Keizer Urban Renewal Board Minutes
Regular Session
Wednesday, October 25, 2006 @ 5:30 p.m.
Keizer City Hall – Council Chamber

1. **CALL TO ORDER**
   The meeting was called to order at 5:30 p.m.

2. **ROLL CALL**

   Present:
   Stuart Crosby, Chair
   Greg McLeod, Vice Chair (5:35)
   Rich Duncan
   Brandon Smith
   Christine Stimson
   Garry Whalen, Parks Representative
   Doug Schneider, Planning Commission Representative
   Troy Nichols, Council Liaison (5:45)

   Absent:
   Anthony Rayhel
   Christine Dieker

   Staff Present:
   Nate Brown, Community Development Director
   Sam Litke, Senior Planner
   Debbie Lockhart, Deputy City Recorder

3. **APPROVAL OF MINUTES.**
   September 27, 2006 ~ Stuart Crosby pointed out that "pay-offs" should be "pay-outs" on page 2 and Brandon Smith noted that he was not absent at the meeting but arrived 5 minutes late. <u>Brandon Smith moved to approve the minutes as corrected. Garry Whalen seconded. The motion passed as follows:</u> Crosby, Duncan, Whalen, and Schneider in favor with Rayhel, Dieker and McLeod absent at the time of the vote.

4. **APPEARANCE OF INTERESTED CITIZENS** ~ None

5. **LOCKHAVEN/RIVER ROAD IMPROVEMENTS UPDATE** ~ See River Road Renaissance Update

6. **RIVER ROAD RENAISSANCE UPDATE** ~ Stuart Crosby reported that the committee had reviewed the latest construction drawing for improvements at the River Road/Lockhaven intersection and approved bollards to replace the guardrail at that intersection. Nate Brown added that the city engineer is working on developing structural details for the portion of the sidewalk which will overhang including details for anchoring the handrail. Discussion took place regarding setbacks and depths. Next meeting is November 28 at 5:30.

7. **KEIZER PLAZA UPDATE** ~ Mr. Brown reported that issues have surfaced relating to the driveway. The superintendent assumed that the driveway should be widened; the architect and Rob Kissler met at the site today to work on an acceptable remedy which will require revisions to the site plan. The Cash Store building will come down on 10/26.

8. **BASKIN-ROBBINS UPDATE** ~ Nate stated that the bench will be installed by the Transit District on October 31. Remedial efforts with planter irrigation have not yet been resolved.

9. **WEST COAST BANK GRANT REQUEST UPDATE** ~ Mr. Brown explained that the bank is going to contribute $12,000 into the project so there will be a water feature. The bank is working on details to improve the driveway to the north. There has been no contact to date from contractor regarding changes made to the plan.

10. **DAZY MAZE GRANT REQUEST** ~ Nate explained that the owner of Dazy Maze wants to apply for a grant to redo the sidewalk area in front. The proposal is for a 6 foot meandering sidewalk which would require a varying easement. He distributed a drawing and two bids adding that the bid from DeSantis would need to be adjusted because they included stamped concrete in areas where it was not planned. Following lengthy discussion regarding the construction weather window, inspections, combining this project with another project (Taco Bell), the requirement of three bids, revising the site plan to be specific and specific costs it was agreed to table this issue until next meeting.

11. **OTHER BUSINESS** ~ Members suggested that Taco Bell be contacted and encouraged to apply for a similar grant for comparable upgrades and possibly the project could be done in conjunction with the Dazy Maze project.

    Sam Litke distributed a summary of grants issued to date. Nate explained that $1.8 million is set aside for street improvements and $700,000 for the grant program. The summary shows budget and expenditures. Discussion followed regarding Willamette Valley Bank and the possibility of their receiving grant funding. A question was raised on whether or not new construction is eligible for urban renewal funds. Nate agreed to research this question. Nate pointed out that, until there are code amendments, new construction will not be required to provide the preferred wider sidewalks. Additional dialog then took place regarding projects over $50,000 and the open competitive bidding and prevailing wage requirement. Christine Stimson pointed out that Kat's Korner was for sale and was becoming an eyesore.

12. **COUNCIL LIAISON REPORT** ~ Councilor Nichols suggested that a strategy be developed to focus on particular areas. Discussion then followed regarding the Lutheran church, Java Crew and the old ARCO station.

13. **ADJOURN** ~ Meeting adjourned at 6:23 p.m.

Next meeting
December 7, 2006, Conference Room A

Approved:

12-7-06