

Our Town

A Publication of The City of Coburg

November/December 2013 Issue



Mayor's Corner Thoughts on a Vision for Coburg

Jae Pudewell, Mayor

At the October 8th City Council meeting, a citizen asked what the Council's vision was for Coburg. In 2005, the City completed an excellent study that details the community's vision from a planning perspective. I would encourage anyone interested to contact City Hall and get a copy. By and large, this is the Council's view. But there are other aspects to this question worth discussing, three of which I'd like to discuss further.

Healthy Size. I've written in the past about Critical Mass—whether or not Coburg is big enough to be the City its citizens want it to be. I don't think it is. After I joined the Council in 2010, it quickly became clear that as much as we worked to control them, City expenses were going to exceed revenues in the near future. Rather than looking for services to cut, the better option, now that the new

sewer—a key enabler—is online, is to increase revenues through growth, particularly in the high-way commercial and industrial areas. Coburg has one of the best industrial parks in the state, and now because of the new sewer system, growth is happening in the I-5 corridor.

Business development will also come to downtown, but downtown really needs more customers to make many types of businesses viable. These customers will be primarily residents. And because of the sewer system coming online, the City will now be able to expand its Urban Growth Boundary in order to add more residential land to house more residents. Not a lot—just enough to make a beneficial impact to local businesses and to the City's fiscal health.

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Our Town Delivery Options

City Council Brief (City Administration Report)

Highlights actions and topics the Coburg City Council has recently addressed.

SEPTEMBER

CITY COUNCIL

City Administration Report

Major Projects Updates

Approved – Kennedy Jenks Amendment #13 (Design Standards Permit, Recycled Water Standards)

Discussed – City Hall Feasibility

Approved – Ordinance A-224A “Water Ordinance”

Approved – Resolution 2013-18 Fiscal Partnership with Coburg Ford Institute Leadership Program

OCTOBER

CITY COUNCIL

City Administration Report

Major Projects Updates

Discussed – City Hall Feasibility

Discussed – A-143B EPUD Utility Franchise Agreement



★ City Hall Building ★

Open House

November 12th 4:30-6:30p.m.

Learn about opportunity to create a
Community Center, Municipal Court and City Council
Chambers, and Staff Office

★ Tour building ★

Have your questions answered about purpose, cost,
impact, and proposed timeframe

★ Provide feedback ★



91136 N Willamette Street

Contact: City Hall | 541-682-7850 | coburgoregon.org | City of Coburg Facebook

from page 1 - Mayor's Corner

We all know that our necessary infrastructure investments are expensive. To help with this, I-5 businesses, downtown businesses, and residents also have another name: rate payers. As utility usage increases, the City is committed to lowering rates as expeditiously as possible, which will benefit all.

Healthy Facilities. To anyone who has been in City Hall, the inadequacies of the current facilities are self-evident. Efficient, effective City services come from a workable, productive environment. Coburg also has long unmet needs, for instance, Coburg has long discussed the need for a Community Center, as a place for town and Chamber of Commerce meetings, to conduct community outreach and education, to hold celebrations and parties, and to host City events. Coburg also has long and rich history but doesn't have a place to review, catalog, or display its heritage. Having ready access to Coburg's heritage would strengthen and build community identity and spirit.

The City is currently in negotiations to move City Hall to what is widely known as the "Manley Building." Is this a perfect solution? No, but is a workable solution and a significant improvement over the City's current facilities.

Healthy Disagreement. It takes monumentally more effort and commitment to build something than it takes to tear it down. You learned this early in life when your sibling in a moment of glee crashed through the tower you had so laboriously constructed. Healthy disagreement is essential to a vibrant civic life, but how we disagree can be constructive or disruptive to a healthy community.

"Disagree and commit" is a cultural imperative at one of the companies where I used to work. It means that prior to making a decision, it is the opportunity and responsibility of each person involved in a discussion to join in the discussion, to make their case, to marshal their arguments, to engage and be as persuasive as they can be. But once a decision is made, everyone commits to the chosen course of action and moves on. This is also the hallmark of a healthy civic and political environment.

Disruptive Communication is more interested in stalling, preventing, and blocking than it is creation or problem solving. It traffics in rumor ["Have you

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Volunteer Help Needed

We currently have need for help at the food pantry. We are looking for people that would be able to work on Mondays and could commit to twice a month for about 4 hrs./mth. If you have time to give, and are interested in helping, call Kathy Emerson at 541-434-6404 for more details.



