16,510)	\$ (1,107)	\$ (182,129)	\$ (532,192)
2024	\$ (23,665)	\$ (178,975)	\$ (20,336)	\$ (1,362)	\$ (224,338)	\$ (655,529)
2025	\$ (28,340)	\$ (214,333)	\$ (24,353)	\$ (1,631)	\$ (268,657)	\$ (785,032)
2026	\$ (33,249)	\$ (251,459)	\$ (28,571)	\$ (1,913)	\$ (315,192)	\$ (921,012)
2027	\$ (38,402)	\$ (290,441)	\$ (33,000)	\$ (2,209)	\$ (364,052)	\$ (1,063,787)
2028	\$ (43,814)	\$ (331,375)	\$ (37,651)	\$ (2,520)	\$ (415,360)	\$ (1,213,714)
2029	\$ (49,497)	\$ (374,351)	\$ (42,534)	\$ (2,846)	\$ (469,228)	\$ (1,371,118)
2030	\$ (55,463)	\$ (419,478)	\$ (47,661)	\$ (3,188)	\$ (525,790)	\$ (1,536,400)
2031	\$ (61,729)	\$ (466,861)	\$ (53,045)	\$ (3,548)	\$ (585,183)	\$ (1,709,948)
2032	\$ (68,307)	\$ (516,615)	\$ (58,698)	\$ (3,926)	\$ (647,546)	\$ (1,892,174)
2033	\$ (75,213)	\$ (568,854)	\$ (64,633)	\$ (4,322)	\$ (713,022)	\$ (2,083,507)
2034	\$ (82,466)	\$ (623,706)	\$ (70,865)	\$ (4,739)	\$ (781,776)	\$ (2,284,413)
2035	\$ (90,082)	\$ (681,301)	\$ (77,409)	\$ (5,176)	\$ (853,968)	\$ (2,495,359)
2036	\$ (98,078)	\$ (741,775)	\$ (84,280)	\$ (5,635)	\$ (929,768)	\$ (2,716,854)
2037	\$ (106,473)	\$ (805,274)	\$ (91,495)	\$ (6,117)	\$ (1,009,359)	\$ (2,949,425)
2038	\$ (115,289)	\$ (871,948)	\$ (99,071)	\$ (6,623)	\$ (1,092,931)	\$ (3,193,627)
2039	\$ (124,545)	\$ (941,954)	\$ (107,025)	\$ (7,155)	\$ (1,180,679)	\$ (3,450,035)
2040	\$ (134,264)	\$ (1,015,462)	\$ (115,376)	\$ (7,713)	\$ (1,272,815)	\$ (3,719,261)
2041	\$ (144,469)	\$ (1,092,644)	\$ (124,147)	\$ (8,299)	\$ (1,369,559)	\$ (4,001,954)
2042	\$ (155,184)	\$ (1,173,686)	\$ (133,354)	\$ (8,914)	\$ (1,471,138)	\$ (4,298,778)
2043	\$ (166,435)	\$ (1,258,780)	\$ (143,022)	\$ (9,560)	\$ (1,577,797)	\$ (4,610,444)
2044	\$ (178,249)	\$ (1,348,128)	\$ (153,175)	\$ (10,239)	\$ (1,689,791)	\$ (4,937,695)
2045	\$ (190,653)	\$ (1,441,944)	\$ (163,833)	\$ (10,951)	\$ (1,807,381)	\$ (5,281,308)
2046	\$ (203,678)	\$ (1,540,451)	\$ (175,026)	\$ (11,699)	\$ (1,930,854)	\$ (5,642,104)
2047	\$ (217,353)	\$ (1,643,883)	\$ (186,778)	\$ (12,484)	\$ (2,060,498)	\$ (6,020,933)
2048	\$ (231,713)	\$ (1,752,486)	\$ (199,118)	\$ (13,309)	\$ (2,196,626)	\$ (6,418,708)
2049	\$ (246,790)	\$ (1,866,520)	\$ (212,073)	\$ (14,174)	\$ (2,339,557)	\$ (6,836,369)
Total	\$ (3,015,542)	\$ (22,807,033)	\$ (2,591,336)	\$ (173,264)	\$ (28,587,175)	\$ (83,533,892)

Source: Tiberius Solutions LLC

Please refer to the explanation of the schools funding in the preceding section

Table 11 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2050.

Table 11 - Additional Revenues Obtained after Termination of Tax Increment Financing

Taxing District	Type	Tax Rate	Tax Revenue in FYE 2050 (year after termination)		Total
			From Frozen Base	From Excess Value	
General Government					
Douglas County	Permanent	1.1124	\$ 151,402	\$ 570,018	\$ 721,420
City of Roseburg	Permanent	8.4774	\$ 1,142,710	\$ 4,302,235	\$ 5,444,945
4H/Master Gardener Ext	Permanent	0.0600	\$ 8,167	\$ 30,746	\$ 38,913
Roseburg Champion Mill Site	Permanent	8.4774	\$ 11,094	\$ 41,766	\$ 52,860
<i>Subtotal</i>	<i>Gen. Govt.</i>		\$ 1,313,373	\$ 4,944,765	\$ 6,258,138
Education					
Douglas ED	Permanent	0.5296	\$ 72,080	\$ 271,378	\$ 343,458
Roseburg School District 4	Permanent	4.0327	\$ 545,088	\$ 2,052,225	\$ 2,597,313
Umpqua CC	Permanent	0.4551	\$ 61,941	\$ 233,202	\$ 295,143
Glide School District 12	Permanent	4.5037	\$ 4,217	\$ 15,877	\$ 20,094
<i>Subtotal</i>	<i>Education</i>		\$ 683,326	\$ 2,572,682	\$ 3,256,008
Total			\$ 1,996,699	\$ 7,517,447	\$ 9,514,146

Source: Tiberius Solutions LLC

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2018 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$136,103,410. The total assessed value of the City of Roseburg is \$1,888,952,951. The percentage of assessed value in the Urban Renewal Area is 14.44%, below the 25% threshold.

The Area contains 711.54 acres, including public rights-of-way, and the City of Roseburg contains 6,987.66 acres. The existing urban renewal area is 1,034.84 acres. This puts 24.99% of the City's acreage in an Urban Renewal Area, below the 25% threshold. The existing urban renewal area is set to expire in September of 2019.

Table 12 - Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Assessed Value	Acreage
City of Roseburg	\$1,888,952,951	6,987.66
Roseburg Existing UR Area	\$99,751,557	1,034.84
Increment value of existing UR Area	\$255,927,875	
Diamond Lake Area	\$136,103,410	711.54
Percentage in Urban Renewal Area	14.44%	24.99%

Source: Compiled by Elaine Howard Consulting, LLC with data from City of Roseburg and Douglas County Department of Assessment and Taxation (FYE 2018)

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Diamond Lake Urban Renewal Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area measures 711.54 total acres in size, encompassing 578.99 acres included in 925 individual parcels, and an additional 132.55 acres in public rights-of-way. An analysis of FYE 2018 property classification data from the Douglas County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Vacant accounts for the largest land use within the area (20.29%). This is followed by Industrial (19.37%), and Single-Family Residential (18.17%). The total land uses in the Area, by acreage and number of parcels, are shown in Table 13.

Table 13 - Existing Land Use in Area

Land Use	Parcels	Acreage	% of Total Acreage
Vacant	97	117.47	20.29%
Industrial	29	112.16	19.37%
Single Family Residential	450	105.18	18.17%
Commercial	179	92.28	15.94%
Exempt	43	59	10.19%
Multifamily Residential	116	49.77	8.60%
Mixed Use	5	37.41	6.46%
Right of Way	6	5.72	0.99%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

2. Zoning Designations

As illustrated in Table 14 the most prevalent zoning designation (42.21%) of the Area by acreage is zoned as Mixed Use (Industrial and Commercial) zones. The second most prevalent zoning designation is General Commercial, representing 13.30% of the Area.

Table 14 - Existing Zoning Designations

Zoning	Parcels	Acreage	% of Total Acreage
Mixed Use – (Commercial and Industrial)	108	244.42	42.21%
General Commercial	170	77.02	13.30%
Medium-Density Multifamily Residential	138	56.57	9.77%
Medium Industrial	24	42.16	7.28%
Single Family Residential (>7,500 SF)	173	41.96	7.25%
Limited Multifamily Residential	154	33.77	5.83%
Multifamily Residential	67	33.61	5.80%
Single Family Residential (>6,000 SF)	62	22.12	3.82%
Public Reserve	7	18.02	3.11%
Heavy Industrial	3	6.91	1.19%
Professional Office	19	2.43	0.42%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

3. Comprehensive Plan Designations

As illustrated in Table 15 the most prevalent comprehensive plan designation (50.69%) of the Area by acreage is Industrial. The second most prevalent comprehensive plan designation is Medium Density Residential, representing 15.77% of the Area.

