

MINUTES

URBAN RENEWAL AGENCY BOARD OF THE CITY OF KEIZER

Monday, June 19, 1995

Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Dennis Koho, Chair called the meeting to order at 6:30 p.m. Roll call was taken as follows:

Present

Dennis Koho, Chair
Carl Beach
Jim Keller
Jerry McGee
Chet Patterson
Al Miller, Vice-Chair, arrived at 6:35 p.m.

Absent

Jerry Watson

Staff

Dotty Tryk, City Manager
John Morgan, Community Development Director
Charles R. Stull, Chief of Police
Kim Krause, Finance Director
Wally Mull, Public Works Director
Shannon Johnson, City Attorney
Nona Oxe', Recording Secretary

PUBLIC TESTIMONY

There was no public testimony to come before the Agency Board.

ADMINISTRATIVE ACTION Resolution PGE Contract

Community Development Director Morgan reported that an agreement was negotiated with Portland General Electric for the placement underground of all overhead wiring along River Road from Juedes Street on the south to Lockhaven Drive on the north, and along Chemawa Road from Elizabeth Street on the west to Rickman Street on the east.

Mr. Morgan briefly reviewed the terms of the contract. He noted that the PGE contract is based on the same principal successfully used in the Salem Electric contract whereby the utility will perform the work

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and bill the City for the cost. He explained the difference in the PGE contract from the Salem Electric Contract relating to the computation of costs to the City. He reviewed the work to be done by PGE and noted that the contract mandates their coordination with the City.

Mr. Morgan noted that PGE hopes to break ground by July 1. It is estimated that the entire project will be completed within two years. The total cost of the project is estimated at \$2,500,000. The estimate for the City's cost is \$1,680,000.

Mr. Morgan noted that the project is within budget. Staff recommended that the Renewal Agency pass the resolution authorizing the City Manager to sign the contract with Portland General Electric for the undergrounding of overhead wiring along River Road and Chemawa Road.

Al Miller arrived and took his seat at the Agency table.

Mr. Keller questioned the procedure for driveway closures during the project. Mr. Morgan explained that merchants would be advised of the closures a week in advance to allow time to work out any difficulties.

Mr. Keller was also concerned that the hookup of individual properties would be done by someone other than PGE. Mr. Morgan explained that with Salem Electric an agreement was reached with three electricians to do the hookups on a rotating schedule. Salem Electric then contacted the electrician to hook up a business. A similar procedure would be done with the PGE hookups.

Mr. McGee asked if since the City would be paying the \$75,000 residual for taking down the poles, would the wire and poles then belong to the City? Mr. Morgan was unaware where the salvage would go. Mr. McGee suggested that it would be worth finding out how the wire and poles would be disposed.

Chet Patterson moved a Resolution Authorizing Execution of Contract with Portland General Electric for the Undergrounding of All Overhead Wiring and Equipment. Carl Beach seconded the Motion.

The Motion passed unanimously as follows:

AYES: Koho, Beach, Keller, McGee, Miller and Patterson (6)

NAYS: None
ABSTENTIONS: None
ABSENT: Watson (1)

Mr. Miller noted that the Agency was advised that the poles were to be removed a week ago. To his knowledge, to date only one had been taken down. He questioned the delay. Mr. Morgan noted that several poles around Keizer Cinema have been removed. City Manager Tryk explained a misunderstanding in the date for taking down the poles. She noted, however, that they should have been removed by now. She suggested that an alternative would be for the City's contractor to chop the poles down to 1/3. It was her feeling that it would be better to wait a few days. She will make another call to expedite the pole removal.

Mr. Koho asked about the delivery date for the forest green light poles. Mr. Morgan estimated it would be four to five weeks.

**PUBLIC HEARING
1995-96 Urban
Renewal Agency
Budget**

Mr. Koho announced that because the Budget Hearing was noticed for 6:55 p.m., he would delay opening the public hearing until that time. He requested that the City Manager present the budget for discussion, after which the Agency would recess until 6:55 p.m.

City Manager Tryk presented the Urban Renewal Agency budget document recently approved by the Keizer Budget Committee. She noted that the budget was developed from a long-range financial plan which was reviewed by R3B and the Agency Board.

The tax increment revenues were estimated based on \$1/thousand dollars assessed value which is consistent with the commitment made to the citizens to contain the tax rate.

Staff recommended adoption of the Resolution adopting the FY 95-96 Budget, making appropriations, and levying taxes.

There being no questions from the Agency members present, Chair Koho called for a recess at 6:45 p.m.

The Urban Renewal Agency reconvened at 6:55 p.m.

Chair Koho opened the Public Hearing.

There was no testimony to come before the Agency.

Chair Koho closed the Public Hearing.

**RESOLUTION
Adoption of 1995-96
Urban Renewal
Agency Budget**

Chet Patterson moved a Resolution Adopting the FY 95-96 Urban
Renewal Agency Budget, Making Appropriations and Levying
Taxes. Jim Keller seconded the Motion.

The motion passed unanimously as follows:

AYES: Koho, Beach, Keller, McGee, Miller and Patterson (6)

NAYS: None

ABSTENTIONS: None

ABSENT: Watson (1)

OTHER BUSINESS

There was no other business to come before the Agency Board.

**WRITTEN
COMMUNICATION**

There was no written communication to come before the Agency Board.

ADJOURN

The meeting was adjourned at 6:57 p.m.

Tracy L. Davis, City Recorder

By Nona M. Oxe
Nona M. Oxe'
Recording Secretary

APPROVED:

URBAN RENEWAL AGENCY BOARD CHAIR

Dennis Koho
Dennis Koho

BOARD MEMBERS:

(absent)
Jerry Watson

Chet Patterson
Jim Keller

Carl E. Beach
Carl Beach
Al Miller
Al Miller
Jerry McGee