



MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, October 20, 2003
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Christopher called the regular meeting to order at 6:32 p.m.
Roll call was taken as follows:

Lore Christopher, Chair
Michael Coyner

Jim Taylor
Jacque Moir
Judy Smith
Richard Walsh

Staff:

Nate Brown, Community Development Director
Shannon Johnson, City Attorney
Rob Kissler, Public Works
Marc Adams, Chief of Police
Chris Eppley, City Manager
Tracy Davis, City Recorder

PUBLIC TESTIMONY

None

**ADMINISTRATIVE
ACTION**

**a. Public forum –
Input on the
Development
Disposition
Agreement with
Northwest National
LLC**

City Attorney, Shannon Johnson, reviewed the agreement and offered the summary sheet and/or the full document to all people attending the meeting. (See attached)

Beth Daniell, 6772 Amy Court, Keizer, stated that she appreciated having access to the DDA and also the aesthetic amenities included in the development. She noted that she focused on storm water and sewer infrastructure, particularly in terms of quality assurance in that area. Some of her concerns were addressed by Jacque Moir and Rob Kissler that the zero runoff policy was in effect for these plans. She noted that it was important to have a balanced supervision

between the City and developer and there was good balance in some areas but not in others. Areas of concern were: (1) on page 41 with the selection of the CEM, she felt this paragraph favored the developer; (2) on page 25 addressing award of contracts, she felt "low bidder" was not always the best bidder; (3) on page 31, regarding access, she noted the importance of the inspection process and encouraged comprehensive inspections.

Jerry McGee, 1030 Ridgepoint Street NE, Kiezer, commended the authors for developing a document that a lay person can read and understand and commended the Agency for arranging the forum. He applauded the efforts City Manager, Chris Eppley, City Attorney, Shannon Johnson, Public Works, Engineering Department, Fire Department, Police Department, Agency/Council Members, Lore Christopher and the developers. Mr. McGee concluded that he hoped the Agency would unanimously move the DDA forward tonight to the City Council and that the Council would unanimously approve its adoption.

Councilor Walsh thanked Mr. McGee for his help and dedication to many efforts in the City of Keizer.

Alan Roodhouse, Chuck Sides, 2555 Holloywood Drive, Salem, Oregon, Richard Miller, Attorney appeared before the Agency. Chair Christopher asked for clarification of a few issues:

Councilor Walsh referenced Section 602 J – Definition of completion – 75% aggregate asking questions to clarify his uncertainty. He then referenced Section 608 – Sports Center. Mr. Sides noted that there would be an Aquatic Center with at least a \$4 million value that would be started as soon as possible. Walsh questioned where the operation costs would come from. Mr. Sides responded that the issue would be addressed after the design phase. Mr. Walsh stated that an LID could be used for ongoing expenses, but this would be the only time it could be done, and perhaps that language should be put in the DDA at this time.

Mr. Sides stated that it would not cost the City anything and that, if in the design the experts determine that there won't be enough money to pay for it through a normal public fee, then the developer will tax themselves for it, but it cannot be in the DDA. It will not come back to the city for cost to run and operate it.

Jacque Moir moved to direct city attorney to make amendments and appropriate changes to the Keizer Station Development Disposition Agreement as discussed in the Executive Session and bring back to

the Urban Renewal Agency for final approval on Special Session
Monday, October 27, 2003. Charles Lee seconded.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, Taylor, Moir, Smith and Walsh (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**CONSENT
CALENDAR**

None

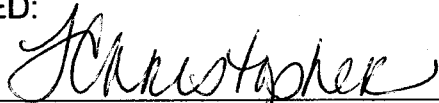
OTHER BUSINESS

None

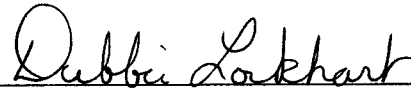
ADJOURNMENT

The meeting was adjourned at 7:08 p.m.

APPROVED:

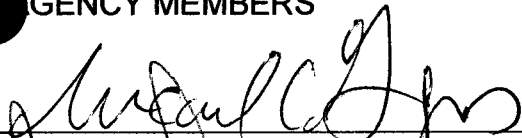


Lore Christopher, Chair

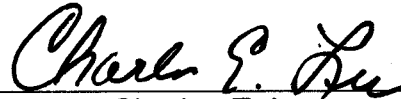


Debbie Lockhart, Recording Secretary

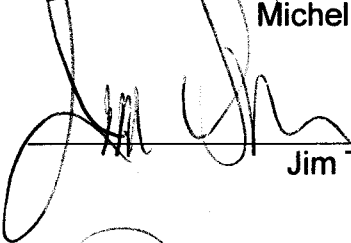
AGENCY MEMBERS



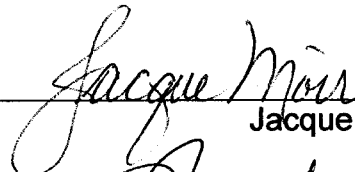
Michel Gaynor



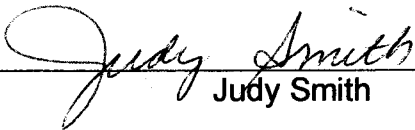
Charles E. Lee



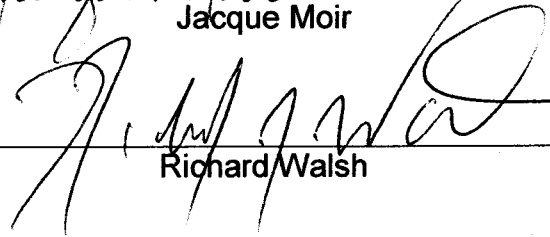
Jim Taylor



Jacque Moir



Judy Smith



Richard Walsh

Minutes approved:

