Minutes
River Road Redevelopment Board
Keizer City Hall - Library
Wednesday, October 23, 1996

1. CALL TO ORDER

The meeting was called to order by Chairman Compton at 7:04 p.m.

2. ROLL CALL

The following members were present: Stan Compton, June Abbott, Velma Tepper, Tim Smith, and Mark Grenz. Joe VanMeter arrived at 7:38 p.m.

Also present were: Council Liaison Carl Beach, Community Development Director John Morgan, and Recording Secretary Nona Oxe'. Consultant John Spencer arrived at 7:20 p.m.

3. APPROVAL OF MINUTES

It was moved by Mr. Grenz that the Minutes of July 31, 1996 be approved. The motion was seconded by Ms. Abbott and carried, all present voting aye except Ms. Tepper who abstained from voting inasmuch as she was not present at that meeting.

Ms. Abbott and Mr. Compton were the only members currently present who had attended the August 28 meeting at which a quorum was not present.

There were no additions or corrections to the minutes of the August 28, 1996 informal meeting.

Referring to the July 31 minutes, Mr. Compton asked Mr. Morgan if a report had been received from the Fire Marshal on hydrants. Mr. Morgan answered that it had not.

4. APPEARANCE OF INTERESTED CITIZENS

Mr. Hugh Adams, 4090 River Road N., Keizer, entered into the record a letter requesting that something be done about clogged storm sewers in the area of N. River Road and Sunset Avenue. He verbalized information provided in his letter about overflow problems at the Baskin Robbins property during stormy weather, and the resulting flooding on his property. He provided a brief history of how the problem began in 1990 with the construction of a Cherry Avenue trunk line, and stressed that something needed to be done before doing proposed improvements to Cherry. He suggested as a possible solution that a trunk line be run from River Road on Sunset Avenue to the Willamette River to carry off drainage.

Mr. Morgan noted that at last Wednesday night's public meeting, Mr. Adams talked about the flooding problem at Baskin Robbins, and flooding damage to his home. As a result, Mr. Morgan had City Engineer Peterson's office look at the problem. They agreed that the 1990 improvements on Cherry Avenue blocked the intended flow to Claggett Creek. It was the Engineer's feeling that the least expensive and most doable solution would be to do a new line to the river. Mr. Morgan pointed out on a drawing the proposed route for a new trunk line.

Mr. Morgan stated that the City's Engineering Department liked the idea, and acknowledged that it someday would need to be done. Mr. Morgan posed the question to R3B, "Should the new trunk line be pursued--does it meet redevelopment objectives?" He pointed out that a similar situation existed with the Appleblossom storm drain, which was constructed with renewal dollars.

Ms. Abbott conceded that flooding had occurred at her business in that area only within the last few years.

Mr. Grenz felt that the line was probably needed for the Cherry Avenue project anyway to make Cherry Avenue function better. He didn't see this as an independent project, but part of the Cherry Avenue improvements. Mr. Morgan noted that in looking at costs, the Engineers roughly estimated it would run about $500,000, at the outside. Mr. Grenz suspected that it wouldn't cost more than the $375,000 spent for the Appleblossom line.

Mr. Morgan indicated that if the Board wished to pursue the matter, he would ask Preston VanMeter with Mr. Peterson's office to come up with details, and he would bring the issue back to R3B. R3B could then decide whether to recommend incorporating it into the Cherry Avenue Design Plan or the Urban Renewal Plan. He, however, saw it as unrealistic to think that anything could be done this winter.

A discussion followed regarding property that would be impacted, costs, timing, and budget impacts.

> <u>Mr. Smith moved to direct staff to pursue the idea of putting in the proposed storm drain down through Sunset, and to get better estimates of the cost of the project, and bring the information back to the December meeting for R3B to decide whether to recommend the project as an addendum to the Renewal District, or as part of the Cherry Avenue Design Plan. Ms. Abbott seconded the motion.</u>
>
> <u>The motion carried unanimously by those members present..</u>

Mr. Adams added that he has lived in his home for 60 years. He saw the present storm sewer system as inadequate as it stands. He felt that with the development of Cherry Avenue there would be a lot more concrete for water to come off, and that the City might want to consider running the trunk on through Cherry Avenue.