Table 15 - Existing Comprehensive Plan Designations

Comprehensive Plan Designation	Parcels	Acreage	% of Total Acreage
Industrial	135	293.49	50.69%
Medium Density Residential	292	91.32	15.77%
Commercial	181	78.69	13.59%
Low Density Residential	236	64.66	11.17%
High Density Residential	57	32.53	5.62%
Public and Semi-Public	5	15.87	2.74%
Professional Office	19	2.43	0.42%
Total	925	578.99	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of Roseburg using Douglas County Department of Assessment and Taxation (FYE 2018)

Figure 2 - Diamond Lake Urban Renewal Area Zoning Designations

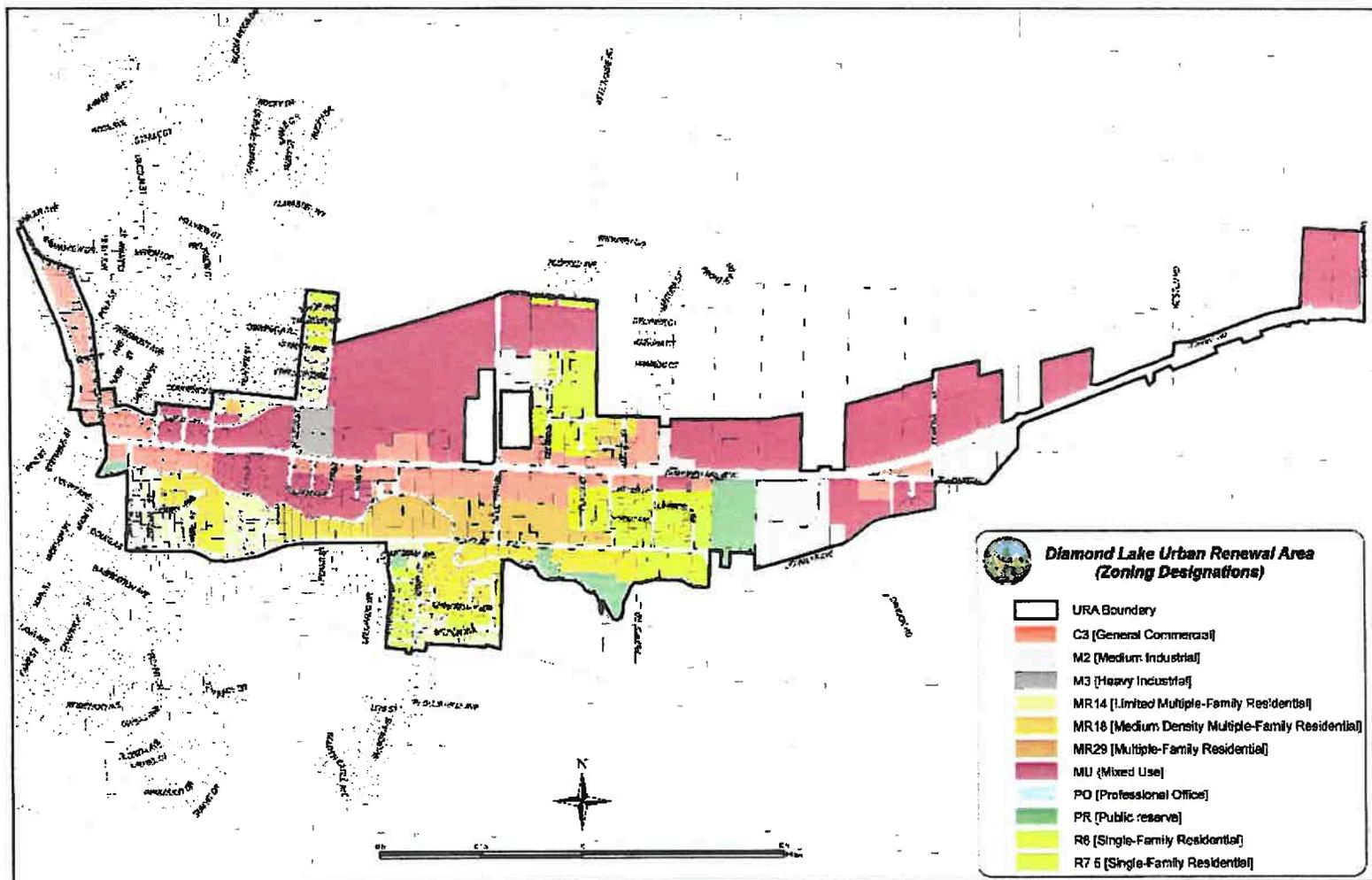
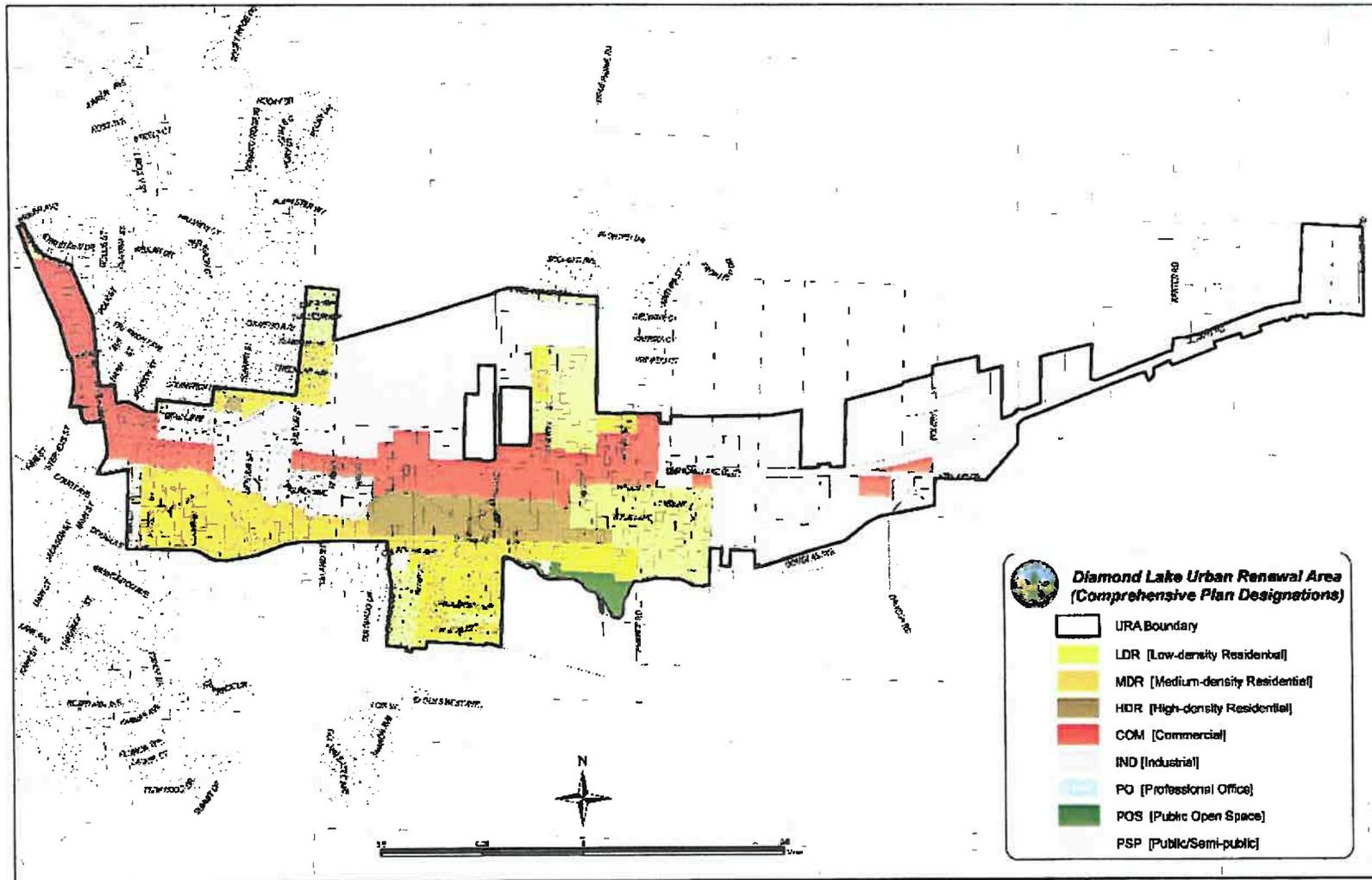


Figure 3 - Diamond Lake Urban Renewal Area Comprehensive Plan Designations



B. Infrastructure

This section identifies the existing conditions in the Area to assist in establishing blight. **Please note this DOES NOT mean all of these projects are projects in the urban renewal plan. These are identified in this section solely for the purposes of establishing blight.**

1. Transportation

The Transportation deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan (TSP) are shown below. Projects are identified by Map Code Area from the TSP. Project costs, if known, are shown in Table 16 below.

