MINUTES

JOINT MEETING
KEIZER CITY COUNCIL/KEIZER URBAN RENEWAL AGENCY
KEIZER URBAN RENEWAL BOARD AND PLANNING COMMISSION
WORK SESSION
Monday, July 24, 2000
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Newton called the work session to order at 7:05 p.m. Roll Call was taken as follows:

Council :
Bob Newton, Mayor
Lore Christopher, Council President
Jim Keller, Councilor
Jacque Moir, Councilor
J. L. Wilson, Councilor
Position Number #5-Vacant

Keizer Urban Renewal Board:
Tom Wood, Chair
Mike Gaynor
Rick Curry
Rick Roemer
Bob Plata

Planning Commission:
June Abbott, Vice Chair
Dick Inman

Absent:
Jerry McGee, Councilor
Greg Frank, KURB
Bob Ohm, KURB
Stan Compton, KURB
Jim Taylor, Parks Liaison to KURB
Bill Wolf, Planning Commission Chair
Bruce Anderson, Planning Commission
Jere Clancy, Planning Commission
Michael Smith, Planning Commission
Stan Compton, Planning Commission

Staff:
Chris Eppley, City Manager
Susan Gahlsdorf, Finance Director
Rob Kissler, Public Works Director
Maria Meier, Senior Planner

FMAGIC

Dianne Hunt, Human Resource Director
Marc Adams, Chief of Police
Shannon Johnson, City Attorney
Cindy Perry, Recording Secretary

Award of Bid for Parks Department Pickup

City Attorney, Shannon Johnson reported that the Parks Department requested bids from four dealers. The low bid was Chuck Colvin Auto Center in the amount of $19,918.00.

Mr. Johnson noted since the purchase was structured as a lease/purchase in the form of a contract length of over two years that the Ordinance required Council approval prior to the purchase.

Mr. Johnson explained since the meeting was scheduled as a work session in order to adopt the Resolution that a two-thirds majority would be needed to suspend the rules followed by a motion to pass the Resolution.

<u>Councilor Wilson moved to suspend the rules to allow for consideration of the Resolution. Council President Christopher seconded the motion.</u>

<u>The motion passed unanimously as follows:</u>

<u>AYES:</u> Christopher, Keller, Moir, Newton and Wilson (6)
<u>NAYS:</u> None (0)
<u>ABSTENTIONS:</u> None (0)
<u>ABSENT:</u> McGee (1)

<u>Councilor Wilson moved adoption of the Resolution Awarding the Bid for the Parks Department Pickup to Chuck Colvin Auto Center in the amount of $19,918.00. Council President Christopher seconded the motion.</u>

<u>The motion passed unanimously as follows:</u>

<u>AYES:</u> Christopher, Keller, Moir, Newton and Wilson (6)
<u>NAYS:</u> None (0)
<u>ABSTENTIONS:</u> None (0)
<u>ABSENT:</u> McGee (1)

DISCUSSION

a. Chemawa Activity Center Plan

City Manager, Eppley supplied handouts with information pertaining to the financial information within the urban renewal district. He reviewed tables prepared by Seattle-Northwest Securities Corporation depicting amortization schedules of the Urban Renewal District with a Bond Debt

Center Plan

Northwest Securities Corporation depicting amortization schedules of the Urban Renewal District with a Bond Debt Service of eight million dollars over periods of five, seven and ten years.

Mr. Eppley referred to the 21st Century Renewal Strategy Operations Plan and Capital Improvements Program. He felt the Urban Renewal District would have the capability of funding eight million dollars without jeopardizing projects within the plan or increasing the net effect to the taxpayers.

Mr. Eppley supplied Tax Increment Revenue projections if the project was built out at one hundred million dollars. He answered questions regarding the supplied information. He referred to a memo from Attorney's Preston, Gates and Ellis regarding the suitable time to enter into an agreement with a developer. They suggested that this should take place after the assemblage of the land.

The group discussed the tax increment and timeframe for closing out the Urban Renewal District.

Councilor Keller requested that the Council review and in the near future commit to a dollar amount to fund the interchange which could be set up for pay back by the businesses in the form of a transportation system development charge. He indicated in Councilor McGee's absence that Councilor McGee had suggested that the City fund two million dollars of the infrastructure.

City Attorney, Shannon Johnson stated this type of SDC could happen, but a detailed site- specific methodology would need to take place in order for this to take place.

Senior Planner, Maria Meier relayed conversations with Mark Radabaugh, DLCD Willamette Valley Urban Representative and concerns with the possibility of commercial acreage being altered in the Chemawa Activity Center. She went on to share that there were approximately 122 acres of Industrial Business Park (IBP) within the Chemawa Activity Center. Ms. Meier reported that the City might be required to complete various Goal Analyses as required by the Department of Land Conservation and Development if the commercial acreage was increased She reviewed the goal requirements with the group and answered questions.

It was the consensus of staff that the issues of criteria for a developer and addressing DLCD's concerns could be addressed concurrently.

After further discussion Council President Christopher requested that issues debated by DLCD be placed in writing and submitted to the City.

Mr. Johnson stated that DLCD's comments were only approximates and nothing that was under administrative rule.

Public Works Director, Rob Kissler shared two variations of maps depicting "jug handles" for the Chemawa Activity Center. He noted the pros and cons of each design and shared the approximate cost of one design at 2.5-3 million dollars versus approximately five to six million dollars for the second design. He stated finalization of the plans would take six months to one year and answered questions from the group.

Mayor Newton provided a list of ten issues that had been discussed and what he felt were the desired outcomes to these issues. The group discussed the ten items with consensus to revisit number three, which states: *Eliminate the 50,000 square foot building size limitation.* Also to direct staff to reword number six that reads, *Announce council intentions to proceed with condemnation only if necessary insure the outcome (development)* and to work with the remaining eight items.

Responding to questions, Mr. Eppley felt that until the land had been assembled he would be hesitant to sign an exclusive agreement with a developer.

The group discussed the authority that the Urban Renewal Agency holds to assemble the Chemawa Activity Center property with urban renewal funds if it was deemed necessary at a later date.

City Manager Eppley requested direction from the Council at the August 7th meeting to begin the design phase of the jug handle.

Mr. Johnson noted the information that would be brought back before the Council on August 7th for their consideration pertaining to the plan.

Responding to questions, Mr. Johnson indicated if the Council wished to authorize the city manager to design the interchange it would need to be done as the Urban Renewal Agency.

The Mayor directed staff to schedule this in conjunction with Council Meeting.

ADJOURNMENT

Mayor Newton adjourned the meeting at 8:38 p.m.

Cindy Perry

Cindy Perry
Recording Secretary

APPROVED:
MAYOR:

Bob Newton

Bob Newton

COUNCIL MEMBERS:

J. L. Wilson

Councilor #1 - J. L. Wilson

Jacque Moir

Councilor #4 - Jacque Moir

L Christopher

Councilor #2 - Lore Christopher

Councilor #5 - Vacant

Jim Keller

Councilor #3 - Jim Keller

ABSENT JMc

Councilor #6 - Jerry McGee

Minutes approved:

August 21, 2000