Residents of Cade Avenue were present to observe the discussion regarding Cherry Avenue.

Council Liaison Beach noted that he received a phone call from a party who lives on Cade to the effect that not all the homeowners want the property left as is. The caller indicated that he would like to see it developed. Councilor Beach suggested to him that he make a list of those for and against. **Nikki White,** from the audience, stated that she has a petition from that meeting showing overwhelming support for Cade to remain as it is. Mr. Smith stated that he attended the meeting and observed that about 95 % of the residents were in favor of not doing anything.

Mr. Smith suggested that as a courtesy to the Cade residents present tonight, the discussion of the Cherry Avenue Design Plan be moved up on the agenda, and in that context, the Cade Avenue issue be dealt with first.

Mr. Compton rearranged the agenda to accommodate the audience.

6. DISCUSSION

6.2 Cherry Avenue Design Plan

Mr. Compton stated that he would entertain a motion to the effect that nothing be done with Cade Avenue at this time, and that any money projected to be spent on Cade be redirected to other projects. And, that at sometime as the end of the urban renewal projects approaches, R3B come back and ask Cade residents if they would like the Board to reconsider Cade improvements.

> Mr. Smith moved that R3B recommend allocating "0" dollars to Cade Avenue at this time, and dedicating the dollars previously designated for Cade to the next priority of arterial streets from Cherry Avenue to River Road--in his mind Plymouth; and, not to abandon Cade Avenue in its entirety, but to reserve the right to come back to discuss it at a later time. Mr. Grenz seconded the motion.

Consultant John Spender interjected, as a technical point, that if the motion is approved, the Board probably should make a decision as to whether or not to include Cade Avenue in the Urban Renewal Plan. He noted that if not included in the Plan, it would take a major amendment process to add it at a later date. He noted that Cade, Plymouth, and Sunset are not now in the Urban Renewal Plan.

Discussion followed regarding whether or not to include in the motion to add Cade in the Urban Renewal Plan. It was agreed to discuss adding Cade, Sunset and Plymouth during discussion of the Urban Renewal Plan.

Les Cook requested that if the decision is to add Cade, a more extensive survey of the street be done.

The Motion carried unanimously by those members present.

Consultant John Spencer advised that there were no changes to the draft Cherry Avenue Plan since it was last reviewed by R3B. He recalled the basic recommendation--to make improvements to Cherry Avenue throughout its length. He noted that the attached drawings represented the final engineering and landscape plans. He pointed out that the Plan includes a recommendation for Iris, Cade, Plymouth and Sunset extensions. Mr. Spender stated that with R3B approval of the report, upon some minor refinement, it would be sent on to the Planning Commission. He acknowledged that one of the recommendations within the Cherry Avenue Plan is to amend the Urban Renewal Plan to add Plymouth, Sunset and Cade.

Mr. Morgan interjected that, procedurally, the document, if acted upon by R3B, will go to public hearing before the Planning Commission on November 13. Council will then hold a workshop on Monday, December 9 at 5:30 p.m. A Council public hearing, and hopefully adoption, will take place on Monday, January 20, 1997 at 7 p.m.

(Mr. VanMeter arrived and took his seat at the table.)

Mr. Morgan noted that, if adopted, the Cherry Avenue Design Plan will serve as a guiding force for staff to implement the things it calls for. Adoption will allow work to begin immediately to build Cherry Avenue. It will also allow work to begin immediately to build Iris Lane. He noted that since it changes the Comprehensive Plan and the zoning for property in the corridor, the stage will be set for a lot of changes to take place.

Mr. Morgan suggested that if the Board was prepared to take action, a motion would be in order to approve the Plan and recommend it to the Urban Renewal Agency for consideration and adoption.