Street Improvements

Project L. Fulton Street Improvements - This Street serves as a collector north of Diamond Lake Boulevard. The existing condition of the roadway is very poor and improvements to collector street standards are needed. In addition, a traffic signal is planned at the intersection with Diamond Lake Boulevard and proposed as part of the project. This project proposes reconstruction of the street to collector street standards, traffic signal at Diamond Lake Boulevard, bike lanes and sidewalks. This project is part of the Roseburg CIP. (TSP, p 7-53)

Project N. Rifle Range Street - North of Diamond Lake Boulevard - To accommodate anticipated future traffic growth, capacity improvements are needed on Rifle Range Street. In addition, safety improvements are needed which include realignment of the roadway. This project proposes to widen the street to collector street standards, realign the street, and add sidewalks and storm drainage. (TSP, p 7-7)

Project O. Rifle Range Street Extension across Deer Creek to Douglas Avenue - This project proposes to extend Rifle Range Street across Deer Creek to Douglas Avenue. The new connection will provide connectivity south of Diamond Lake Boulevard and improved access and mobility. This project is currently in the CIP. (TSP, p 7-7)

Project R. New Collector Connection - Odell Avenue to Rifle Range Street (TSP, p 7-15)

Project X. New Collector from Diamond Lake Boulevard at Lake Street or Gardiner Street (TSP, p 7-15)

Intersection

Winchester Street/Diamond Lake Boulevard (TSP, p 8-8)

Traffic Signals

Diamond Lake Boulevard and Fulton Street or Lake Street - Traffic Signals (TSP, p 8-9 and 7-32)

Bicycle and Multi-Use Path Improvements

Bike lanes on Douglas Avenue between Diamond Lake Boulevard and Spruce Street (TSP, p 7-53)

Multi-use path connection along Deer Creek (TSP, p 7-53)

NE Douglas Avenue Spruce Street to Hwy 138 to Sunshine Park - Douglas Avenue provides connections from the western parts of the city and downtown to areas east including Sunshine and Eastwood Parks, several schools, Umpqua Community College Workforce Training Center, neighborhoods, and planned mixed use and industrial areas. The route provides an alternative to Diamond Lake Boulevard, a five-lane highway with a posted speed up to 55 mph. A combination of sharrows and bicycle lanes, with restricted parking to one side of the street, are recommended for the improved sections of Douglas Street out to Rifle Range Road. A multi-use path is recommended from Rifle Range Road out to Sunshine Park. (Bike and Ped Plan, p 18)

Douglas Avenue – Fowler to Rifle Range Road – striping and sidewalk gap (Bike and Ped Plan, p 29)

Deer Creek Pathway - South Umpqua River to Douglas Street Bridge (Bike and Ped Plan, p 36)

Commercial Street Trail - Commercial Street (Bike and Ped Plan, p 36)

Ramp Street - Douglas Avenue to east and eventual connection to Terrace Drive (Bike and Ped Plan, p 36)

NE Stephens Street/ NE Winchester Street Garden Valley Boulevard to Diamond Lake Boulevard (Bike and Ped Plan, p 14)

Pedestrian Transportation System

Add sidewalks along Fulton Street from Diamond Lake Boulevard north to end (TSP, p 7-55)

Add sidewalks along Rifle Range Street from Diamond Lake Boulevard north to end (TSP, p 7-55)

Add sidewalks along Shambrook Avenue between Stephens Street and Winchester Street (TSP, p 7-55)

Add sidewalks along Douglas Avenue between Diamond Lake Boulevard and Ramp Street (TSP, p 7-55)

Add sidewalks along the length of Ramp Street (TSP, p 7-55)

Table 16 - Transportation Projects in Area

Project Name	Project Description	Project Cost	Source
TSP Project L. Fulton Street Improvements	This Street serves as a collector north of Diamond Lake Boulevard. The existing condition of the roadway is very poor and improvements to collector street standards are needed. In addition, a traffic signal is planned at the intersection with Diamond Lake Boulevard and proposed as part of the project. This project proposes reconstruction of the street to collector street standards, traffic signal at Diamond Lake Boulevard, bike lanes and sidewalks. This project is part of the Roseburg CIP	\$2,230,000	Transportation Systems Plan
TSP Project N. Rifle Range Street - North of Diamond Lake Boulevard	To accommodate anticipated future traffic growth, capacity improvements are needed on Rifle Range Street. In addition, safety improvements are needed which include realignment of the roadway. This project proposes to widen the street to collector street standards, realign the street, and add sidewalks and storm drainage.	\$7,570,000	Transportation Systems Plan
TSP Project O. Rifle Range Street Extension across Deer Creek to Douglas Avenue	This project proposes to extend Rifle Range Street across Deer Creek to Douglas Avenue. The new connection will provide connectivity south of Diamond Lake Boulevard and improved access and mobility. This project is currently in the CIP.	\$2,000,000	Transportation Systems Plan
TSP Project R.	New Collector Connection - Odell Avenue to Rifle Range Street	\$3,450,000	Transportation Systems Plan
TSP Project X.	New Collector from Diamond Lake Boulevard at Lake Street or Gardner Street	\$4,030,000	Transportation Systems Plan
Traffic Signals	Diamond Lake Boulevard and Fulton Street or Lake Street	\$200,000	Transportation Systems Plan
Bicycle and Multi-Use Path	Bike lanes on Douglas Avenue between Diamond Lake Boulevard and Spruce Street	\$567,800	Transportation Systems Plan
Bicycle and Multi-Use Path	Multi-use path connection along Deer Creek	\$801,600	Transportation Systems Plan
Bicycle and Multi-Use Path	Douglas Street provides connections from the western parts of the city and downtown to areas east including Sunshine and Eastwood Parks, several schools, Umpqua Community College Workforce Training Center, neighborhoods, and planned mixed use and industrial areas. The route provides an alternative to Diamond Lake Boulevard, a five-lane highway with a posted speed up to 55 mph. A combination of sharrows and bicycle lanes, with restricted parking to one side of the street, are recommended for the improved sections of Douglas Street out to Rifle Range Road. A multi-use path is recommended from Rifle Range Road out to Sunshine Park.	TBD	Bike-Ped Plan
Bicycle and Multi-Use Path	Douglas Avenue Fowler to Rifle Range	TBD	Bike-Ped Plan
Bicycle and Multi-Use Path	Deer Creek Pathway South Umpqua River to Douglas Street Bridge	TBD	Bike-Ped Plan
Bicycle and Multi-Use Path	Commercial Street Trail	TBD	Bike-Ped Plan
Bicycle and Multi-Use Path	Ramp Street Douglas Avenue to east and eventual connection to Terrace Drive	\$71,000	Bike-Ped Plan
Bicycle and Multi-Use Path	NE Stephens Street/ NE Winchester Street Garden Valley Boulevard to Diamond Lake Blvd	TBD	Bike-Ped Plan
Bicycle and Multi-Use Path	Bike lanes on Winchester Street between Diamond Lake Boulevard and Douglas Avenue	\$36,400	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Fulton Street from Diamond Lake Boulevard north to end	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Rifle Range Street from Diamond Lake Boulevard north to end	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Shambrook Avenue between Stephens Street and Winchester Street	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along Douglas Avenue between Diamond Lake Boulevard and Ramp Street	TBD	Transportation Systems Plan
Pedestrian Transportation System	Add sidewalks along length of Ramp Street	TBD	Transportation Systems Plan

Source: City of Roseburg Transportation Systems Plan and Bike-Ped Plan

2. Storm Water

The Storm Water deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 17 and 18 below.

Table 17 - Storm Drainage Master Plan Projects in the Area

Project Name	Project Description
Storm drain at Diamond Lake Blvd between Riffle Range Rd and Patterson Street	<p>The storm drain system along Diamond Lake Blvd. is under capacity and the system along Cummins St. is severely under capacity. The undersized pipes cause localized flooding.</p> <p>Potential Solutions:</p> <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. and Cummins Street (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.) • Construct a parallel system along Diamond Lake Blvd. • Investigate detention possibilities west of Miguel Street
Diamond Lake Boulevard #1 (HYD 13)	<p>Reccomended Alternative:</p> <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. and Cummins Street (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.) <p>Project Cost: \$876,245</p>
Diamond Lake Blvd. east of Douglas County Rd. and the Department Shops	<p>The storm drain system along Diamond Lake Blvd. is under capacity causing localized flooding.</p> <p>Potential Solutions:</p> <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. (Although this system is mainly within the ODOT right-of-way, nearly all of the flow entering the system is runoff from within the city limits.)
Diamond Lake Boulevard East of Douglas County Road Department Shops (HYD 24)	<p>Reccomended Alternatives:</p> <ul style="list-style-type: none"> • Upsize the storm drain system along Diamond Lake Blvd. <p>Benefits</p> <ul style="list-style-type: none"> • Located within public right-of-way • Eliminates flooding <p>Project Cost: \$185,445</p>
The existing storm drain system along Diamond Lake Blvd discharging into the unnamed at the Douglas County Road Department shops.	<p>This area includes the commercial and industrial areas along Diamond Lake Blvd, Riffle Range Rd and Miguel St. The outfall is on Diamond Lake Blvd immediately south of the Douglas County Road Department shops. No water quality treatment currently exists within the basin prior to discharge to Deer Creek.</p> <p>Potential Solutions:</p> <ul style="list-style-type: none"> • Water Quality Swale • Proprietary Water Quality Manhole • Source control through low impact development methods.

Source: Roseburg Storm Drainage Master Plan

Table 18 - Storm Drainage Master Plan Projects in the Area

Project Name	Project Description
Water Quality Concern #9 Diamond Lake Boulevard	Preferred Alternative: • Construct a water quality swale in the existing open channel system south of Diamond Lake Boulevard. Benefits • Located within existing drainage channel. • Easy access for maintenance. • Improves water quality for surround areas. Project Cost: \$16,477
SUP-12	Fulton/Gardiner Drainage Improvements - Study Project Cost: \$25,000
SUP-13	Fulton/Gardiner Drainage Improvements - Construction Project Cost: \$1,000,000
HYD 19	Stephens Street (SD) Project Cost: \$126,601

Source: Roseburg Storm Drainage Master Plan

3. Water

The Water deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 19 below.

Table 19 – Water Master Plan Projects in Area

Project Name	Project Description	Project Cost	Source
Ventura, Crystal Vista and Gibby	100 gpm Upgrade Ventura PS	\$100,000	Water Master Plan
Ventura Zone	0.4 MG Frontier Lane 2 Reservoir	\$800,000	Water Master Plan
Ventura, Crystal Vista and Gibby Pressure Zones	Improvement for Growth	\$3,194,300	Water Master Plan

Source: Roseburg Water Master Plan

4. Parks

The Parks deficiencies indicated by proposed projects in the Roseburg Transportation Systems Plan are shown in Table 20 below.

