



# AGENDA

## PARK | TREE COMMITTEE

### MEETING

91136 N Willamette Street

541-682-7852 | [coburgoregon.org](http://coburgoregon.org)

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Tuesday, March 18, 2025 at 6:00 PM

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#### CALL TO ORDER

#### ROLL CALL

#### AGENDA REVIEW

#### COMMITTEE BUSINESS

1. Hazards and Park Issues
2. Work Party Recap and Schedule Next
3. Park Project Update
4. Arbor Day 2025
5. Spores Park Concept Presentation
6. Street Tree Sub-Committee Formation
7. Park and Open Space Fee Recommendations

#### CITY UPDATES

8. Administration Report

#### FUTURE MEETINGS

April Meeting Date Discussion

#### ADJOURNMENT

*Coburg City Hall is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact City Hall at 541-682-7850.*



# COMMITTEE MEMO

**MEETING DATE:** March 18, 2025

**STAFF:** Adam Hanks, City Administrator

## Park | Tree Committee March 2025 Meeting Overview

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### Agenda Background Information

The following are highlights of items on the meeting agenda.

#### Item #1 – Hazards and Park Issues

Follow up list includes:

- Bench maintenance – moss build up (Spring)
- Plexiglass replacement on Booth Kelly sign
- Vandalism repairs at Norma Pheiffer restrooms

#### Item #2 – Work Party Recap

Staff is interested in soliciting work party assistance at Pavilion Park in the months of May and June. Work party support may also be beneficial in April for the Spores Park Project (presentation on agenda)

#### Item #3 – Park Projects Update

Pavilion Park – Base level earthwork has been completed. Irrigation installation for the expanded/new areas currently in process. City staff will be repairing existing irrigation system to enable final overall system integration and operation. City staff will be applying topsoil to site in late March. Plantings expected to begin in mid-April, with grass seed application in late April or early May.

Booth Kelly Path – PW staff met with the volunteer group interested in applying wood chips to the entirety of the Booth Kelly path and a specific date is being developed and will be provided to the Committee upon finalization, likely in late April to early May.

Pheiffer Park Rose ID Signs – Staff has ordered eight post/frames from the same fabrication shop utilized by the City of Eugene Owen Rose Garden. Staff will then order the fabrication of the plant specific identification placards that are placed on the posts. Staff will need Committee member assistance in collecting both the species and common name of each of the five rose types planted.

Veterans Memorial Medallions – Staff is working on preliminary design and cost estimates to present back to the Committee at a future meeting, potentially in April.

#### Item #4 – Arbor Day 2025

PW Staff is coordinating with the Coburg Community Charter School for the Arbor Day event in April and is anticipating the event connecting with either the Pavilion Park plantings or the Spores Park project depending on the project timing of each project.

#### **Item #5 – Jacob Spores Park Project Concept**

Staff is working on developing a riparian area rehabilitation project as a component of the City's required TMDL regulations, which are water quality requirements that all jurisdictions must comply with. The City received grant funding for a RARE fellowship staff to support the City's TMDL work. A part of the grant requirement includes a water quality improvement project. With Muddy Creek traversing the east and north boundaries of Spores Park, along with the Loop Path and the City Water Booster station and storage facility bordering Muddy Creek, this site has excellent potential for streambank and vegetation rehabilitation to benefit the creek while also benefitting the aesthetic of Spores Park with an added potential for educational opportunities.

City of Coburg Water Quality RARE Fellow David "Dabeat" Nieto will present the project concept, groups involved and proposed schedule.

#### **Item #6 – Street Tree Sub-Committee Formation**

With prior interest from the Committee to conduct a review and update to the City's Street Tree list, along with several staff related street tree tasks, the timing may be right to create a street tree sub-committee that can provide recommendation level support to both the full Committee on the street tree list project and to staff specific tasks. Current staff assistance would include a recommendation on species of trees for the upcoming Collector Street Project (N Coleman and Mill Streets) and street tree species and suggested placement locations for the recently completed N Willamette/E Macy/N Harrison Street Reconstruction project.

The sub-committee would be two to three interested committee members and would require occasional meetings and work outside of the current Park & Tree Committee schedule and would also include site visits to staff requested project locations. The committee could remain as an on-going, "on-call" sub-committee or could disband after the tasks are completed.

#### **Item #7 – Park and Open Space Fee Recommendations**

This committee recently completed phase II of its charge, which centered on a review and recommendation of general fund revenue options. The resulting recommendations are contained in the attached memo and since they contain fees relating to both the parks system and the existing tree fee, the Parks | Tree Committee should provide either its own recommendation or a comment/recommendation on the Sub-Committee's recommendation for consideration by Council where the fee resolution will be on its April agenda.

As noted in prior revenue discussions, a \$1 fee per month generates approximately \$10,000 per year. The intent and justification for the fee increase includes the rising costs to provide a similar/same level of service for the growing Coburg Parks System with an overall general fund that continues to have declining fund balances each year.

