Keizer Urban Renewal Board
Minutes
Wednesday, September 26, 2001
5:30 p.m.
Keizer City Hall - Conference Room B

1. CALL TO ORDER-
Chair Wood called the meeting to order at 5:30 p.m.

2. ROLL CALL
The following members were present: Tom Wood, Rick Roemer, Greg Rands, Greg Frank, Stan Compton, Bob Plata, Jim Taylor (arrived at 5:35 p.m.) and Mike Gaynor (arrived at 5:38 p.m.)

Absent: Rick Curry

Also present were: Council Liaison Richard Walsh, Planning Director Maria Meier and Recording Secretary Cindy Perry

3. APPROVAL OF MINUTES FROM:
- **June 26, 2001**

Mr. Rands moved for approval of the June 26, 2001 minutes as written. Mr. Roemer seconded the motion.

The motion passed as follows:

AYES: Plata, Rands, Roemer and Wood (4)
NAYES: None (0)
ABSTAIN: Compton and Frank (2)
ABSENT: Curry, Gaynor and Taylor (3)

4. APPEARANCE OF INTERESTED CITIZENS
Chief Adams, Keizer Police Department-summarized the poor condition of the Police Department Building and how the size and layout of the building no longer accommodated their needs. He noted that due to employees' complaints air quality tests had been administered. Results of these tests were expected within the week.

Chief Adams requested assistance from the Urban Renewal Board in the form of making a recommendation to the Agency to use Urban Renewal dollars to build an adequate facility.

Jim Taylor arrived at 5: 35 p.m. and took a seat at the table.

Mike Gaynor arrived at 5:38 p.m. and took a seat at the table.

Chair Wood requested that this issue be addressed under New Business.

5. OLD BUSINESS

➢ ***Review of 7-11 Landscape Grant***

Planning Director Maria Meier reviewed the handout regarding the grant. She indicated that this grant was previously reviewed in May 1999. She attested that there were some issues regarding sleeving in the area for irrigation so this project never took place although it had been reviewed and approved by the Urban Renewal Board.

Ms. Meier requested that the Board review the proposal and determine if the grant should be awarded.

The Board reviewed and discussed the proposal from Cascade Landscape Management. The landscape plan was reviewed and Ms. Meier answered questions from the Board.

Mr. Rands indicated although Public Works had stated that the appropriate sleeving had been placed his crew was unable to locate the sleeving on the Lockhaven side. The Board discussed the irrigation issue and whether to authorize up to one-half any additional costs (asphalt cutting etc.) to ensure that the proper irrigation is installed.

Councilor Walsh expressed concern regarding the possibility that the landscaping at the corner of River and Lockhaven would cause a vision hazard for cars and pedestrians attempting to navigate the crosswalk.

After discussing the issue Mr. Rands assured the Board that appropriate steps would be taken to ensure that the vegetation planted would not cause a vision hazard.

Mr. Romer moved a motion to approve the Seven-Eleven Landscape Grant and to authorize one-half of any additional costs to ensure that irrigation is installed. Mr. Compton seconded the motion.

The motion passed as follows:

AYES: Compton, Frank, Gaynor, Plata, Rands, Roemer, Taylor and Wood (8)
NAYES: None (0)
ABSTAIN: None (0)
ABSENT: Curry (1)

Unocal Property

Responding to questions from the Board City Manager Eppley indicated that the Agency had moved forward with the plan of making this area a community focal point.

He noted that an Urban Renewal Agency meeting was scheduled for October 1, 2001 at 6:00 p.m. to address further concepts.

Budget Rent-A-Space Grant Application
Ms. Meier answered questions from the Board noting the staff report and letter submitted to the applicant.

Jug handle
Responding to questions, Ms. Meier indicated that the portion of property needed to develop the jug handle was not within the Urban Renewal District thus these funds could not be used for this. She noted that the city was reviewing alternate funds in an attempt to bring the project to fruition.

6. NEW BUSINESS

- ***Civic Center Master Plan***

Planning Director Maria Meier supplied a handout from AEI & Associates, LLC regarding the Indoor Air Quality Investigation and the adopted Facility Master Plan & Prioritization Plan through Resolution R94-705.

Staff recommended that the Board review the information and prepare a method to develop a Civic Center Master Plan.

Chief Adams reiterated his earlier comments regarding the overall condition and size of the building and urged the Board to make a recommendation to the Agency.

City Manager Eppley also reviewed the City Hall and Police Department structures. He suggested the possibility of public/private partnerships to enhance a Civic Center Plan.

The Board discussed suggestions of leveling the current facility and rebuilding or selling the facility and building on another site.

Mr. Compton stressed that it was time for the City to move forward and develop a Civic Center. He suggested that the property south of Bi-Mart could be considered as an area to build a new Civic Center. Mr. Compton felt this would be a good addition to the city and would assist with the rejuvenation of south Keizer. He went on to suggest that a Task Force be formed to review this opportunity.

Addressing Mr. Compton's suggestions Mr. Roemer felt it would be important to also note upcoming economic issues and form a timeframe and strategy before recommending that the current facilities be shut down.

The Board reviewed the 1994 Facility Master Plan remodeling costs, noting questions to staff regarding the possible value of the existing facilities, what a remodel might cost in

2001 dollars and the costs for a new facility. Funding was also addressed and whether urban renewal dollars could be spent and to what extent.

Chair Wood moved a motion to recommend to Council that a Task Force be created to review location, opportunities for private partnership and project funding. Mr. Compton seconded the motion.

The motion passed as follows:

AYES: Compton, Frank, Gaynor, Plata, Rands, Roemer, Taylor and Wood (8)
NAYES: None (0)
ABSTAIN: None (0)
ABSENT: Curry (1)

Ms. Meier indicated that the Board's recommendation would be forwarded to the Agency on October 1, 2001. She urged interested Board members to attend the meeting.

7. ANNOUNCEMENTS AND AGENDA INPUT
Mr. Compton left the meeting at 6:45 p.m.

No additional information was brought before the Board.

8. ADJOURN
Chair Wood adjourned the meeting at 7:00 p.m.