Table 20 - Parks Master Plan Projects in Area

Park	Project	Cost
Eastwood Park	Enhance creek bed	\$50,000
Eastwood Park	Enhance trail connections	\$5,000
Proposed Neighborhood Park (P-5)	Acquire Park Land	\$765,000
Proposed Neighborhood Park (P-5)	Develop site master plan	\$150,000
Proposed Neighborhood Park (P-5)	Implement master plan	\$1,000,000

Source: Roseburg Comprehensive Parks Master Plan

C. Social Conditions

Within the Area, there are 566 tax lots shown as Residential use. According to the US Census Bureau, American Community Survey (ACS) 2012-2016, the block groups have 3,826 residents, 94% of whom are white.

Table 21 - Race in the Area

Race	Number	Percent
White	3,594	94%
Black or African American	103	3%
American Indian and Alaska Native	51	1%
Asian	21	1%
Native Hawaiian and Other Pacific Islander	4	0%
Some other race	15	0%
Two or more races	38	1%
Total	3,826	100%

Source: American Community Survey 2012-2016 Five Year Estimates

The largest percentage of residents are between 25 to 34 years of age (20%).

Table 22 - Age in the Area

Age in the Area	Number	Percent
Under 5 years	148	4%
5 to 9 years	187	5%
10 to 14 years	56	1%
15 to 17 years	111	3%
18 to 24 years	350	9%
25 to 34 years	781	20%
35 to 44 years	379	10%
45 to 54 years	398	10%
55 to 64 years	511	13%
65 to 74 years	588	15%
75 to 84 years	251	7%
85 years and over	66	2%
Total	3,826	100%

Source: American Community Survey 2012-2016 Five Year Estimates

In the block groups, 24% of adult residents have earned a bachelor's degree or higher. Another 45 % have some college education or an Associate's degree, and another 23% have graduated from high school with no college experience.

Table 23 - Educational Attainment in the Area

Educational Attainment	Number	Percent
Less than high school	267	9%
High school graduate (includes equivalency)	675	23%
Some college	1,077	36%
Associate's degree	262	9%
Bachelor's degree	345	12%
Master's degree	286	10%
Professional school degree	28	1%
Doctorate degree	34	1%
Total	2,974	100%

Source: American Community Survey 2012-2016 Five Year Estimates

As seen in Table 24, the most common travel time class was 10-19 minutes, with 45% of journeys being in this class. This was followed by the less than 10 minutes travel time class, which represented 24% of journeys. The data shows that 84% of journeys were less than 30 minutes in duration, with only 1% of journeys being more than 1 hour in duration.

Table 24 - Travel Time to Work in the Area

Travel time to work	Number	Percent
Less than 10 minutes	412	24%
10 to 19 minutes	764	45%
20 to 29 minutes	256	15%
30 to 39 minutes	121	7%
40 to 59 minutes	17	1%
60 to 89 minutes	105	6%
90 or more minutes	11	1%
Total	1,686	100%

Source: American Community Survey 2012-2016 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 81%, drove alone with another 8% carpooling.

Table 25 - Means of Transportation to Work in the Area

Means of Transportation to Work	Number	Percent
Drove alone	1,375	81%
Carpooled	141	8%
Public transportation (includes taxicab)	14	1%
Motorcycle	-	0%
Bicycle	22	1%
Walked	114	7%
Other means	20	1%
Worked at home	12	1%
Total	1,698	100%

Source: American Community Survey 2012-2016 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Grant County Department of Assessment and Taxation for FYE 2018, including all real, personal, manufactured, and utility properties, is estimated to be \$136,289,356.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property’s improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the “Improvement to Land Value Ratio,” or “I:L.” The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 26 below shows the improvement to land ratios for properties within the Area. Forty-three parcels in the area (10.19% of the acreage) are non-taxable. Another 163 parcels have no improvements representing 34.09% of the Area. Two hundred and forty five parcels representing 28.97% of the Area have I:L ratios of less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 151 of the 925 parcels in the Area, totaling 16.31% of the acreage have I:L ratios of 2.0 or more in FYE 2018. In summary, the Area is underdeveloped and not contributing significantly to the tax base in Roseburg.

Table 26 - I:L Ratio of Parcels in the Area

Improvement/Land Ratio	Tax Lots	Acres	% of Total Acres
Exempt	43	59.00	10.19%
No Improvement Value	163	197.37	34.09%
0.01-0.50	65	102.39	17.68%
0.51-1.00	180	68.02	11.75%
1.01-1.50	206	64.65	11.17%
1.51-2.00	117	42.04	7.26%
2.01-2.50	42	14.44	2.49%
2.51-3.00	17	7.54	1.30%
3.01-4.00	20	7.81	1.35%
> 4.00	72	15.74	2.72%
Total	925	578.99	100.00%

Source: Calculated by Elaine Howard Consulting, LLC with data from Roseburg GIS using Douglas County Department of Assessment and Taxation data (FYE 2018)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The majority of projects being considered for future use of urban renewal funding are for infrastructure improvements, including streets and utilities. The use of tax increment allows the city to tap into different funding source besides the City of Roseburg general fund, other utility funds or system development charges (SDC) funds.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, since the property is within the city limits, the city has anticipated the need to provide services to the Area. As the development will be new construction, it will be up to current building code and will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by future economic development, housing production and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the city.

XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund programs necessary to cure blight within the Area.

XIII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if homes are acquired that require relocation, the Agency shall comply with applicable relocation requirements.

**CITY OF ROSEBURG
PLANNING COMMISSION MEETING MINUTES
May 7, 2018**

CALL TO ORDER: Chair Ron Hughes called the regular meeting of the Roseburg Planning Commission to order at 7:00 p.m. on Monday, May 7, 2018, in the Roseburg City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

ROLL CALL

Present: Chair Ron Hughes, Commissioners Charlie Allen, Kerry Atherton, Victoria Hawks, Dan Onchuck, and Shelby Osborn.

Absent: Ron Sperry-excused.

Others present: Community Development Director Stuart Cowie, Department Technician Chrissy Matthews and Scott Vanden Bos from Elaine Howard Consulting.

APPROVAL OF MINUTES

Atherton moved to approve the April 16, 2018 minutes as presented; Allen seconded. Motion passed unanimously.

AUDIENCE PARTICIPATION – None

BUSINESS FROM STAFF –

Cowie introduced Scott Vanden Bos from Elain Howard Consulting. The Roseburg Planning Commission is being asked to make a recommendation to the Roseburg City Council regarding their consideration and adoption of the proposed Diamond Lake Urban Renewal Plan (Plan). The focus of the Planning Commission's review is the conformance of the Plan with the Roseburg Comprehensive Plan. This action does not require a public hearing, and the Planning Commission is not being asked to approve the Plan, but rather make a recommendation to the Roseburg City Council on the conformance to the Roseburg Comprehensive Plan issue.

Vanden Bos presented the power point presentation of the Diamond Lake Urban Renewal. The power point can be viewed at the link below.

http://www.cityofroseburg.org/files/9315/2055/7256/UR_101_Roseburgv3.pdf

Vanden Bos explained how the Plan aligns with the Roseburg Comprehensive Plan and policies stating the Urban Renewal Plan makes since, given that there has been no significant improvements in the area for a decade. He highlighted the unique challenges in the area like inadequate transportation infrastructure, land locked properties, power poles located in the sidewalks, and inadequate storm and sewer infrastructure making it challenging for developers to develop the area. Urban renewal can provide funding and make the area more attractive for developers and shovel ready.

Atherton shared his concern with the possible plan dividing the champion site parcel by putting a street through the middle. Cowie responded the street can be constructed in a couple of ways, but it is important for a transportation connection and splitting the property

can possibly offer further develop opportunities. Discussion ensued regarding access, private property owner development, taxing district notification, and the opportunity for the Plan to be used as a funding source to offset the cost of public infrastructure. An example of an urban renewal project is the left turn lane on Edenbower and the Oakridge Apartments where the City loaned for the street improvement with an agreement outlining that the developer is responsible for the cost if not developed after the improvements are made. Discussion ensued regarding different funding possibilities in addition to urban renewal. The Plan is a flexible tool set for future generations if the view of the plan changes. Cowie shared that with a minor amendment the Pine Street Alley District can be included with the Urban Renewal Plan.

Bob Dannenhoffer, 255 Dawson Rd, Roseburg OR 97470 – addressed the need for bicyclist and walking paths to address the safety of pedestrian and to allow connection throughout the city suggesting the use of the old railroad right-of-way. Cowie acknowledged the need and concern. There is money devoted to multi-use paths and path improvements but the area of paths are to be determined.

Hearing no further discussing a motion was considered.

Allen moved that the Roseburg Planning Commission finds, based upon the information provided in the staff report and the provided attachments, that the Diamond Lake Urban Renewal Plan conforms with the Roseburg Comprehensive Plan and further recommends that the Roseburg City Council adopt the proposed Diamond Lake Urban Renewal Plan; Hawks seconded. Motion passed unanimously.

DIRECTOR'S REPORT –

Cowie shared the city council has a lot of goals for the CDD to implement and development is increasing making it necessary to hire another planner. Associate Planner Ricky Hoffman will start May 14. The Community Development Department has rearranged the front office to accommodate our new planner.

BUSINESS FROM COMMISSION – none

ADJOURNMENT – The meeting adjourned at 7:59 pm. The next meeting is scheduled for Monday, June 4, 2018.