**Item #8 – Future Meeting Agenda Items** – Items for the January and potentially February meeting include:

- a. Revenue recommendation for Parks funding (Parks and Open Space Fee)
- b. Review of Community Survey
- c. Community engagement plan for Coburg Creek Park development
- d. Land Use Code Change discussion on subdivision parks land dedication vs payment in lieu
- e. Vegetation Management and Maintenance Plan Review
- f. Committee Vacancies – Recruitment/Appointment Process



COBURG CHARTER SCHOOL CELEBRATES  
**2024 ARBOR DAY**  
WITH OUR PUBLIC WORKS DEPARTMENT!





## ARBOR DAY PROCLAMATION

In 1872 Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees.

That special day became known as ARBOR DAY. It was observed by the planting of more than a million trees in the State of Nebraska.

Arbor Day is now observed throughout the nation and the world.

Trees can reduce the erosion of precious top soil by wind and water, lower heating and cooling cost, moderate the temperature, clean the air, produce oxygen and create woodlands and habitats for wildlife.

Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products.

Trees, wherever they are planted, are a source of joy and spiritual renewal.

In keeping up with the spirit of Sterling Morton’s dream, I Nancy Bell, Mayor of the City of Coburg, do hereby proclaim April 25, 2025, as Arbor Day in the City of Coburg, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands; and

I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Proclaimed this 11<sup>th</sup> day of March, 2025

\_\_\_\_\_  
Nancy Bell, Mayor

Attest

\_\_\_\_\_  
Sammy Egbert, City Recorder



# COUNCIL MEMO

**MEETING DATE:** March 11, 2025

**STAFF:** Adam Hanks, City Administrator

## Council Revenue Sub-Committee Phase II Recommendation – General Fund Fees

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### BACKGROUND

At the July 9, 2024 Council meeting, Council confirmed the Mayors intention to create a City Council Revenue Options Sub-Committee to review all current and potential revenues associated with the City's Utility Funds, the general fund and other miscellaneous revenues available for consideration. Councilors Engebretson and Smith were appointed to serve on the sub-committee, along with Mayor Bell.

The sub-committee is reviewing revenues in three phases:

- 1) Utility Rates for Water, Sewer and Transportation/Streets (TUF) – *October through December*
- 2) General Fund related revenue options to support funding of Parks, Police, Planning, general government – *January through March*
- 3) Longer range revenue options – Local lodging tax, local diesel tax, local option levy, etc – *July through September*

The sub-committee held two meetings in October to review the overall committee scope and process and to develop recommendations to Council for the phase I utility revenue options and with the sub-committee meeting of March 6, 2025, the phase II revenue options review and recommendation is complete.

### ANALYSIS & RECOMMENDATIONS

Before developing formal recommendations for revenue enhancements for the general fund, the sub-committee requested a staff assessment on the current revenue needs assessment within the fund. The City Administrator provided an informal analysis and explanation of the need for additional revenues, which will be presented to the full Council at a future meeting.

Key considerations that determined the sub-committee's agreement of additional revenue needed for the general fund included:

- Four year trend of declining ending fund balance
- Continued rise of expenses exceeding the lesser rise of revenues
- Future estimates of personnel cost escalation to provide the same levels of service with the general fund operating departments/programs (Municipal Court, Planning, Police, Parks, General Government)
- Debt Service credit rating reduction from A+ to A- (two level drop) due to low overall fund

balance compared to operating revenues (7%)

Following the sub-committee meeting of February 20, 2025 that contained a staff presentation on revenue options and their advantages/disadvantages, along with a discussion of the debt service credit rating reduction, the Revenue Sub-Committee has the following phase II recommendation for Council to consider:

- Establishment of a Parks and Open Space Fee of five dollars (\$5) per month on all customer utility bills to provide for continued operations and maintenance of the parks system at its current service level.

Estimated annual revenue of \$50,000

Suggested effective date: July 1, 2025

- Increase from two dollars (\$2) to four dollars (\$4) for the existing Tree Fee on all customer utility bills to adequately fund the maintenance (pruning, removal, planting) of street trees (trees located in rights of ways) throughout Coburg

Estimated annual revenue of \$20,000

Suggested effective date: July 1, 2025

- Inclusion of consumer price index (CPI) on both fees to ensure annual adjustments maintain overall revenue goals over time.





# City Administration Monthly Report

March 11, 2025

This report is intended to provide Council with an overview of current activities, project status updates and previews of select upcoming issues and activities of Council and Staff.

## Featured Items

### 1. 2025 Council Retreat

Council held its annual retreat February 22, 2025, which is an opportunity for Council to discuss long-range issues, challenges, opportunities and goals along with hearing from staff on accomplishments and process on 2024 goals and objectives. Housing, economic development and financial sustainability of the City's budget were themes that were discussed throughout the day's activities. The 2026 Council Framework document has been updated to reflect the discussion and is on the March agenda for review and adoption as the workplan for 2025 and into 2026.

