

CITY OF KEIZER MISSION STATEMENT
**KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY
PROVIDING CITY SERVICES TO THE COMMUNITY IN A
COORDINATED, EFFICIENT AND LEAST COST FASHION**

A G E N D A
URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, September 19, 1994

7:00 p.m.

**Robert L. Simon Council Chambers
Keizer, Oregon 97303**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

This time is provided for citizens to address the Urban Renewal Agency on matters not on the agenda.

4. ADMINISTRATIVE ACTION

a. RESOLUTION - Awarding Bid for Plymouth Drive Storm Drain

5. CONSENT CALENDAR

a. Approval of June 20, 1994 Agency Minutes

6. OTHER BUSINESS

This time is provided to allow Urban Renewal Agency members the opportunity to bring matters before the Agency which are not on tonight's agenda.

7. WRITTEN COMMUNICATIONS

To inform the Urban Renewal Agency of significant written communications and petitions.

8. ADJOURN

**Upon request, auxiliary aids and/or special services will be provided to participants with disabilities.
To request services, please contact us at 390-3700 at least two working days (48 hours) in advance.**

URBAN RENEWAL AGENCY MEETING: September 19, 1994

AGENDA ITEM NUMBER: 4a

TO: CHAIR KOHO AND RENEWAL AGENCY BOARD MEMBERS

FROM: WILLIAM I. PETERSON
CITY ENGINEER

THROUGH: DOTTY TRYK
CITY MANAGER

SUBJECT: STORM DRAIN IN PLYMOUTH DRIVE FROM RIVER ROAD
TO CHERRY AVENUE

ISSUE:

Shall the City of Keizer Urban Renewal Agency award a contract to E.A. Backhoe in the amount of \$87,157.50 for the construction of an 18-inch storm drain line in Plymouth Drive for the purpose of providing storm drainage service within the River Road Urban Renewal District.

BACKGROUND:

The proposed storm drain line in Plymouth Drive is an extension of a previously constructed drain line in Apple Blossom Drive which was completed in late 1993. The purpose of the storm drain line is to provide storm drainage service to a portion of previously undrained properties in the Urban Renewal District. The existing storm drain line has eliminated the lake that once formed in front of the Izzy's Restaurant. The extension of the line to the East will allow other properties to develop with proper drainage provided through the Urban Renewal District.

The Salem Area Senior Center needs the storm drain to complete their project at the intersection of Cherry Avenue and Plymouth Drive. They have agreed to pay for a portion of the storm drain line as a condition of approval of their project.

Five bids were received by the City on September 12, 1994 and ranged from a high bid of \$182,618.75 to a low bid of \$87,157.50. A spreadsheet with the bids is attached.

The bids were broken down to two schedules, the portion of the work west of the Salem area Senior Center and the portion of the work along the Senior Center frontage. The Senior Center portion of the bid is \$11,068.00.

The Senior Center has agreed in writing to be responsible for their portion of the cost of the project. The net construction cost to the Urban Renewal Agency for the work based on the low bid received is therefore $\$87,157.50 - \$11,068.00 = \$76,089.50$.

FISCAL IMPACT:

The Urban Renewal Agency has budgeted for storm drain construction for this project.

RECOMMENDATION:

It is recommended the Urban Renewal Agency Board approve the attached Resolution authorizing the City Manager to sign the necessary bid contracts with E.A. Backhoe.