Economic Upturn and New Faces

The downsizing of Monaco Coach and other businesses during the recession had an impact on the City of Coburg. Jobs together with familiar community faces moved on; property tax income, utility consumption, and overall activity decreased. Fortunately, however, Coburg was resilient in a number of ways. Constraints on land development caused by the lack of a wastewater system helped to keep property values relatively high. Long-needed water system upgrades were made with the benefit of favorable construction costs. Coburg experienced approximately an eight percent (8%) decline in property value while other small cities have seen declines four-five times as high. Finally, and at long last, the Coburg Wastewater Project is being built (target completion March 2014). While it is a significant cost to residents and businesses, the wastewater system is an essential environmental improvement and allows property owners far more flexibility to manage their property how they wish; including potential

development of many vacant lots and more diverse businesses.

Several residents have been wondering what development has been happening this year. Here is a brief summary of recent activity:

- In the downtown area, **Meso Nutso**, **Nana's Caffe**, **The Country Barrel Antiques**, **Retro Rejuvenation**, **Fine Consign**, **Design Works Home Garden & Gifts**, and **The Oregon Handworks Studio** have all joined the Coburg community.
- **Materne North America**, makers of GoGo squeeZ applesauce and squeezable fruit, continue discussions with the Coburg North Commercial Industrial Park. If Materne chooses Coburg for their new plant, it could bring about 230 new jobs.
- Officials from Business Oregon and Oregon Governor John Kitzhaber's office presented a \$100,000 forgivable loan check from the Governor's Strategic Reserve Fund to **APEL Aluminum Extrusions** (to be located at Coburg North). As a condition of the state incentive, the company agreed to create 25 new jobs and retain an existing 50 jobs over a two-year period.
- **Camping World** is relocating from Junction City to Roberts Road and will be adding 70 jobs.
- **Old Dominion Freight Lines** is building a new 24-hour cross dock facility on Roberts Road and brings 70 new jobs.
- **A-1 Auto Glass**, which provides windshield, and other glass repair and replacement for all vehicle types, has moved a facility to Coburg North and has plans to expand at the Coburg location.
- **McDonalds** and a new **Shell** fueling station were built at South Coburg Industrial Way this summer; bringing back or creating about 50 jobs.
- **Hamilton Construction Company**, one of the West's leading heavy civil construction contractors, moved their headquarters to Coburg North.

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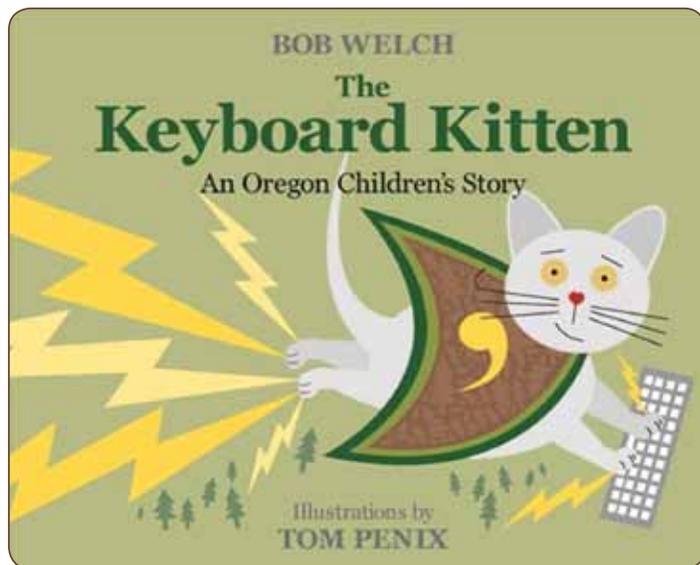


Bob Welch is coming back to Coburg!



Bob and illustrator Tom Penix will present their new book *The Keyboard Kitten* to families and community members on Wednesday, December 4th, 2013 at 6:30pm at Coburg Community Charter School. Bob and Tom will present a short video about the making of the book and will generously donate 50% of book sales for the evening to CCCS!

Bob will also have his other well-known books for sale at this event. Please join us for this special evening. Children welcome. Dessert provided by Coburg Pizza Company.



Backflow Device Inspection

It's time water customers have their backflow devices inspected. The State of Oregon, and City ordinance requires that all devices be tested once per year and the results sent to the Public Works Department. The testing must be performed by a state certified backflow tester. In the phone book, there are listings of companies and individuals who are certified to do the testing. Public Works maintains a record of all devices and testing. If you are unsure of whether you're device has been tested this year, please contact Public Works at 541-682-7856.

