



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Agenda Urban Renewal Commission

Wednesday, November 18, 2015

5:30 PM

Commission Chambers

1. Call to Order and Roll Call

2. Citizen Comments

3. Adoption of the Agenda

4. General Business

4a. [15-612](#) Downtown Oregon City Association Sign Grant Proposal

Sponsors: Economic Development Manager Eric Underwood

Attachments: [Staff Report](#)

[Proposal Letter from Downtown Oregon City Association](#)

4b. [15-613](#) Possible Dedication of a Portion of 922 Main Street Prior to Sale of Property

Sponsors: Economic Development Manager Eric Underwood

Attachments: [Staff Report](#)

[10th and Main Preliminary Map](#)

5. Future Agenda Items

6. City Manager's Report

7. Adjournment

Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site(oregon-city.legistar.com).

Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at www.orcity.org and is available on demand following the meeting.

ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.



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Staff Report

File Number: 15-612

Agenda Date: 11/18/2015

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4a.

From: Economic Development Manager Eric Underwood

File Type: Report

SUBJECT:

Downtown Oregon City Association Sign Grant Proposal

RECOMMENDED ACTION (Motion):

Staff recommends that the Urban Renewal Commission for the City of Oregon City consider the sign grant proposal from the Downtown Oregon City Association and provide direction.

BACKGROUND:

At the regularly scheduled September 16, 2015 Urban Renewal Commission (URC) meeting, the Downtown Oregon City Association's Executive Director, Jonathan Stone, requested that the URC consider allocating \$20,000 toward a sign micro-grant program for downtown businesses as downtown is located entirely within the Urban Renewal District. At that meeting, it was requested by Commissioner Pauli, and the Commission agreed, that this item be brought back to the URC at a future meeting for further discussion.

The Downtown Oregon City Association will be presenting additional information related to the sign micro-grant proposal and will be available to answer any questions from the URC about the program.

BUDGET IMPACT:

Amount: \$20,000

FY(s): 15/16

Funding Source: Urban Renewal Funds



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September 14, 2015

City of Oregon City
Urban Renewal Commission
625 Center Street

RE: Artist Sign Micro-Grant Program Request to Present

Dear Chair Rocky Smith:

The Downtown Oregon City Association has identified an Artist Sign Micro-Grant Program as an important tool for downtown businesses to enhance their storefronts and visibility in a high-impact high-quality way. Initially our goal was 13 \$1,000 grants but after learning more about similar successful programs, we quickly realized that \$1,000 per grant was not enough and that a community design process was equally important. UR has funded signs in the past as part of storefront enhancements. This program would compliment the adaptive reuse and storefront programs well. It is a low cost investment that will substantially improve the streetscape while improving opportunity for businesses within the Urban Renewal district.

A non-profit in Cincinnati has perfected a process that we would like to replicate. Watch an informative 6-minute video about Cincinnati's program here: <https://www.youtube.com/watch?v=AGcin-Vxumw>

A modest \$20,000 investment from UR would allow us to provide as many as 20 businesses with artist designed sign concepts and would allow us to directly incentivize the creation of up to 10 signs. All told, the combined project would leverage approximately \$70,000 in fabrication costs, \$5,500 in volunteer and staff time, and easily \$10,000 in in-kind services.

In order for us to remain on track with our other grant obligations, we would like to request 10 minutes of the commission's time at the next available Urban Renewal Commission meeting.

Best regards,

Jonathan Stone
Executive Director

*cc: Carol Pauli, Kattie Riggs, Eric Underwood
enclosed: Examples of CoSign produced signs.*

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816 Main Street, Oregon City, OR 97045 | info@downtownoregoncity.org | p 971-202-1604 | f 503-966-7840

Downtown Oregon City Association is a 501(c)(3) non-profit that leads revitalization efforts of Oregon City's 171-year-old downtown.

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Examples of Most Recent CoSign produced Signs:



An artist designs each sign. Most businesses have multiple artist-designed concepts to choose from. Business owners then work with fabricators and their chosen artist to make the design a reality.

The non-profit team assists with permitting and facilitates the community process.

CoSign's most recent project produced 12 signs in Covington, Kentucky.