SUMMARY OF BIDS

Project: Plymouth Drive Storm Drain

JO 94-0023

ITEM DESCRIPTION	QUANTITY	UNITS	Low: E. A. Backhoe		2. Emery & Sons Construction		3. Golden Valley Construction		4. Three Dimensional Contracting	
			UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
SCHEDULE A 9 + 00 TO 8 + 84										
A1 Mobilization & Demobilization	All Rec'd	Lump Sum		\$2,850.00	Lump Sum	\$10,000.00	Lump Sum	\$10,000.00	Lump Sum	\$19,500.00
A2 18-inch Storm Drain (6'-9") CL C	25	Ln. Ft.	\$24.70	617.50	\$30.00	750.00	\$40.00	1,000.00	\$49.70	1,242.50
A3 18-inch Storm Drain (6'-9") CL D	10	Ln. Ft.	32.00	320.00	44.00	440.00	42.00	420.00	60.55	605.50
A4 18-inch Storm Drain (8'-10") CL D	15	Ln. Ft.	34.00	510.00	48.00	720.00	53.00	795.00	64.85	972.75
A5 18-inch Storm Drain (10'-12") CL D	30	Ln. Ft.	40.00	1,200.00	55.00	1,650.00	64.00	1,920.00	69.20	2,076.00
A6 18-inch Storm Drain (12'-14") CL D	80	Ln. Ft.	46.00	3,680.00	64.00	5,120.00	72.00	5,760.00	73.65	5,892.00
A7 18-inch Storm Drain (14'-16") CL D	155	Ln. Ft.	54.00	8,370.00	73.00	11,315.00	83.00	12,865.00	77.95	12,082.25
A8 18-inch Storm Drain (16'-18") CL D	580	Ln. Ft.	62.00	35,960.00	84.00	48,720.00	93.00	53,940.00	82.30	47,734.00
A9 10-inch Connector Pipe	45	Ln. Ft.	16.00	720.00	40.00	1,800.00	30.00	1,350.00	44.15	1,986.75
A10 Foundation Stabilization	20	Ton	15.00	300.00	9.00	180.00	17.00	340.00	10.00	200.00
A11 Standard Manhole (0'-6" Deep)	4	Each	1,650.00	6,600.00	1,800.00	7,200.00	1,500.00	6,000.00	1,200.00	4,800.00
A12 Additional Manhole Depth	29	Vert. Ft.	150.00	4,350.00	110.00	3,190.00	100.00	2,900.00	200.00	5,800.00
A13 Pavement Removal and Replacement	63	Tons	124.00	7,812.00	90.00	5,670.00	175.00	11,025.00	100.00	6,300.00
A14 Temp. Protection & Direction of Traffic	All Rec'd	Lump Sum		2,800.00	Lump Sum	1,000.00	Lump Sum	7,600.00	Lump Sum	2,000.00
TOTAL - SCHEDULE A				\$76,098.50		\$97,755.00		\$115,915.00		\$111,191.75
SCHEDULE B 8 + 84 TO 10 + 34										
B1 18-inch Storm Drain Pipe (0'-6") CL D	55	Ln. Ft.	26.00	\$1,430.00	38.00	\$2,145.00	40.00	\$2,200.00	68.40	\$3,762.00
B2 18-inch Storm Drain (6'-9") CL D	45	Ln. Ft.	32.00	1,440.00	44.00	1,980.00	42.00	1,890.00	72.60	3,267.00
B3 18-inch Storm Drain (8'-10") CL D	35	Ln. Ft.	34.00	1,190.00	49.00	1,715.00	53.00	1,855.00	77.80	2,723.00
B4 18-inch Storm Drain (10'-12") CL D	25	Ln. Ft.	40.00	1,000.00	55.00	1,375.00	64.00	1,600.00	83.00	2,075.00
B5 Type 1 Catch Basin	1	Each	660.00	660.00	750.00	750.00	900.00	900.00	1,440.00	1,440.00
B6 Type 2 Catch Basin	2	Each	660.00	1,320.00	800.00	1,600.00	1,000.00	2,000.00	2,100.00	4,200.00
B7 Pavement Removal and Replacement	7	Ton	104.00	728.00	90.00	630.00	175.00	1,225.00	120.00	840.00
B8 Standard Flat Top Manhole (0'-6" Deep)	1	Each	1,650.00	1,650.00	1,800.00	1,800.00	1,600.00	1,600.00	1,560.00	1,560.00
B9 Standard Manhole (0'-6" Deep)	1	Each	1,650.00	1,650.00	1,800.00	1,800.00	1,700.00	1,700.00	1,560.00	1,560.00
TOTAL - SCHEDULE B				\$11,068.00		\$13,795.00		\$14,970.00		\$21,427.00
TOTAL BID				\$87,157.50		\$111,550.00		\$130,885.00		\$132,618.75

SUMMARY OF BIDS

JD 94-023

Project: Plymouth Drive Storm Drain

ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
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5. Genco Construction, Inc.

