

MINUTES OF DIRECTORS MEETING

LANE COUNTY MASS TRANSIT DISTRICT

November 7, 1972

The regular monthly meeting of the Board of Directors of Lane County Mass Transit District was held at the City Hall in Eugene, Oregon, on November 7, 1972, at 7:30 P.M.

Present were:

Craig Robinson, president, presiding
Leonard Wildish, vice president
Phyllis P. Loobey, secretary
Daniel M. Herbert treasurer
Fred Brunner
Gary Buell
Glenn E. Randall
Fred Dyer, general manager
Richard Bryson, counsel.

Absent:

None

MINUTES:

Reading of the minutes of the meeting of October 3, 1972, was dispensed with as copies had been sent to all members of the board and the general manager. On motion duly seconded the minutes of said meeting were approved as written.

PROPERTY:

Mr. Dyer presented the report of the sub-committee for acquisition of real property. The committee met with Charles Sparks and negotiated for his property at the intersection of East Fifth Avenue and High Street in Eugene and arrived at a negotiated price of \$275,000.00. Tentative agreement was reached by the sub-committee with Mr. Sparks on a lease for five years at a net return to the owner of 9% per annum, the district to pay all taxes, maintenance and insurance, in addition to the annual rental of \$24,750.00 payable in equal monthly installments. The price would include two cranes, a compressor and an intercom system valued at \$7,000. In addition to that personal property and the real estate, the owner would agree to make certain repairs and improvements at his own expense, including cleaning up the grounds and paving; repairing or replacing damaged corrugated panels; enclosing the east end of the open building; painting all trim; repairing the roof; painting the offices; enclosing the grounds with a security fence as a continuation of the fencing that is on the east end of the property; cleaning interiors of all buildings;

installing a 10,000 gallon fuel tank; and constructing an elevated grease rack. Cost of the work to be done by the owner was estimated at \$35,000. Mr. Robinson pointed out to the board that the appraiser, Charles Thompson, had appraised the real estate at \$196,000 and the appraiser, David Knox, had appraised the real estate at \$221,000; however, the Knox appraisal only covered 2.44 acres and if his figure was extended to include the approximately .64 acre which is reportedly included in the property to be vacated by the city situated presently within East Fifth Avenue, Mill Street and the alley running through the property in a north-south direction the extended appraisal would come to \$259,000.

On motion of Mr. Wildish, seconded by Mr. Randall, the board voted unanimously to enter into a lease-option agreement with Mr. Sparks for the rental of said real and personal property with option to purchase the same for \$275,000 on the terms and conditions outlined above with the understanding that if the option is exercised the district would receive credit on the purchase price for one-ninth of the rentals paid to the time of exercise of the option.

Mr. Bryson then presented to the board an indemnity agreement under which the district would agree to indemnify R. U. Bronson and Co., Inc. against liability due to the district's use and occupancy of the Bronson property at Fifth and Oak Streets, Eugene. Copy of the proposed agreement was filed with the general manager. On motion of Mr. Randall, seconded by Mrs. Loobey, the board voted unanimously to approve the indemnity agreement and authorize its signature by the general manager.

INSURANCE:

Mr. Dyer told the board that the insurance broker's report on liability insurance for officers and directors and his report on the umbrella coverage were not yet ready. He reported that the insurance company would write collision insurance on the buses purchased from Los Angeles at a value of \$8,500 per bus for a premium of \$195 per bus per year with \$500 deductible coverage. On motion of Mr. Randall, seconded by Mr. Herbert, the board voted unanimously to accept the collision coverage on the Los Angeles buses at the figures stated above.

PLANNING:

A group of about 22 people appeared before the board with Mrs. Marguerite Nordquist as their spokesman and appealed to the board for bus service for Coburg. There followed a discussion of the subject, including the possibility of the district conducting a feasibility study if the demand from the Coburg

area appears to justify it. Mr. Robinson asked the Coburg group to obtain and present to the district petitions signed by the interested parties and giving their addresses and then the general manager will make a feasibility study of the request.

OPERATIONS:

Mr. Dyer announced to the board that he is going to try a program of free bus service on the weekend or weekends after Thanksgiving.

TAXATION:

The board discussed the need to adopt a tax ordinance in December of this year. The general manager was instructed to bring his estimate for the district's need for tax revenues at the next board meeting.

CITIZENS ADVISORY COMMITTEE:

The committee chairman, Mr. Henderson, reported that the citizens advisory committee thinks that as its next major project after acquisition of buses, construction of bus shelters and acquisition of a garage property should be finding a location for and acquiring a bus terminal, as the committee feels that this is essential.

On motion by Mr. Brunner, seconded by Mr. Randall, the board voted unanimously to go on record as favoring the acquisition of a down-town bus terminal and to refer the matter back to the citizens advisory committee for a statement of criteria for such a terminal.

LEGISLATION:

Mr. Randall mentioned the meeting to be held on November 28th with the board of directors of Tri Met to consider legislative changes, exchange views and discuss mutual problems and urged the members of the board to attend that meeting.

FINANCE:

Mr. Dyer presented his financial reports for the month of October, 1972, and on motion duly seconded the board voted unanimously to approve payment of the bills as listed in said report in the total sum of \$111,005.06.

ADJOURNMENT:

On motion duly seconded, the board voted unanimously to adjourn.

Secretary