

MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, August 7, 2000
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Newton called the regular meeting to order at 10:42 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
Maria Meier, Senior Planner
Dianne Hunt, Human Resources Director
Susan Gahlsdorf, Finance Director
Shannon Johnson, City Attorney
Tracy Davis, City Recorder

PUBLIC TESTIMONY

No public testimony was heard before the Urban Renewal Agency.

PUBLIC HEARING

No public hearings were brought before the Urban Renewal Agency.

**ADMINISTRATIVE
ACTION**

**a. Chemawa Activity
Center Consulting
Options**

City Manager, Chris Eppley reported on discussions regarding the land in Area D that is owned by the Bureau of Indian Affairs and the Consolidated Tribes of the Grande Ronde. He indicated their interest in working with the City to make the development take place. Mr. Eppley indicated the Grande Ronde would be meeting with the Siletz Tribe on August 24th to begin the negotiations regarding the property.

Planner, Maria Meier, ODOT and DLCD regarding the discussed zone changes within the Chemawa Activity Center. It was noted that the City would have to review four of the fourteen goals as indicated by DLCD and that both agencies had shown positive interest in forming a consortium to review the existing services in the area.

Senior Planner, Maria Meier reported that the DLCD was willing to provide assistance in the form of a Quick Response Team and Technical Assistance.

Jim Keller noted three options in which he felt the Agency could continue to follow regarding the Activity Center they were to:

- Continue working with Mr. Sides and address his concerns.
- That the City assemble the land using Urban Renewal Funds
- Allow the free enterprise system to work,

Jim Keller requested input from the Agency.

Responding to questions, Ms. Meier noted that the four goals DLCD would require the City to review would be Public Facility, Housing, Economic Development and Urbanization.

City Manager Eppley responded further by indicating that staff had not uncovered any issues that could not be addressed. He stressed the need to obtain outside consulting services to analyze the goals addressed by DLCD.

Chair Newton urged that the City work with the BIA Tribes and ODOT to develop the interchange improvements and that staff and a private consultant operate to make modifications to the plan.

Jerry McGee suggested if the city was to move forward and built the interchange that a systems development charge be enacted to allow the city to recoup fees from this development.

Chair Newton and Jim Keller discussed what they felt should be the city's role and whether to assemble the

land or let the issue be addressed by a developer. Both felt it was important to move cautiously in the best interest of the city.

Jerry McGee felt it was important that a placeholder be established within the urban renewal budget dedicated to the development of the interchange.

The Agency and staff discussed the need for a consultant to address DLCD and ODOT goal requirements.

City Attorney, Shannon Johnson responded to questions regarding the development of trip based system development charges. He indicated an area specific SDC would be allowed by statute but would require an analysis to determine the benefit of this area versus the overall benefit to the city.

Jerry McGee moved to reserve 3.5 million dollars in the Urban Renewal Budget to be applied towards the development of the interchange, which would be used after a area specific transportation systems development charge was developed. Jacques Moir seconded the motion.

Ms. Moir requested that the above motion be considered as two separate motions. Mr. McGee was agreeable to this suggestion.

Jerry McGee moved to reserve 3.5 million dollars in the Urban Renewal Budget for the purpose of interchange improvement. Jacques Moir seconded the motion.

Finance Director, Susan Gahlsdorf noted since there was not 3.5 million dollars available in reserve in the urban renewal funds that a budget note could be added to provide maximum indebtedness to earmark these funds for this project.

Jim Keller, Richard Walsh and Lore Christopher expressed their opposition to the motion and noted the issues that needed to be addressed before moving forward.

The Agency further debated the motion.

CONSENT CALENDAR

City Manager Eppley expressed that the issues discussed could be meshed together as one process. He requested direction from the Agency to begin working up a scope of work for consultant services to present to the Agency at the August 21st meeting.

The motion failed as follows:

AYES: McGee, Newton and Wilson (3)

NAYS: Christopher, Keller, Moir and Walsh (4)

ABSTENTIONS: None (0)

ABSENT: None (0)

Jim Keller moved to direct the City Manager to develop a rough draft of a scope of work for consulting services.
Jacque Moir seconded the motion.

Lore Christopher briefly left the room.

The motion passed as follows:

AYES: Keller, McGee, Moir, Newton, Walsh and Wilson (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Christopher (1)

- a. Approval of Monday, April 17, 2000
- b. Approval of Monday, May 8, 2000 Urban Renewal Agency Minutes
- c. Approval of Monday, July 10, Urban Renewal Agency Minutes

Jim Keller moved for approval of the Consent Calendar.
Jacque Moir seconded the motion.

The motion passed as follows:

AYES: Christopher, Keller, McGee, Moir, Newton and Wilson (6)

NAYS: None (0)

ABSTENTIONS: Walsh (1)

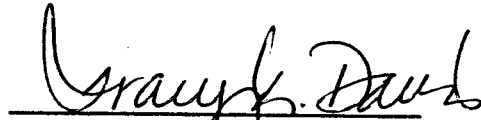
ABSENT: None (0)

OTHER BUSINESS

No other business was brought before the Urban
Renewal Agency.

ADJOURNMENT

Chair Newton adjourned the meeting at 11:25 p.m.


Tracy L. Davis
City Recorder

APPROVED:

CHAIR:

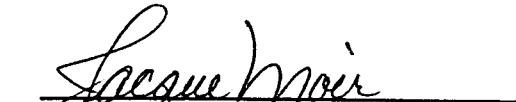

Bob Newton

AGENCY MEMBERS:

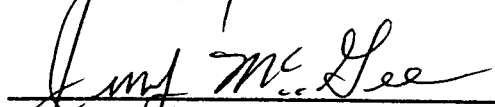

J. L. Wilson


Lore Christopher


Jim Keller


Jacque Moir


Richard Walsh


Jerry McGee

Minutes approved:

August 21, 2000