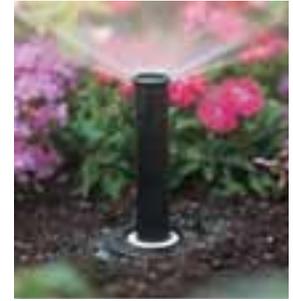


Wastewater Project Update

Over the last several weeks, R & G Excavating (the contractor for hook-up phase) has taken the approach to install as many tanks in yards as possible before wetter weather. However, the result of this approach has been that a few properties have been left for several weeks without final repairs and landscaping and no residential property has received final testing. This is unacceptable for some Coburg residents and for Project staff. After weeks of pre-litigation with the contractor, they have stopped installing new tanks and are returning to all the unfinished sites to complete their obligations on people's properties. If you have been affected by the length of impact the Project has had, R & G will be distributing another notice and be by to finish any work soon. Updated Wastewater FAQs are available at www.coburgoregon.org, at City Hall, and by request. For those who have not been hook-up yet, expect residential hook-ups through January. Property owners will receive a notice that their hook-up is coming about two weeks prior to when it is scheduled. The electrical sub-contractor will be ahead of the contractor by several days. He/she will typically knock on the door or call you to schedule their work. **This is the time to coordinate any questions.** Another notice will be received a couple days before the work is done to remind folks to have their pets secured, access available, and special landscaping moved aside. Thank you all for your cooperation on this community-defining project. The City could not provide this service without your support!

Winterizing your Irrigation System

Your lawn sprinklers system should be winterized to prevent damage from cold weather. The valves, sprinkler heads, pipes and backflow device can all freeze and crack if water remains in them. To winterize your system:



- Shut off the system water supply at the shut off valve. Set controller to "rain" mode or unplug the power to the controller.
- Remove the backflow device and drain out the water. A shop vacuum can be used to draw water out of the risers. When all water has been removed, cap the risers.
- Drain any above ground valves, remove them for storage or wrap in insulation.
- Open the "upstream" valves, let that section of the system drain completely. Open the drain valves "downstream" of the valves and let this section drain completely. Cap off each section of the irrigation pipes. Remove the valves, drain and store.
- Uncap the sprinkler heads and check for water. A shop vacuum can be used to remove any accumulated water. Recap the sprinkler heads.

In the immortal words of that great philosopher Pogo, “We have met the enemy ... and he is us”.

As I sit down to write this column, our nation is entering week three of the “Federal Government Shutdown.” Depending on your “news” source, the fault lies either with the President, the House Republicans, the Senate Democrats, the “tea party” or (you fill in the blank)!

But a closer look at the stalemate in Washington reveals that it mirrors the “stalemate” that exists much closer to home. In the immortal words of that great philosopher Pogo, “We have met the enemy ... and he is us”. In other words, the folks we elect to lead our nation reflect the values and priorities of those who elect them. We may not always like those values, especially when they are amplified on the national stage, but we shouldn’t necessarily be surprised either.

Consider these facts for a moment:

We complain of over-spending by Congress, but the average American household is spending 103% of their income.

We complain about the culture of entitlement, but the typical American has an “entitlement attitude.” Just watch the way people drive over the speed

limit, cut others off in traffic, and ignore simple traffic rules. “I am entitled to break the rules I don’t like.”

We complain about the rising cost of healthcare, but most Americans are over-weight, out of shape, and in poor health by virtue of lifestyle choices.

We complain that the politicians are not able to work together, but Americans seem to be more and more disagreeable and unruly. (If you don’t believe me, just go to a children’s soccer game and

watch the behavior of the parents!) pollution, violence, etc. But let’s see if I can turn this discussion around.

If the “enemy is us”

then the solution also surely begins with “us.” We can decide to sit down and work together in our neighborhood.

I go on and on with attitudes about financial house in order by curbing our spending. We can commit to better health with relatively simple lifestyle changes. And when we have done this, we can assume and expect that our leaders will follow our “lead”. At least that is the way it generally works!

Dr. Gary Powell

Coburg United Methodist Church

If the “enemy is us” then the solution also surely begins with “us.”





Coburg Elementary alum Scott Ankeny shares his mechanical expertise with students at CCCS during the first Skills Day session of the year. This is Mr. Ankeny's second year to teach kids about how cars work in his "Autothink!" Skills Day class.

Bronco News

Greetings from the home of the Coburg Broncos! The students and staff at CCCS have been busy this fall. The first Skills Day session of the year wrapped up on October 18th. We had thirteen classes offered this session ranging from Marine Biology to Knitting. Representatives from Greenhill Humane Society and MECCA came to share in some fun activities and teach what their organizations do in the community. Thanks to all the community and parent volunteers that make this great program possible. We also celebrated the spookier and sillier side of autumn at the annual Harvest Festival on October 25th. It is always a night of big fun for young and old alike.

