# MINUTES
**KEIZER URBAN RENEWAL AGENCY**
**Tuesday, September 4, 2001**
**Keizer City Hall**
**Robert L. Simon Council Chambers**
**Keizer, Oregon**

## CALL TO ORDER

Chair Christopher called the regular meeting to order at 6:00 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
Shannon Johnson, City Attorney
Tracy Davis, City Recorder

## PUBLIC TESTIMONY

**Stan Compton, 306 Crystal Springs Lane, Keizer-** spoke as a member of the Urban Renewal Advisory Board. He provided a history of discussions from the Board regarding the Unocal property. Mr. Compton urged the Agency to move forward with a plan to complement the intersection.

Responding to questions, Mr. Compton indicated that the Urban Renewal Board had no formal details for the property only the discussion of various design ideas. With additional questions Mr. Compton indicated, in his opinion, that he felt the coordination of the development of the property should be left at the Agency level.

Jerry McGee shared that he had attended the last two Urban Renewal Meetings which he got the feeling that individuals showed interest in assisting with the development of the property, although as a group he felt they were not eager to take on the project.

Mr. Compton answered additional questions from the Agency providing further history from the 21st Century Plan regarding the property and his recollection of earlier



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discussions.

Chair Christopher thanked Mr. Compton for his testimony.

## PUBLIC HEARING

None

## ADMINISTRATIVE ACTION

**a. Property Located at Southwest Corner of River/Chemawa Road (former Unocal site)**

City Manager Eppley reported that on Monday, August 20, 2001 the Council adopted a motion to refer to the Urban Renewal Agency a design concept for a City focal point on the Unocal property.

Jerry McGee moved a motion to design a concept for a City focal/identity monument at the Unocal lot. The design was included in an earlier motion by reference. Jacque Moir seconded the motion.

The design would be as noted below:

1. A replication of the gateway monument located at River Road and Broadway.
2. The "new" monument would not have trees in the center of the circle, but rather three lighted flagpoles of proportional height.
3. Across the top of the ramparts would be a "ring nozzle" water feature.
4. The brick used should be similar to that used by Shari's, Walgreens and the School House Square.
5. The slant of the apron of the monument would be the same as the Broadway monument.
6. The flower strips would be proportionate to the size of the monument.
7. A public process would determine the wording on the plaques.
8. The lot would be bordered on both street sides by gentle rolling berms (similar to Shari's)
9. There would be appropriate trees separating the lot from the neighbor to the west.

The remainder of the lot would be lawn.

Jerry McGee supplied a history of why the Council voted to purchase the property.

Chair Christopher noted that she attempted to contact Mr. Titus but did not receive a return call.

Richard Walsh followed the motion with questions

regarding the financing for the design concept.

Jerry McGee indicated that if the first motion passed his second motion would be to request that $10,000 from Gateway signs in the Urban Renewal Budget to be re-designated for engineering and design of the project. He testified that he felt corporate sponsorships could be used to assist with the maintenance of the project.

Richard Walsh moved a friendly amendment to the motion to include the conditions for up to $10,000 for the design and engineering with private donations for the development and maintenance of the site with a 12-month time-line to bring the private donations together. Jerry McGee accepted the amendment to the motion.

Judy Smith reported that she had contacted a landscaping company who indicated that it would cost approximately $2,000 for the prep-work that would need to take place before any grass or sod could be laid. She urged the Agency to at least have sod placed this year to improve the appeal of the area.

Jerry McGee spoke against this stating he felt money could be better utilized if the project was detailed and funding was addressed prior to the addition of sod.

City Attorney Shannon Johnson suggested that the design be brought back to the Agency prior to adoption of the design plan. He also asked the Agency who or what body would be directing the design plan.

Jerry McGee stated that he felt the general concept as written in his original motion would be his intent with modification as needed.

Public Works Director Rob Kissler felt that using the ten suggestions as outlined by Jerry McGee would be a good starting point for the design.

After further discussion Charles Lee asked if the design work was completed for under $10,000 if the remainder of these funds could be used for other parts of the project.

Chair Christopher indicated this could not be done as stated by the motion.

Charles Lee made a friendly amendment to appropriate

up to $10,000 for the engineering of the project with any remaining funds from this designation to go towards the completion of the project.

City Attorney Shannon Johnson indicated that he would work with staff to bring back any amendment to the Agency of the Urban Renewal Plan.

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)

## CONSENT CALENDAR

**a. Approval of the June 18, 2001 Urban Renewal Agency Regular Session Minutes**

**b. Approval of August 14, 2001 Urban Renewal Agency Regular Session Minutes**

Jacque Moir moved for approval of the Consent Calendar. Judy Smith 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

Public Works Director Rob Kissler provided an exhibit outlining the urban renewal boundary along Cherry Avenue and Alder Drive. He noted reductions from the street fund for the Alder Drive project and allotting urban renewal funds to appropriate areas of the Alder Drive project would free up funds that could be used in some fashion for the development of the jug handle.

Mr. Kissler noted that in the next two weeks he would provide calculations and costs of how this could be done.

## ADJOURNMENT

The meeting was adjourned at 6:47 p.m.

Cindy Perry
Recording Secretary

APPROVED:
CHAIR:

Lore Christopher

AGENCY MEMBERS:

Judy K. Smith

Jacque Moir

Ray Kelly

Charles E. Lee

Richard Walsh

Jerry McGee

**Minutes approved:**
October 1, 2001