MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, August 3, 2009
Keizer Civic Center
Keizer, Oregon

CALL TO ORDER

Agent Christopher called the session to order at 6:18 p.m. Roll Call was taken as follows:

Present:	**Staff:**
Lore Christopher	Chris Eppley, City Manager
Richard Walsh	Kevin Watson, Assistant to the City Manager
Cathy Clark	Susan Gahlsdorf, Finance Director
Brandon Smith	Marc Adams, Police Chief
David McKane	Nate Brown, Community Development Director
Jim Taylor	Shannon Johnson, City Attorney
Mark Caillier	Tracy Davis, City Recorder

PUBLIC TESTIMONY

None

PUBLIC HEARING

a. RESOLUTION – Authorization for Supplemental Budget to Redesign Community Center Kitchen and Carry Over River Road Renaissance Projects

Finance Director Susan Gahlsdorf explained that the redesign costs for the kitchen are estimated at $80,000 which includes a $5,000 contingency; an additional $150,000 in River Road Renaissance projects need to be carried over because those projects were not completed during the last fiscal year. She explained Oregon Budget Law relating to the supplemental budget requirements. She corrected the resolution that was posted in the newspaper: line 19 $80,000 "decrease" in revenue should have been an "increase" and provided additional clarification on this and on the fiscal impact. Discussion then took place regarding the Civic Center budget, the sunset date for the Urban Renewal District, kitchen details, and the design process.

Mayor Christopher opened the Public Hearing.

Sherri Gottfried, Keizer, Sales Manager for the Keizer Renaissance Inn voiced support for the Civic Center as a community center, but noted that the addition of the proposed kitchen would be in direct competition with the Renaissance Inn. She expressed her opinion that adding the kitchen would be an inappropriate use of funds and urged Council to rethink this proposal. She concluded stating that a business plan should be developed and marketing people hired because catering conventions are down right now.

Gordon Miller, Keizer, echoed Ms. Gottfried's comments and urged Council to check other cities that have public community centers before making this investment.

Darrell Richardson, Keizer, also voiced opposition to the kitchen noting that it would be in direct competition with other businesses of this nature.

Erick Peterson, Keizer, reporting from the Keizer Urban Renewal Board, noted that the Board had discussed this issue last month and added that the Board had limited information had been shocked by what they heard. He indicated that the Board found this situation confusing but that being at the Council meeting had clarified issues for him. He noted that the Board had recommended that the money be put towards paying down the debt rather than spending it on the kitchen and that a study projecting the uses and income should be done.

With no further testimony Mayor Christopher closed the Public Hearing.

Agent Taylor moved to adopt a resolution Authorizing a Supplemental Budget to Redesign Community Center Kitchen and Carryover River Road Renaissance Projects. Agent Smith seconded.

Agent Clark offered an amendment to pull the kitchen redesign to be considered separately and consider the River Road Renaissance carryover as a separate item. Amendment died for a lack of second.

Agent Taylor offered a friendly amendment to allow only $65,000 for architectural design. Agent Smith did not accept the amendment.

Agent Taylor moved to amend the resolution to allow only $65,000 for architectural design. Agent Clark seconded.

Mayor Christopher explained that the addition of this kitchen would make the Community Center a multi-purpose facility and through this effort it is hoped that it would become self-sufficient and city funds could be used for public safety and general fund needs instead. She voiced concern for limiting the City Manager with this amendment.

Discussion then took place regarding a marketing plan, a business plan, and feedback from catering establishments.

Motion on amendment passed as follows:

AYES: Christopher, Walsh, McKane, Caillier, Taylor and Clark (6)
NAYS: Smith (1)
ABSTENTIONS: None (0)
ABSENT: None (0)

Motion on amended resolution passed as follows:

AYES: Christopher, Walsh, McKane, Smith, Caillier, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

ADMINISTRATIVE ACTION

None

CONSENT CALENDAR

A. Approval of June 1, 2009 Agency Minutes
B. Approval of June 15, 2009 Agency Minutes
C. Approval of July 6, 2009 Agency Minutes

Agent Caillier pulled Item C.

Agent Christopher moved to approve Items A and B of the Consent Calendar. Motion passed unanimously as follows:

AYES: Christopher, Walsh, Smith, McKane, Caillier, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Agent Christopher moved to approve Item C of the Consent Calendar. Motion passed as follows:

AYES: Christopher, Walsh, Smith, McKane, Taylor and Clark (6)
NAYS: None (0)
ABSTENTIONS: Caillier (1)
ABSENT: None (0)

OTHER BUSINESS

None

ADJOURNMENT

The meeting was adjourned at 7:14 p.m.

APPROVED:

Debbie Lockhart

Debbie Lockhart, Deputy City Recorder

Lore Christopher, Chair

AGENCY MEMBERS

David McKane	Mark W. Caillier Mark Caillier
Jim Taylor Jim Taylor	Catherine B. Clark Cathy Clark
Brandon Smith Brandon Smith	Richard J. Walsh Richard Walsh

Minutes approved:

September 8, 2009