Chrissy Matthews
Department Technician



**NOTICE OF PUBLIC HEARING OF THE
ROSEBURG CITY COUNCIL**

NOTICE IS HEREBY GIVEN that the City Council of the City of Roseburg will conduct a public hearing **Monday, June 25, 2018, at 7:00 p.m.** in the Council Chambers at Roseburg City Hall, 900 SE Douglas Avenue, Roseburg, Oregon. The purpose of the hearing is to consider an ordinance for the adoption of the proposed Diamond Lake Urban Renewal Plan.

A copy of the ordinance, the proposed Diamond Lake Urban Renewal Plan and accompanying report may be obtained by contacting: C. Lance Colley, City Manager at 541-492-6866.

The proposed maximum indebtedness for the Diamond Lake Urban Renewal Plan is \$72,800,000. The ordinance, if approved, is subject to referendum. The adoption of the Plan may impact property tax rates for general obligation bonds approved by voters prior to October 6, 2001.

All interested persons are invited to attend the meeting and submit oral testimony in favor or in opposition to the proposal.

Anyone having questions regarding the public hearing may contact Roseburg City Recorder, Amy L. Sowa, by calling 541-492-6866.



Amy L. Sowa, City Recorder

Dated, posted at City Hall and distributed to all news media this 11th day of June, 2018.

*****AMERICANS WITH DISABILITIES ACT NOTICE*****

Please contact the City Recorder's Office, Roseburg City Hall, 900 SE Douglas, Roseburg, OR 97470 (Phone: 541-492-6866) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

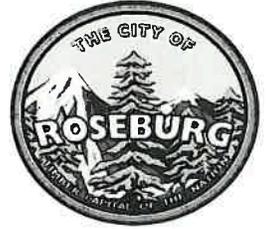
cc: Mayor & Council
City Manager
All Department Heads
Subject File
Chrono File

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ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

6/20/18

DEPARTMENT ITEMS A
6/25/2018



PROPOSED CITY VOTERS' PAMPHLET

Meeting Date: June 25, 2018
Department: Administration
www.cityofroseburg.org

Agenda Section: Items from Departments
Staff Contact: Amy L. Sowa, City Recorder
Contact Telephone Number: 541-492-6866

ISSUE STATEMENT AND SUMMARY

Council will be asked to consider authorizing the City Recorder to draft a policy and procedures to allow City of Roseburg candidates to submit information to be included in an Online Voters' Pamphlet. In addition, arguments for or in opposition to local (city) measures could be submitted.

BACKGROUND

A. Council Action History. Currently, City of Roseburg candidates do not have a venue to provide additional information to voters other than the standard filing documents.

B. Analysis. Candidates from cities with a population of 50,000 or more have the opportunity to submit information for inclusion in the State Voters' Pamphlet. City of Roseburg candidates do not have the opportunity to submit their information. Citizens often contact the City to get additional information on local candidates and measures, but the City is limited to provide only the State filing documents candidates are required to file.

Per discussions with the State Elections Division, staff has been told that cities are allowed to create and produce a Voters' Pamphlet independent from the State Voters' Pamphlet. Other cities in Oregon have drafted policies and procedures which include many of the same requirements as set forth for the State Voters' Pamphlets, to provide a local Voters' Pamphlet with information on local candidates and measures. Staff has drafted a similar policy for Council's consideration and has contacted the Douglas County Elections Clerk who is supportive of the City moving forward.

Information regarding candidates would be submitted by the candidate or their treasurer. The City's policy would include a disclaimer that the City would not guarantee whether the information is accurate and current. Information regarding a City measure could be provided by the City and would include a summary which concisely and impartially summarizes the measure and its major effects. In addition to candidate and measure information, a local Voters' Pamphlet would include additional general information related to the election process such as the location of drop boxes, requirements for a citizen to qualify as an elector, how an elector may register or re-register to vote, how an elector may obtain a ballot, and a map of voting districts.

6/25/2018

In order for the City Recorder to proceed with creating a City Voters' Pamphlet, Code revisions would also be required. A draft ordinance is attached which includes the proposed changes to the RMC allowing production of a City Voters' Pamphlet. In addition, a resolution and draft policy is attached for Council consideration. Staff proposes that the Online Voters' Pamphlet be titled, "*City of Roseburg Election Information*" to avoid confusion with the State Voters' Pamphlet.

C. Financial/Resource Considerations. Drafting a City Voters' Pamphlet will take additional staff time; therefore, it is recommended that Council set a fee for submittals to the City Voters' Pamphlet at \$25. This fee would be required for any candidate submitting their information, or anyone submitting an argument in favor or in opposition to a local measure. If Council agrees with charging a fee, a resolution will be drafted for formal adoption during a July Council meeting.

D. Timing Considerations. In order for a City Voters' Pamphlet to be prepared in time for the upcoming General Election in November, staff requests Council move the ordinance forward for a second reading and adoption at one of the two Council meetings in July.

STAFF RECOMMENDATION/COUNCIL OPTIONS: If Council has no concerns with the proposed ordinance, Staff recommends Council conduct a first reading on the ordinance allowing for the production of a City Voters' Pamphlet.

SUGGESTED MOTION: No motion required at this time.

**ATTACHMENTS: #1 – Proposed Ordinance Amending RMC Chapter 2.02.005, Adding RMC Chapter 2.02.075, and Amending RMC Chapter 2.06.005.
#2 – Proposed Resolution w/Attached City Voters' Pamphlet Policy**

ORDINANCE NO. 3503

**AN ORDINANCE AMENDING CHAPTER 2.02.005 “DEFINITIONS”, ADDING
CHAPTER 2.02.075 “LOCAL VOTERS’ PAMPHLET”, AND AMENDING CHAPTER
2.06.005 “DEFINITIONS” OF THE ROSEBURG MUNICIPAL CODE ESTABLISHING
A PROCESS FOR CREATING A VOTERS’ PAMPHLET**

SECTION 1. Chapter 2.02.005, titled “Definitions” of the Roseburg Municipal Code is hereby amended by adding the following definitions:

- A. “Candidate” means an individual whose name is printed or expected to be printed on the ballot after meeting filing requirements.
- B. “Electorate” means the registered voters in the city of Roseburg.

SECTION 2. Chapter 2.02.075, titled “Local Voters’ Pamphlet” is hereby added to the Roseburg Municipal Code to read as follows:

Except as may be required by ORS Chapter 192, it shall not be necessary, in connection with any election conducted pursuant to this section, to prepare or distribute any voters’ pamphlet, nor distribute to voters any copies of candidate lists, measures or arguments.

- A. The Council may, by motion, resolution or ordinance, provide for the preparation and distribution of a printed voters’ pamphlet that includes copies of candidates list, statements from candidates, measures or arguments relative to measures to be considered and voted upon at any such election.
- B. The Council may, by motion, resolution or ordinance, provide for the preparation and make available, an electronic voters’ pamphlet or make available electronically, candidates list, statements from candidates, measures or arguments relative to measures to be considered and voted upon at any election. An electronic voters’ pamphlet may be prepared independent of or in lieu of, a printed voters’ pamphlet.
- C. Standards for printed and electronic voters’ pamphlet shall be set by policy and approved by the City Manager.

SECTION 3. Chapter 2.06.005, titled “Definitions” of the Roseburg Municipal Code is hereby amended by adding the following definitions:

- B. “Initiative” means the process of initiating legislation and its enactment or rejection by the electorate.
- C. “Measure” means legislation referred to the voters either by referendum or initiative.
- D. “Referendum” means the process of referring legislation to the electorate.

ADOPTED BY THE ROSEBURG CITY COUNCIL THIS ___ DAY OF JULY, 2018.

APPROVED BY THE MAYOR THIS ___ DAY OF JULY, 2018.

LARRY RICH, MAYOR

ATTEST:

AMY L. SOWA, CITY RECORDER

RESOLUTION NO. 2018-____

**A RESOLUTION ADOPTING
THE CITY OF ROSEBURG VOTERS' PAMPHLET POLICY**

WHEREAS, the City of Roseburg adopted Ordinance No. ____ Amending Chapter 2.02.005 "Definitions", Adding Chapter 2.02.075 "Local Voters' Pamphlet", and Amending Chapter 2.06.005 "Definitions" of the Roseburg Municipal Code Establishing a Process for Creating a Voters' Pamphlet; and

WHEREAS, Ordinance No. ____ provided the option of a printed or electronic voters' pamphlet with a list of candidates, statements from candidates, measures or arguments relative to measures to be considered and voted upon in the City;

WHEREAS, Ordinance No. ____ authorized that the City Council by motion, resolution or ordinance may provide for the preparation and make available an electronic voters' pamphlet;

WHEREAS, Ordinance No. ____ set forth that standards for the printed and electronic voters' pamphlet shall be set by Policy approved by the City Manager;

WHEREAS, the Voters' Pamphlet Policies written and approved are attached;

WHEREAS, Council now wishes to adopt by resolution the City Manager's policies for a City of Roseburg Voters' Pamphlet.

IT IS HEREBY RESOLVED by the City Council of the City of Roseburg as follows:

Section 1: The City of Roseburg hereby adopts the City Manager's policy for a Voters' Pamphlet.

Section 2: This resolution shall become effective immediately upon adoption by the Roseburg City Council.

**ADOPTED BY THE ROSEBURG CITY COUNCIL AT ITS REGULAR MEETING
ON THE ____ DAY OF _____, 2018.**

Amy L. Sowa, City Recorder

VOTER'S PAMPHLET POLICY
CITY OF ROSEBURG

I. Definitions

Ballot Title. A ballot title describes a city measure. All ballot titles must be qualified by the county elections filing officer.

Candidate. An individual whose name is printed or expected to be printed on the ballot after meeting filing requirements set forth in Roseburg Municipal Code 2.02.040 for city offices.

