

REGULAR MEETING
OF
COLUMBIA GATEWAY URBAN RENEWAL AGENCY
THE DALLES, OREGON

FEBRUARY 14, 2005
IMMEDIATELY FOLLOWING COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS

PRESIDING: Vice Chair Dorothy Davison

AGENCY PRESENT: Jim Broehl, Mike Tenney, Joe Seckora, Chris Zukin

AGENCY ABSENT: Robb Van Cleave

STAFF PRESENT: City Manager Nolan Young, City Clerk Julie Krueger, City Attorney Gene Parker

CALL TO ORDER

The meeting was called to order at 7:15 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; Van Cleave absent.

APPROVAL OF AGENDA

It was moved by Seckora and seconded by Broehl to approve the agenda. The motion carried unanimously, Van Cleave absent.

APPROVAL OF MINUTES

It was moved by Broehl and seconded by Seckora to approve the minutes of the November 8, 2004, November 22, 2004, and January 24, 2005 meetings. The motion carried unanimously, Van Cleave absent.

ACTION ITEMS

Consider Rejection of Bids for Commodore II Parking Lot - ADA Access Project

Joe Seckora excused himself from discussion and deliberation due to conflict of interest. He moved from the dias to the audience area of the meeting room.

The staff report was reviewed by City Attorney Parker.

Joe Seckora said the document and drawings did not match up and footing calculations had not been included in the contract document.

It was moved by Broehl and seconded by Davison to reject the bid submitted by Civil Construction in the amount of \$45,761 for the reason that this amount exceeds the funds budgeted for the project; and allow the withdrawal of the bid from Joe Seckora Construction in the amount of \$16,064.65 without forfeiture of the bid bond based on a clerical error that fits the criteria under the Agency's rules for withdrawal of bids due to a mistake. The motion carried, Van Cleave absent, Seckora abstaining.

Approval of Second Amendment to Purchase Option on Wasco Warehouse and Milling Company Property

City Attorney Parker reviewed the staff report.

Zukin said the Urban Renewal Advisory Committee had discussed this issue and had agreed to urge the Agency and staff to work toward applying the cost of the studies to the eventual purchase price of the property. City Manager Young said staff had been working with the owners and they had agreed to apply a portion of the cost of the studies to the purchase price.

It was moved by Zukin and seconded by Tenney to approve the second amendment to the agreement with Cereal Food Processors, Inc. regarding the option to purchase real estate. The motion carried unanimously, Van Cleave absent.

Approval of Request for Proposals (RFP) for Engineering Analysis of Wasco Warehouse and Milling Company Buildings

The staff report was reviewed by City Manager Young with a recommendation to award the contract to Miller Consulting Engineers in the amount of \$25,000.

It was moved by Seckora and seconded by Tenney to award the structural engineering analysis to Miller Consulting Engineers in an amount not to exceed \$25,000.00. The motion carried unanimously, Van Cleave absent.

Approval of One Additional Month Extension for The Dalles Art Association Grant Deadline

The staff report was reviewed by City Attorney Parker.

It was moved by Davison and seconded by Zukin to grant a one month extension to March 4, 2005, with the condition that the project be completed and that the final billing, along with all required building permit inspection reports, be submitted for payment at the end of the extension period. The motion carried unanimously, Van Cleave absent.

OTHER BUSINESS

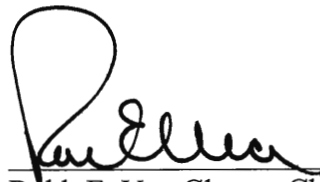
Broehl said if the Contract Review Board Rules to be adopted by the Agency had the same dollar amounts as the City Rules, he would not be comfortable adopting the Rules for the Agency. Broehl suggested spending limits for the Urban Renewal Agency be left as they are currently approved. It was the Consensus of the Board to leave spending limits in the Agency's Contract Review Board Rules at the current levels.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:41 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Robb E. Van Cleave, Chair

ATTEST:



Julie Krueger, MMC, City Clerk