Mr. Smith stated that at the open forum last week he got a sense from the community that almost everything in the Plan was acceptable to them. He noted that only two to five property owners might have major impacts on their properties. He felt that City could work with them, and there was no reason not to adopt the Plan.

Mr. Grenz moved to approve the Cherry Avenue Design Plan as presented, and to recommend it to the City Council for consideration and adoption. The motion was seconded by Mr. VanMeter.

Addressing the issue brought up by Mr. Smith of impacted properties, Mr. Morgan pointed out on the map a vacant lot at the SW corner of Bever and Cherry. He noted that the property owned by Jack Strickfadden is currently zoned Commercial Retail on the front side, and remains so in the Plan. The back is zoned RM. Mr. Strickfadden has requested that as all the rezoning occurs, the back be made Commercial as well. His reason was that when Cherry is widened, he will loose a fair piece of the front of the property. Zoning all the property Commercial Retail would give him a viable piece of ground. Mr. Morgan noted that since the back property is not proposed for Commercial Retail in the draft Plan, a motion to change the zoning in the Plan would be required if the Board chose to pursue the change.

Mr. VanMeter felt that if the change were approved, Commercial Retail zoning should be approved for the other side of Bever as well. Mr. Morgan noted that it already is.

> Mr. VanMeter moved to amend the motion to include that the Strickfadden property be zoned CM in total. The motion was seconded by Mr. Grenz.
>
> The motion to amend carried unanimously by those members present.

Mr. VanMeter asked how Cade Avenue was addressed in the Plan. Mr. Smith explained for him the action that was taken by the Board this evening before his arrival.

Mr. Spencer suggested that it might be appropriate for east/west streets priorities to be defined in the Cherry Avenue Plan. Mr. Morgan recalled that R3B had specifically adopted priorities for east/west connector street improvements. He suggested that the Board, by motion, restate those priorities and add the list to the Plan.

Before accepting a motion on the issue of east/west connector street priorities, Chair Compton called for a vote on the motion on the floor.

> The motion as amended carried unanimously by those members present.

Chair Compton indicated that he would now allow a motion to address the issue of the east/west connector streets.

> Ms. Abbott moved to add to the design plan for the Cherry Avenue corridor the east/west connecting streets of Iris Lane, Plymouth Drive, Sunset Avenue and Cade Avenue, in that prioritized order. Mr. VanMeter seconded the motion.
>
> The motion carried unanimously by those members present.

Mr. Morgan invited R3B members to attend the Planning Commission public hearing on the Cherry Avenue Design Plan on Wednesday, November 13 at 7 p.m. in the Council Chambers.

5. PROJECT UPDATES

Development Activity

Mr. Morgan reported that the sale of the property at the NW corner of River Road and Chemawa to "Walgreens" is expected to close just after the first of January. The store intends to be up and running by Summer. He acknowledged that the old building will come down and be replaced by a new structure. The feed store is moving to the Inland Marine building on River Road.

Mr. Morgan reported that the ordinance prohibiting auto-related uses around the River Road/Chemawa intersection was readopted by Council last Monday night. However, between the time the first ordinance expired and the new one was adopted, a gas station applied for a permit to build a station on the vacant piece of ground immediately south of the existing Chevron station.

Mr. Morgan noted that he has been working with some people who are looking at the corner of Bever and River Road as a location for a new retail building. It would require a zone change from Commercial Office to Commercial Retail. It was Mr. Morgan's hope that a land use proposal with a good design would come in for processing very soon.

Mr. Morgan reported that building permits are completed for a new retail building at Linda and River Road. It will house "Dazy Maze" as the primary tenant. An attractive building is proposed to be located up front on the street with parking in the rear.

