

**ROSEBURG URBAN RENEWAL AGENCY**  
**BOARD MEETING AGENDA**  
**September 14, 2015**



*o/c*  
*9/14/15*

**7:00 p.m.** **City Hall Council Chambers**  
***(Immediately following City Council meeting)***

---

1. **CALL TO ORDER:** Larry Rich, Chairperson
  
2. **ROLL CALL OF BOARD MEMBERS**  
Alison Eggers      Ken Fazio      Victoria Hawks      Steve Kaser  
Lew Marks      John McDonald      Tom Ryan      Andrea Zielinski
  
3. **CONSENT AGENDA**  
A. Minutes of June 22, 2015
  
4. **DISCUSSION ITEMS**  
A. Resolution No. UR-15-02, Proposed Acquisition of American Legion Post Property
  
5. **AUDIENCE PARTICIPATION**
  
6. **ADJOURNMENT**
  
7. **EXECUTIVE SESSION – ORS 192.660(2)**

---

Please contact the office of the City Recorder, 900 SE Douglas Avenue, Roseburg, Oregon, 97470; phone (541) 492-6866, at least 48 hours prior to the scheduled meeting time if you need an accommodation in accordance with the Americans With Disabilities Act. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

src

**MINUTES OF THE ROSEBURG  
URBAN RENEWAL AGENCY BOARD MEETING**

**June 22, 2015**

A meeting of the Roseburg Urban Renewal Agency Board was called to order by Chair Larry Rich at 7:51 p.m. on Monday, June 22, 2015, in the Roseburg City Hall Council Chambers, 900 SE Douglas, Roseburg, Oregon.

ROLL CALL

Present: Board Members Ken Fazio, Victoria Hawks, Alison Eggers, John McDonald, Lew Marks, Andrea Zielinski and Tom Ryan.

Absent: Board Member Steve Kaser.

Others present: City Manager Lance Colley, City Attorney Bruce Coalwell, City Recorder Sheila Cox, Public Works Director Nikki Messenger, Police Chief Jim Burge, Finance Director Ron Harker, Intern Kyle Morris, Management Technician Debi Davidson and Troy Brynelson of the News Review.

CONSENT AGENDA

Ryan moved to approve the following consent agenda items:

- A. Minutes of June 8, 2015 meeting.
- B. Award design services contract for the Spruce/Parrott Street Improvement Project to i.e. Engineering, Inc. for an amount not to exceed \$101,144.
- C. Award Stephens Street Improvements from Stewart Parkway to Newton Creek Project to Knife River Materials for \$812,861.80.
- D. Authorize a task order with Murray, Smith & Associates Inc. for \$107,094 for construction management services for the Stephens Street Improvements Project.

Motion was seconded by Fazio and carried unanimously

CHARLES GARDINER MULTI-USE PATH RECONSTRUCTION BID AWARD

Messenger introduced Engineering Intern Kyle Morris who was assigned the design of the multi-use path. After six months Morris will return to a school term, then spend another six months with a private engineering firm prior to completion of his final school term. His first assignment was to design the multi-path project. Morris will conduct project inspection and complete all required paperwork under direction of the City Engineer. At end of his internship Morris will make a presentation regarding his work. It was noted that the project requires removal of 15 trees – 24 inches in size or smaller because of safety concerns or interference with construction equipment. Fazio moved to award the Charles Gardiner Multi-Use Path Renovation Project to LTM, Inc. dba Knife River Materials, for \$116,440. Motion was seconded by Hawks and carried with Marks abstaining.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

  
Debi Davidson  
Management Technician

# ROSEBURG URBAN RENEWAL AGENCY BOARD AGENDA ITEM SUMMARY



---

## PROPOSED ACQUISITION OF AMERICAN LEGION POST PROPERTY

---

**Meeting Date:** September 14, 2015  
**Department:** City Manager's Office  
***www.cityofrosburg.org***

**Agenda Section:** Discussion Items  
**Staff Contact:** Lance Colley  
**Contact Telephone Number:** 492-6866

---

### ISSUE STATEMENT AND SUMMARY

The issue for the Board is to consider the potential purchase of the American Legion Post property located at 406 SE Oak Avenue.

