



MINUTES

URBAN RENEWAL AGENCY BOARD - Special Session Meeting
Tuesday, September 6, 2016 North Plains Senior Center 7:30 PM

DIRECTORS PRESENT: Chairperson Robert Kindel, Jr.; URA Directors: Larry Gonzales, David Hatcher, Teri Lenahan, Charlynn Newton

DIRECTORS ABSENT: Director Scott Whitehead, Director Sherrie Simmons

STAFF PRESENT: Executive Director Blake Boyles; City Recorder Margaret Reh

1 CALL TO ORDER

Chair Kindel called the meeting to order at 9:32 p.m.

2 PLEDGE OF ALLEGIANCE

Chair Kindel dispensed with the flag salute as it was performed at the City Council meeting just prior to this URA meeting.

3 CONSENT AGENDA:

- a) Approval of September 6, 2016 URA Special Session Agenda
- b) Approval of minutes of June 20, 2016 URA Board Special Session Meeting
Motion to approve the Consent Agenda. Moved by Director Hatcher. Second by Director Lenahan. Motion was approved unanimously.

4 PUBLIC COMMENT: None were forthcoming

5 NEW BUSINESS:

- a) Discussion on ideas for proposed URA projects:

Executive Director Boyles presented the staff report. Boyles updated the URA Board on the URA budget and the revenues that are coming in. Finance Manager Lembo and Boyles have been going over the numbers. We will be collecting a minimum of \$400,000 per year now until the end of life of the URA in 2026. We are half way through the URA cycle, the first half was very slow in building up the funds, but we are making up for it now with all the new building.

Boyles went over the projects the URA could be working on. He had presented what could be called a "wish list" previously. Boyles originally had requested improving the pedestrian crosswalk on Commercial Street and 311th Avenue. Boyles would like to add a second intersection at Main Street and Commercial Street to install pedestrian activated solar powered crossing lights. The total cost to install these lights for these two intersections would be \$15,000.

\$200,000 has been budgeted for the business district entrance. Staff is waiting to hear back from Cindy Hirst and the Washington County Visitors Association. The

original plans have changed by the removal of the archway. This has reduced the cost by \$100,000.

Another plan is to install a sidewalk in front of the mural project. This would be a concrete pathway that will be stamped to look like old planks. Boyles also wants to add a placard to the project to describe what each mural represents. The mural project is projected to be done by the middle of September-dependent on the weather.

Another proposed project is to install a reader board in front of City Hall. Boyles has applied for a grant through Washington County Emergency Management group to get a reader board to no avail. A reader board could would come in handy for advertising events and for emergency notifications. The cost for this project would be \$25,000.

The projected URA budget through 2016 is \$5.8 million.

Currently, there is no hot water at City Hall. The water lines travel under the building and have developed pin holes over the year and burned out the water heater. City Hall has been a good building, but it has served its time. Discussion ensued regarding possibilities for a new city hall building to be constructed. Boyles had an architect work up a tentative cost analysis for a 10,000 sf building, fully furnished with all the bells and whistles, with 60 parking spots. It came back with a cost of \$4.5 million for the complex.

The next proposed URA project would be to revisit the downtown revitalization project. This was looked at when Don Otterman was City Manager. The current costs of that proposed project would now cost \$2.4 million. Things have changed since this proposal was developed and may need to be redrawn.

These projects were put on hold until the URA Board reconvenes after the Executive Session.

6 EXECUTIVE SESSION

URA Board to Adjourn to Executive Session at 9:48 p.m. in accordance with ORS 192.660(2)(e) regarding real property transactions.

Chair Kindel adjourned the URA Executive Session at 10:10 and entered back to the Special Session URA Board meeting.

7 NEW BUSINESS (Continued)

a)

The URA Board agreed to give City Manager Boyles direction to make an offer on the property discussed in Executive Session. This would need to be reviewed by City Council.

Motion by Hatcher. Second by Lenahan to direct City Manager Boyles to negotiate with property owners as discussed during executive session. The motion was unanimously approved.

The URA Board decided the projects they would like to move forward with at this time are the installation of the pedestrian activated crosswalk lighting, and the stamped concrete sidewalk adjacent to the mural project with informational placards.

Motion by Lenahan. Second by Gonzales to direct staff to proceed with the installation of the pedestrian activated solar powered crosswalks. One will be located at the intersection of 311th Avenue and Commercial Street, the second at the intersection of Main Street and Commercial Street, with the budgeted amount of \$15,000. The motion was approved unanimously.

Motion by Lenahan. Second by Gonzales to direct staff to install the concrete stamped sidewalk for the mural project and design, purchase and install the informational placards explaining the murals. Chair Kindel asked for discussion. There was a concern that there is not a firm quote on the table for the placards. The Board did not feel comfortable approving this part of the project without knowing what an estimated cost would be. The motion failed with a vote of no one voting yes and 5 voting no.

Motion by Lenahan. Second by Hatcher to direct City Manager Blake Boyles to move forward with the stamped concrete pathway in front of the mural project, with a budget not to exceed \$18,000. The motion was passed unanimously.

The consensus of the Board regarding the informational placards for the mural project is for Boyles to do more research and present a design and cost to the URA Board for approval.

Discussion ensued regarding getting started on a second mural project.

8 ADJOURNMENT:

Kindel adjourned the Special Session at 10:27 p.m.



Robert Kindel, Jr., URA Chairperson



Margaret L. Reh, City Recorder

Date Approved 10/03/2016