Property Improvement Program

Mr. Morgan updated the Board on the status of two locations identified for focal points on River Road. He noted that at the River Road/Chemawa corner, staff worked with property owners of three of the corner properties; Schoolhouse Square, Wittenberg, and Shari's. He pointed out that all three had agreed to cooperate on a significant landscape theme for the three corners. Mr. Morgan noted, however, that with the sale of the Wittenberg corner, those plans were interrupted. The new developer has indicated that they will honor Mr. Wittenberg's commitment to the point that they intend that their building entrance will face the corner. Mr. Morgan had not yet seen the plans, but was enthused by their embracing the design concepts worked on by R3B. The store would not be immediately at the sidewalk--there would still be a tier of parking, possibly with a walkway. Mr. Morgan anticipates the formal proposal after the first of next year.

Mr. Morgan had nothing new to report with regard to the UNOCAL site. He noted that the sign no longer states "for sale," but now states "for lease."

Councilor Beach asked about the status of the "Fortune Cookie" property. Mr. Morgan pointed out that as long as they are complying with permit requirements, the City's hands are tied. Mr. Morgan noted that he is meeting tomorrow morning with Salem's building official, and will bring up the matter.

Returning to the issue of focal points, Mr. Morgan noted that an issue has come up with regard to the second location identified by R3B; the Iris Lane/Bi-Mart center corner. He noted that at staff level, agreement has been reached with the Transit District and Bi-Mart to cooperate on building a significant transit facility in front of Bi-Mart, on the north side of Iris Lane.

Mr. Morgan explained that a couple months ago Bi-Mart came to him for ideas about redoing the landscaping at their site. He suggested to them the possibility of a dollar for dollar grant. That coupled with Mr. Morgan's knowledge that the Transit District was interested in doing some nice terminals led to discussion of a landscaped bus pull-out. Mr. Morgan noted that the Transit District has money in this year's budget to do some nice shelters. $75,000 is available in the City's Urban Renewal budget to do pull-outs, and Bi-Mart has agreed to donate enough land to do a pull-out for two buses; about 105 feet.

Mr. Morgan noted that a huge isle currently exists between the last parking spot and the current landscaping. The project can be completed without Bi-Mart loosing a single parking spot. Mr. Morgan noted that the City's portion of the funding would come from right-of-way acquisition funds, and the property improvement program. He requested direction from the Board on whether to pursue the proposal.

Mr. Morgan responded to questions about the timing. He expected that the project would take about six months. He acknowledged that it would precede the proposed traffic signal. Mr. VanMeter was concerned about safety with no light in place. Mr. Morgan perceived that Iris Lane would be under construction by June. He suggested that the bus pull-out project might be targeted for the same time.

> <u>Mr. VanMeter moved to instruct Mr. Morgan to proceed with the discussions on a bus pull-out on the north side of Iris Lane on River Road by the Bi-Mart store, and that he report back to R3B periodically on this process. Ms. Tepper seconded the motion.</u>
>
> <u>The motion carried unanimously by those members present.</u>
>
> *River Road Redevelopment Project*
>
> Undergrounding Project

Mr. Morgan reported that the PGE lines are now down north of St. Edward's Church. The TCI lines are still up. PGE cut off the tops of the poles, so it is now TCI's responsibility to pull them out. Mr. VanMeter asked if the City could do anything about TCI getting the poles out. Mr. Morgan noted that if it becomes necessary, the City can do what it did with the previous Viacom delay--cut off the poles and leave their cable on the ground.

Mr. Morgan noted that one decorative light was put up in front of the Safeway store, just to see what it looks like. The rest are here, but not up yet.

Mr. Morgan reported that the City just entered into a contract with PGE to install the street lights. They will begin as soon as the power is underground.

Mr. Morgan noted that there will be a delay in installing the lights at the NW corner of River and Chemawa due to the sale of the Wittenberg property. The new owners will not break ground until January or February, necessitating the delay for that portion only.

As a side note, Mr. Morgan noted that decorative lights talked about for Iris Lane are not in the program or budget right now. He suggested that in the Spring, the Board might wish to revisit the issue to see how they might be achieved.

Banners

The issue will be discussed later in the agenda under "Christmas Decorations."

River & Chemawa corner project

Discussed above.