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Staff Report

File Number: 15-613

Agenda Date: 11/18/2015

Status: Agenda Ready

To: Urban Renewal Commission

Agenda #: 4b.

From: Economic Development Manager Eric Underwood

File Type: Report

SUBJECT:

Possible Dedication of a Portion of 922 Main Street Prior to Sale of Property

RECOMMENDED ACTION (Motion):

Staff recommends that the URC direct staff to proceed with a formal right-of-way dedication process for a portion of 922 Main Street prior to selling the property.

BACKGROUND:

The Urban Renewal Agency contracted with Compass Land Surveyors in September, 2015 to perform survey work on Urban Renewal Agency - owned 922 Main Street (10th & Main). This work was contracted in order to determine and delineate railroad right-of-way for the purposes of acquiring a better understanding of a developable footprint for the property. Due to complexities associated with the site, Compass Land Surveyors needed to perform an extended analysis of property records. The research on the property goes back to 1918, which was the year of the first recorded document providing a description for the location of Singer Hill Road. The deed indicates that there is a reservation for a public easement over Singer Hill Road and the document appears to be the source of information used by subsequent maps to plot the location of Singer Hill Road. It is also noteworthy that this document is consistent with subsequent deeds in that it shows that the road was only considered an easement and suggests that underlying fee ownership runs with the subject property.

The second item is the issue of road dedication as it relates to the question of how the Urban Renewal Agency can easily sell the subject property (which includes the land under Singer Hill Road) to a third party without resolution of the Singer Hill Road question. Further analysis suggests that an efficient method of resolving this issue is to proceed with a formal dedication process. Once a dedication has been accepted, the land is still owned by the same party but the landowner no longer has any liability for roadway actions for the property that was dedicated as a public way.

Staff requests that the Urban Renewal Commission (URC) consider whether to move forward with a formal right-of-way dedication process for 922 Main Street and provide direction. If it is agreed that a dedication process is needed, this item will be brought back to a future regularly scheduled URC meeting for formal dedication and approval.



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Staff Report

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Agenda Date: 11/18/2015

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RECOMMENDED ACTION (Motion):

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BACKGROUND:

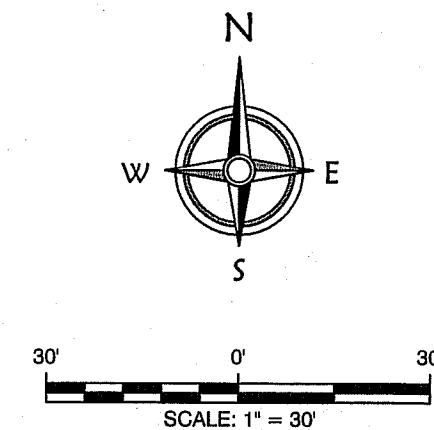
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LEGEND:

- DENOTES 5/8" DIAMETER BY 30 INCH LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" SET ON
- ⊗ DENOTES 1-1/8" BRASS DISC WITH A WASHER STAMPED "COMPASS L.S." SET ON
- DENOTES MONUMENT FOUND AS NOTED
- R1 DEED FROM JOSEPH F. GADKE TO SOUTHERN PACIFIC COMPANY, BOOK 290, PAGE 221
- R2 CLACKAMAS COUNTY CIRCUIT COURT JUDGMENT IN OCTOBER, 1869, OREGON CENTRAL RAILROAD COMPANY VERSUS LUKE COMER AND F N BLANCHET (OBTAINED FROM UNION PACIFIC RAILROAD)
- P1 "OREGON CITY", PLAT NO. 2
- P2 MAP OF THE SURVEY OF LOTS WITHIN THE LIMITS OF THE OREGON CITY CLAIM, PLAT NO. 122
- S1 SN 2013-036



RECORD OF SURVEY

SITUATED IN LOTS 1 AND 8, BLOCK 22, "OREGON CITY" (PLAT NO. 2)
IN THE NE 1/4 OF SECTION 31. T.2S., R.2E., W.M.
CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER , 2015 SCALE: 1" = 30'

Clackamas County Surveyor

Received _____

Accepted for filing _____

Survey Number _____

NARRATIVE:

- CLIENT: CITY OF OREGON CITY
P.O. BOX 3040
OREGON CITY, OREGON 97045-0304
- PURPOSE: THE PURPOSE OF THIS SURVEY IS TO MONUMENT THAT PORTION OF THE SUBJECT PROPERTY WHICH LIES TO THE NORTHWEST OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD. THE VESTING DEED FOR THE SUBJECT PROPERTY IS BARGAIN AND SALE DEED TO CITY OF OREGON CITY URBAN RENEWAL AGENCY RECORDED AS DOCUMENT NUMBER 2001-088835, CLACKAMAS COUNTY DEED RECORDS. IT IS IMPORTANT TO NOTE THAT THE VESTING DEED DESCRIBES THE SUBJECT PROPERTY, IN PART, AS FOLLOWS: "ALL OF LOT 1, BLOCK 22, OREGON CITY, IN THE CITY OF OREGON CITY, COUNTY OF CLACKAMAS AND STATE OF OREGON, EXCEPTING THE RIGHT OF WAY OF THE OREGON CENTRAL RAILROAD CO. AND THE ROAD KNOWN AS SINGER HILL ROAD".
- BASIS OF BEARINGS: THE CENTERLINE OF MAIN STREET (DEFINED BY A FOUND PIN IN CONCRETE IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET WITH THE CENTERLINE OF SEVENTH STREET, AND A FOUND BRASS SCREW IN CONCRETE IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET WITH THE CENTERLINE OF NINTH STREET), SHOWN AS SOUTH 56°29'30" WEST ON SN 2013-036, CLACKAMAS COUNTY SURVEY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
- BLOCK 22 IS PART OF THE ORIGINAL PLAT OF OREGON CITY WHICH WAS SURVEYED BY JESSE APPELGATE IN THE SPRING OF 1844. THE PLAT OF OREGON CITY STATES THAT ALL STREETS IN THIS AREA ARE 60 FEET WIDE AND CROSS EACH OTHER AT RIGHT ANGLES. IT ALSO STATES THAT ALL LOTS IN THE PART OF THE TOWN SURVEYED BY JESSE APPELGATE ARE AT LEAST 66 FEET BY 100 FEET. A SUBSEQUENT REPLAT OF PORTIONS OF THE PLAT OF OREGON CITY ENTITLED "MAP OF THE SURVEY OF LOTS WITHIN THE LIMITS OF THE OREGON CITY CLAIM" WAS SUBSEQUENTLY RECORDED AS PLAT NUMBER 122. THIS REPLAT SHOWS THE DIMENSIONS OF THE LOTS WITHIN THIS BLOCK AS BEING 66.1 FEET BY 105 FEET. UTILIZING THIS INFORMATION, I FIRST PROCEEDED WITH THIS SURVEY BY FIRST RECOVERING PREVIOUS CONTROL FROM SN 2013-036, WHICH I PERFORMED IN JANUARY, 2013, TO ESTABLISH THE INTERSECTION OF THE CENTERLINES OF NINTH STREET AND MAIN STREET AND THE INTERSECTION OF THE CENTERLINES OF TENTH AND MAIN STREET. FROM THESE POSITIONS, I ESTABLISHED THE BOUNDARY LINES FOR BLOCK 22 USING RECORD STREET WIDTHS OF 60 FEET AND PERPENDICULAR DIRECTIONS, AND HOLDING THE RECORD DEPTH OF THE BLOCK AT 220 FEET AS PER PLAT NUMBER 122. WITH THE OVERALL BLOCK BOUNDARY LINES BEING THUS ESTABLISHED, I THEN ESTABLISHED THE 10 FOOT ALLEY MIDWAY IN THE BLOCK. THE SOUTHWESTERLY LINE OF LOTS 1 AND 8 WAS THEN ESTABLISHED MIDWAY BETWEEN THE NORTHEASTERLY LINE OF BLOCK 22 AND THE NORTHEASTERLY LINE OF THE 10 FOOT ALLEY RUNNING THROUGH BLOCK 22. THE RESULTING DISTANCE FOR THE WIDTH OF LOTS 1 AND 8 AND FOR LOTS 2 AND 7 IS 66.12 FEET WHICH COMPARES FAVORABLY WITH RECORD DIMENSIONS SHOWN ON PLAT NUMBER 122.