### BACKGROUND

**A. Board Action History.** This matter was discussed with the City Council/Urban Renewal Agency Board in executive session on June 10, 2013 and on August 24, 2015.

**B. Analysis.** The Waterfront Master Plan calls for the acquisition of the American Legion Post property for open space purposes. The City's contractor, Universal Field Services, has met with representatives of the Post to discuss that opportunity. Those representatives were in favor of the potential sale if agreement can be reached and an acceptable relocation is arranged.

In order to proceed further with negotiations, it is appropriate that the Board adopt a Resolution expressing intent to purchase the property. It is important to note, however, that the resolution does not include eminent domain because there is no intent to condemn the property. The purchase would only occur if all parties agree.

**C. Financial and/or Resource Considerations.** A recent appraisal (revised) for the property came in at \$190,000 which is reasonable for the property purchase but does not cover the cost of relocation and potential moving expenses. Funds are included for property acquisition in the Urban Renewal Capital Improvement Plan and in the 2015-16 Urban Renewal Budget.

**D. Timing Issues.** Any acquisition would need to be accomplished prior to expiration of the Urban Renewal District. Staff would like finalize the acquisition in a timely manner so that additional waterfront improvements can be undertaken while Urban Renewal resources are available.

### BOARD OPTIONS

The Board has the option to:

1. Adopt the attached Resolution No. UR-15-02 as presented.
2. Adopt the attached Resolution No .UR-15-02 with amendment.
3. Decline to take action.

**STAFF RECOMMENDATION**

Staff recommends the Board adopt the Resolution as presented.

**SUGGESTED MOTION**

I move to adopt Resolution No. UR-15-02 expressing intent to acquire property located at 406 SE Oak Avenue.

**ATTACHMENTS**

Resolution No. UR-15-02.

THE URBAN RENEWAL AGENCY OF THE CITY OF ROSEBURG, OREGON

A RESOLUTION DECLARING THE PUBLIC )  
NECESSITY FOR THE ACQUISITION BY )  
NEGOTIATION OF PROPERTY INTERESTS )  
AT 406 SE OAK AVENUE FOR THE )  
PURPOSES OF WATERFRONT )  
DEVELOPMENT )

RESOLUTION NO. UR-15-02

**WHEREAS**, Under and by virtue of the laws of the State of Oregon, the Roseburg Urban Renewal Agency is duly authorized and empowered to locate, acquire, construct and maintain waterfront development improvements as in the judgment of the Roseburg Urban Renewal Agency are necessary and proper for the area served by such system, and the Roseburg Urban Renewal Agency after declaring the public necessity therefor may acquire by purchase or otherwise, such real and personal property, interests therein and rights-of- way, as in the judgment of the Roseburg Urban Renewal Agency are necessary or proper to exercise its powers.

**WHEREAS**, The property subject of this resolution is located at 406 SE Oak Avenue, Roseburg, Oregon and is identified as Property ID R68904, .23 acres (“the Property”). The Property is identified on the Waterfront Master Plan and the Urban Renewal 2005 amendment as needed for the accomplishment of the objectives of the Plan (“the Waterfront Development Plan”).

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE URBAN RENEWAL AGENCY OF THE CITY OF ROSEBURG**, a public body created under ORS 457.035:

Section 1. Based upon the above findings, which are incorporated herein by reference and hereby adopted, the Roseburg Urban Renewal Agency Board does hereby find, declare and determine it necessary to acquire certain ownership in fee and/or easement to the Property in order to accomplish the objectives of the Waterfront Development Plan.

Section 2. The Roseburg Urban Renewal Agency Board does hereby direct that the City Manager shall institute negotiations with affected property owners to acquire the needed property interests described herein.

Section 3. The Roseburg Urban Renewal Agency Board hereby declares that the improvements above set forth are for a public purpose, are necessary for the public welfare, are the most compatible with the greatest public good and the least private injury, and are authorized under the laws of the State of Oregon and Charter and ordinances of the City of Roseburg.

Section 4. The Roseburg Urban Renewal Agency Board further declares that the real property interests described herein shall be used by the City of Roseburg for public purposes at the earliest possible date and, in any event, no later than ten years from the date this Resolution is adopted by the Agency Board.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
Chair, Urban Renewal Agency of  
The City of Roseburg, Oregon