There are several big events in the coming months. See calendar in this newsletter or goto CCCS website www.coburgcharter.org. Heritage Day will be returning on January 31st this year. This special all day event takes students along the Oregon Trail and gives them a glimpse into pioneer life. This year CCCS will be hosting a community dinner at the school in the evening of the 31st, so mark your calendar and keep an eye out for further information.

Finally, let's all congratulate the students and staff at CCCS for putting our school in the top ten percent of schools in District 4j. Their hard work and dedication combined with amazing community support makes CCCS a very special place.



from page 3 - Mayor's Corner

heard..." Really? And you know this because...? Does this even make any sense?]. It is fond of overstated claims and broad, generalized assertions. ["It's just bad management. All we need to do is..." Really? What should've been done differently? Can the City even do that?] It often advocates sweeping changes and engages in personal attacks. ["Just through the bums out. They're all corrupt anyway." Really? How so?] But when pressed, it rarely has specific alternatives, plans, goals or objectives of its own. It's reluctant to engage in dialogue or acknowledge complexities and constraints beyond its knowledge. It knows what it's against, but not what it's for. And like a Terrier after a bone, it can't give an issue a rest.

Conversely, **Constructive Disagreement** is engaged. It seeks out the facts and complexities (there are always complexities) and speaks up, even with a small voice. Its goal is to persuade, but it is also willing to

listen and compromise, disagreeing without being disagreeable or personally attacking. Constructive Disagreement is a positive, creative and active force. And once the community or the Council has decided an issue, it lets the issue go and moves on for the good of the community—even though it may personally disagree.

As Coburg continues through its growing pains, my vision for Coburg includes healthy City coffers—both civic and business, healthy facilities, and healthy, open, vibrant discourse.

Let's keep talking,



Mayor, Coburg



from page 4- *Economic Upturn*

- **Serenity Lane Health Services** will begin building their 15 acre campus on North Coburg Industrial Way this winter.

Overall, building permits are up over 240 percent from last year alone; keeping City Hall quite busy with infrastructure and economic developments. Other notable infrastructure improvements

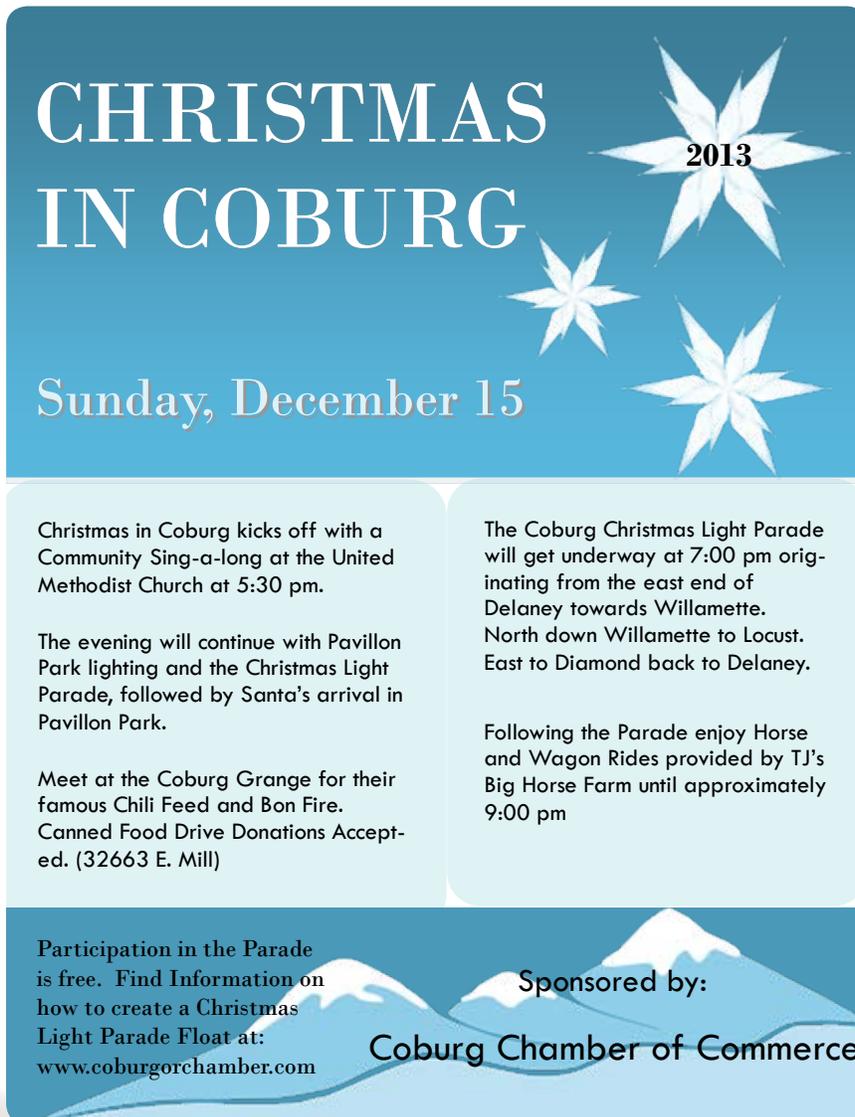
include the completion of both Phase 1 of the Coburg/I-5 Interchange Improvements and the first segment of the Coburg Loop Path (along South Coburg Industrial Way). The 2nd and 3rd segments of the Path have been federally funded as well.