The extra time spent on a Saturday by the Mayor and Council working on goalsetting and long-range planning is much appreciated by staff as it is an important event to help align day to day operations with long-range priorities.

### 2. Federal Funding Update

The City of Coburg, similar to many/most local jurisdictions within Oregon, accesses and utilizes federal funding primarily for capital infrastructure projects. City staff have been monitoring the recent unpredictability of the status of issued and pending federal grant and loan funds and have not yet identified risk of loss of funds. A non-exhaustive list of current or upcoming projects that utilize some level of federal funding include:

- Coburg Loop Path #4 (extension of multi-use path from Sara Lane to Trails End Park)
- Water Loan projects (Well #3 completion) – existing loan partially federally funded
- Coleman Collector Street Phase I – Federal funds issued to Lane County and fund swap to the City of Coburg (funds in hand)
- Solar System installation at Wastewater Treatment Plant – Grant program may not continue to receive funding impacting pending grant application (May 2025)
- ODOT Truck inspection program

While the projects and programs listed above are not currently impacted, it is highly likely that the federal funding uncertainties will affect other agencies in the region that could impact the level of service or capital project work that benefit the region. The scale and depth of the impacts are not yet known.

**3. S & P Global – 2025 Credit Rating**

S & P Global (part of Standard and Poor’s) recently completed an audit and credit rating review of the City and lowered the long-term rating of the City from an A+ to an A-, (top of range is AAA, bottom of range is BBB) a two point rating reduction, noting a stable outlook.

The primary driver of the rating reduction is due to low general fund reserves (ending fund balance) relative to general fund revenues. The current ratio is seven percent (7%) and is consistent with prior staff presentations highlighting the need to implement fund balance targets and develop a revenue/expense strategy that builds the fund balance closer to a 15-20% ratio over a number of years (2-5).

City staff will be working with the Finance/Audit Committee to develop a recommended set of fund balance targets for each of the City’s four funds and will present to Council in the coming for review and approval.

The complete credit rating is attached to this report for reference.

**4. City Council Work Sessions - 2025 Schedule (Draft)**

The Mayor and City Administrator have developed a draft schedule for Council work sessions for the remainder of 2025 that is shown below with the inclusion of Budget Meetings to assist with individual Councilor scheduling.

- March 25th – Collector Street Project Update, Community Survey, Fireworks Ordinance Discussion
- April 15<sup>th</sup> – Budget Committee Meeting #1
- April 19<sup>th</sup> - Budget Committee Meeting #2
- June 24<sup>th</sup> - Utility Capacity and Master Plan Update (water, wastewater, storm drain)
- July 22<sup>nd</sup> - Lane County Transportation Presentation on Jurisdictional Transfers
- Sept 23<sup>rd</sup> - URA Overview and future options
- October 28<sup>th</sup> - Advisory Committees & Commissions Review

**5. Psilocybin Prohibition Ordinance Expiration**

The City Council approved an ordinance that implemented a two year ban on the use of psilocybin within the City limits of Coburg as allowed by Oregon Revised Statutes (ORS) at the time. The ordinance has recently expired. It is staff’s recommendation, aided by Mayor Bell’s discussion with Serenity Lane CEO Pete Kerns, that no replacement ordinance be put forward as controlled substance (schedule I) regulations limit the potential utilization of the drug, but may be a desired future program use at Serenity Lane that a ban would prohibit the possibility of the regulated use of the drug at that facility.

## Current Projects & Contracts

The two tables below provide a summary of active infrastructure projects and signed contracts/agreements

| Project Type | Description                                | Est Cost  | Complete Date |
|--------------|--|-----------|---------------|
| Water        | Well #3 – Wellhouse, treatment, SCADA      | \$850,000 | Jan 2026      |
| Water        | Stallings Transmission Line                | \$800,000 | Feb 2026      |
| Parks        | Pavilion Park – Phase II (\$702,000 total) | \$350,000 | May 2025      |

|         |  |             |            |         |
|---------|--|-------------|------------|---------|
| Streets | Collector St Project (Coleman Phase I)   | \$600,000   | Sept 2025  | Item 8. |
| Streets | Loop Path #4 + N Industrial Paving       | \$1,300,000 | Nov 2025   |         |
| Sewer   | System Capacity Analysis – Kennedy/Jenks | \$32,000    | March 2025 |         |
| PW      | Storm Water Master Plan                  | \$60,000    | March 2025 |         |
| Water   | Water Conservation & Management Plan     | \$50,000    | March 2025 |         |

