

MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, August 21, 2000
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Newton called the regular meeting to order at 6:03 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
Senior Planner, Maria Meier
Lt. Mark Miranda
Shannon Johnson, City Attorney
Tracy Davis, City Recorder

PUBLIC TESTIMONY

No public testimony was brought before the Urban Renewal Agency.

PUBLIC HEARING

None

**ADMINISTRATIVE
ACTION**

**a. Chemawa Activity
Center Scope of Work
Outline**

City Manager Eppley supplied copies of the Scope of Services for the Activity Center. He indicated that the scope was broken down into two phases. The first is the Land Use Analysis and Phase II was the Comprehensive Plan Change.

Responding to questions City Manager Eppley indicated that depending on what is done to the plan would determine the outcome of DLCD's requirements.

Senior Planner, Maria Meier shared discussions that she has had with Mark Radabaugh at DLCD indicating that a change in the amount of retail within the Chemawa

Activity Center could trigger a goal analysis. She explained the possibility of reallocating the areas of land dedicated to each use and suggested one alternative of removing the Bonneville substation from the CAC, doing this would reduce the amount of IBP by approximately 30 acres.

City Manager Eppley shared the DLCD was unwilling to supply in writing the number of retail acres in the CAC Plan that would trigger the need for a goal analysis. With further questions, Mr. Eppley stated it would not be inappropriate for the city to initiate discussions with DLCD in an attempt to reduce the timeframe. Also this would need to be a policy decision by the Council if this were the route that the Council wished to take.

Responding to questions, City Manager Eppley indicated that the cost for a consultant would be approximately \$30,000 to \$50,000 depending whether the city or DLCD made contributions.

The Agency debated whether the City should become involved in discussions with DLCD or the hiring a consultant since a master plan by a developer had not been brought before the Agency/Council.

With no additional discussion Chair Newton suggested that the Agency hold their thoughts for the Chemawa Activity Public Hearing and make recommendations during the Council meeting.

City Attorney, Shannon Johnson stated that the Agency did not need to take action this evening on what was presented to them.

The Agency agreed that the Scope of Services was well written but it was not the appropriate time to vote on these services.

**b. Status/Disposition of
Property at
Chemawa/River Road**

City Attorney, Shannon Johnson reported that contrary to news reports there was no legal requirement to put the property up for bid or to advertise it for sale. He did note that there was a requirement that public notice is given and a public hearing is held prior to the sale of the property. Mr. Johnson supplied options for the Agency to consider regarding the property. This included:

- Taking no action to dispose of the property.
- Dispose of the property

Responding to questions Mr. Johnson noted that there was not an ordinance requiring the city to declare the property surplus prior to placing it up for sale.

The Agency discussed the history behind the purchase of the property and the requirements for a market analysis and/or the sale of all or a portion of the property.

Mr. Johnson also answered questions regarding the driveway access onto the property and how this might effect the value of the property.

Lore Christopher made a motion to direct staff to obtain an appraisal for the property at the corner of River and Chemawa Road and to move forward with the public hearing to sell the property to Mr. Titus. Jim Keller seconded the motion.

Jerry McGee stated he would vote against the motion as he felt the Agency had not determined if the City would have a need in the future for the property and urged the Agency to consider the opportunity of the property being developed as a plaza or square.

Responding to questions Mr. Kissler noted that the traffic count at the corner of River and Chemawa Road is approximately 29,000 cars per day.

Lore Christopher felt that due to the amount of traffic, this area would not make a good plaza or green space.

Jacque Moir suggested a friendly amendment that the landscaping requirements for the property would be more stringent than normal. Lore Christopher and Jim Keller agreed to accept the friendly amendment.

The Agency further debated the use of the property and Councilor McGee requested a point of order requesting that the City Attorney determine if it is necessary for the city to declare the property a surplus before being able to sell it.

Mr. Johnson read from the statute of real property, which reads " when the city council considers it necessary or convenient to sell real property the city council shall publish a notice". Mr. Johnson went on to answer questions from the Agency noting how the statute had

been used in past property transactions.

Jerry McGee interjected that he felt that the Council had not directed the previous city manager to sell the property to Mr. Titus.

Jacque Moir and Richard Walsh indicated that they felt it was important to obtain an appraisal of the property and then go through the bid process as two separate actions.

The motion failed as follows:

AYES: Christopher, Keller, and Wilson (3)

NAYS: McGee, Moir, Newton, Walsh (4)

ABSTENTIONS: None (0)

ABSENT: None (0)

Jim Keller moved to obtain a current appraisal on the property and start the bid process. Jacque Moir seconded the motion.

City Attorney, Shannon Johnson indicated he would like to wait until the appraisal is obtained before beginning the bid process.

Jerry McGee moved to amend the motion to exclude the property going out for bid. Chair Newton seconded the motion.

The amendment to the motion passed as follows:

AYES: McGee, Moir, Newton and Walsh (4)

NAYS: Christopher, Keller and Wilson (3)

ABSTENTIONS: None (0)

ABSENT: None (0)

Jim Keller noted he would vote against the motion as the majority of the Council wished to hold on to the property. He went on to state that he felt spending the money for an appraisal at this time would be a waste of funds.

Richard Walsh felt it was appropriate to move forward with the appraisal process and then with the bid process as the second phase.

The main motion passed as follows:

AYES: McGee, Moir, Newton, Walsh and Wilson

NAYS: Christopher and Keller

ABSENT: None (0)

ABSENTION: None (0)

City Manager Eppley stressed to the public that Mr. Titus had done nothing inappropriate regarding his attempt to purchase the property.

Lore Christopher requested if Mr. Titus does not purchase the property that he is reimbursed for whatever plans he had submitted.

CONSENT CALENDAR

a. Approval of Monday, August 7, 2000 Urban Renewal Agency Minutes

Chair Newton moved for approval of the Consent
Calendar. Jacque 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)

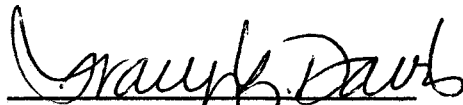
ABSENT: None (0)

OTHER BUSINESS

No other business was brought before the Urban
Renewal Agency.

ADJOURNMENT

Chair Newton adjourned the meeting at 7:03 p.m.



Tracy L. Davis
City Recorder

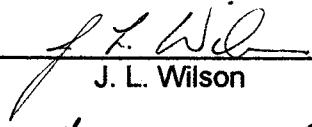
APPROVED:

CHAIR:



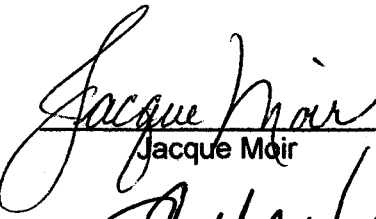
Bob Newton

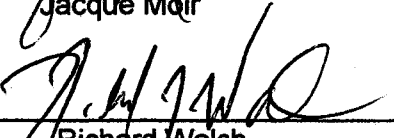
AGENCY MEMBERS:

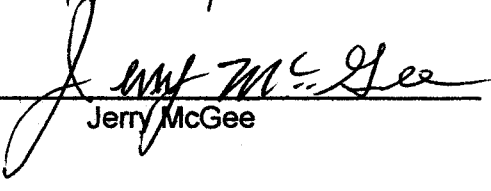

J. L. Wilson


Lore Christopher


Jim Keller


Jacque Moir


Richard Walsh


Jerry McGee

Minutes approved:

October 2, 2000