Coburg has been making steady, incremental progress to grow the community's vitality and protect the small town livability that we

cherish. I hope you join us in welcoming all of these new faces.

Please do not hesitate to contact the City with questions and suggestions on this or other topics at www.coburgoregon.org or 541-682-7850.

Petra Schuetz,
City Administrator



CHRISTMAS IN COBURG

2013

Sunday, December 15

Christmas in Coburg kicks off with a Community Sing-a-long at the United Methodist Church at 5:30 pm.

The evening will continue with Pavillon Park lighting and the Christmas Light Parade, followed by Santa's arrival in Pavillon Park.

Meet at the Coburg Grange for their famous Chili Feed and Bon Fire. Canned Food Drive Donations Accepted. (32663 E. Mill)

The Coburg Christmas Light Parade will get underway at 7:00 pm originating from the east end of Delaney towards Willamette. North down Willamette to Locust. East to Diamond back to Delaney.

Following the Parade enjoy Horse and Wagon Rides provided by TJ's Big Horse Farm until approximately 9:00 pm

Participation in the Parade is free. Find Information on how to create a Christmas Light Parade Float at: www.coburgorchamber.com

Sponsored by:
Coburg Chamber of Commerce

Calendar



STANDING MEETINGS

1st Wednesdays

PARKS TREE COMMITTEE

6:30 pm, City Hall

Contact, Bob Butler, Public Works Director

541-682-7857

1st Fridays

POKER NIGHT

6:30 pm Registration, 7:00 pm Game Begins
Coburg Community Grange

2nd Monday

CCCS SCHOOL BOARD MEETING

6:30 pm

2nd Tuesdays

CITY COUNCIL

7:00 pm, Coburg

Contact, Sammy Egbert, City Recorder

541-682-7852

2nd and 4th Wednesdays

GRANGE/GOLDEN YEARS MEETING

7:00 pm, Coburg Community Grange

2nd Thursdays

METROPOLITAN POLICY COMMITTEE

11:30 am, (usually at the Eugene or Springfield
library)

Contact, Petra Schuetz, City Administrator

541-682-7871

3rd Wednesdays

PLANNING COMMISSION

7:00 pm, City Hall

Contact, Petra Schuetz, Planning Director

541-682-7871

4th Mondays

COBURG FIRE DISTRICT BOARD MEETINGS

7:00 pm, Fire Hall

4th Wednesdays

CITY COUNCIL WORK SESSION

7:00 pm, City Hall

Contact, Sammy Egbert, City Recorder

541-682-7852

4th Wednesdays

CITY COUNCIL WORK SESSION

7:00 pm, City Hall

Contact, Sammy Egbert, City Recorder

541-682-7852

NOVEMBER/DECEMBER EVENTS

- Tuesday November 12
City Hall Building Opportunity Open House,
91136 N Willamette St./'Manley Building', 4:30-
6:30p.m.
- Wednesday November 27
CCCS Grandparent's Day
- Wednesday December 4
CCCS Bob Welch at 6:30pm
- Wednesday December 11
CCCS 6th and 7th grade choir debut at Coburg
Senior Meals on December 11th and sing again
on the 13th at Valley River Center
- Thursday December 12
CCCS winter music program performed by
Kindergarten-2nd at 6:30 pm.
- Sunday December 15
Christmas in Coburg
- Monday December 16
Leaf pick-up begins
- Thursday December 19
CCCS 6th & 7th grade band will have its first
ever performance at 6:30 pm.

*Do you have a community event to share? Call 541-682-7852
or email sammy.egbert@ci.coburg.or.us*



Our Town

*A Publication of
The City of Coburg*



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been provided online, by request, and at
local businesses...