SCHEDULE A 0 + 00 TO 8 + 84

A1 Mobilization & Demobilization	Al Req'd	Lump Sum	Lump Sum	\$11,250.00
A2 18-inch Storm Drain (6'-8") C.L. C	25	Ln. Ft.	\$44.00	1,100.00
A3 18-inch Storm Drain (6'-8") C.L. D	10	Ln. Ft.	46.00	460.00
A4 18-inch Storm Drain (8'-10") C.L. D	15	Ln. Ft.	57.00	855.00
A5 18-inch Storm Drain (10'-12") C.L. D	30	Ln. Ft.	63.00	1,890.00
A6 18-inch Storm Drain (12'-14") C.L. D	80	Ln. Ft.	75.00	6,000.00
A7 18-inch Storm Drain (14'-16") C.L. D	155	Ln. Ft.	82.00	12,710.00
A8 18-inch Storm Drain (16'-18") C.L. D	580	Ln. Ft.	83.50	54,230.00
A9 10-inch Connector Pipe	45	Ln. Ft.	63.00	2,835.00
A10 Foundation Stabilization	20	Tons	28.00	560.00
A11 Standard Manhole (0'5' Deep)	4	Each	3,000.00	12,000.00
A12 Additional Manhole Depth	29	Vert. Ft.	345.00	9,947.00
A13 Pavement Removal and Replacement	63	Tons	335.00	21,105.00
A14 Temp. Protection & Direction of Traffic	Al Req'd	Lump Sum	Lump Sum	600.00
TOTAL SCHEDULE A				\$135,592.00

SCHEDULE B 8 + 84 TO 10 + 34

B1 18-inch Storm Drain Pipe (0'-6") C.L. D	55	Ln. Ft.	45.00	\$2,475.00
B2 18-inch Storm Drain (6'-8") C.L. D	45	Ln. Ft.	46.00	2,070.00
B3 18-inch Storm Drain (8'-10") C.L. D	35	Ln. Ft.	57.00	1,995.00
B4 18-inch Storm Drain (10'-12") C.L. D	25	Ln. Ft.	63.00	1,575.00
B5 Type 1 Catch Basin	1	Each	600.00	600.00
B6 Type 2 Catch Basin	2	Each	600.00	1,200.00
B7 Pavement Removal and Replacement	7	Ton	335.00	2,345.00
B8 Standard Flat Top Manhole (0'5' Deep)	1	Each	3,200.00	3,200.00
B9 Standard Manhole (0'-6' Deep)	1	Each	3,000.00	3,000.00
TOTAL SCHEDULE B				\$18,460.00

TOTAL BID

\$153,992.00

Average of 4 Low	UNIT PRICE	AMOUNT
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Lump Sum	\$6,050.00
\$36.10	902.50
\$44.64	446.38
\$49.96	749.44
\$57.05	1,711.50
\$63.91	5,113.00
\$71.99	11,158.06
\$80.33	46,988.50
\$32.54	1,464.19
\$12.75	255.00
\$1,537.50	6,150.00
\$140.00	4,090.00
\$122.25	7,701.75
Lump Sum	1,914.29
	\$94,254.80

43.35	\$2,394.25
47.65	2,144.25
53.46	1,870.75
60.50	1,512.50
997.50	997.50
1,160.00	2,280.00
122.25	855.75
1,652.50	1,652.50
1,677.50	1,677.50
	\$15,315.00

\$108,579.80

MINUTES

URBAN RENEWAL AGENCY BOARD OF THE CITY OF KEIZER

Monday, June 20, 1994

Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Al Miller, Vice-Chair called the meeting to order at 6:32 p.m. Roll call was taken as follows:

Present

Dennis Koho, Chair (arrived at 6:45 p.m.)

Jim Keller

Jerry McGee

Al Miller, Vice-Chair

Chet Patterson

Marlene Wellin (arrived at 6:53 p.m.)

Absent

Jerry Watson

Staff

Dotty Tryk, City Manager

John Morgan, Community Development Director

Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

There was no public testimony to come before the Agency Board.

PUBLIC HEARING

Vice-Chair Al Miller opened the Public Hearing.

1994-95 Urban Renewal Agency Budget

Dotty Tryk, City Manager presented the Urban Renewal Agency budget document recently approved by the Keizer Budget Committee. The document contains two changes from the Manager's recommended budget; reduction in tax increment revenue to keep the tax rate near \$1.00 per \$1000 and the removal of the expenditures in the Property Improvement Fund.

