

INFORMAL WORK SESSION MINUTES

November 8, 2007

3:00 p.m.

Room 32, Courthouse

PRESENT: Commissioners Kathy George and Mary P. Stern, Commissioner Leslie Lewis being excused for a Radio Implementation Committee meeting.

Staff: John Krawczyk, Administrative Services Director; John M. Gray, Jr., County Counsel; Mike Brandt, Planning Director; and Nancy Reed, Treasurer.

Guests: See attached sign-in sheet.

Topic: Implementation of Construction Excise Tax, SB 1036

Mary called the meeting to order at 3:00 p.m..

John Gray reviewed Senate Bill 1036 and stated that it allows jurisdictions to collect a tax on new construction, but it is not mandatory. He said that the county feels it should be the entity to collect the tax for construction in unincorporated areas in order to provide the best customer service, but the 1% cap for fees will not cover the county's cost, so the county will be having its lobbyists ask the legislature to increase the cap to a reasonable amount, such as 5%. Mary pointed out that the Planning Department is a fee-based department and receives no general funds from the county. Mike said that it makes the most sense to collect the tax at the county or city offices that issue the building permits and school districts will need to have intergovernmental agreements with the cities in their district as well as the county in order to have them collect the tax.

John G stated that the county would like to have a standard intergovernmental agreement with those school districts electing to implement the tax. He said that he has prepared a draft agreement, based on the one used by Washington County, that he will send via e-mail to all interested parties. He said that the agreements need to be in place before the county can begin collecting taxes and estimated that January 1, 2008 would be the soonest date that the county would be ready. Mike explained that he is moving as quickly as possible, but there are changes that need to be made to the computer system.

Frank Sheridan asked if a school district could choose to impose the tax on one portion of the district but not the entire district. John G advised him to consult his own lawyer on that issue.

John G reviewed the list of statutory exemptions and stated that individual school districts can decide to include additional exemptions, so the uniformity of schedules of exemption cannot be controlled by the county. Paula Radich noted that the Newberg School District is considering some exemptions for senior housing.

Mike stated that the tax would have to be collected when the building permit is issued,

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whether or not the applicant ends up acting on that permit right away. He said that the new tax would be \$1 per square foot, but the total building permit fee would depend on the jurisdiction. John G stated that the county would disburse funds on a monthly basis, along with a monthly report, and no interest would be calculated.

Mike suggested that the school districts put together a public relations campaign to show the benefits of the tax in order to placate citizens and make the process easier on staff. David Beasley suggested contacting Washington County, which has done something similar. He noted that the school districts in Washington County have all decided to participate and to charge the same rate (the full amount).

Mary stated that another meeting would be held in this room at 9:30 a.m. on November 19, 2007 to accommodate those who couldn't attend the meeting today.

The meeting adjourned at 3:33 p.m.

Anne Britt
Secretary



BOARD OF COUNTY COMMISSIONERS

Attendance Roll for meeting records

Meeting: Informal _____ Formal _____ Work Session Date 11/5/07

PLEASE PRINT Name	PLEASE PRINT Complete Address Title	PLEASE PRINT Subject City or School District
Roy Williams	Superintendent	Sheridan 48 J SD
Rob Daykin	City Administrator	City of Dundee
FRANK SHERIDAN	City Manager	City of Steel
PEGGY SELBERG	CITY RECORDER	CITY OF DAYTON
Carol Haight	Business	Williamina S.D.
Cowd Foster	Supt.	Williamina SD
Reg McShane	Supt.	Amity S.D.
Lee Moore	Bldg Official	City of McMinn,
NANCY REED	YAMHILL CO TREASURER	YAMHILL COUNTY.
Paul Radcliff	SUPERINTENDENT	Newbern School Dist 291
Barton Brierley	Planning & Building Dir.	City of Newberg
Michelle Morrison/Stew Chovard	Supt	Yamhill Carlton SD
Elizabeth Coe	Treasurer	City of Newberg
David Basley	Superintendent	Quincy SD
Steven Weaver	CITY MANAGER	CARLTON

[Saved commsec/forms]