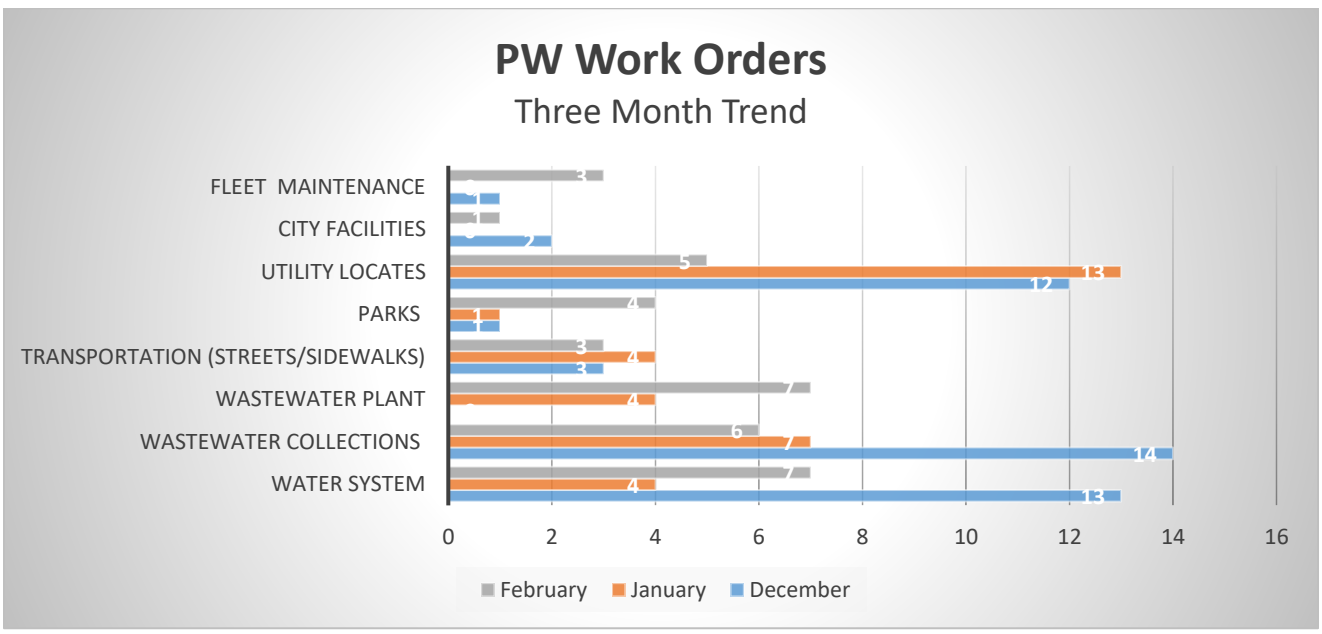
| Citizen Inquiries                                   | Submit Date | Status |
|---|-------------|--------|
| Industrial noise – Shane Ct                         | 6/21/24     | Active |
| Light/Glare – From Roberts Rd affecting Residential | 11/25/24    | Active |
| Street/Storm Drain problems – Locust St             | 3/7/24      | Active |

## Department Activity & Statistics

Staff maintains various activity, work order and case log type records that are utilized for required reporting to other agencies and/or for day-to-day oversight and management of their operations. Some data comes from third party systems and not always in a format that is easily summarized or customized.

### Public Works

- Engineering/Design meetings for
  - Stallings well treatment building, SCADA and transmission line
  - Coleman Collector Street project
  - Well #1 Piping repair consultation
  
- Two septic system pumpings
- WWTP tour for Coburg Charter School (4<sup>th</sup>/5<sup>th</sup> grade)
- Tree limb removal and pick up from winter storm activity
- Parks equipment preparations for vegetation seasons



## Planning

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- Issued five Structural/Plumbing/Mechanical/Electrical permits in February
- Attended regional transportation meetings including MPC & TASC, Transportation Planning Committee (TPC) and Safe Lane Transportation Coalition, continued participation on the Regional Transportation Plan (RTP) and Congestion Management Plan (CMP) update TAC, in addition to the CFEC regional scenario planning project management team meeting
- Continued work with LCOG and DLCD on Code Audit project to compare Coburg Zoning Code to [DLCD's Walkable Design Standards Guidebook](#) to identify gaps and opportunities to comply with Climate Friendly Equitable Communities' design standard rule
- Met with new Transportation Options Specialist supporting Coburg (LCOG) to develop a 2025 workplan including collaboration opportunities with CCCS and Main Street and enhancements to the bike hub
- RARE AmeriCorps member, Dabeat Nieto Wenzell, successfully led a water quality skills day series with CCCS, which ended in a tour of the WWTP that the students and chaperones found fun and educational. He is now developing a native planting project that will involve students from CCCS and the UO
- Continued work with student team from UO's Real World Lane County class to deploy community survey
- Heritage Committee members distributed Historic Preservation Award Plaques to three recipients: the Goodman House (c. 1912, 91131 N Diamond St.); HJ Cox House (1899, 32619 Bruce Way); William Van Duyn House (1877, 91108 Willamette St, Chief's Restaurant)

## Finance

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- Began internal staff budget preparation, end of year estimates, workforce costing forecasts, revenue forecasting, etc
- Completed final test database processing of Accounts Payable invoice payments with newly developed AI software. Will run on live database in April.