Jerry McGee cited his concern with the inclusion of the \$300,000 for the new street at Bi-Mart (previously called Iris Lane). City Manager Tryk noted it was included to cover Iris Lane or another

east/west access.

In response to a question from Jerry McGee, John Morgan, Community Development Director stated his first choice for an east/west connector would be through the Bi-Mart parking lot to help rejuvenate the center and the placement of a traffic signal at this location would fit in with the timing progression on River Road.

In response to a question from Al Miller, Mr. Morgan stated a possible extension of Sunset Avenue will be examined during the Cherry Avenue design plan. The funds recommended in the budget could also be used for this project. Jerry McGee suggested changing the description to read East/West Connector Street rather than new street at Bi-Mart.

Jim Keller cited his concern with placing \$170,000 in the document to be used for land acquisition from Bi-Mart for the new street. Mr. Morgan stated he was aware the Council was not interested in purchasing land. However, he added this project is on the "back burner" at this time and does not think the City Engineer has offered to purchase the property from Bi-Mart. Based upon this information, Mr. Keller suggested removing the \$170,000.

City Manager Tryk stated by leaving the funds in the budget, it will allow flexibility to pursue other alternatives if Iris Lane is not constructed as the east/west connector. However, any decision to spend these funds will be decided by the Agency Board.

There was no testimony to come before the Agency.

Vice-Chair Miller closed the public hearing.

RESOLUTION
Adoption of 1994-95
Urban Renewal Agency
Budget

Chet Patterson moved for a Resolution Adopting the 1994-95 Urban Renewal Agency Budget, Making Appropriations and Levying Taxes. Jerry McGee seconded the Motion.

Jim Keller moved to amend the Motion to delete \$170,000 from the New Street/Bi-Mart line item and reduce the levy by this amount. The Motion was seconded by Chet Patterson.

Jim Keller said if these funds were removed, it will reduce the

budget by \$170,000 and therefore reduce the levy. He stated there is no reason to include it if the land is not going to be purchased from Bi-Mart.

The amendment to the Motion passed as follows:

AYES: Keller, Koho, McGee, Miller and Patterson (5)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Watson and Wellin (2)

The Main Motion as amended passed as follows:

AYES: Keller, Koho, McGee, Miller and Patterson (5)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Watson and Wellin (2)

**Administrative Policy on
Relocation**

John Morgan, Community Development Director reported the relocation policy is needed to provide clear and objective procedures. The policy stems from the policy of Oregon Department of Transportation which is the standard relocation policy used for the State of Oregon. It also pre-defines what the Agency is willing to pay for relocation assistance. Mr. Morgan stated the Agency is not presently involved with any acquisition of property at this time, but the policy will be in place if the need arises.

Jerry McGee voiced his concern to have a policy if there is not a need to use it at this time.

Jerry McGee moved to table the policy until it is needed. Cher Patterson seconded the Motion.

Dennis Koho supported adopting a policy at this time for possible guidance of any future board members.

Al Miller said if a policy is adopted at this time it will show an intent to acquire property at this time.

The Motion passed with the following votes:

AYES: McGee, Miller, Patterson and Wellin (4)

NAYS: Keller and Koho (2)

ABSTENTIONS: None (0)

ABSENT: Watson (1)

**River Road
Redevelopment Board
Appointment - Position
Number 1**

Jim Keller moved to nominate Stan Compton to fill position number one on the River Road Redevelopment Board for a term ending February 1, 1997. Dennis Koho seconded the Motion..

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Miller, Patterson and Wellin (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Watson (1)

OTHER BUSINESS

There was no other business to come before the Agency Board.

**WRITTEN
COMMUNICATIONS**

There was no written communication to come before the Agency Board.

ADJOURN

The meeting was adjourned at 7:02 p.m.

Tracy L. Davis
City Recorder

APPROVED:

URBAN RENEWAL AGENCY BOARD CHAIR

Dennis Koho

BOARD MEMBERS:

(absent)

Jerry Watson

Marlene Wellin

Chet Patterson

Al Miller - Vice-Chair

Jim Keller

Jerry McGee