

M I N U T E S

KEIZER CITY COUNCIL
KEIZER URBAN RENEWAL AGENCY
Special Session
Thursday, September 13, 1990
Keizer City Hall

CALL TO ORDER Mayor Orcutt called the special session to order at 7:38 p.m. Roll call was taken as follows:

Present

Andrew J. Orcutt, Mayor
Phil Bay, Councilor
Yvonne Fischer, Councilor
Mike Hart, Councilor
Bob Newton, Councilor
Bob Pritchard, Councilor
Joe Van Meter, Councilor

Absent

None

City Manager Don Otterman indicated that tonight's City Council meeting will be recessed and the Urban Renewal Agency meeting will be convened to hold a public hearing and discussion on the North River Road Urban Renewal Plan. Following the Agency meeting, the City Council will reconvene to receive and act on the recommendation of the Agency.

URBAN RENEWAL AGENCY MEETING Mayor Orcutt recessed the City Council meeting and convened the meeting of the Urban Renewal Agency.

ROLL CALL Roll call of the Urban Renewal Agency was taken as follows:

Present

Andrew J. Orcutt
Phil Bay
Yvonne Fischer
Mike Hart
Bob Newton
Bob Pritchard
Joe Van Meter

Absent

None

PUBLIC
HEARING -
NORTH RIVER
ROAD URBAN
RENEWAL
PLAN

Mayor Orcutt opened the public hearing on the adoption of the proposed North River Road Urban Renewal Plan.

Planning Consultant John Spencer summarized the history involved in developing the proposed plan over the past six months. The main thrusts of the plan are:

1. Recognizing that the greatest growth in Keizer is occurring in the north section. This growth will have a major impact on streets, traffic, sewer and water services, and the quality of life throughout the community.
2. Recognizing that the south end of River Road and Cherry Avenue are the oldest in the community and that there are problems relating to streets, drainage and other issues that need to be addressed. Failure to address them will cause continued deterioration. Public improvements can help to turn that area around.
3. The need for diversity in the business community and to draw shoppers to those new as well as existing Keizer businesses.

Mr. Spencer stated that, through a series of public improvements, those needs can be met. He explained that the boundaries of the district are generally drawn around industrial and commercial property, along with some residential land which lies adjacent to River Road. The district encompasses 760 acres, representing about 17% of the total land area within the City of Keizer.

Mr. Spencer described the proposed improvements in each phase, as follows:

Phase I Improvement

Pavement overlays
River Road signals
Streetscape/utilities
Cherry Avenue improvements
Sanitary sewer lines
Design guideline standards
Management/marketing
Administration
Signage/Identity

This first phase is estimated to cost about \$2,600,000.

Phase II Improvements

River Road/Lockhaven intersection
Streetscape/utilities
- Chemawa District
- Manbrin/Alder District
Lockhaven Drive improvements
North River Road widening
Water line upgrade
Sewer line extension
Elimination of billboards
Rehabilitation loans

The second phase is estimated to cost \$4,410,000.

Phase III Improvements

Chemawa Road improvements
Streetscape/utilities
Trail Avenue/Harmony
Transit Center
Water line upgrade
Storm drainage improvements
- Cherry Avenue
- Dearborn Avenue
- Manbrin Drive
Community center
Redevelopment

The third phase is estimated to cost \$4,810,000.

Mr. Spencer indicated that the total cost of the three phases is estimated at \$11,820,000, with a grand total of about \$16 million which would include interest and ongoing operational costs that will be paid through the urban renewal program. The program, he stated, is anticipated to span 15 to 17 years.

Mr. Spencer noted that the Planning Commission, at its September 12 meeting, voted to recommend approval of urban renewal plan to the City Council with one amendment regarding support for low and moderate income housing. In addition, the Planning Commission found that the urban renewal plan is consistent with and supports the City's comprehensive plan.

Mayor Orcutt read into the record a letter dated September 11, 1990 from Dave L. Walery of Walery's Premium Pizza, indicating support of the plan.

Les Zaitz, Chairman of the KBRAD Committee, indicated the committee's enthusiastic and unanimous support for adoption of the North River Road Plan. He noted that this committee has been actively involved in the development of the plan, and the members are excited about the possibilities the plan will bring to Keizer and the Keizer business community.

