

MINUTES

River Road Redevelopment Board Wednesday, October 28, 1992 Keizer City Hall

- CALL TO ORDER** Chairman Bauer called the meeting to order at 4:10 p.m.
- ROLL CALL** The following members were present: Ed Bartlett, Tom Bauer, Arthur Gottfried, Jim Keller, Bob Keilbach and Tim Smith. Also present were Bill Peterson, City Engineer, Dick Woelk, City Traffic Engineer and John Morgan, Community Development Director. Guests included Councilors Newton and Koho and Mayor Orcutt.
- DISCUSSION OF PLAN DRAFT** Mr. Peterson discussed the issue of undergrounding utilities. In response to the questions raised at the Public Hearing, he stated he did not see cost and maintenance as a big problem. Since a storm drain was already planned, the utilities could be put in at the same time although in a different conduit. Mr. Peterson stated he was not aware of maintenance problems encountered with undergrounding. Some of the underground utilities in subdivisions were not buried in a conduit. Mr. Peterson will be talking with Salem Electric to discover how they decided on the cost.
- The Board discussed the presentation to the Council and asked the Councilors present to give suggestions regarding the Plan Draft. Councilor Newton stated that a lot of misinformation is being passed around. He will be putting together a matrix to see if the plan accomplishes his list of criteria, i.e. visual effects, pedestrian safety, quality with low cost, traffic improvement. He suggested some of the items may be expensive and high maintenance such as the brick and the light poles.
- Councilor Koho stated he will support the plan although there will be details he might question or oppose. He stated he just came from a neighborhood meeting regarding the removal of traffic lights. The group will be presenting petitions about the Sunset light. Mayor Orcutt asked if the plan was a draft. Mr. Morgan stated that it was and the final would be better quality. Mayor Orcutt said he would like to see the report more prioritized and with some sort of time line including coupling some projects, saving money and the procedure on getting the work done. Mr. Keilbach stated that some who oppose the spending of tax payer's money don't want to spend

money for anything, no matter how much information they receive.

Mr. Morgan pointed out that an error had been discovered on the notice for the Public Hearing which would require another notification. He suggested that the Public Hearing be held to gather more information and then the Board work on the Plan to report it back to the Council at a later date. He did not believe all the plan would be put on hold if this were done.

A motion was made by Mr. Keller that the Plan be submitted as a draft to the Council to circulate and then the Board would proceed. The motion was seconded by Mr. Smith. The motion passed , unanimously.

Mr. Smith encouraged all the members of the Board to be present at the Hearing. Councilor Newton asked that the Board give a recommendation along with other options. In regard to the question of undergrounding, Councilor Koho commented that Salem Electric's record for outages is 2 minutes per customer per year as opposed to the national average of 2 hours.

Mr. Woelk began to discuss the traffic light situation. He gave the Board the 11 warrants which are used to determine the need for traffic signals. The light at Cummings meets 4 out of the 11 in the school year. Sunset does not meet any of the warrants. He noted that all of the accidents at that signal are from people disregarding the signal. The Board discussed the possibilities including removal of all protected left turns, progression synchronization, and widening of streets. Mr. Gottfried felt the main streets should have left and right turn lanes.

The Board discussed Tax Increment Financing. Mr. Morgan explained a part of the concept that helped with the complexities. Concerns were voiced by Councilors and Board members regarding compaction under the \$10.00 limit and the future of Urban Renewal.

The Board will not have its regular meeting on November 4th because of the City Anniversary party.

ADJOURNMENT

A motion was made by Bob Keilbach and seconded by Arthur Gottfried that the meeting be adjourned. The meeting was adjourned at 6:05 p.m.