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**APPROVED BY THE COMMISSION
AUGUST 6, 2007**

FINAL ACTION AGENDA/MINUTES

SALEM HOUSING AUTHORITY

6:30 P.M.

July 2, 2007

1. ROLL CALL: 6:46 P.M.

Present: Chair Nanke, and Commissioners Tesler, Sullivan, Stucky, Rogers, DeHart, Williams and Clem.

1.1 Pledge of Allegiance

Led by Commissioner Nanke

CONSENT CALENDAR:

Motion: Move to adopt the Consent Calendar.

Motion by: Commissioner Sullivan

Seconded by: Commissioner DeHart

Questions or Comments by: Commissioners Nanke, Stucky and Rogers.

Action: Adopted the Consent Calendar.

Vote:

Aye: Unanimous

Nay:

Abstentions:

2. REPORTS:

2.1 Program Management Report

Action: Information only.

3. CALENDAR OF RESOLUTIONS:

3.1 Resolution Nos. 2031 and 2032 Adoption of 2007-2008 Operating Budgets

Action: Approved.

3.2 Resolution No. 2033 Adoption of 2007 Annual Public Housing Agency Plan

Action: Approved.

4. OTHER BUSINESS:

4.1 Approval of Housing Authority Commission Minutes of June 4, 2007

Action: Approved the June 4, 2007 Commission minutes.

4.2 Approval of Housing Advisory Committee Meeting Minutes of May 23, 2007

Action: Approved the May 23, 2007 Committee minutes.

5. ADJOURNMENT: 6:58 P.M.

Kellie Whiting, Deputy City Recorder

**APPROVED BY THE BOARD
AUGUST 20, 2007**

FINAL ACTION AGENDA/MINUTES

**URBAN RENEWAL AGENCY
OF THE CITY OF SALEM, OREGON
July 2, 2007
6:30 P.M.**

A. ROLL CALL: 7:01 P.M.

Present: Chair Taylor, and Board Members Tesler, Nanke, Sullivan, Stucky, Rogers, DeHart, and Clem.

A.1 Approval of Board Minutes

(a) June 18, 2007

(b) June 25, 2007

Motion: Move to approve the Board minutes of June 18 and 25, 2007.

Motion by: Board Member Nanke

Seconded by: Board Member Sullivan

Action: Approved the Board minutes of June 18 and 25, 2007.

Vote:

Aye: Unanimous

Nay:

Abstentions:

B. REPORTS OF COMMITTEES

None.

C. PUBLIC COMMENTS: (Comment on **agenda items** other than public hearings and deliberations. Each person's comments will be limited to three minutes.)

None.

D. CONSENT CALENDAR:

Motion: Move the adoption of the Consent Calendar with corrections and additions.

Motion by: Board Member Nanke

Seconded by: Board Member Sullivan

Action: Adopted the Consent Calendar with corrections and additions.

Vote:

Aye: Unanimous

Nay:

Abstentions:

D.1 ACTION ITEMS:

- (a) Approval of a Major Amendment to Remove Approximately Eight Acres from the Pringle Creek Urban Renewal Area - Ward 2 - Board Member Tesler - CAN-DO (UD)

Action: Recommended that Council adopt an ordinance to approve a major amendment to remove approximately eight acres from the Pringle Creek Urban Renewal Area (PCURA).

- (b) Hollywood Station Real Property Lease Between Urban Renewal Agency and City of Salem - Ward 5 - Board Member Stucky - Highland (UD)

Action: Approved the Real Property Lease by and between the Urban Renewal Agency (Lessor) and the City of Salem (Lessee) for a portion of the existing Lots 2 on the site known as Hollywood Station, and authorized the Agency Executive Director to sign the lease (Attachment A of the staff report).

- (c) Intergovernmental Agreement Between the Urban Renewal Agency and the City of Salem Regarding Oregon Economic and Community Development Department Loan for the Mill Creek Industrial Park - Ward 2 - Board Member Tesler - SEMCA (UD)

Action: Approved the proposed amendment to the Intergovernmental Agreement between the City of Salem and the Urban Renewal Agency to facilitate repayment of the OECDD Loans for the Mill Creek Industrial Park.

