

ORDINANCE NO. 685

AN ORDINANCE RENEWING THE WILLAMINA ECONOMIC IMPROVEMENT DISTRICT, MAKING ASSESSMENTS, AUTHORIZING THE COLLECTION OF SAID ASSESSMENTS EACH YEAR FOR A PERIOD OF FIVE YEARS BEGINNING JANUARY 1, 2021 THROUGH DECEMBER 31, 2025, AND ASSESSING THE COST THEREOF AGAINST THE IDENTIFIED AND BENEFITTED REAL PROPERTY

- A. **WHEREAS**, the City Council of the City of Willamina (hereafter called "City") called for a public hearing on December 8, 2020, to receive testimony concerning the renewal of the Willamina Economic Improvement District (hereafter called "EID"). In accordance with state law and creating Ordinance No. 549, the City Recorder prepared and mailed to affected property owners a notice of hearing and information pertaining to the area to be assessed, the rates to be charged various properties and the estimated budget of the district; and
- B. **WHEREAS**, at the City Council meeting held on December 8, 2020, the scheduled public hearing was conducted and testimony received; and
- C. **WHEREAS**, The City Council voted to proceed with the renewal of the district.

NOW, THEREFORE, the City of Willamina, Oregon, ordains as follows:

- 1. The City Council for the City of Willamina makes and enters the following findings of fact based upon the evidence presented to it:
 - a. Written notices stating the time and place of the public hearing were mailed to the affected property owners;
 - b. Notice of the public hearing was published in the local newspaper, The Bulletin Board, and was posted on the City of Willamina Website, the City of Willamina Post Office, and the West Valley Fire District;
 - c. Because of the onset of the COVID19 pandemic, notice was provided of the opportunity to attend and comment in writing via post, via email, and "in person" remotely via Zoom meeting;
 - d. The area within the proposed district is zoned commercial or industrial;
 - e. No residential real property or any portion of a structure used for residential purposes is assessed;
 - f. Either no written objections to the proposed district were received at or before the public hearing or, if objections were received, they were less than 33 percent of the total assessments to be levied; and
 - g. The rate to be assessed each benefited and assessed property is in proportion to the benefits it may derive from the district.

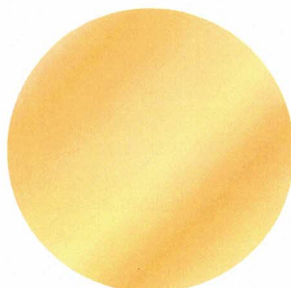
2. The City Council of the City of Willamina hereby approves and continues the Willamina EID for the purpose of promoting economic improvement within said district by:
 - The planning and management of development or improvement activities;
 - Landscaping or other maintenance of public areas;
 - Promotion of commercial activity of public areas;
 - Activities in support of business recruitment and development;
 - Improvements in parking system or parking enforcement; and
 - Any other economic improvement activity for which an assessment may be made on property specially benefitted thereby.
3. The Willamina EID shall be in effect for five (5) consecutive years commencing January 1, 2021 and ending on December 31, 2025.
4. All properties in the City of Willamina that are zoned as either commercial or industrial are included in the EID and such properties shall be assessed as follows:
 - a. Fully benefitted commercial properties on Main Street shall be assessed $\frac{1}{4}$ of 1.0% of their assessed valuation.
 - b. Commercial properties on side Streets B, C, D, E, F, Oaken Hills Drive, Lamson, Baker, Barber, Polk, and James shall be assessed $\frac{1}{8}$ of 1.0% of their assessed valuation.
 - c. Commercial properties that are in industrial use shall be assessed $\frac{1}{8}$ of 1.0% of assessed valuation.
 - d. Commercial properties that also include residential property shall be prorated.
 - e. A limit of EID taxation, as provided in Ordinance No. 626, calls for a maximum of \$500 and a minimum of \$50.00 per property owner.
5. Each year by July 15th, the City Recorder shall secure the assessed value of each property to be assessed and shall forward a listing of each property and the prescribed rate to be levied to the County Assessor of the County in which the property is located, who shall cause the prescribed rate to be levied.
6. The City Recorder shall disburse funds to the EID as they are received for the duration of the district to accomplish the purposes set forth in Section 2 above. No funds shall be distributed if the EID ceases to exist or the purposes set forth in the bylaws of the organization are amended so as to be in conflict with the enabling legislation contained in ORS Chapter 223 or in Section 2 of this ordinance.
7. Funds shall be allocated and expended by the EID in accordance with the following conditions:

- a. Any and all changes in officers, bylaws or other governing procedures will be submitted to the City as soon as these changes take place.
 - b. A report of the activities and programs undertaken and accomplished by the EID shall be filed with the City Recorder as of June 30 of each year of operation.
 - c. A financial report will be submitted by the treasurer of the EID to the City Recorder as of June 30 of each year of operation detailing all receipts and expenditures of funds provided by EID assessments.
 - d. All receipts, expenditures, invoices and other supporting documents concerning the EID shall be made available to the City Recorder in conjunction with the annual City audit.
8. An advisory committee for the EID shall continue, consisting of five (5) individuals who are either owners of property or managers of businesses located within the EID. The committee members shall serve a one-year term.
- a. The City Council shall receive nominees for members of the advisory committee and shall give due consideration to the nominees presented to the Council by local business organizations.
 - b. The advisory committee shall have the responsibility to allocate expenditures of monies for economic improvement activities within the scope of this ordinance.
9. This ordinance shall be in full force and effect from and after its passage and approval for the term established in Section 3 above.

The foregoing Ordinance No. 685 was first read into the record in full and then by title and passed by a unanimous vote of all council members in attendance in accordance with Chapter VIII, Section 30-31 of the City Charter on the 8th day of December, 2020, by the following votes:

Councilor Baller: aye Councilor Burr: aye Councilor Johnson: aye
 Councilor Lawson: absent Councilor McKnight: aye Councilor Wooden: aye

PASSED and adopted by the City Council of the City of Willamina on this 8th day of December, 2020.



Ila Skyberg
 Ila Skyberg, Mayor

ATTEST:
Mary Leathers
 Mary Leathers, Deputy City Recorder