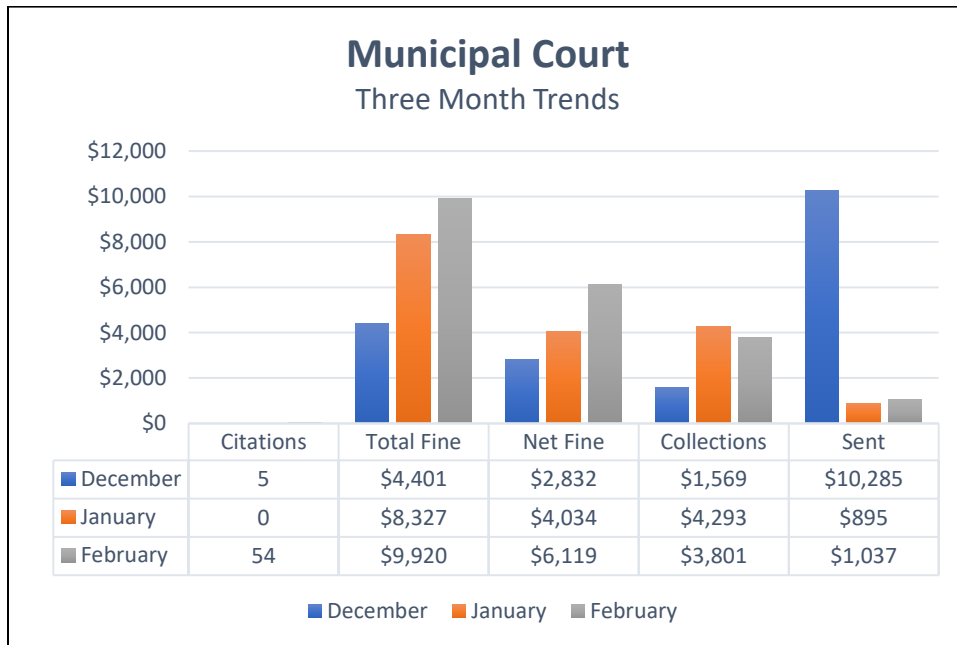
## Municipal Court

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- Upcoming Court Date: March 18, 2025 - Regular Court Session
- Judge Williams will be attending the Oregon Judge's Association Conference March 19-21, 2025
- Jury Trial scheduled for April 22, 2025

- Citations (Crimes and Violations)
  - New Citations for February 4, 2025 Court Date: 54
  
- February 2025 Receipts Including Collections,
  - **Total Fines:** \$9,920.14 (total monies taken in for the month, nothing deducted), compared to \$ 4,792.85 in February of 2024
  - **Net Fines:** \$6,119.00 (City share only, NOT including collections), compared to \$2,887.00 in February of 2024
  
- February 2025 Professional Credit Service Collections:
  - **Total Collection Revenue:** \$ 3,801.14 compared to \$1,905.85 in February of 2024
  - **Turned over to collection:** \$1,037.00 compared to \$0 in February of 2024

*Comparisons should only be considered when viewing the year-to-date amounts as court dates are not consistently held on the same dates each month, nor is there consistent cases presented to the court.*



(2/4/2025 – 2/25/2025)

**MULTIPLE OFFICER RESPONSE:**

- Dispute involving multiple neighbors: **No Crime, Resolved**
- Disorderly subject in the Coburg Municipal Court: **Resolved**
- Traffic stop with non-compliant driver: **Traffic Citation Issued**
- Business Alarm with suspicious circumstances: **Resolved**
- Arrest of a suspect from a 2024 Sex Crimes case: **Arrested and lodged in the Lane County Jail for Luring a Minor, Online Sexual Corruption of a Child, Endangering the Welfare of a Minor, Give Liquor to a Minor/Intoxicated Person**

**SINGLE OFFICER RESPONSE:**

- Theft by Deception/Fraud: **Probable Cause for Arrest**
- Attempt to Locate a reported intoxicated driver: **Located, Not Intoxicated**
- A vehicle repossession to ensure no problems existed: **Vehicle Towed, No Issues**
- Traffic Hazard on E. Pearl Street near S. Stuart : **Resolved**
- Overdose at Serenity Lane: **Assisted Medics**
- Conducted a Truck Inspection: **Traffic Citation Issued**
- Verbal dispute involving spouses: **No Crime, Resolved**
- Warrant Service for Failure to Appear (FTA): **Arrest, Lodged**
- City Ordinance violation for illegally parked trailer: **Tagged for Tow, Resolved**
- Traffic Hazard on E. Pearl Street near Industrial Way: **Assist Public Works**
- A request for a courtesy transport: **Assist, Transport**
- Assist the Coburg Fire Department with a sick person: **Assist Fire Department**
- Assisted the Sheriff's Office in investigating an assault: **Assist**
- A complaint of vicious dogs attacking/killing another pet: **Citation for City Ord.**
- Report of Criminal Mischief: **Gone On Arrival (GOA)**
- Report of a Citizen Assist: **Report Taken**
- Report of a Burglary/Theft regarding a local food truck: **Report Taken**
- Report of a suspicious subject reported by citizens: **Unable to Locate (UTL)**
- A suicidal subject at the local McDonald's: **Assist**
- A disorderly subject at Serenity Lane: **Resolved**
- A dispute involving a couple regarding custody issues: **No Crime, Resolved**
- Assisted an elderly female in need of a ride: **Assist, Transport**
- A motor vehicle accident (MVA) at the Truck Stop: **Report Taken**
- A suicidal subject not responding to family/friends: **Unable to Locate (UTL)**
- A total of (36) business checks/patrol checks: **Patrol Check**