Wally Eubanks, 410 Evans N, Keizer, indicated he would prefer to speak to the City Council rather than the Urban Renewal Agency.

Jerry McGee, 4310 Shoreline Drive N, Keizer, stated that the plan contains many exciting features. Mr. McGee indicated that in a worst case scenario, it has been estimated that the tax impact may average \$0.24 over a 15 to 17 year period. He believes this impact to be significant, however, the burden to bear would be light in contrast to the benefits to be provided. Mr. McGee urged support of the plan. He indicated that it may be discovered at a later date that an error has been made in the estimate or that a funding source may disappear. Because of this possibility, he suggested that the Council build into the ordinance the provision for a tax impact statement each year. In that way, the City would never be more than one year out of sync with actual figures.

Don Earl, 5750 Trail Avenue, Keizer, suggested some changes be made to the Trail Avenue and Harmony Drive area. He expressed concern with traffic cutting through Wilark Park. Mr. Earl also suggested a sky bridge be installed across Lockhaven to Whiteaker School. Mayor Orcutt suggested that Mr. Earl may wish to attend the upcoming Monday evening meeting at which time the Trail Avenue project will be discussed.

Shep Earl, 1065 Harmony Drive NE, Keizer, commended the Council for its long range planning. He expressed concern, however, with the lack of contact with the residents on Trail and Harmony. Mr. Earl stated that while Harmony and Trail are designated as arterial streets, they essentially remain residential streets.

Faye Walker, 392 Whitesell Court NE, Salem, indicated that she owns the duplex at the intersection of Weeks Drive and Cherry Avenue. She expressed concern with the general decline of that neighborhood over the past several years.

She hopes that the urban renewal plan will begin to revitalize that area. Mayor Orcutt noted that Cherry Avenue will receive some much needed drainage, as well as other improvements under the plan.

Mr. Otterman stated that he has put together some wording which the Agency may wish to consider for adoption. That wording would require the preparation of an annual financial report throughout the life of the program. The statement would require that an analysis be conducted each year to determine the effect of the project on each of the taxing districts. Mr. Otterman recommended that the report be completed by August 1. If the Agency concurs in the change, the Agency can recommend that addition to the City Council. This provision would be included as Section 1101.

Councilor Hart moved to include Section 1101, Annual Financial Report, as presented by the City Manager, and to require that such reports be presented to the Urban Renewal Agency by August 1 of each year. Councilor Pritchard seconded the motion. The motion was passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton,
Pritchard, Van Meter (7)
NAYS: None (0)

Mayor Orcutt noted that the Planning Commission has recommended adoption of the plan with the addition of Objective 13 to support development of housing for low and moderate incomes. Responding to a question from Councilor Newton, Mayor Orcutt explained that the Planning Commission discussed this addition at length, and determined that such a statement would not necessarily require any specific monetary commitment. By including the statement, the consideration for future low and moderate income housing would not be overlooked. Councilor Newton stated that while he has no objection to the first 12 objectives, Objective 13 surfaced only last night for the first time. He stressed that the City has not funded social services in the past, especially those that are handled through other agencies. He desired removal of Objective 13 until the issue has had a thorough public airing. Councilor Newton noted that Keizer is already an equal opportunity city. He commented that he has been around government a

long time and that this is how something gets a foot in the door.

Councilor^{Newton}/moved to remove Objective 13 from page 6 of the draft plan. Councilor Van Meter seconded the motion.

Councilor Van Meter explained that he is supporting Councilor Newton's motion because he does not know the intent of the statement. He believes there may be some consequences that should first be studied before including it in the plan. Councilor Hart explained that page 5 of the plan talks about some of the deficiencies relating to the dilapidated buildings and the need for structural maintenance. For those buildings currently in a state of dilapidation, he questioned how those buildings will look 15 to 20 years from now without some improvements. Councilor Hart commented on the Salem Housing Authority which operates in the Keizer area. He said there are about 400 people in this community who are on a waiting list for housing.

Councilor Bay stated that the urban renewal plan should be looked at as an economic development plan for Keizer over the next 17 years. An area of economic concern is housing that needs improvement. The addition of Objective 13 would give the potential to address this need. Councilor Bay indicated he not favor a dedicated amount of funds for such purpose at this time. However, to leave out the objective would leave a void in a far reaching plan for the future of this community.