- THE RAILROAD RIGHT OF WAY RUNNING THROUGH LOT 1 HAS BEEN OPERATED BY DIFFERENT ENTITIES OVER THE YEARS. INITIAL DOCUMENTS REFER TO THE OREGON CENTRAL RAILROAD COMPANY WITH SUBSEQUENT REFERENCES BEING MADE TO THE OREGON AND CALIFORNIA RAILROAD, SOUTHERN PACIFIC COMPANY WITH THE RAILROAD RIGHT OF WAY TODAY BEING OWNED AND OPERATED BY THE UNION PACIFIC RAILROAD COMPANY. PROPERTY OWNED BY THE RAILROAD RUNNING THROUGH LOT 1 STEMS FROM TWO DIFFERENT DOCUMENTS. IN OCTOBER, 1869, A DISPUTE PITTING THE OREGON CENTRAL RAILROAD COMPANY VERSUS LUKE COMER AND F N BLANCHET WAS CONCLUDED IN CLACKAMAS COUNTY CIRCUIT COURT WITH THE TRACT BEING RECOVERED BY THE OREGON CENTRAL RAILROAD AS A RESULT OF THIS DISPUTE BEING AS SHOWN ON THIS SURVEY. A RECORD OF THE CIRCUIT COURT DECISION WAS OBTAINED FROM THE UNION PACIFIC RAILROAD BUT IT DOES NOT APPEAR TO BE RECORDED IN THE COUNTY DEED RECORDS. A SECOND TRACT WAS LATER CONVEYED TO THE SOUTHERN PACIFIC COMPANY FROM JOSEPH F. GADKE BY DEED RECORDED IN 1942 IN BOOK 290, PAGE 221, CLACKAMAS COUNTY DEED RECORDS. THE SOUTH LINE OF THE GADKE DEED IS COINCIDENT WITH THE NORTHWESTERLY LINE OF THE TRACT AWARDED TO THE OREGON CENTRAL RAILROAD BY THE CIRCUIT COURT IN 1869. (IT IS WORTH NOTING THAT THE GADKE DEED DESCRIBES THE NORTHWESTERLY LINE OF THE TRACT WHICH IT CONVEYED TO THE SOUTHERN PACIFIC COMPANY BY BEARING AND DISTANCE BUT ALSO CALLS THIS LINE AS "BEING PARALLEL TO AND 1.0 FEET DISTANT SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF THE GRANTOR'S BUILDING AND ITS SOUTHWESTERLY EXTENSION". RESEARCH IN THE CITY RECORDS DID NOT YIELD ANY INFORMATION THAT WOULD PROVIDE A DEFINITIVE LOCATION FOR THE GRANTOR'S BUILDING REFERRED TO IN THE GADKE DEED. FOR THIS REASON, I HAVE HELD THE RECORD DIMENSIONAL CALLS IN THE GADKE DEED TO CONTROL THE LOCATION OF THE BOUNDARY LINES OF THE TRACT IT CONVEYED, MY FEELING BEING THAT THIS APPROACH RELIES UPON THE BEST EVIDENCE AVAILABLE TODAY AS TO THE INTENDED LOCATION OF THIS LINE. IN DISCUSSIONS WITH RIGHT OF WAY STAFF AT THE UNION PACIFIC RAILROAD THEY HAVE INDICATED THAT THEY DO NOT HAVE ANY RECORDS INDICATING THAT THE RAILROAD HAS ANY OTHER INTEREST IN LOT 1 OTHER THAN THROUGH THESE TWO DOCUMENTS.
- NOTE RE: SINGER HILL ROAD.

FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" (S1) S47°48'40"W 0.10' FROM TRUE CORNER. (THIS MONUMENT WAS ESTABLISHED BY S1 AS A WITNESS TO THE ORIGINAL IRON PIPE FOUND AT THIS LOCATION BY SN 2011-014)

FOUND 1-1/8" BRASS DISC STAMPED "COMPASS ENGR." (S1) S75°07'29"W 0.26' FROM TRUE CORNER. THIS MONUMENT WAS ESTABLISHED BY S1 AS A REPLACEMENT OF THE ORIGINAL 3/4" IRON PIPE FOUND AT THIS POSITION AS SHOWN ON SN 2011-014.

FOUND BRASS SCREW IN CONCRETE IN MONUMENT BOX (SN 1969-011)

FOUND PIN IN CONCRETE IN A MONUMENT BOX (SN 1969-011) AT INTERSECTION OF CENTERLINE OF MAIN STREET WITH SEVENTH STREET.

* DENOTES TRACT RECOVERED BY OREGON CENTRAL RAILROAD COMPANY PER CIRCUIT COURT JUDGMENT IN OCTOBER, 1869 (OREGON CENTRAL RAILROAD COMPANY VS. LUKE COMER AND F N BLANCHET)

TRACT CONVEYED TO SOUTHERN PACIFIC COMPANY FROM JOSEPH F. GADKE BY DEED BOOK 290, PAGE 221.

DETAIL
SCALE: 1" = 2'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1978
DON DEVLAMINCK
1634

DATE OF SIGNATURE: _____
EXPIRES 12/31/2015

Survey prepared by:

Compass Land Surveyors
4107 International Way, Suite 705
Milwaukie, Oregon 97222
Phone: 503-653-9093
7583 Bnd.dwg

ENTERED INTO THE RECORD

DATE RECEIVED: 11/18/15

SUBMITTED BY: Jonathan Stone

SUBJECT: Item 4a.



November 18, 2015

Urban Renewal Commission
City of Oregon City

RE: Artist Sign & Merchandising Grant Program

Dear Chair Rocky Smith and Urban Renewal Commission:

Thank you for considering our proposed micro-grant program and for taking the time to watch the video about the Co-Sign program in Cincinnati. (<https://www.youtube.com/watch?v=AGcin-Vxumw>) We want to adapt the community-centered process utilized for Co-Sign to enhance downtown's retail climate and to create value throughout downtown Oregon City.

Urban Renewal has done a fantastic job at painting with a broad brush. Now, to further enhance our retail economy we need to focus on the finer details that create a sense of place 24-hours a day and that promote district walkability and visual interest. The proposed micro-grant program is part of a strategy to address key economic development themes that ultimately lead to higher property values: business retention and recruitment and placemaking. With just \$20,000 we will be able to fund at least 10 micro-grants. We anticipate being able to leverage \$70,000 in fabrication costs, \$5,500 in volunteer and staff time, and \$10,000 in in-kind services. Differently than the Co-Sign program, we will expand the professional base from artists to include professional merchandisers, interior designers, lighting designers, and others. Awarded projects may include elements of signage as well as interior and exterior improvements.

Value producing strategies:

- Enhance the nightscape. Greater comfort visiting the district at night will promote extended business hours and improved daily revenues.
- Professionally improve visibility and promote individuality. The value of our retail and restaurant tenants is improved if they are as visible as possible and communicate a distinct experience.
- Small-scale investments distribute opportunity throughout the district. Over the past couple of years, Urban Renewal investments have been concentrated into larger projects. This program binds multiple projects into one cohesive district-wide enhancement.
- Collaborative process empowers more projects beyond funded projects. The jury process allows the best projects to rise to the top. Those that aren't funded exit the process with an actionable plan that they can fund over time.

Some of the improvements might be considered business specific. Much of the effort is anticipated to be infrastructural including electrical, structural, armatures, lighting fixtures, and display systems. We hope this project will improve the

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Executive Director

Jonathan Stone

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to **3 MINUTES**.
- Give to the Clerk in Chambers **prior** to the meeting.

Date of Meeting 18 Nov 15

Item Number From Agenda 4b & 4a.

NAME:

William Gifford (William Gifford)

ADDRESS:

Street: 1324 BEAVER LN

City, State, Zip: OC OR 97045

PHONE NUMBER:

503.723.3456

E-MAIL ADDRESS:

William@smallflags.com

SIGNATURE:

William Gifford