City Elections Filing Officer. The City Recorder is the elections filing officer for the City of Roseburg City Council positions.

County Elections Filing Officer. The County Clerk is the elections filing officer for Douglas County and the Roseburg School District 4.

Elective Office. Elective offices shall include Mayor and City Councilor.

Electorate. The registered voters in the City of Roseburg.

Initiative. The process of initiating legislation and its enactment or rejection by the electorate.

Measure. Legislation referred to the voters either by referendum or initiative for the City of Roseburg.

Referendum. The process of referring legislation to the electorate.

Referral. The process of the governing body referring a measure to voters for approval.

Regular Election. An election held at the same time as the statewide primary or general biennial election.

Special Election. An election held on a date that is not a regular election date.

Voter's Pamphlet. An informational brochure that may be in print or electronic form regarding candidate or measure information for an upcoming general or special election. The Voter's Pamphlet may also be referred to as "City of Roseburg Election Information".

II. Purpose

- (1) It is the purpose of the City of Roseburg to create a voter's pamphlet that will provide voters with easy access to information regarding upcoming elections for candidates and/or ballot measures for the City of Roseburg;
- (2) The policy guidelines provided here are designed to provide the City Recorder with flexibility to generate a voters' pamphlet that balances the interests of voters' access to information and the City's interest in efficient and economical means to provide access to that information.

III. City Recorder Duties and Voters' Pamphlet Content

- (1) The City Recorder shall include additional general information related to the election process in the Voters' Pamphlet such as the location of drop boxes, requirements for a citizen to qualify as an elector, how an elector may register or re-register to vote, how an elector may obtain a ballot, and a map of voting districts. The City Recorder makes no guarantees as to whether the information is accurate and current.
- (2) The City Recorder shall create a voters' pamphlet for a general or special election only when directed to do so by City Council pursuant to RMC 2.02.105
- (3) The order of candidates will be by order of position. The order of measures will be in numeric order of the ballot number.
- (4) If the City Recorder is directed to create a voters' pamphlet, it shall include:
 - a. For a Measure:
 - i. the full text of the measure;
 - ii. the ballot number;
 - iii. a summary of the measure, created by the City Recorder's Office, that does not exceed 500 words, that which concisely and impartially summarizes the measure and its major effects. If not filed, the Voters' Pamphlet may be printed without it;
 - iv. any arguments relating to the measure and filed with the City Recorder's Office in compliance with Section IV of this policy. Such arguments shall not exceed 325 words.
 - b. For a Candidate:
 - i. the candidate's name to be included on the ballot;
 - ii. the office sought;
 - iii. a portrait no smaller than 1.5 inches by 1.75 inches of the candidate submitted by the candidate no later than 56 days prior to the election date, that is less than four years old, only shows the face and shoulders of the candidate, and has no background or other identifying markers in the picture that would associate the candidate with an organization or other entity (if candidate does not submit a portrait then no portrait will be included);
 - iv. a statement submitted by the candidate no later than 56 days prior to the election date that includes the candidate's current occupation, occupational and educational background, and any additional

information the candidate may deem relevant to the election. The length of the statement shall not exceed 325 words.

- (5) The City Recorder shall reject any statement, argument or other matter offered for filing and printing in the Voters' Pamphlet which:
 - a. Contains any obscene, profane or defamatory language;
 - b. Incites or advocates hatred, abuse or violence toward any person or group; or
 - c. Contains any language which may not be legally circulated through the mail.
- (6) The City Recorder's determination regarding subsection (5) of this Section III shall be final.
- (7) Nothing in these guidelines shall make the author of any statement or argument exempt from any civil or criminal action because of any defamatory statements offered for printing or contained in the Voters' Pamphlet. The persons writing, signing or offering a statement or argument for filing shall be deemed its authors and publishers.
- (8) The City Recorder shall notify a person who offered a portrait, statement, argument or other matter that was rejected pursuant to this section. Subject to the Voters' Pamphlet deadlines, the City Recorder will allow the person upon notification to revise the portrait or statement so that it does not violate the provisions of this section.

IV. Submission and Printing of Arguments/Statements of Endorsement For or Against a Measure or Candidate

- (1) Arguments or statements of endorsement must be filed no later than 56 days prior to the date of the general election. Arguments or statements of endorsement for or against the measure or the candidate shall not exceed 325 words. Arguments or statements of endorsement must include a signature of the individual responsible for submission.
- (2) Each argument or statement of endorsement that is printed in the Voters' Pamphlet will include the name of the person who submitted the argument, the name of the organization the person represents (if any), whether the argument supports or opposes the measure or the candidate, and a disclaimer that the argument does not constitute an endorsement by the City and that the City does not warrant the accuracy of any statement made in the argument.
- (3) The filing fee for an argument or statement of endorsement shall be set by resolution. If a person is unable to pay the filing fee, the City Recorder may waive the fee.
- (4) The City Recorder shall reject any statement, argument or other matter offered for filing and printing in the Voters' Pamphlet in the same manner as outlined in Section III (5).

V. Candidate Statement Fees

- (1) The filing fee for a candidate's statement for inclusion in the voters' pamphlet shall be set by resolution. Fees are due at the time the candidate submits his or her portrait and candidate statement. If a person is unable to pay the filing fee, the City Recorder may waive the fee.

VI. Distribution and Access to the Voter's Pamphlet

- (1) The City Recorder may publish the Voters' Pamphlet in hard-copy or electronically.
 - a. A hard-copy voters' pamphlet may be produced and distributed in a manner that provides voters with reasonable access to the pamphlet. Reasonable access may include, but is not limited to, providing copies of the Voters' Pamphlet through a city-wide newsletter such as the "City Connections", at City Hall, the Public Safety Center, or other public facility. (Mailing hard copies to each eligible voter is not required to provide reasonable access); or
 - b. An electronic voters' pamphlet may be provided on the City website or may be provided through a website created for the sole purpose of providing voters with information about upcoming elections.
- (2) The City Recorder shall provide the Voters' Pamphlet in a manner that is reasonably likely to reach registered and potential voters no later than 21 days before the election. Distribution of hard-copy voters' pamphlets to Roseburg residences are "reasonably likely" to reach voters.
- (3) If the pamphlet is only available electronically, the City Recorder shall provide notice to voters that the Voters' Pamphlet is available online. The City Recorder will have discretion to select a method that is reasonably likely to reach voters; methods may include, but are not limited to, mailing a post-card to Roseburg residences notifying the voter(s) of the electronic pamphlet or notification in a city or local newspaper.

VII. Construction and Interpretation of this Policy

- (1) The provisions of this Policy shall be liberally construed to provide the City Recorder or designee with the authority and flexibility to affect the purposes of this Policy.
- (2) Any aspect of the voters' pamphlet not specified in this policy or made ambiguous by the provisions of this policy shall not restrict the City Recorder's authority to use his or her discretion in determining reasonable means to implement this policy.
- (3) The information presented here is not the view of the City. This information is a means of disseminating candidates' and others' views. This is only a platform for information. The information has not been verified for accuracy or truthfulness. The City accepts no responsibility for the accuracy or veracity of the statements or information contained herein.

act

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

CJC
6/20/18

DEPARTMENT ITEMS B
6/25/2018



DOUGLAS COUNTY FIRE DISTRICT NO. 2 DIVISION OF ASSETS REQUEST FOR REDUCTION

Meeting Date: June 25, 2018
Department: Administration
www.cityofroseburg.org

Agenda Section: Items from Departments
Staff Contact: Amy L. Sowa, City Recorder
Contact Telephone Number: 541-492-6866

ISSUE STATEMENT AND SUMMARY

Council will be asked to consider reducing the Division of Assets due from Douglas County Fire District No. 2 to address the fire district's budgetary liability; and consider including the District's PERS liability in future calculations.

BACKGROUND

A. Council Action History. The 2016 Intergovernmental Agreement (IGA) between the City of Roseburg and Douglas County Fire District No. 2 addresses the Division of Assets when property is annexed into the City and withdrawn from Douglas County Fire District No. 2. The calculation to determine the funds owed to the City includes a ratio (the total value of the property annexed divided by the total assessed value of the District) multiplied by Net Assets.

B. Analysis. The current calculation does not include the District's most significant liability related to PERS. The request from Douglas County Fire District No. 2 is that the City consider reducing this year's contribution by 50%, and including the District's pension liability in future calculations.

Douglas County Fire District No. 2 Fire Chief Rob Bullock consulted with City Manager Lance Colley regarding the District's request. City Manager Colley supports the reduction and consideration of the District's PERS liability for future Division of Assets.

C. Financial/Resource Considerations. This reduction would not adversely affect the current City budget. If Council agrees to the reductions, Staff would propose allocating the current year's funds received from the District (approximately \$67,000) to the seismic upgrades to Fire Station #3.

D. Timing Considerations. Each fall, staff begins the process to calculate and determine the upcoming year's Division of Assets. It is important to have the current year's payment made and the correct formula for next year's payment in place prior to starting that process.

6/25/2018

STAFF RECOMMENDATION/COUNCIL OPTIONS: Staff recommends reducing the current year's Division of Assets from Douglas County Fire District No. 2 by 50% and including the District's PERS liability for future Division of Assets.