Councilor Newton suggested that the plan be adopted without Objective 13, and that the City conduct further research into the issue. The plan can be amended at a later time. Councilor Newton also stated that if low and moderate incoming housing can be assisted by the private industry, then government should not become involved. He objected to the application of any City tax money towards such a use.

Councilor Hart pointed out Objective 2, which states "Make public improvements needed to encourage new private investment." This, he indicated, should also be done with private development dollars, which may be the case with Objective 13.

The motion was defeated by the following vote:

AYES: Orcutt, Newton, Van Meter (3)

NAYS: Bay, Fischer, Hart, Pritchard (4)

Councilor Hart moved to add Section 1101, Annual Financial Statement, and Objective 13 to the plan and to recommend adoption of the North River Road Plan, as amended, to the City Council. Councilor Newton seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton, Pritchard, Van Meter (7)

NAYS: None (0)

URBAN RENEWAL
ADJOURNMENT

The meeting of the Urban Renewal Agency adjourned at 8:25 p.m.

RECONVENE
CITY COUNCIL
MEETING

Mayor Orcutt reconvened the City Council meeting. He noted that the Urban Renewal Agency has just recommended approval of the North River Road Urban Renewal Plan to the City Council, including Section 1101 and Objective 13.

Wally Eubanks, 410 Evans N, Keizer, believed that land owners within the district boundaries will be unfairly taxed, while benefits of the project will be enjoyed by the entire community. He noted that the average person does not understand the financing methods of such a plan. His prior employment with the Department of Revenue has afforded him with a knowledge of calculating property taxes. Mr. Eubanks indicated that even the proposed average of \$0.24 would be significant to many low and border income people in this community. Mr. Eubanks objected to the instances where people have no say on what costs will be imposed on them. He suggested that general obligation bonds be considered, which would then need to be put to a vote with a thorough explanation of how the costs would affect property taxes. He understands that the City is anxious to begin the process prior to October 15 so that it may step back to property values two years past. Mr. Eubanks also commented that he believed it would be a conflict of interest for any Council members to vote on this matter if they own property within the subject district.

Councilor Hart indicated that he received a telephone call from Garry Ferguson who expressed concerns about the impact of tax increment

financing on the school district.

Councilor Bay noted that, overall, he is extremely pleased with the North River Road Urban Renewal Plan. Being the longest member of the City Council, he has seen many changes occur within the community. Councilor Bay commented on the goal setting sessions which are held annually by the City Council to determine the future direction of the City. Many projects have been completed as a result of those early goal setting sessions. The urban renewal plan goes beyond the goal setting status since it also provides the funding to accomplish the activities.

Councilor Bay noted that while Mr. Eubanks has some valid points, the manner of raising funds for these improvements would affect the low to moderate income people to a lesser degree than others. By including Objective 13, those low and moderate income people may receive some assistance.

Councilor Bay said that the plan has been well thought out and has input from the KBRAD Committee, Planning Commission, Urban Renewal Advisory Committee and the City Council. It will also be reviewed by the Keizer Tomorrow Committee.

Councilor Van Meter commented that the required Annual Financial Statement should resolve some of Mr. Eubanks' concerns in that the fiscal responsibility is placed directly on the City Council. He also noted that there is much concern about the liveability of the community because of the deterioration caused by rapid growth.

Mayor Orcutt added that some areas of the City are falling apart because of that deterioration. He believed the proposed plan will be the least expensive way to make those necessary improvements, and is the best way possible for the City to obtain the needed funds to make the improvements. He indicated support of the plan.

Councilor Pritchard moved to insert Section 1101 in the proposed North River Road Urban Renewal Plan. Councilor Bay seconded the motion. The motion was passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton, Pritchard, Van Meter (7)

NAYS: None (0)

Councilor Pritchard moved for passage of a bill for an ordinance approving the North River Road Urban Renewal Plan, as amended, and directing that notice of approval be published. Councilor Newton seconded the motion. The motion was passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton, Pritchard, Van Meter (7)

NAYS: None (0)

Mayor Orcutt thanked members of the Urban Renewal Advisory Committee for their many hours of hard work on the plan.

OTHER
BUSINESS

There was no other business to come before the City Council.

ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Respectfully submitted,


Susan Darby, City Recorder

APPROVED:


MAYOR







