

**Community Building Council Subcommittee Meeting
February 26, 2020**

The meeting of the Community Building Council Subcommittee was called to order at 1:30 p.m. on Wednesday, February 26, 2020, in the City Council Chambers at Bend City Hall, 710 NW Wall Street.

1. Convene Subcommittee Meeting - Councilors Justin Livingston, Gena Goodman-Campbell and Chris Piper (covering for Mayor Russell)

Also Attended: Jon Skidmore, Allison Platt, Russell Grayson, Brian Rankin, Kayla Duddy, Mary Winters, Matt Stuart, Carolyn Eagan, Damian Szyrnyk, Ryan Oster

Jon Skidmore, Chief Operations Officer, opened the meeting and gave an overview of the agenda.

2. Approval of minutes from the October 21, 2019 meeting

Councilor Livingston made a motion to approve the October 21, 2019 meeting minutes. Councilor Piper seconded, the motion passed unanimously (3-0).

3. Core Area Plan Update (Allison Platt & Brian Rankin; 20 minutes)

Allison Platt, Senior Planner, Brian Rankin, Long Range Planning Manager, and Matthew Stuart, Urban Renewal Project Manager, gave an update on the Core Area Plan. The following slides were presented:

- Background: 2016 UGB
- Project Schedule: URAB Meetings & Outreach
- Guiding Principles + Urban Design
- Final Products
- CORE Area Report
- Implementation Plan Recommendations
- Recommended Boundary
- Preliminary URBA Recommendations
- Tax Increment Fund Projections
- Tax Increment Fund Projections Graph
- Tax Revenue Impact – Total Revenue
- Tax District Concerns
- Adoption Schedule
- Get Involved

Councilor Livingston asked by updating the street standards, mobility guidelines, and managing parking, would that be put above the cross section in the Development Code. Ms. Platt shared that the cross section is not currently applied to streets like Third Street, Franklin Avenue and Revere Avenue.

Mary Winters, City Attorney, shared that the City makes conscious decisions when removing standards from the Development Code to help developers navigate better. She also mentioned that City staff are looking for direction from Council on what the City's scope should be for the Bend Central District as well as other areas in the City.

Ryan Oster, City Engineer, mentioned that having the code language be more general allows the City the flexibility in the standards to do something unique.

Councilor Piper asked if the 30-year mark was put in for an incentive purpose. Mr. Stuart stated that the City models all financials at 30 years and that it was not a big shift in what the city was doing so far. He also mentioned it is really about the legal technical language.

4. Childcare Policy Direction (Carolyn Eagan & Russell Grayson; 20 minutes)

Carolyn Eagan, Economic Development Director, and Russell Grayson, Community Services Director, discussed future Council action for the Childcare Policy. The following slides were presented:

- Future Council Actions to Support Childcare

Councilor Piper asked what the reasons were for businesses not contributing to childcare. Ms. Eagan explained that businesses do not have the financial resources to contribute.

Councilor Goodman-Campbell asked if business contributing guarantee their employee a spot. Ms. Eagan confirmed that would be the case.

Mr. Grayson explained that the margins are thin on childcare and that traditional financing is hard to get for commercial developers. He also shared that commercial developers are trying to get some commitments and help to change the financial package for childcare.

Councilor Livingston asked if there was any uncertainty around the tax issue and the task force. Ms. Eagan explained that they are probably not connected. She also mentioned that she has not heard of many employers mixing the tax and the task force issues.

Mr. Grayson mentioned that the City is working with the state to line up licensing and permitting requirements for childcare.

Mr. Grayson mentioned that the City has some healthy reserves in the fund to bring on a liaison to help with childcare.

Councilor Piper asked if the childcare liaison would work within the Community Development Department. Mr. Grayson confirmed that the Childcare liaison would report directly to him.

Councilor Livingston asked where the funds would come from to establish a fund to subsidize building permit fees for childcare providers. Ms. Eagan shared that there are substantial funds in the building reserves.

Councilor Livingston mentioned that the building reserves should be held for the next recession or down turn. Mr. Grayson confirmed that the Community Development Department is working with the Finance Department to make sure there is enough in the building reserves.

Councilor Piper asked what percentage of funds are going to be forecasted. Ms. Eagan mentioned that it would be a small percentage.

5. Southeast Area Plan Infrastructure Finance Options (Russell Grayson & Brian Rankin; 40 minutes)

Mr. Grayson, Mr. Rankin and Damian Syrnyk, Senior Planner, presented Finance Options for the Southeast Area Plan Infrastructure. The following slides were presented:

- Refined Land Use Plan Approved for Modeling
- Refined Streets and Trails Plans
- Sewer Concept Plan & Sewer Infrastructure Summary Costs
- Land Use Concept

Councilor Livingston asked if there would be intersection improvements at Ferguson Road and the new North/South Collector as well as at 27th Street and Ferguson Road. Mr. Syrnyk confirmed that the intersections would be improved. He also mentioned that one of the improvements will be a roundabout and one will be a lesser intersection improvement.

Councilor Livingston asked if it was evaluated to run sewer down 27th Street to the interceptor at Reed Market Road instead of what is shown on the sewer concept map presented. Mr. Oster explained that at the intersection of 15th Street and Ferguson Road is considered a low point. He also mentioned that to get sewer up 27th Street, the City would be looking at a 30 to 40 foot deep interceptor line to get it all up to Reed Market Road and 27th Street.

Councilor Goodman-Campbell asked which of the property owners are the most motivated about this project. Councilor Livingston shared that the Bend Pet Resort is the most motivated.

Ms. Winters stated in regards to a supplemental SDC funding a specific improvement, \$15M is considered high for the amount of property owners and that staff should come back to the subcommittee with a more realistic supplemental SDC fee.

Mr. Syrnyk discussed next steps, which includes a meeting with the Bend Parks and Recreation District on March 12, 2020.

6. Adjourned at 3:03 p.m.

Respectfully submitted,

Deputy City Recorder
Kayla M. Duddy