- (d) Resolution No. 07-13 URA Correcting Section 1 of Resolution No. 07-6 URA (AS)

Action: Approved.

- (e) Hollywood Station Option Agreement to Consider Lot Line Adjustment (UD)

Action: Provided authority to the Agency Executive Director to finalize and execute an amendment to the Option Agreement to extend the southern boundary of Lot 2 five feet into Lot 1, designated for the City's new Senior Center.

D.2 INFORMATION REPORTS:

None.

D.3 COMMUNICATIONS

None.

E. PUBLIC HEARINGS AND DELIBERATION

None.

F. FURTHER CONSIDERATIONS OF ITEMS ON THE CONSENT CALENDAR

None.

G. NEW BUSINESS

None.

H. ADJOURNMENT: 7:03 P.M.

Kellie Whiting, Deputy City Recorder

**APPROVED BY COUNCIL
JULY 9, 2007**

EXECUTIVE SESSION:

5:45 p.m.

City Manager's Conference Room

Labor Negotiations - ORS 192.660(2)(d)

Records Exempt by Law for Public Inspection - ORS 192.660(2)(f)

FINAL ACTION AGENDA/MINUTES

**SALEM CITY COUNCIL
Immediately Following Urban Renewal Agency Meeting
CITY OF SALEM, OREGON
July 2, 2007**

1. ROLL CALL: 7:04 P.M.

Present: Mayor Taylor and Councilors Tesler, Nanke, Sullivan, Stucky, Rogers, DeHart and Clem.

1.1 Proclamations

(a) Recreation and Parks Month - presented by Mayor Taylor to Don Roberts, proclaiming the month of July as Recreation and Parks month.

(b) Fire Chief Mike Knode Recognition of 32 years of Service - presented by Mayor Taylor to retired Fire Chief Mike Knode, recognizing and expressing appreciation for his 32 years of service.

1.2 Presentations

(a) July 4 Celebration in Riverfront Park - presented by Jennifer Smith

Questions or Comments by: Mayor Taylor, and Councilors Nanke and Sullivan.

2. **REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES:** Representatives of City Boards, Commissions and Committees may comment on any item of City business except public hearings, deliberations and the merits of land use issues that are reviewable by Council at public hearings. Representatives must sign up prior to the commencement of this meeting in order to present testimony.

None.

3. **PUBLIC COMMENT:** Up to thirty minutes is available for persons other than City Boards, Commissions and Committee representatives to comment on specific agenda items other than public hearings, deliberations and the merits of land use issues that are reviewable by Council at public hearings. Each person's comments will be limited to three minutes.

Time will be provided at the end of the meeting for comments on issues of City business not on the agenda.

Appearances by:

Mark Shipman, 250 Church Street SE, Suite 300
Fred Birnbaum, address not given

Agenda Item

4.3 (j)
4.3 (j)

Questions or Comments by: Councilors DeHart, Stucky, Sullivan, Clem, and Mayor Taylor.

Note: Agenda item 4. was deferred until after agenda item 7. Public Hearings.

4. **CONSENT CALENDAR:** All items on the Consent Calendar that will be adopted as a group by a single motion.

Motion: Move to approve the Consent Calendar with additions, minus pulled items 4.3 (c) - Councilor Tesler and 4.3 (j) - Councilor Sullivan.

Motion by: Councilor Nanke

Seconded by: Councilor Stucky

Action: Approved the Consent Calendar with additions, minus pulled items 4.3 (c) - Councilor Tesler and 4.3 (j) - Councilor Sullivan.

Vote:

Aye: Unanimous

Nay:

Abstentions:

4.1 **MINUTES:**

(a) June 25, 2007

Action: Approved the minutes of June 25, 2007.

4.2 RESOLUTIONS:

- (a) Resolution No. 2007-52 Setting Local Wastewater Discharge Limits (PW)

Action: Approved.

