

February 25, 2014

The Wayne Community Development Agency met in regular session at City Hall on Tuesday, February 25, 2014, at 4:05 o'clock P.M. Ken Chamberlain called the meeting to order with the following in attendance: Members Corby Schweers, Randy Larson, and Nick Muir; City Attorney Amy Miller; City Administrator Lowell Johnson; and City Clerk Betty McGuire. Absent: Members Cale Giese, Jon Meyer and Mark Lenihan.

Notice of the convening meeting was given in advance by posting in three places – City Hall, Wayne Public Library, and City Auditorium, on February 21, 2014, and a copy of the meeting notice and agenda were simultaneously given to the members of the Community Development Agency. All proceedings hereafter shown were taken while the Agency convened in open session.

Chair Chamberlain advised the public that a copy of the Open Meetings Act was located on the south wall of the Council Chambers and was available for public inspection. In addition, he advised the public that the Community Development Agency may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

The first item of business was to elect a Vice-Chair for the Community Development Agency.

Member Larson made a motion, which was seconded by Member Schweers, to nominate Nick Muir as Vice-Chair of the Community Development Agency. Member Chamberlain stated the motion, and the result of roll call being all Yeas, with the

exception of Members Giese, Meyer and Lenihan who were absent, Chair Chamberlain declared the motion carried.

Member Schweers made a motion, which was seconded by Member Muir, to approve the minutes of the January 28, 2014, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer, and Lenihan who were absent, the Chair declared the motion carried.

There were no claims to be acted upon.

The next item on the agenda was consideration and action on an offer to purchase Lot 2 in Bressler Court, Western Ridge Subdivision for the sum of \$10,000 by BJ and Kari Woehler.

BJ and Kari Woehler were present to answer questions. They plan to start building this spring, and hopefully will be moved in by next spring. They would like to close in 30-60 days. This house is intended to be their personal residence, but they will be putting it up for sale right away, which is why they want a "First Right of Refusal" on Lot 3 in Bressler Court, Western Ridge Subdivision.

Member Lenihan arrived at 4:10 p.m.

Member Chamberlain stated the CDA has sold lots at reduced prices before and typically it carries a two construction season stipulation to have a certificate of occupancy. It will be the discretion of the CDA on what stipulations they place on this sale. Member Muir opined he thought the CDA should stay consistent.

Member Muir made a motion, which was seconded by Member Schweers, approving the offer to purchase Lot 2 in Bressler Court, Western Ridge Subdivision for the sum of \$10,000 by BJ and Kari Woehler.

Member Muir then amended his motion, which was seconded by Member Schweers, approving the offer to purchase Lot 2 in Bressler Court, Western Ridge Subdivision for the sum of \$10,000 by BJ and Kari Woehler, and to include construction to be completed within two building seasons.

Member Muir amended his motion again, which was seconded by Member Schweers, approving the offer to purchase Lot 2 in Bressler Court, Western Ridge Subdivision for the sum of \$10,000 by BJ and Kari Woehler, and to meet all subdivision requirements. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Meyer who were absent, the Chair declared the motion carried.

In regard to the “First Right of Refusal” offer, Attorney Miller stated that this document is filed with the Courthouse. If someone does want to make an offer on this lot, the Woehler’s would have a certain timeframe (7-14 days) in which to purchase the lot. If they do not purchase the lot, then it can be sold to another party.

Member Muir made a motion, which was seconded by Member Lenihan, approving the “First Right of Refusal” offer on Lot 3 in Bressler Court, Western Ridge Subdivision for the sum of \$15,000 by BJ and Kari Woehler, and to meet all subdivision requirements. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Meyer who were absent, the Chair declared the motion carried.

Member Schweers made a motion, which was seconded by Member Muir, to enter into executive session to protect the public interest so that Chair Chamberlain could update the Community Development Agency on the negotiations that have taken place to

date with Pacific Coast Feather, and to allow Attorney Miller, City Administrator Johnson, City Clerk McGuire, and Finance Director Braden to be in attendance. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Meyer who were absent, the Chair declared the motion carried, and executive session began at 4:25 p.m.

Chair Chamberlain again stated that the matter to be discussed in executive session, which is to protect the public interest, concerns the update on negotiations that have taken place to date with Pacific Coast Feather.

Member Muir made a motion, which was seconded by Member Larson, to resume open session. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Meyer who were absent, the Chair declared the motion carried, and open session resumed at 4:51 p.m.

Member Muir made a motion, which was seconded by Member Schweers to adjourn the meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Meyer who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:51 p.m.