SUGGESTED MOTION: If Council agrees with Staff's recommendation, an appropriate motion would be: *MOVE TO REDUCE THE DIVISION OF ASSETS FROM DOUGLAS COUNTY FIRE DISTRICT NO. 2 FOR 2018 BY 50%; AND INCLUDE THE DISTRICT'S PERS LIABILITY FOR FUTURE DIVISION OF ASSETS.*

ATTACHMENTS: #1 – Letter from Douglas County Fire District No. 2 Fire Chief Bullock

cc: Douglas County Fire District No. 2/Subject File



DOUGLAS COUNTY FIRE DISTRICT No. 2

1400 Buckhorn Rd ☎ Roseburg, OR 97470

541-673-5503 ☎ Fax 541-673-5505 ☎ www.dcfld.org

To: City Manager Lance Colley
City of Roseburg
900 S.E. Douglas Ave.
Roseburg, Or. 97470

From: Rob Bullock, Fire Chief

RE: Division of Assets

City Manager Colley,

Based on the notification letter from City Recorder Sheila Cox, dated January 24, 2018 and the prior Intergovernmental Agreement between the City of Roseburg and Douglas County Fire District No. 2 the District is scheduled to pay the City \$135,765.86 for division of assets.

Due to the current and foreseeable future financial position of the Fire District, I would like to respectfully ask that you and the City Council to consider reducing the amount by 50%. The City and the District had previously agreed on the formula for calculation of the division assets which did not include our most significant liability relating to PERS.

Based on our conversation, in addition to the requested reduction I would request that the pension liability be included in the calculation. I understand that this is a Council decision. Please consider this at your earliest convenience.

Respectfully,

A handwritten signature in black ink that reads "Rob Bullock". The signature is written in a cursive, flowing style.

Rob Bullock
Fire Chief
Douglas County Fire District No. 2

“Do the right thing.”

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

Je
6/25/18

DEPARTMENT ITEMS C
6/25/2018



HEAD START FACILITY CONSTRUCTION BID AWARD 17GR08 C16010

Meeting Date: June 25, 2018
Department: Community Development
www.cityofroseburg.org

Agenda Section: Department Items
Staff Contact: Stuart Cowie
Contact Telephone Number: 541-492-6750

ISSUE STATEMENT AND SUMMARY

The City has received bids for construction of the Roseburg Head Start Facility at 250 NE Kenneth Ford Drive.

BACKGROUND

A. Council Action History. Council supported the 2016 Community Development Block Grant (CDBG) application for the cooperative project between the City and United Community Action Network (UCAN).

B. Analysis. The project has completed all preliminary work required by HUD and is ready to begin construction of the building. The project was designed by Pinnacle Architecture. Bids are summarized below.

#	Bidder	Base Bid	Alternate 1	Alternate 2	Total
1	Bogatay Construction Inc.	\$3,933,333.00	\$192,192.00	\$33,333.00	\$4,158,858.00
2	Adroit Construction Inc.	\$3,443,600.00	\$175,800.00	\$52,700.00	\$3,672,100.00
3	Zerbach Construction	\$3,099,000.00	\$172,180.10	\$20,610.30	\$3,291,790.40
	<i>Engineer's Estimate</i>				\$3,459,424.00

C. Financial and/or Resource Considerations. The CDBG project award to the City provides \$1.5 M toward construction of a permanent Head Start Facility. UCAN will provide additional funding of \$2.4 M for a total project cost of nearly \$3.9 M.

D. Timing Issues. This project is budgeted in fiscal years 2017-2019. Notice to Proceed (NTP) will be issued mid-July and the contractor will begin project within 45 days of award.

COUNCIL OPTIONS

The Council has the following options:

1. Award the contract to the lowest responsive bidder, Zerbach Construction, or
2. Request additional information; or
3. Reject all bids.

STAFF RECOMMENDATION

The project architect reviewed the bids and found the lowest bidder submitted all required documentation and is considered both responsive and responsible. Money has been budgeted and is available. Therefore, staff recommends award to the lowest responsible bidder, Zerbach Construction.

SUGGESTED MOTION

I move to award the Head Start Facility Construction project to the lowest responsible bidder, Zerbach Construction, for \$3,291,790.40, upon expiration of the 7-day Notice of Intent to Award.

ATTACHMENTS

None

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY

C. Lance Colley
6/20/18

INFORMATIONAL A
6/25/2018



ACTIVITY REPORT

Meeting Date: June 25, 2018
Department: City Manager
www.cityofroseburg.org

Agenda Section: City Manager Reports
Staff Contact: C. Lance Colley
Contact Telephone Number: 492-6866

ISSUE STATEMENT AND SUMMARY

At each meeting I will provide the City Council with a report on the activities of the City, along with an update on operational/personnel related issues which may be of interest to the Council. These reports shall be strictly informational and will not require any action on the Council's part. The reports are intended to provide a mechanism to solicit feedback and enhance communication between the Council, City Manager and City Staff. For your June 25, 2018, meeting, I provide the following items:

- Department Head Meeting Agendas
- Tentative Future Council Agenda Items
- City Manager Weekly Messages



Agenda
Department Head Meeting
June 12, 2018 - 10:00 a.m.

1. Review June 11, 2018 City Council Meeting and Urban Renewal Meeting Synopsis
2. Review June 25, 2018 City Council Meeting Agenda
3. Review Tentative Future Council Meeting Agendas
4. Documents/Grants Signing – OLCC application
5. Department Items
 - a. Department Head Meeting- Housing Incentives and Regulatory Issues

City Connection:

Articles Due By: June 15, 2018

Potential Printing/Posting/Uploading by June 25, 2018 with copies to Council



Agenda
Department Head Meeting
June 18, 2018 - 9:00 a.m.

1. Review June 25, 2018 City Council Meeting Agenda
2. Review Tentative Future Council Meeting Agendas
3. Documents/Grants Signing
4. Department Items

City Connection:

Articles Due By: June 15, 2018

Potential Printing/Posting/Uploading by June 25, 2018 with copies to Council

TENTATIVE FUTURE COUNCIL AGENDA

Unscheduled

- RMC 5.04 Amendment - Water Rules and Regulations
- Umpqua Basin Urban Services Agreement
- Umpqua Valley Tennis Center Fee Schedule
- Special Work Study – Visitor’s Center Contract/Tourism Promotion

July 9, 2018

Consent Agenda

- A. Minutes of June 25, 2018

Ordinance

- A. Ordinance No. 3502 - Diamond Lake Urban Renewal District, Second Reading

Department Items

- A. Contract Amendment – Fire Station No. 2 Seismic Upgrades
- B. Proposed Regulations For Vehicle for Hire Services

Informational

- A. Activity Report

Executive Session

- A. Labor Negotiations

July 23, 2018

Consent Agenda

- A. Minutes of July 9, 2018

Department Item

- A. Municipal Court Update

Informational

- A. Activity Report
- B. Financial Quarterly Report

August 13, 2018

Consent Agenda

- A. Minutes of July 23, 2018

Informational

- A. Activity Report

Executive Session

- A. City Manager Quarterly Evaluation

August 27, 2018

Consent Agenda

- A. Minutes of August 13, 2018

Informational

- A. Activity Report

September 10, 2018

Council Reports

- A. Implementation of Annual City Manager Performance Evaluation

Consent Agenda

- A. Minutes of August 27, 2018

Department Items

- A. Downtown Roseburg Association Annual Report

Informational

- A. Activity Report

September 24, 2018

Consent Agenda

- A. Minutes of September 10, 2018

Informational

- A. Activity Report

October 8, 2018

Consent Agenda

- A. Minutes of September 24, 2018

Informational

- A. Activity Report

October 22, 2018

Consent Agenda

- A. Minutes of October 8, 2018
- B. Cancel December 24, 2018 Meeting

Informational

- A. Activity Report – Municipal Court & Financial Quarterly Reports

November 12, 2018

Consent Agenda

- A. Minutes of October 27, 2018

Informational

- A. Activity Report

Executive Session

- A. City Manager Annual Performance Evaluation

November 26, 2018

Consent Agenda

- A. Minutes of November 12, 2018

Informational

- A. Activity Report

Executive Session

- A. Municipal Judge Evaluation

December 10, 2018

Consent Agenda

- A. Minutes of November 26, 2018

Informational

- A. Activity Report

January 14, 2019

Mayor Reports

- A. State of the City Address
- B. Commission Chair Appointments
- C. Commission Appointments

Council Reports

- A. Election of Council President
- B. Planning Commission Appointments

Consent Agenda

- A. Minutes of December 10, 2018

Informational

- A. Activity Report

January 28, 2019

Consent Agenda

- A. Minutes of January 14, 2019

Department Items

- A. The Partnership Annual Report
- B. Municipal Court Quarterly Reports

Informational

- A. Activity Report
- B. Distribution of CAFR and PAFR

February 11, 2019

Special Presentation

- A. CAFR Review – Auditor Jeff Cooley
- B. Quarterly Report – Quarter Ended December 31, 2018
- C. 2019-2020 Budget Calendar

Consent Agenda

- A. Minutes of January 28, 2019

Informational

- A. Activity Report

Executive Session

- A. City Manager Quarterly Evaluation

February 25, 2019

Consent Agenda

- A. Minutes of February 11, 2019

Informational

- A. Activity Report

March 11, 2019

Consent Agenda

- A. Minutes of February 25, 2019

Informational

- A. Activity Report

March 25, 2019

Mayor Report

- A. Child Abuse Prevention Month Proclamation

Consent Agenda

- A. Minutes of March 11, 2019

Informational

A. Activity Report

April 8, 2019

Mayor Report

- A. Volunteer Recognition Month Proclamation
- B. Arbor Day Proclamation

Consent Agenda

- A. Minutes of March 25, 2019
- B. Cancel May 27, 2019 Meeting
- C. 2019 OLCC License Renewal Endorsement

Informational

- A. Activity Report

April 22, 2019

Consent Agenda

- A. Minutes of April 8, 2019

Informational

- A. Activity Report
- B. Finance and Municipal Court Quarterly Reports

May 13, 2019

Consent Agenda

- A. Minutes of April 22, 2019
- B. Annual Fee Adjustments
 - Resolution No. 2019-__ - General Fees
 - Resolution No. 2019-__ - Water Related Fees

Informational

- A. Activity Report

June 10, 2019

Mayor Reports

- A. Camp Millennium Week Proclamation

Consent Agenda

- A. Minutes of May 13, 2019

Public Hearing

- A. 2019-2020 Budget Adoption – Resolution No. 2019- ____

Informational

- A. Activity Report

Friday June 8, 2018

Good Friday afternoon everyone! Thank you all for attending the special council meeting on Monday. Approving the two agreements with Douglas ESD is a significant step in our quest to open the library this fall. As you have likely already discovered, the next step in that quest is on your next Monday meeting agenda. As outlined in the memorandum in your packet, staff is asking for Council approval to provide for the first major contract amendment to allow the library CM/GC contractor to order materials for future delivery so that construction can move forward in a timely manner.

Earlier today you should have received the flyer for the grand opening celebration for the Fir Grove Park Playground and Splashpad. Staff and the Parks Commission are very excited to see this project completed and the opening scheduled. I hope you will be able to join us at the park for the ceremony. This is probably the most anticipated project opening that I can remember. Special thanks to Council, the Parks Commission and Nikki and her staff for putting this together. I think Barbara Taylor, who recently retired, will be making the journey back for the grand opening. Barbara was instrumental in putting this project together at the beginning and will hopefully be joining us. Thank you to Barb for all her work on this project, and many others she worked on during her years with the City.



Monday morning I attended a Legislative interim work group meeting that was tasked with providing a report to the next legislative session related to rural medical training and a possible allied health university to be located in rural Oregon, preferably in Roseburg. We have three more meetings before the final report to the legislature is due. The Department of Veterans Affairs is facilitating the meetings and Senator Dallas Heard is the primary legislator involved in the work group. Our next task is to revisit the scope and size of the project and to identify a university that will become the educational partner. We have now spent over three years working on the "Med Ed" project. I believe we still have a great opportunity to put this model in place, but it will be absolutely critical to get the legislative support during the 2019 session. Stay tuned!

Tuesday the Local Public Safety Coordinating Council met at the Tribal Administrative Offices. The group continues to tackle issues that are important to the City and surrounding communities related to behavioral health, housing, and post incarceration service provision. The City, together with COMPASS, ADAPT'S behavioral health arm, applied for a three year grant that would provide "joint" response for up to twelve hours a day, seven days a week with both law enforcement and a mental health professional. The purpose of the program would be to significantly expand what has been a very

successful program that RPD started with COMPASS to provide two day a week ride a long services jointly with a mental health professional. The service likely would be available within the urban growth boundary area if the County wanted to participate as well.

Thursday Stu Cowie and I attended a housing workshop in Cottage Grove that was hosted by the League of Oregon Cities, Oregon Housing, the Association of Oregon Counties and DLCD. The purpose of the workshop was to try to identify opportunities to meet the wide variety of housing needs in and around Oregon. We took away a number of ideas that I think will be helpful in moving our Council goals forward. Much of the discussion focused on multi-family housing and the problems that we all face in rural Oregon relating to enticing significant investment by the private sector outside the metro areas. We will continue to pursue policy issues relating to our land use code and standards that impact housing and we will continue to try to identify incentive programs or funding options that could make local development more cost effective, but still meet our guidelines.

Regional Housing



Friday morning Mayor Rich welcomed this year's adult delegation from Kuki City Japan to Roseburg. After a brief tour of our Public Safety Center, the delegation spent some time in the Council Chambers with Mayor Rich, City Recorder Amy Sowa, Finance Director Ron Harker and I. Larry spoke with them about the differences between our forms of government and walked through a little bit of process with them regarding Council meetings and roles and responsibilities. The delegation was very excited to see Larry again, as some of them had met him when he travelled to Kuki City last October. The fifteen visitors were very appreciative of the welcome and are looking forward to their visit here in Roseburg.

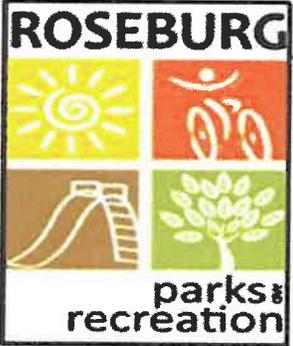


On Thursday we mailed out the notice (attached) for the public hearing for the Urban Renewal adoption coming on June 25th. We have already started receiving calls relating to the notice. Generally people have asked if Urban Renewal will increase their taxes. The quick answer is no. The longer answer is that it reallocates taxes on the increase in

assessed value and that money goes to Urban Renewal to carry out the plan. We anticipate fielding a number of calls in the next week or so. State statute requires that written notice of the Public Hearing be mailed to all electors, all utility customers or all property owners. The least costly and most efficient list was the property owner list. We mailed out 5,255 notices. If you are a property owner, you will receive your notice soon. The plan and report can be found on our website at <http://www.cityofroseburg.org/> in the middle of our homepage.

Have a great weekend everyone. I will see you all Monday evening!

GRAND OPENING CELEBRATION



ROSEBURG
parks & recreation

**FIR GROVE PARK
PLAYGROUND & SPLASHPAD**

MONDAY
June 18, 2018 | **10:30 am**

 **SPLASH-TASTIC FUN**

For more information please call: 541-492-6730



Friday June 15, 2018

Good Friday afternoon everyone. It is becoming ever more clear that we are running out of week before we are running of work. This is a great time of year. School is recently out, kids and families are enjoying the local amenities and construction season is well under way. First, let me congratulate the Class of 2018 throughout the community on their recent graduation. We wish them the best of luck as they move forward into careers or as they further their education. There are many great opportunities for our community's youth right here in Roseburg and great educational opportunities at UCC and throughout the State. Good luck graduates!



Thank you all for your attendance at Monday's Council meeting. We are moving forward with the renovation of Fire Station #3 this week and the contractor has placed orders for long-lead items that you approved for the Library renovation. There were news articles about both this week in the local paper and on radio and television. Yesterday, Library Chair Brian Prawitz and I attended a very brief ceremony to recognize the grant dollars received from the Oregon Community Foundation. I provided you all with the press release early in the week. Joan Kerns and Kelly Leonard represented the OCF and Michael Lasher from the ESD joined us as well. Mr. Lasher was instrumental in helping us with these first grants and the \$100,500 from OCF represents almost 15% of the total funding necessary to complete the renovation. We have an additional ask in to OCF through one of its advised funds for additional help and we anticipate word on that request by the end of next week.



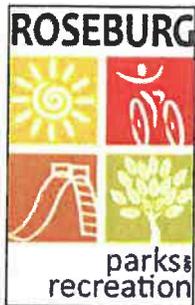
This morning I signed a 1/3 matching grant agreement with The Ford Family Foundation that will provide \$170,000 as a match towards raising an additional \$340,000. As of this week, we have reached that level of commitment so we will be able to receive the entire grant amount bringing our total to date to approximately \$510,000 with additional funding anticipated in the amount of \$100,000. I am meeting with another Foundation and some local philanthropists in early July to try to raise an additional \$100,000 to \$150,000.

Don't forget that Movies in the Park will reboot tonight after getting rained out last Friday. Tonight's feature will be Peter Rabbit. Last week's movie, Jumanji, will run the last Friday in June. This program has been very successful and is now in its tenth season. Thanks

to the Parks Division and our sponsors for putting on this popular local family activity (flyer attached). Also, please remember our **Grand Opening** for the Fir Grove playground and splash pad that will take place next week (flyer attached). In addition to these sponsored activities, hundreds of local youth will be involved in American Legion baseball, youth fast pitch softball and soccer. Gaddis Park and Sunshine Park are hosting younger athletes through Babe Ruth and Cal Ripken programs as well and adult slow pitch softball will be getting into full swing soon at Sunshine Park too.

In addition to the above, various staff members and I attended a housing webinar, the LPSCC subcommittee on housing, and sobering center meeting. The group working on the sobering center has now acknowledged that our best efforts should support a stand-alone center that would provide only a sobering center with access to services as people exit rather than to combine it with a larger "drop in" center. There was good representation at the meeting from a cross section of providers and law enforcement and we will be moving forward with information gathering and site location work over the next month. The group will be getting together about monthly in an effort to provide specifics that we can move forward with.

Have a great weekend everyone.



and  U.S. Cellular

present

Movies in the Park



Stewart Park Half Shell



Friday, June 1st	Wonder / 2017 (PG)
Friday, June 8th	Jumanji: Welcome to the Jungle / 2017 (PG-13)
Friday, June 15th	Peter Rabbit / 2018 (PG)
Friday, June 22nd	Ferdinand / 2017 (PG)

Pre-movie entertainment begins at 7:30 pm
& the movie begins at dusk (about 9:00 pm).



A few important things we want you to know:

- * No alcohol or tobacco products. * No pets.
- * All movies and activities are weather permitting.
- * Children under 13 years old must be accompanied by an adult.

GRAND OPENING CELEBRATION



FIR GROVE PARK PLAYGROUND & SPLASHPAD

MONDAY
June 18, 2018

10:30 am



SPLASH-TASTIC FUN

For more information please Call: 541-492-6730



Rotary
Clun of
Roseburg Morning