- (b) Resolution No. 2007-67 Dedicating property east of River Road N and west of Broadway Street NE for street and right-of-way

Action: Approved.

4.3 ROUTINE ITEMS:

- (a) State Fair Annual Noise Variance (CD)

Action: Granted a noise variance for the L.B. Day Amphitheater Center Stages and events at the Pavilion and that the conditions listed in Attachment B of the staff report become requirements of the variance.

- (b) Administrative Decision - Partition No. 07-13 - Luke Erickson - 555 Madrona Avenue S - Ward 7 - Councilor DeHart - South Salem (CD)

Action: Received and Filed.

- (c) July 4th Downtown Class "C" Noise Variance - Ward 2 - Councilor Tesler - CAN-DO (CD)

Action: Pulled by Councilor Tesler - **see agenda item 5 (a).**

- (d) Subdivision Review Committee Decision - Meadow Ridge Subdivision Plat No. 07-6 - Richard Fry - 467 Mildred Lane SE - Ward 4 - Councilor Sullivan - South Gateway (CD)

Action: Received and Filed.

- (e) UGA Development Review Committee - Preliminary Decision for Urban Growth Area Development Permit No. 07-5 - Garret and Alice Berndt - 6617 Devon Avenue SE - Ward 4 - Councilor Sullivan - South Gateway (CD)

Action: Received and Filed.

- (f) Oregon Department of Transportation (ODOT) Construction Zone Enforcement Grant - Ward 2, 3 and 4 - Councilors Tesler, Nanke, and Sullivan - SEMCA, Morningside and South Gateway (PD)

Action: Approved application and acceptance of grant money allocated to the Salem Police Department to fund traffic enforcement overtime.

- (g) Approval of First Amendment to the Purchase and Sale Agreement Relating to Fire Station 10 - Ward 6 - Councilor Rogers - NESCA (UD)

Action: Approved an amendment to the Purchase and Sale Agreement (PSA) with the State of Oregon Department of Corrections (DOC) for the purchase of 1.7 acres for a new Fire Station 10 to allow for the construction of a temporary security fence on DOC property, along with the addition of an indemnification clause.

- (h) Hollywood Station Real Property Lease Between Urban Renewal Agency and City of Salem - Ward 5 - Councilor Stucky - Highland (UD)

Action: Approved the Real Property Lease by and between the Urban Renewal Agency (Lessor) and the City of Salem (Lessee) for a portion of the existing Lots 2 and 3 on the site known as Hollywood Station, and authorized the City Manager to sign the lease (Attachment A of the staff report).

- (i) Oregon Economic and Community Development Department (OECDD) Loan and the Related Intergovernmental Agreement Between the Urban Renewal Agency and the City of Salem (UD)

Action: Authorized the City Manager to: 1) Sign the amended Intergovernmental Agreement between the City of Salem and the Urban Renewal Agency to facilitate repayment of the OECDD Loan and; 2) Sign two agreements and related documents necessary to obtain \$5 million in loans from OECDD.

- (j) Rezoning of the Downtown Boise Cascade Site - Ward 2 - Councilor Tesler - CAN-DO (CD)

Action: Pulled by Councilor Sullivan - **see agenda item 5 (b).**

- (k) Hollywood Station Option Agreement (UD)

Action: Information only.

5. SPECIAL ORDERS OF BUSINESS: (Includes consideration of items deferred from the consent calendar and any action item which requires a selection among options, or consideration of matters of special importance to the Council)

- (a) 4.3 (c) July 4th Downtown Class “C” Noise Variance - Ward 2 - Councilor Tesler - CAN-DO (CD)

Motion: Move to approve staff recommendation to receive and file the report.

Motion by: Councilor Tesler
Seconded by: Councilor Nanke

Questions or Comments by: Councilors Tesler, Nanke, Clem, Rogers, and Mayor Taylor.

Action: Received and filed the report.

