MINUTES

KEIZER URBAN RENEWAL AGENCY
Monday, October 1, 2001
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Christopher called the regular meeting to order at 6:15 p.m. Roll Call was taken as follows:

Present:
Lore Christopher, Chair
Ray Kelly
Charles E. Lee
Jerry McGee
Jacque Moir
Judy Smith
Richard Walsh

Staff:
Chris Eppley, City Manager
Rob Kissler, Public Works Director
Mark Miranda, Captain
Shannon Johnson, City Attorney
Tracy Davis, City Recorder

PUBLIC TESTIMONY

Rob Titus, 120 Chemawa Road NE, Keizer- owner of Keizer Outdoor Power Equipment. Mr. Titus offered to answer questions pertaining to the letter that was provided as part of the Agency packet.

PUBLIC HEARING

No public hearings were brought before the Agency.

ADMINISTRATIVE ACTION

a. City Monument/Focal Point Proposal for Corner of River/Chemawa Rd (formerly Unocal Site)

Responding to questions from the Agency Mr. Titus indicated that he was interested in purchasing the portion of the former Unocal property that the city would not be using for the proposed focal point. He noted that he would need between 40-50 feet for the expansion of his parking lot to alleviate the safety issue of customers having to back out onto Chemawa Road. Mr. Titus stressed the need for the expansion of his businesses parking and indicated that his property had been placed on the market due to the lack of the ability to expand. Mr. Titus stated if he was able to purchase a portion of the Unocal property that he would prefer to keep his business at its current location.

Councilor Lee summarized discussions with Mr. Titus and announced support from the Council and the Task Force to sell 1/3 of the property to Mr. Titus. The cost for this property being approximately $34,350 with the funds being available to develop the focal point. Councilor Lee indicated that Mr. Titus had also expressed an interest in dedicating a portion of land in front of his business for the development of a bike lane.

Councilor Lee displayed a design for the focal point developed by Arbuckle and Costic Architects. Mr. Kissler outlined the design for the benefit of the Agency.

Responding to questions Mr. Titus indicated that 40 feet would be the minimum amount of property needed to alleviate traffic problems. He indicated if landscape requirements were required that he would need 50 feet to meet those requirements and his businesses needs.

Charles Lee moved a motion to direct staff to finalize a sale agreement of the west 40 feet of the Unocal Property to Mr. Titus for $34,330 with the proceeds to be available for the development of the focal point and to allow staff to negotiate landscaping, bike path and maintenance issues. Jacque Moir seconded the motion.

Judy Smith suggested a friendly amendment that the bike path would be dedicated from the frontage on Chemawa Road to allow for a bike path.

Charles Lee and Jacque Moir accepted the amendment.

Ray Kelly requested that the footage amount be left out of the motion for the purpose of discussion.

Charles Lee indicated that the 40 feet was what was discussed with Mr. Titus and the Task Force. He felt it was important to leave the footage as part of the motion.

City Attorney Shannon Johnson clarified for staff that to circumvent the Development Code conditions for landscaping that this requirement would have to be a condition of the sale to be brought back to Council in the form of a variance.

Richard Walsh expressed interest in knowing if the acceptance of this motion would preclude earlier motions that stipulated that funds be sought from private donations within a one-year timeframe and if this could not be accomplished would the remaining property be put up for sale.

Charles Lee expressed optimism that between donations and funds from the sale of a portion of the property that the project could go forward.

Legal Counsel urged the Agency to hold an Executive Session to review the draft of a sales agreement.

Jerry McGee discouraged the reconvening of an Executive Session for further discussion. He felt that the issue had been thoroughly discussed and debated.

Mr. Johnson expressed his uneasiness with presenting a sales agreement without the review of Council due to the unique circumstances of the sale.

Jerry McGee agreed with convening the Executive Session for the purpose of review of the sales agreement.

Ray Kelly spoke against the use of public funds for the development of the focal point.

Chair Christopher read the motion from the September 4th Agency Meeting outlining the conditions for the development of the focal point which included $10,000 of Urban Renewal Funds for the use of engineering and design of the project. She also noted that the motion currently on the floor would include the use of funds from the sale of the property.

Jacque Moir indicated that the focal point was something which was discussed in the 21st Century Plan and that privately donated funds would be used prior to the use of any public funds.

Richard Walsh expressed concern that there was not enough public support for the project. He suggested matching funds from Urban Renewal.

Jerry McGee summarized the support of the project from neighborhood associations as well as private citizens.

After further discussion Mr. Kelly suggested that the stipulation for the funds be left out of the motion. He stressed that the continuation of funds could be addressed, if needed, at another time.

Judy Smith spoke in favor of the motion noting that $80,000 was originally set aside as the *Gateway* portion of the 21st Century Plan.

Chair Christopher disapproved the use of an additional $34,330 for the focal point. She felt this would be contradictory to the original motion, although she agreed with the suggested sale of 40 feet of the property to Mr. Titus.

Mr. Walsh advocated a contingency fund for the project, which would require the review and approval of the Agency for the expenditure of funds.

Mr. Lee indicated that Mr. Walsh's suggestion was consistent with his recommendation.

<u>Mr. Walsh recommended a friendly amendment to require a majority vote from the Agency to use funds from the proceeds from the sale of the property, with no obligation to spend the entire amount. Mr. Lee and Ms. Moir accepted the friendly amendment.</u>

<u>The motion passed as follows:</u>

<u>AYES:</u> Kelly, Lee, McGee, Moir, Smith and Walsh (6)
<u>NAYS:</u> Christopher (1)
<u>ABSTENTIONS:</u> None (0)

ABSENT: None (0)

CONSENT CALENDAR

a. Approval of Urban Renewal Agency Minutes of September 4, 2001

b. Approval of Urban Renewal Agency Minutes of September 17, 2001

Jacque Moir moved for approval of the Consent Calendar. Charles Lee seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Kelly, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

OTHER BUSINESS

No other business was brought before the Agency.

ADJOURNMENT

The meeting was adjourned at 7:03 p.m.

Cindy Perry

Cindy Perry
Recording Secretary

APPROVED:
CHAIR:

Christopher

Lore Christopher

AGENCY MEMBERS:

Judy K Smith	Jacque Moir
Judy K. Smith	Jacque Moir
	Charles E. Lee
Ray Kelly	Charles E. Lee
Richard Walsh	Jerry McGee

Minutes approved:
November 5, 2001