

MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, October 16, 2000
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Newton called the regular meeting to order at 8:55 p.m. Roll Call was taken as follows:

Present:

Bob Newton, Chair
Lore Christopher
Jim Keller
Jerry McGee
Jacque Moir
Richard Walsh
J. L. Wilson

Staff:

Chris Eppley, City Manager
Rob Kissler, Public Works Director
Dianne Hunt, Human Resources Officer
Shannon Johnson, City Attorney
Tracy Davis, City Recorder

PUBLIC HEARING

No public testimony was brought before the Urban Renewal Agency.

**ADMINISTRATIVE
ACTION**

**a. Disposition of
Property at River
Road/Chemawa Road
(Former Unocal Site)**

City Manager Chris Eppley reported on August 21, 2000 the Urban Renewal Agency requested that staff have an appraisal done on the City owned property at the intersection of Chemawa and River Road. The appraisal for the parcel came back at \$130,000 including the access restrictions and heavy landscaping requirements placed upon it.

Mr. Eppley noted that the Agency had taken no action to date and shared the options available they were:

1. Retain ownership of the land as is.
2. Retain ownership of the land and make improvements upon it.
3. Retain a portion of the land, as is or making improvements upon it, and sell the remainder to a party or parties with or without opening it to public bid.

4. Sell the property in its entirety to a party or parties with or without opening it to public bid.
5. Continue to take public input by way of public hearing at a later date.

Staff made no particular recommendation pertaining to this issue.

Mayor Newton addressed the map, which was supplied indicating the dimensions of the property were 100 feet by 120 feet or approximately 1/3 acre.

Council President Christopher moved a Resolution to offer the property at the corner of River Road and Chemawa (former Unocal site) opening it to public bid with a minimum bid of \$130,000. Requirements would include heavy landscaping (on the River Road side) and a community reader board at the City's expense. Councilor Keller seconded the Motion.

Councilor Moir requested clarification of the motion asking if this included landscaping on River Road and no access from River Road. Council President Christopher replied yes.

Councilor McGee addressed a letter received from the Clear Lake Neighborhood Association containing suggestions for the property including a memorial to veterans. He expressed concern that the Council was rushing into the sale of the property. He felt it would be appropriate to open the property up for a design contest with a brass plaque designating the winner of the contest. Councilor McGee addressed some of the criteria he would include in the Request for Proposals within the contest.

Mayor Newton also expressed opposition to the motion noting he would like to see the property designed as an open space dedicated to the volunteers within the community. He suggested requesting the Rotary's assistance to design this area.

Council President Christopher felt that the landscaping would address issues of driveway access and that the reader board could be a positive aspect in announcing various events taking place in the City.

Mayor Newton did not feel that the size of the lot would be

able to serve what was mentioned in the motion in addition to a business.

Councilor McGee urged the Council to offer the opportunity to the community to design a special area for the community. He felt splitting the property would not be beneficial.

Councilor Keller expressed his support of the motion.

Councilor Walsh agreed with the suggestion of the community offering input for the property but felt the input was late in coming. He liked the idea of using landscaping along the River Road side and selling the remainder of the property.

Councilor Wilson exhibited concerns that Mr. Titus would not have the opportunity to purchase the property as previously discussed. He felt this would be sending the wrong message to businesses in the community.

Councilor Moir felt placing the property for bid with the landscaping requirements would be appropriate. If no bids were received she indicated she would be open to the suggestions submitted by Councilor McGee and Mayor Newton.

Public Works Director Rob Kissler indicated for the consideration of the Council that in order to place a continuous bike path on the Southwest corner through the intersection east bound that it would be necessary to retain additional right of way to allow this to take place. He urged the Council to consider this when making their decision.

Councilor McGee stated his desire that a public hearing be held regarding the property.

Responding to questions City Attorney Shannon Johnson noted that the appraisal of the property was done on a square foot basis and losing the five feet for the bike path could effect the appraisal of the property.

Mr. Johnson also indicated the Baker Brothers expressed interest in the property but were unable to stay for the meeting. He also noted that the state statutes did require a public hearing and he felt it would be appropriate to hold the public hearing before a buyer was identified.

Mr. Johnson requested clarification of the motion including heavy landscaping, access on Chemawa only with a right in, right out access onto Chemawa Road with a minimum bid of \$130,000 and the provision for a reader board.

Responding to questions, Mr. Johnson noted the need to surplus a property only takes place with personal property and the process of requiring a public hearing was the act of surplusing. Further addressing concerns Mr. Johnson noted the language within the statute and offered to address the protocol with the City Manager.

At the request of the Mayor Mr. Johnson restated the motion noting that the Agency direct staff to prepare the documents necessary to move forward with the conditions set fourth in the motion. This included the heavy landscaping, minimum bid, access to Chemawa Road, the reader board and to set the property for public hearing.

Council President Christopher agreed with Mr. Johnson's interpretation of her earlier motion.

The motion passed as follows:

AYES: Christopher, Keller, Moir, Walsh and Wilson (5)

NAYS: McGee and Newton (2)

ABSTENTIONS: None (0)

ABSENT: None (0)

CONSENT CALENDAR

a. Approval of the October 2, 2000 Agency Minutes

Councilor Keller moved for approval of the Consent Calendar. Councilor Moir seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Keller, McGee, Moir, Newton, Walsh and Wilson (7)

NAYS: None (0)

ABSTENTIONS: None (0)

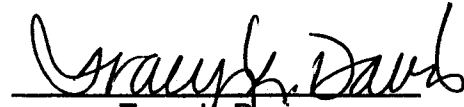
ABSENT: None (0)

OTHER BUSINESS

No other business was brought before the Urban Renewal Agency.

ADJOURNMENT

Chair Newton adjourned the meeting at 9:26 p.m.



Tracy L. Davis
City Recorder

APPROVED:
CHAIR:

Bob Newton

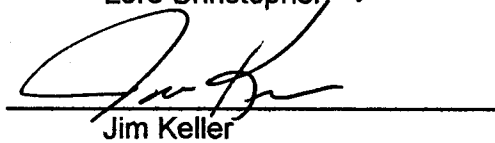
AGENCY MEMBERS:



J. L. Wilson



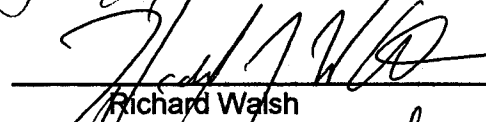
Lore Christopher



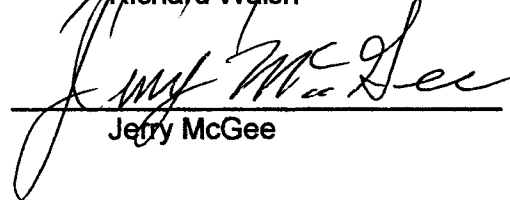
Jim Keller



Jacque Moir



Richard Walsh



Jerry McGee

Minutes approved:

November 20, 2000