Vote:

Aye: Unanimous

Nay:

Abstentions:

- (b) 4.3 (j) Rezoning of the Downtown Boise Cascade Site - Ward 2 - Councilor Tesler - CAN-DO (CD)

Motion: Move to direct staff to immediately begin the process of negotiating a new zoning district with the largest property holder and any potential buyers that would include the downtown Boise Cascade that is consistent with the recommendations in the Urban Land Institute (ULI) Study.

Motion by: Councilor Sullivan
Seconded by: Councilor Tesler

Questions or Comments by: Councilors Sullivan, and Mayor Taylor.

Substitute Motion: Move to approve staff recommendation, directing staff to immediately begin the process of creating a new zoning district that would include the downtown Boise Cascade site that is consistent with the recommendations in the Urban Land Institute (ULI) Study.

Motion by: Mayor Taylor
Seconded by: Councilor Clem

Questions or Comments by: Mayor Taylor, and Councilors Sullivan, Tesler, Rogers, DeHart and Stucky.

Action: Directed staff to immediately begin the process of creating a new zoning district that would include the downtown Boise Cascade site that is consistent with the recommendations in the Urban Land Institute (ULI) Study.

Vote:

Aye: Unanimous

Nay:

6. **UNFINISHED BUSINESS:** (Any business held over from a previous meeting, other than public hearings and ordinances)

None.

7. **PUBLIC HEARINGS:** (Includes deliberations and deliberations from hearings held over from previous meetings). Public hearings will commence no later than 7:30 p.m.

- (a) Appeal of Final Decision of the Historic Landmarks and Design Review Commission of the Historic Review Case No. 07-03; 985 High Street SE - Ward 2 - Councilor Tesler - SCAN (CD)

Motion: Move to continue the public hearing until August 6, 2007.

Motion by: Councilor Nanke

Seconded by: Councilor Tesler

Questions or Comments by: Mayor Taylor.

Action: Continued the public hearing until August 6, 2007.

Vote:

Aye: Unanimous

Nay:

Abstentions:

- (b) Exemption from Competitive Bidding and Authorization for Direct Negotiations of a Contract for the 23rd Street SE Extension - Ward 2 - Councilor Tesler - SESNA (PW)

Persons Testifying: None.

For:

Against:

Neutral:

Organizations: None.

For:

Against:

Neutral:

Evidence Received From: None.

For:

Against:

Neutral:

Motion: Move to adopt staff recommendation to approve Resolution No. 2007-65, adopting findings in support of an exemption from the competitive bidding process and authorizing direct negotiations for street improvements for the 23rd Street SE extension and its associated neighborhood traffic mitigation measures.

Motion by: Councilor Tesler

Seconded by: Councilor Sullivan

Questions or Comments by: Councilor Clem, Rogers, and Mayor Taylor.

Action: Approved Resolution No. 2007-65.

Vote:

Aye: Unanimous

Nay:

Abstentions:

- (c) Approval of a Major Amendment to Remove Approximately Eight Acres from the Pringle Creek Urban Renewal Area - Ward 2 - Councilor Tesler - CAN-DO (UD)

Persons Testifying: None.

For:

Against:

Neutral:

Organizations: None.

For:

Against:

Neutral:

Evidence Received From: None.

For:

Against:

Neutral:

Motion: Move to approve staff recommendation to adopt Ordinance No. 97-07 to approve a major amendment to remove approximately eight acres from the Pringle Creek Urban Renewal Area (PCURA).

Motion by: Councilor Tesler
Seconded by: Councilor Sullivan

Questions or Comments by: Councilors Tesler, DeHart, Sullivan, Clem and Mayor Taylor.

Action: Ordinance No. 97-07 was advanced to first reading.

Vote:
Aye: Unanimous
Nay:
Abstentions:

- (d) Transmittal of Applicant's Final Written Arguments related to the Council Review of Planning Commission Decision - Comprehensive Plan Change/Zone Change No. 06-6 - Pacific Realty Associates, L.P. - 2500 Block of Boone Rd SE

Questions or Comments by: Mayor Taylor.