Sign Grant Process

Mr. Morgan reported that the process is now closed. Grants were awarded for about 20 signs totaling $25,085. At last Monday's Council meeting, funding was approved for all the requested grants. Mr. Morgan noted that a few "fairly notorious" non-complying signs remain to be dealt with.

Other Announcements

Mr. Morgan advised that Mayor Koho is proposing the creation of an Economic Development Commission. He noted that the proposal responded to many issues talked about by R3B. Mr. Morgan distributed copies of the proposal Mayor Koho presented to the Council last Monday night. The Council will be considering it on November 4.

Mr. Morgan noted that with the resignation of Mr. Smith and Ms. Blake-Thiess, there are currently openings on R3B. Councilor McGee's nomination for a replacement for Mr. Smith's position is expected to go to the Council on November 4. Mr. Morgan noted that Ms. Blake-Thiess was the Parks Board appointment to R3B. Since Mr. VanMeter is also on the Parks Board, there's a possibility that he may be appointed as their representative, creating another opening to fill his current position. Mr. Morgan suggested that anyone interested in being appointed contact City Recorder Tracy Davis.

Mr. Morgan stated that he was asked to make a presentation at the League of Oregon Cities conference on the topic "Creating Remarkable Urban Spaces." He noted that the people putting the program together had heard about Keizer's proposed focal points and the related design concept.

Relative to focal points, Councilor Beach brought up the issue of the poorly maintained Salem/Keizer entrance/exit structure. He noted that trees are broken off, the marker is distorted, and bark dust is scattered across the structure. He recalled that the Northwest Natural Gas landscape crew were supposed to keep it up.

Mr. Morgan stated that he had inquired about responsibility to maintain when the last problem occurred. In talking with the Salem street superintendent and upon doing other investigation, he found that the Northwest Natural Gas employees had agreed to maintain it for one year. Even though the first year had expired, they agreed to do the clean-up work that one time. Mr. Morgan pointed out that there is no formal organization with the responsibility to maintain the structure and landscaping.

Councilor Beach wondered if there might be a "garden club" in the area who would take on that responsibility. Mr. Morgan pointed out that the structure is within Salem. Mr. Compton suggested getting service clubs to take on the project on a rotating basis with Salem and Keizer alternating. Les Zaitz of the Keizertimes suggested having some McNary High School kids take a look at it as a possible project.

6.3 Amendment to Urban Renewal Plan

Consultant John Spencer deferred to Mr. Morgan to explain the proposed amendment. Mr. Morgan recalled that in 1990, the Council adopted two documents creating the Urban Renewal District and establishing the work of the district--the Urban Renewal Report and the Urban Renewal Plan. He named situations that would require an amendment to the renewal plan; adding a significant project, taking on a new expenditure, and/or adding land to the boundary.

Mr. Morgan recalled the work spent in developing the Chemawa Activity Center Plan, with the intention of adopting a master plan for the interchange and then doing a financing plan--by January 1, 1997. Mr. Morgan had perceived, all along, forming a renewal district encompassing the activity center, and leveraging financing methods. He noted that with the urgency of the stadium proposal, it became necessary to reassess how the necessary infrastructure would be financed. Mr. Morgan relayed the Urban Renewal Agency's direction to pursue inclusion of the stadium property within an urban renewal district by amending the existing Urban Renewal Plan to annex that area.

Mr. Morgan displayed a drawing of the revised Urban Renewal District. He noted that the statute allows adding 20% onto the existing district. The proposed addition is shy of that amount by about 1,000 SF. He pointed out that the amendment takes in the bulk of the Activity Center economic development area, the stadium site, and a prime office development site. He noted that it doesn't take in land north of the little league field.

Mr. Morgan explained that the Plan amendment must be adopted by the Urban Renewal Agency. Formally, R3B would not have to look at it, but since R3B is the citizen's advisory group for the renewal district, the Urban Renewal Agency referred it to R3B for comment. Procedurally, the request to R3B is to look at and act on the Plan amendment by way of a recommendation to the Urban Renewal Agency. The Planning Commission will hold a required public hearing on the amendment in November. The Urban Renewal Agency will then take it up at the November 18 meeting. Mr. Morgan noted that by requirement, a notice will go to every household in the community. It will be included in the next City newsletter.

