

MINUTES

River Road Redevelopment Board Wednesday, November 3, 1993 City of Keizer Library

CALL TO ORDER Chair Bauer called the meeting to order at 7:05 p.m.

ROLL CALL The following members were present: June Abbott, Tom Bauer, Shannon Blake-Thiess, Art Gottfried, Mark Grenz, Mary Hardison, Tim Smith and Joe Van Meter. Also present was John Morgan, Community Development Director.

MINUTES A motion was made by Joe Van Meter and seconded by Mark Grenz that the Minutes of the October 6, 1993 Meeting be approved as read. The motion passed.

ANNOUNCEMENTS Mr. Morgan reported the City Council has adopted a chronic nuisance ordinance and will be hiring a code official whose job will be enforcement. If three convictions in a 6 month period are received by a landowner, the City can abate the property. The focus of the ordinance is to get the properties cleaned up. Mr. Morgan gave the example of some property on Cade Avenue. The Board discussed possibilities regarding that location. Mr. Gottfried asked about the cabinet shop on Cherry Avenue. Mr. Morgan said the ordinance speaks to dangerous and abandoned buildings or open where transients can get in. He said the ordinance might need to include derelict also which would include properties like that.

Mr. Morgan suggested the Cade property issue be put on the agenda for the following month for discussion. Ms. Blake-Thiess mentioned the City is deficient in parks in that area of the city and that might be considered for the property.

Mr. Morgan reported the UR tax rate came out at \$1.13 per thousand dollars. In the budgeting process next spring, a lid will be put on what will be accepted by the Agency, unless there is a dedicated project or debt reduction. Mr. Morgan also mentioned the letter which was sent to the Board of Directors of Salem Electric. Chair Bauer said he attended the meeting and the issue was tabled to be discussed in a following meeting.

In other announcements, The Fun Factory opened with seemingly small attention. The Salem Area Seniors are looking to relocate and build and are looking at two sites.

Mr. Morgan presented a plan by the Northside Alliance Church regarding

the old Folger's property. They are planning to buy the property, remodel the church, close several driveways, put parking in the back and would like to convert the hydrotube to a gymnasium. They have approached the City to have a new City Hall built and lease it to the City. The cost of \$15,000 per month would probably make the deal prohibitive although Mr. Morgan said much discussion had taken place in the past about getting the City Hall out on River Road. He suggested maybe the present City facilities needed to expand to Chemawa and try to add depth to that intersection.

Chair Bauer noted the whole plan needs to work for the Church to consider it. Mr. Van Meter noted the City will not want to spend \$200,000 a year in rent although the present building will have to be replaced in 15 years. Mr. Morgan said a structural analysis said the building is in better shape than expected.

Mr. Van Meter said if the church was thinking of a community center at the old hydrotube site, perhaps the Board should discuss it. Ms. Blake-Thiess suggested a possibility of a water park like Splash in Springfield, which would offer young people a positive area like a community center. Mr. Morgan said the Parks Committee will get charged by the City Council for studying the needs for recreation sites and that would be the time to discuss a park like that.

Mr. Morgan explained the present plan is to have the church own the gymnasium and it might be available for rent. It would be a quasi-public facility. Chair Bauer's idea was to expand the building and perhaps have some meeting rooms. He felt if the City wanted the Community Center to be theirs it could be. Mr. Van Meter said the Parks committee has discussed for 4 years the need for such a facility and it doesn't seem like the idea should be nixed in the beginning. It might be arranged to be a park and cost the taxpayers a minimal amount.

Mr. Morgan also commented about recent discussions with the Transit District about a transfer facility around the River Road Chemawa area. Joe Van Meter, Shannon Blake-Thiess and Art Gottfried, as his time permits, will be liaisons for the River Road Redevelopment Board.

Mr. Smith asked about the traffic circle on Linda. Mr. Morgan answered that Dick Woelk is working full time for the City at least until the first of the year and the work should be done in the next month. Also signalization is one of his major projects.

DISCUSSION

Access Management

Mr. Morgan said the physical surveying of River Road would probably be done the next day. He answered some questions about specific findings for driveway closings. He also reported the work done in looking for bus pullout sites. In the future, the bus will only stop at predefined locations

Design Standards

which should be no more than 800-1200 feet apart. The goal is to find 14 spots (7 on each side). Major generators like stores will be considered. The Board discussed quickly possibilities of closures, i.e. Greenwood. Mr. Morgan reported there had been a number of complaints about the new Hot and Now. The problem with color continues to be an issue. He asked the Board if they wanted his department to come up with some acceptable shades? Mr. Smith noted what a difficult task it is enforcing those standards. A work session may take place in the next few weeks.

ADJOURNMENT

The meeting was adjourned at 9:05 p.m. The next scheduled meeting will be Wednesday, December 1, 1993 at 7:00 p.m.