**ADDITIONAL ACTIVITY:**

- Reserve Officer Woods began the Mid-Valley Reserve Academy (Projected graduation date of June 20, 2025)
- Sgt. Lee has left the department as a full-time officer, he has been reclassified as a reserve police officer
- Upcoming hiring process for a new police officer with the preference given to lateral applicants

- February department meeting was held on 2/20/2025 and hosted Lane County Sheriff's Office Sgt. Speldrich, who conducted a case study of a hostage/barricade situation in Springfield which occurred in 2022.
- Annual Shred Day to be held on April 12, 2025 from 10:00-2:00 at city hall. Donations provided are given to the local food bank.

Item 8.

# Oregon Psilocybin Services

## What is psilocybin?

Psilocybin is a naturally occurring psychedelic compound. It is found in over 200 species of mushrooms. For centuries, Indigenous and tribal communities around the world have used psilocybin for spiritual, ceremonial, and other purposes.

Regulated psilocybin services are now a legal option in Oregon. However, psilocybin is still a Schedule I substance under the Federal Controlled Substances Act.

## What are the benefits of psilocybin?

Research suggests psilocybin may help address depression, anxiety, trauma, and addiction. Studies have also found it can increase spiritual well-being.

To learn more about the research on psilocybin benefits and risks, see the [Scientific Literature Review and Cultural and Anthropological Information](#). These publications are available in English and Spanish.

## What are psilocybin services?

In Oregon, “psilocybin services” refers to preparation, administration, and integration sessions provided by a licensed facilitator.

The psilocybin products consumed must be cultivated or produced by a licensed psilocybin manufacturer, tested by a licensed laboratory, and may only be provided to a client by a licensed psilocybin service center during an administration session. Clients must remain at a licensed service center for the duration of the administration session.

Clients must be age 21 or older. Clients do not need a prescription or medical referral and they do not need to be Oregon residents.



## The Oregon Psilocybin Services Act

The Oregon Psilocybin Services Act was voted into law by Oregonians in November 2020 and was codified in Oregon law in [Oregon Revised Statutes Chapter 475A](#). ORS 475A directs the Oregon Health Authority (OHA) to license and regulate the production of psilocybin products and the provision of psilocybin services. Oregon is the first state in the U.S. to create a regulatory framework for psilocybin services.

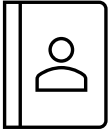
## Oregon Psilocybin Services Section

The [Oregon Psilocybin Services](#) section (OPS) is housed within the Oregon Health Authority’s Public Health Division. OPS is responsible for administering ORS 475A, which includes adoption of administrative rules, issuing licenses, and regulating licensees to ensure compliance with [statute and rules](#). OPS began accepting license applications on January 2, 2023, and licensed psilocybin service centers began to open their doors to clients in the summer of 2023.

**Oregon Psilocybin Services** - [www.oregon.gov/psilocybin](http://www.oregon.gov/psilocybin)  
Sign up for the [OPS Distribution List](#) to receive updates.



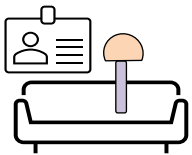
## How an Individual Accesses Psilocybin Services:



- 1) **Schedule a Session:** A person interested in accessing psilocybin services will contact licensed service centers for information about psilocybin services. Once they find a service center that fits their needs, the potential client will schedule a preparation session with a licensed facilitator associated with the licensed service center they choose to work with. The [OPS Licensee Directory](#) includes contact information for service centers that have consented to being listed. Potential clients may also verify if a service center has a valid license by using the [Search for License or Permit Status tool](#).



- 2) **Preparation Session:** The client meets with a [licensed facilitator](#) for a preparation session and completes [required forms](#) (including: client information, bill of rights, informed consent, safety and support plan, transportation plan, and accessibility). A licensed facilitator determines whether they can provide services to the client, and the client determines whether they want to move forward with an administration session.



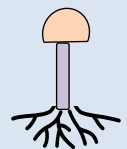
- 3) **Administration Session:** The administration session takes place at a [licensed service center](#). The client buys psilocybin products from a licensed service center and consumes psilocybin at the beginning of their administration session. The client remains at the service center with the licensed facilitator until they are ready to be released from the session. For group administration sessions, a minimal client-facilitator ratio is required. Within 72 hours after the session, the licensed facilitator contacts the client to check on them. An optional integration session is offered.



- 4) **Integration Session:** If the client chooses to take part in an optional integration session, they may review their safety and support plan or request referrals for community resources, peer support networks, and other resources at that time.

## How Psilocybin Products get to a Licensed Service Center:

1. Psilocybin products are cultivated and/or processed by a [licensed manufacturer](#) and are tracked in the OPS product tracking system.
2. The products are tested by a [licensed laboratory](#) accredited by the Oregon Environmental Laboratory Accreditation Program (ORELAP), and test results are entered into the OPS product tracking system.
3. The products are sold or transferred from a licensed manufacturer to a licensed service center. All product sales are tracked in the OPS product tracking system.



You can get this document in other languages, large print, braille or a format you prefer.  
Contact Oregon Psilocybin Services at: 971-341-1713 or email: [OHA.Psilocybin@oha.oregon.gov](mailto:OHA.Psilocybin@oha.oregon.gov).

# RatingsDirect®

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## Summary:

# Coburg, Oregon; General Obligation

**Primary Credit Analyst:**

Cenisa C Gutierrez, San Francisco (510) 206-8913; cenisa.gutierrez@spglobal.com

**Secondary Contact:**

Amahad K Brown, Dallas + 1 (214) 765 5876; amahad.brown@spglobal.com

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Credit Highlights

Outlook

## Summary:

# Coburg, Oregon; General Obligation

### Credit Profile

Coburg full faith and credit rfdg obligations ser 2020 due 06/30/2055

Long Term Rating

A-/Stable

Downgraded

### Credit Highlights

- S&P Global Ratings lowered its long-term rating on Coburg, Ore.'s existing full-faith-and-credit obligations two notches to 'A-' from 'A+' and removed the rating from Under Criteria Observation.
- The outlook is stable.
- The rating change reflects the application of our criteria, "Methodology For Rating U.S. Governments," published Sept. 9, 2024, on RatingsDirect, noting the city's thin nominal reserves and more narrow economic base relative to higher-rated state and national peers.

### Security

The obligations are secured by the city's full-faith, credit, and taxing power, including ad valorem property tax subject to statutory and constitutional limitations. Our rating reflects our view of the city's general creditworthiness, as obligor, because the ad valorem taxes are not levied on a narrower or distinctly different tax base than the city and there are no limitations on the fungibility of resources available for debt service.

### Credit overview

The 'A-' rating reflects our view of the city's relatively thin general fund reserve (\$207,000 or 7% of revenues in 2024), small and limited local economy, and debt burden that is largely supported by its enterprise water and sewer system. Available reserves and key credit weakness relative to peers, have decreased 72% since fiscal 2021. Following a change in senior leadership over the last two years, we view the city's strengthening budgeting and financial practices as supporting stable credit quality over the near-term.

Coburg has demonstrated mixed financial performance over the last four fiscal years, including substantial deficits, largely due to rising public safety expenditures, particularly police salaries, and ongoing capital expenditures for parks-related projects. For fiscal 2024, the city continued to scale back capital projects and seek cost saving measures to remain structurally balanced while targeting a long-term plan to rebuild fund balances. The city's adopted fiscal 2025 budget projects nearly balanced operations, and the city's multi-year projections reflect similar year-end results through fiscal 2028. We believe that in the short term the city will adjust its budget to align with possible changes in its revenue environment and service demands, replenish its fund balances, and balance its budget. In addition, we expect that total cash and liquid investments across the total organization (including enterprise utilities) will remain stable, and we have not identified sources of material contingent liquidity risk.

Coburg is located roughly eight miles north of Eugene. Because of its proximity to major interstates, the city is

continuing to attract development, especially following its annexation of about 106 acres in early 2024 that will likely add to its transportation-oriented land uses, supporting continued growth in assessed value. We expect the city's stable tax base will continue to support property tax revenue resilience in the next few years.

The rating reflects our view of the city's:

- Location in Lane County where county-wide measures of economic output and incomes are below average nationally. The city's location along Interstate 5 supports potential growth in the logistics sector and provides local residents access to the broader Eugene-Springfield regional economy for employment opportunities. In addition, the local tax base is growing but remains concentrated.
- Balanced to negative net performance in the general fund over the last four fiscal years that has led to deterioration in available reserves. We anticipate that the city's low nominal reserve position could persist over the near-term, barring any material cuts to services or improvements in the city's revenue structure.
- Improving financial practices under new management including monthly investment and budget-to-actual reports provided to the council, a five-year capital improvement plan with funding sources and project costs, a three-year budget forecast included in the fiscal 2025 budget, and an informal reserve target of building a contingency of \$250,000. Coburg also follows state guidelines for investments and does not have a debt management policy.
- Current costs for debt and liability that we expect will remain manageable, with no significant medium-term debt plans. We understand that a large portion of the city's outstanding series 2020 full faith and credit obligations are supported by its enterprise water and sewer utilities, limiting contingent exposure to the city's general fund. We view the city as being potentially exposed to rising pension costs over the medium term. As of the latest measurement date (June 30, 2023), the city's net pension liability under the Oregon Public Employees Retirement System (OPERS) was \$1.7 million. The pension system was funded 81.7% based on a 6.9% discount rate. Although contributions remain a relatively small portion of the budget, the city's required contributions to the OPERS have risen 128% since 2020.
- For more information on our institutional framework assessment for Oregon municipalities, see "Institutional Framework Assessment: Oregon Local Governments," published Sept. 11, 2024, on RatingsDirect.

