

**CANBY URBAN RENEWAL AGENCY
SPECIAL MEETING MINUTES
June 19, 2019**

PRESIDING: Chair Tim Dale.

COMMISSIONERS PRESENT: Tracie Heidt, Greg Parker, Sarah Spoon, and Traci Hensley (arrived late).

STAFF PRESENT: Rick Robinson, Urban Renewal Director; Joseph Lindsay, City Attorney; Amanda Zeiber, Assistant City Administrator; Jamie Stickel, Economic Development Director; and Julie Blums, Finance Director.

OTHERS PRESENT: Jim Davis, Roger Skoe, Nicole Plop, Ethan Manuel, Patty Green, and Davis Thorndilap.

CALL TO ORDER: Chair Dale called the Special Meeting to order at 6:00 p.m. in the Council Chambers.

CITIZEN INPUT: None.

CONSENT AGENDA: ****Commissioner Parker moved to adopt the minutes of the May 1, 2019 URA Special Meeting. Motion was seconded by Commissioner Spoon and passed 4-0.**

PUBLIC HEARING: 2019-2020 FY Budget as Approved by the Urban Renewal Budget Committee –

Chair Dale read the public hearing statement.

Julie Blums, Finance Director, presented the staff report. The 2019-2020 Fiscal Year Budget had been reviewed and approved as proposed by the Urban Renewal Budget Committee.

Rick Robinson, Urban Renewal Director, said the total appropriations were \$9.223 million of which \$3.721 was the URD General Fund and \$5.502 was URD Debt Service Fund. He explained the projects that would be done this year.

Chair Dale opened the public hearing at 6:12 p.m.

Proponents: None.

Opponents: None.

Chair Dale closed the public hearing at 6:12 p.m.

RESOLUTIONS & ORDINANCES: URR 19-003 – Mr. Robinson said the Agency had the authority to increase the size of the Urban Renewal District by a maximum of 1% of the total acreage within the District. This proposal would add 3.71 acres, which was less

than 1% of the District. This property would be used for a connection between the existing Urban Renewal District and Highway 99E.

Commissioner Parker asked without this action, would they be able to carry out their mandate for the complete buildout of the Industrial Park? Mr. Robinson responded no, they had exhausted the capacity of Sequoia which was the other access road to the Industrial Park. This would be a way to continue to create jobs in the community.

Commissioner Heidt asked how many tax lots this included. Mr. Robinson replied one tax lot plus an area of road frontage. This would have no adverse effect on the property.

****Commissioner Heidt moved to adopt URR 19-003, Approving a Minor Amendment of the Canby Urban Renewal Plan by Adding Approximately 3.71 Acres of Land to the Plan Area Boundary, and Amending Section 600.C(3) of the Canby Urban Renewal Plan to Add Properties to be Acquired by the Urban Renewal Agency. Motion was seconded by Commissioner Parker and passed 4-0.**

URR 19-005 – ****Commissioner Spoon moved to adopt URR 19-005, A RESOLUTION ADOPTING THE BUDGET FOR THE 2019-2020 FISCAL YEAR AND IMPOSING AND CATEGORIZING TAXES. Motion was seconded by Commissioner Heidt and passed 4-0.**

URR 19-006 – Mr. Robinson gave a PowerPoint presentation on the purchase and sale agreement with Par 3 Investments for the Walnut Street extension connecting the Industrial Park to Highway 99E. He explained how staff was working with consultants to amend the Transportation System Plan (TSP) to allow for this new alignment instead of following the plans in the TSP for an Otto Road extension and Haines/Mulino/SE 1st connection. Staff had met with the other affected property owners and they were supportive of the alternate alignment and were willing to sell right-of-way to the City for the project. He then described the proposed alignment, taking into account the wetlands on the property. Staff was aware of Area of Special Concern J in this area and thought that a signalized intersection at Highway 99E would be a critical piece of infrastructure to address the concerns. A lot of the Special Concern area was zoned for medium and high density residential land, which could have a significant impact on transportation if they did not plan in advance for it. Staff was also aware of the wetlands on the property and understood the environmental reviews required before development could occur. He showed pictures of the proposed purchase from Par 3 Investments and property needed for right-of-way. He then gave the reasons for staff's recommendation not to move forward with the development of the Otto Road extension and Haines/Mulino/SE 1st connection.

Chair Dale thought this was a better option with property owners agreeable about the dedication of right-of-way and not disrupting established homes and properties.

Ethan Manuel, Canby resident, was a property owner in the project area. He was in support of the proposal. All of the affected property owners met with the City many times to work out the details. This project would help build out the Industrial Park which

was important to the community. They were all able to come together and this was the best alternative.

Patty Green, Canby resident, was in favor of the project. She was upset that no one had called her about the City purchasing her property on SE 1st. She asked that once they signed the purchase of the property that she be given her 90 days of peace and no one would trespass on her property.

Nicole Plop, Canby resident, was also in favor of the project. She talked about the difficulties living next to the Shakespeare project construction. Trucks were not supposed to be using SE 1st Avenue until it was developed and cement and gravel trucks were using the road all day long. She asked that the rules that had been put in place when the application was approved be followed. She suggested putting up signs marking the truck route on Walnut to 99E.

Commissioner Hensley arrived at 6:30 p.m.

There was discussion regarding the truck route and how staff was communicating with the developer, County, and ODOT regarding SE 1st Avenue. Mr. Robinson clarified the improvements on SE 1st Avenue would begin in August and it would be 3-5 years before the Walnut extension would be constructed.

****Commissioner Spoon moved to adopt URR 19-006, A RESOLUTION OF THE CANBY URBAN RENEWAL AGENCY APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN PAR 3 INVESTMENTS, LLC AND THE CANBY URBAN RENEWAL AGENCY, AND AUTHORIZING THE AGENCY DIRECTOR TO SIGN ALL DOCUMENTS NECESSARY TO COMPLETE THE PURCHASE. Motion was seconded by Commissioner Parker and passed 5-0.**

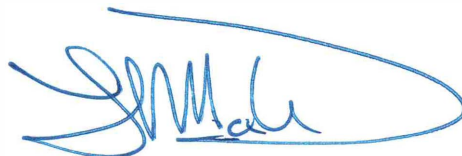
Action Review:

1. Approved the Consent Agenda.
2. Adopted URR 19-003
3. Adopted URR 19-005.
4. Adopted URR 19-006

Chair Dale adjourned the Special Meeting at 7:00 p.m.



Rick Robinson
City Recorder Pro-Tem



Tim Dale
Chair

Assisted with Preparation of Minutes – Susan Wood