Mr. Morgan reviewed the two documents--the Report on the Second Amendment to the Plan, and the Second Amendment to the Plan. He explained that the report is the findings, whereas, the Plan is the legal document.

In reviewing the two documents, Mr. Morgan pointed out where in the documents it would be appropriate to add reference to Cade Avenue and Sunset Avenue--Plymouth is already addressed in the amendment. He responded to questions about land acquisition, and the cost of project activities relative to the proposed amendment. In commenting on tax implications, he emphasized that the Report indicates that Council's direction to stay under the $1/1000 tax ratio can be maintained. He was unsure what effect the passing of measure 47, the "cut and cap" initiative, would have on the stadium project. Finally, he reviewed the urban renewal capital improvement program budget projections for FY 96-97 through FY 03-04, and presented alternatives for financing the City's commitment for the stadium-related improvements. He also explained how financing for the Cherry Avenue project would be affected by also doing the stadium-related improvements. Mr. Morgan pointed out the tax advantages the extended renewal district will provide, and the additional tax dollars that will be made available for River Road and Cherry Avenue.

> <u>Mr. VanMeter moved to approve the Report, and Second Amendment to the North River Road Urban Renewal Plan, with the addition of Cade Avenue and Sunset Avenue where appropriate, and to recommend adoption by the Urban Renewal Agency Board. Mr. Grenz seconded the motion.</u>

The motion carried unanimously by those members present.

The Board praised Consultant John Spencer for a job well done.

(R3B recessed at 8:55 p.m. and reconvened at 9:05 p.m.

6.4 Christmas Decorations

Ms. Abbott, Chair of the Banners Committee, reported that she met with the Chamber of Commerce to discuss what dollar amount they would need to purchase the additional Christmas light decorations. She advised that the Chamber is asking for a little over $3,900 to fill in the lights on the light poles. The new lights will coordinate with the ones the Chamber now has. She noted that if the Chamber has an answer by tomorrow morning, they can have the decorations delivered to them by November 20, ready to put up.

Mr. Morgan acknowledged that if approved by R3B, he will immediately have a check cut and delivered to the Chamber.

Mr. Morgan asked if someone had made sure that the new lights would mount on the new poles. Ms. Abbott noted that the new light decorations include all the hardware necessary for mounting. Mr. Morgan pointed out that the hardware is probably specific to the decorations--banners, when purchased, would still require banner bars.

Mr. VanMeter asked if Ms. Abbott would be coordinating the Christmas decorations with the banners. Ms. Abbott recalled that R3B had decided to let the Chamber take responsibility for the decorations and banners. She acknowledged that there will be no banners up during this Christmas season.

Councilor Beach asked if the metal straps that would be used to mount the lights would affect the metal or paint on the poles. Ms. Abbott answered that they would not.

Mr. Grenz moved to authorize up to $4,000 for Christmas decorations. Ms. Abbott seconded the motion.

The motion carried unanimously by those members present.

Ms. Abbott indicated that she would have the Chamber contact Mr. Morgan with the bill. She noted that she will continue working with the Chamber on a proposal for the banners. Mr. Morgan expected all the street lights to be up by the first of the year. He noted that if the intent is to have banners up for the Iris Festival, it will be necessary to move on the project right away.

6.1 Gateway - Lockhaven & River Road

Mr. Morgan reminded the Board that the initial request from Inland Shores for a property improvement program grant was for $50,000, half the cost to do the proposed corner landscaping and sidewalk project. After considering their request, R3B had recommended awarding $25,000. After considering the request, and R3B's recommendation, The Urban Renewal Agency Board approved a $10,000 grant.

Mr. Morgan stated that he expects Inland Shores to come back and inform the Agency that the $10,000 grant is unacceptable to do the project as proposed. Without a more substantial grant, they have indicated that the project would have to be reduced to a curb-line sidewalk with less enhanced landscaping. Mr. Morgan anticipated that Inland Shores would be requesting the extra money to do the more extensive project originally proposed. He perceived that they would agree to doing the project if the $25,000 recommended by R3B is allowed.

Councilor Beach responded to questions about the Agency Board's reasons for allowing only $10,000. He noted that only the concept was presented--it was not supported by maps or supporting information. With what was presented, the Agency Board saw the project as little more than a major welcome sign to Inland Shores, eligible for some property improvement program funds. He noted that the Agency was also looking ahead to the possibility that a substantial amount would be spent across the street on the City's property. Mr. Morgan acknowledged that Steve Ward from Inland Shores was unable to make it to the meeting and support the request.

Mr. Morgan noted that in addition to approving the $10,000 grant, the Agency Board directed staff to pursue landscaping proposals for the other three corners. He noted that probably nothing would be done with the 7-11 corner in the near future as Southland Corporation and John Hyder, owner and operator of the store respectively, do not own the land. With regard to the southeast corner owned by Powell Development, Councilor Keller, a tenant in the Creekside center, instigated a gentlemen's agreement with Powell that they will invest $6,000, matched dollar-for-dollar by the City, to do a $12,000 landscaping improvement. Mr. Morgan anticipated that the grant request would come to R3B at the November meeting. Mr. Morgan noted that he had suggested to Powell that if they would be willing to loose some of the parking spaces near the bridge and expand the landscaping area, it might be a significant enough project to look at under the major landscape category for 100% financing.

Mr. Morgan displayed a design proposal for the remaining corner, owned by the City. The proposal was prepared and submitted by Cascade Landscaping at staff's request. Mr. Morgan noted that the goal on the City-owned property is two fold: to hide the trailer park, and to create a "landmark." The estimated cost of the proposed project is about $25,000. Mr. Morgan noted that the landscaper, and the City's Public Works Department have both indicated that they could provide the maintenance. Mr. Morgan pointed out that the $25,000 proposal does not include a welcome sign which has been mentioned for the corner. He suggested that in addition to considering the proposal, the Board consider whether or not to pursue a sign, or readerboard at that location.

Mr. VanMeter saw no need to get involved with a readerboard.

Ms. Abbott suggested having a contest, allowing architects in the City to design a sign. She also indicated that her brother who designed gateways to Yellowstone Park, and is now staying at her house, might like to submit an idea.

Mr. Morgan responded to questions about the elevation at the site, and how the utility vault on the property would fit in with the landscape design.

In the ensuing discussion, concerns remained about the elevation at the site, the proposed Lodgpole Pines, the coordination of the design with the Inland Shores Project, and inclusion of a sign. Mr. Morgan agreed to bring the issue back next month for further discussion, and to have Greg Rand of Cascade Landscaping here to answer questions. Mr. Compton suggested that Mr. Morgan also find out who owns the 7-11 property and investigate whether or not it could be included, and that issues at the Creekside corner be firmed-up so that the Board can discuss the entire intersection improvements at one time. Mr. Morgan agreed that contracting all the improvements at once might be less money.

As a side note, Mr. Morgan commented that it occurred to him that with the expansion of the urban renewal district, the corner of Lockhaven and McLeod, owned by the City, would now be included. He noted that the Planning Commission draft of the Chemawa Activity Center Plan says that the City should retain the corner to do some kind of gateway structure. Its inclusion in the urban renewal district would provide a way for that to happen.

7. ANNOUNCEMENTS AND AGENDA INPUT

7.1 Regular Meeting - November 27, 1996

Noting the proximity of the November meeting to Thanksgiving, and the December meeting to Christmas, it was decided to combine the November and December meetings. The meeting was scheduled for December 4 at 7:00 p.m.

Mr. Compton acknowledged Mr. Smith's resignation from the Board. He thanked Mr. Smith for his participation on R3B since 1989, and noted that Mr. Smith's input and wisdom will be missed.

8. ADJOURN

The meeting was adjourned by Chair Compton at 9:35 p.m.