
**City of Florence
City Council Work Session
Florence City Hall
250 Hwy 101, Florence, Oregon
Final Action Minutes
April 19, 2017**

CALL TO ORDER - ROLL CALL

Meeting called to order at 10:02 a.m.

Councilors Present: Councilors Joshua Greene, Ron Preisler, Susy Lacer George Lyddon and Mayor Joe Henry.

Councilors Absent: None

Staff Present: City Manager Erin Reynolds, Public Works Director Mike Miller, Project Manager Megan Messmer, Finance Director Andy Parks, Planning Director Wendy FarleyCampbell, and City Recorder Kelli Weese.

1. WORK SESSION DISCUSSION TOPICS

- Reimbursement Districts: Staff will provide a refresher on the overview of reimbursement districts and Council will discuss potential opportunities for such districts within the City of Florence.
- Review of Upcoming Agenda Items

Start Time: 10:02 a.m.

Topic: Reimbursement Districts

Discussion: The City Council discussed...

- Clarification of the City limits within the Hwy 101 corridor
- Current project estimates for the two potential reimbursement district areas
- Clarification on how each of the districts would obtain water service
- Discussion of fire protection and high density development capacity of Heceta People's Utility District water lines
- Water needs for high density developments and how fire protection is determined

- Specific properties within the two potential reimbursement districts and how they could potentially develop
- Current spruce street local improvement district payment schedules and potential payback plans of current owners
- Housing and Economic Opportunities Project Committee involvement in the reimbursement district establishment and review
- Current new construction in established neighborhoods
- Liability for the City in a City led reimbursement district
- Differences between local improvement districts and reimbursement districts and the potential city liability in each option
- Current interest in the reimbursement district and the percentage of the total properties they represent
- Option to remove the 15 year cap on reimbursement districts and steps to increase those timelines
- Potential to review the three different options:
 - Reimbursement Districts
 - Local Improvement Districts
 - Amended Fee Structure
- Potential to require specific property owners to provide funding up front to assist the City in development
- Different methodologies to incentivize early development in the reimbursement district
- Review of properties within the North Hwy 126 east annexation area properties to potentially be included and proposed costs for both water and sewer improvements
- How system development charges play into the reimbursement district costs and how they differ
- Current annexation policies

Result:

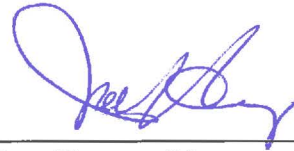
City Council agreed via consensus to move forward with the reimbursement district process by researching...

- Increasing to a 20 or more-year timeframe
- Adding incentives for building early
- Setting a trigger by which a number of people within the reimbursement district have indicated their interest prior to initiating the district

Start Time: 11:38 a.m.
Topic: Upcoming Agenda Items
Discussion: The City Council discussed...

- Potential for additional City Council business meeting prior or after the May 22nd or 23rd Budget Committee meetings, or on June 5th to accommodate Justice Center round room bid changes
- Overview of timeline for the Public Works Facility and next steps for City Hall remodel
- ReVision Florence work with Murray Smith and Associates

Meeting adjourned at 11:46 a.m.



Joe Henry, Mayor

ATTEST:



Kelli Weese
City Recorder