### **Environmental, social, and governance**

We view the city as facing acute physical risk given the region's exposure to seismic activity originating off the Pacific Coast. We view the city's social and governance factors as neutral in our credit rating analysis.

### **Outlook**

The stable outlook reflects our expectation that the city will continue to review and adjust its budget while evaluating options to rebuild reserves over the near-term. In addition, we expect tax base trends to remain positive providing stability to the city's primary source of operating revenue.

### **Downside scenario**

We could lower the rating if the city's operating performance further deteriorates, resulting in further weakening of its available reserves or liquidity.

## Upside scenario

We could raise the rating if the city's financial performance were to improve, and available reserves were to grow and be sustained at levels commensurate with that of higher-rated peers.

**Table 1**

| Coburg, Oregon--credit summary  |      |
|---------------------------------|------|
| Institutional framework (IF)    | 2    |
| Individual credit profile (ICP) | 3.86 |
| Economy                         | 5.0  |
| Financial performance           | 4    |
| Reserves and liquidity          | 5    |
| Management                      | 2.30 |
| Debt and liabilities            | 3.00 |

**Table 2**

| Coburg, Oregon--key credit metrics           |             |         |         |         |
|--|-------------|---------|---------|---------|
|  | Most recent | 2024    | 2023    | 2022    |
| <b>Economy</b>                               |             |         |         |         |
| Real GCP per capita % of U.S.                | 71          | --      | --      | 71      |
| County PCPI % of U.S.                        | 88          | --      | --      | 88      |
| Market value (\$000s)                        | 663,366     | 639,041 | 541,228 | 453,165 |
| Market value per capita (\$)                 | 474,850     | 457,438 | 387,422 | 393,031 |
| Top 10 taxpayers % of taxable value          | 29.9        | 29.9    | 31.3    | 32.3    |
| County unemployment rate (%)                 | 4.2         | 4.2     | 4.0     | 4.3     |
| Local median household EB1 % of U.S.         | 89          | --      | 89      | 81      |
| Local per capita EB1 % of U.S.               | 86          | --      | 86      | 76      |
| Local population                             | 1,397       | --      | 1,397   | 1,153   |
| <b>Financial performance</b>                 |             |         |         |         |
| Operating fund revenues (\$000s)             | --          | 3,101   | 2,756   | 2,597   |
| Operating fund expenditures (\$000s)         | --          | 3,149   | 2,743   | 2,905   |
| Net transfers and other adjustments (\$000s) | --          | --      | --      | --      |
| Operating result (\$000s)                    | --          | -48     | 13      | -308    |
| Operating result % of revenues               | --          | -1.5    | 0.5     | -11.9   |
| Operating result three-year average %        | --          | -4.3    | -5.5    | -15.3   |
| <b>Reserves and liquidity</b>                |             |         |         |         |
| Available reserves % of operating revenues   | --          | 6.7     | 9.3     | 14.7    |
| Available reserves (\$000s)                  | --          | 208     | 256     | 382     |
| <b>Debt and liabilities</b>                  |             |         |         |         |
| Debt service cost % of revenues              | --          | 2.9     | 0.8     | 0.9     |
| Net direct debt per capita (\$)              | 4,587       | 4,587   | 4,785   | 5,169   |
| Net direct debt (\$000s)                     | 6,408       | 6,408   | 6,685   | 5,960   |
| Direct debt 10-year amortization (%)         | 34          | 37      | --      | --      |
| Pension and OPEB cost % of revenues          | --          | 7.0     | 7.0     | 7.0     |
| NPLs per capita (\$)                         | --          | 1,473   | 1,242   | 988     |

**Table 2**

**Coburg, Oregon--key credit metrics (cont.)**

|                        | Most recent | 2024  | 2023  | 2022  |
|------------------------|-------------|-------|-------|-------|
| Combined NPLs (\$000s) | --          | 2,058 | 1,735 | 1,139 |

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. GCP--Gross county product. PCPI--Per capita personal income. EBI--Effective buying income. OPEB--Other postemployment benefits. NPLs--Net pension liabilities.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at [www.spglobal.com/ratings](http://www.spglobal.com/ratings) for further information. Complete ratings information is available to RatingsDirect subscribers at [www.capitaliq.com](http://www.capitaliq.com). All ratings affected by this rating action can be found on S&P Global Ratings' public website at [www.spglobal.com/ratings](http://www.spglobal.com/ratings).

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