8. CALENDAR OF ORDINANCE BILLS:

8.1 FIRST READING OF ORDINANCE BILLS

- (a) Ordinance No. 96-07 Amending the Salem Water System Master Plan, and amending SRC 64.230 (**Public Hearing held May 29, 2007**) (PW)

Motion: Move to advance Ordinance No. 96-07 to second reading.

Motion by: Councilor Nanke
Seconded by: Councilor Sullivan

Action: Advanced Ordinance No. 96-07 to second reading.

Vote:
Aye: Unanimous
Nay:
Abstentions:

- (b) Ordinance No. 97-07 Approving a Major Amendment to the Pringle Creek Urban Renewal Plan to Decrease the Area of the Pringle Creek Urban Renewal Area - Ward 2 - Councilor Tesler - CAN-DO (UD)

Motion: Move to advance Ordinance No. 97-07 to second reading.

Motion by: Councilor Nanke
Seconded by: Councilor Sullivan

Action: Advanced Ordinance No. 97-07 to second reading.

Vote:

Aye: Unanimous

Nay:

Abstentions:

- (c) Ordinance No. 100-07 Relating to use of alcoholic beverages in parks; amending SRC 94.010 and SRC 94.195; and declaring an emergency

Motion: Move to advance Ordinance No. 100-07 to second reading.

Motion by: Councilor Nanke

Seconded by: Councilor Sullivan

Questions or Comments by: Councilor DeHart, Nanke, and Mayor Taylor.

Substitute Motion: Move to refer Ordinance No. 100-07 to a Council Subcommittee to come back with proposed revisions.

Motion by: Mayor Taylor

Seconded by: Councilor Nanke

Action: Referred Ordinance No. 100-07 to a Council Subcommittee to come back with proposed revisions.

Vote:

Aye: Unanimous

Nay:

Abstentions:

8.2 SECOND READING OF ORDINANCE BILLS

- (a) Ordinance No. 95-07 Declaring and proclaiming certain territory located SOUTH OF WARD DRIVE NE, WEST OF CORDON ROAD NE (4205 Cordon Road NE) annexed to the City of Salem, prescribing zoning and withdrawing the territory from Marion County Fire District #1 (Public Hearing held May 29, 2007) - (CD)

Action: Approved Ordinance No. 95-07.

Vote:

Aye: Unanimous

Nay:

Abstentions:

- (b) Ordinance No. 98-07 Adopting an Amended and Restated Intergovernmental Agreement for the Regional Automated Information Network (RAIN) (PD)

Action: Approved Ordinance No. 98-07.

Vote:

Aye: Unanimous

Nay:

Abstentions:

9. MANAGEMENT REPORTS

None.

10. PUBLIC COMMENT: (Other than agenda items)

Appearances by:

Wendy Graves, 497 Senate Street NW

Topic:

Salem Community Drum Circle

Questions or Comments by: Mayor Taylor and Councilor Nanke.

11. NEW BUSINESS:

11.1 MAYOR'S ITEMS

- (a) Summer Music in Riverfront Park

Motion: Move that city staff develop a process that will allow the use of the amphitheater in Riverfront Park one designated evening a week from 6:00 p.m. to 9:00 p.m. for local music and entertainment from mid July through the end of September as long as there is not a prior paid reservation for the space, and that the city waive the parks use and noise variance fees for these events.

Motion by: Mayor Taylor

Seconded by: Councilor Tesler

Questions or Comments by: Mayor Taylor, and Councilors Nanke, Clem and Stucky.

Action: Directed City staff to develop a process that will allow the use of the amphitheater in Riverfront Park one designated evening a week from 6:00 p.m. to 9:00 p.m. for local music and entertainment from mid July through the end of September as long as there is not a prior paid reservation for the space, and that the city waive the parks use and noise variance fees for these events.

Vote:

Aye: Unanimous

Nay:

Abstentions:

11.2 COUNCILOR'S ITEMS

None.

12. ADJOURNMENT: 9:45 P.M.

Kellie Whiting, Deputy City Recorder