Keizer Urban Renewal Board
MINUTES
Wednesday, September 22, 1999
_5:30 p.m._
Keizer City Hall - Library

1. CALL TO ORDER
Chair Wood called the meeting to order at 5:35 p.m.

2. ROLL CALL
The following members were present: Tom Wood, Don Jensen, Jim Taylor, Greg Frank and Rick Roemer

Absent: Stan Compton, Rick Curry, Bob Ohm and Manny Martinez

Also present were: Consultant-John Morgan, Council Liaison-Jim Keller and Recording Secretary-Cindy Perry

3. APPROVAL OF MINUTES FROM:
- Special Meeting- May 11, 1999
- Regular Meeting - May 26, 1999
- Joint Meeting- August 25, 1999

Mr. Frank made a motion to accept the minutes of May 11, 1999; May 26, 1999 and August 25, 1999 as written. Mr. Jensen seconded the motion and carried, all present voting aye.

4. APPEARANCE OF INTERESTED CITIZENS
This is the time on the agenda for citizens to speak to the Board concerning items not on the agenda.

Tina Sloan, 5905 Radiant Drive, Keizer- Ms. Sloan expressed her concerns regarding the Chemawa Activity Center and how it would effect Radiant Drive. She questioned the Board as to what the City was asking the Task Force to accomplish and was alarmed that the property owners were only being allowed one individual to be part of the voting Task Force.

Responding to Ms. Sloan's concerns Mr. Roemer (Chair of the Task Force) explained who the Task Force would be made up of. This would include two members from the Planning Commission, two members from KURB, two Councilors, a Chamber member and one property owner. Mr. Roemer stressed the importance that as many property owners as possible attend the Task Force meetings to share ideas and concerns. He urged the property owners to come together to elect a liaison to act as their representative on the Task Force.

Ms. Sloan expressed her concern that the property owners have only one individual to vote for all of them. She felt this would be difficult to do.

Chair Wood thanked the audience for their input.

5. PROJECT UPDATES

No report was submitted

6. DISCUSSION

- ***Property Improvement Grants***

Mr. Morgan shared a drawing with proposed landscape improvements in front of the building on the corner of Weeks and River Road across from the bowling alley. Mr. Morgan explained that the owners of the property were seeking a property improvement grant. He noted that KURB's role would be to either make a recommendation or denial to the proposal. The grant would consist of a dollar to dollar match and as laid out by policy three bids were required with the agency paying up to 50% of the costs of the work acting as a reimbursement. Mr. Morgan went on to explain that only two bids were obtained because this was a busy time of year for landscapers and only two were able to give bids. Mr. Morgan shared that Cascade Landscaping bid was $8,531.00 and the second from DeSantis in the amount of $10,827.99.

Mr. Roemer brought up the issue of the differences in what each landscaper was bidding to do on the project.

Mr. Morgan indicated that in approving the grant KURB would also be approving the site plan for the project.

Chair Wood stated he would like to review a site plan from DeSantis.

Mr. Morgan shared that Kraft had awarded the contract to Cascade because it was the low bid with the hope of receiving the grant.

Chair Wood addressed the Board noting he felt this was an excellent way to use Urban Renewal Funds in the hopes of reaching more businesses along River Road for this type of improvement.

Mr. Frank noted he would vote no to the grant as he felt the bids should be taken off of the same spec.

<u>Mr. Jensen moved to approve the bid from Cascade Landscaping with the in-kind grant of up to 50%.</u>

Responding to questions Mr. Morgan noted that the grant was not to exceed 50% of the agreed upon amount.

Mr. Roemer felt he did not have enough of the facts and proposed that KURB agreed to pay $4000 worth of the cost of the project rather than half.

Chair Wood questioned the rationale to this proposal.

Mr. Jensen felt the owner had put some effort in to trying to upgrade the frontage on his property and hoped the Board would look favorably on the 50% grant.

There was discussion of who would maintain the Board and how would the placement of the Reader Board affect the future development of that property.

It was the consensus of the Board to keep the Reader Board in the Budget.

Mr. Morgan moved onto the next bullet point, which was ***Gateways Signs.*** He noted that the plan currently called for gateway signs at River/ Lockhaven and McLeod/ Lockhaven and requested the Boards input.

After further discussion it was the consensus of the Board to move the gateway project back until the year 2000-2001 adding a gateway sign at Lockhaven/McLeod and one farther north near the Meadows Park.

Mr. Morgan explained the concept of the **Plaza and Christmas Tree Square**, sharing sketches and the idea behind its use.

There were concerns whether this would be a property that the public would want to visit and if this area would be considered a city park and where the funds would come to maintain this area.

Mr. Morgan indicated his idea of this property would be more of a visual benefit to the city to remove the blight in that area.

As the Parks Liaison, Mr. Taylor offered to take this information to the Parks Board and Mr. Kissler to receive input on this area being assigned as a City Park.

Mr. Frank left at 7:04 p.m.

It was the consensus of the Board to review this again in the 2003-2004 Budget.

Mr. Morgan noted from the previous meeting that he felt the consensus of the Board was to drop the **paving materials from the crosswalks** and requested further input from the Board.

The discussion ensued over cost and maintenance.

It was the consensus to remove this item from the improvement budget.

Mr. Morgan noted that at the Boards suggestion he moved the completion of **Chemawa Road** to a high priority on the matrix. These improvements would include lighting, curbs, sidewalks and drainage.

Questions arose about the bridge on Chemawa and Mr. Morgan explained that this was outside of the district and the district was as large as allowable. He explained some of the strategies that could be used in the use of renewal money.

Responding to questions Mr. Morgan estimated for the completion of curbs, sidewalks and drainage to be completed from Rickman to Verda would cost approximately $500,000. He went on to note that the work on Chemawa would be similar to what had been completed on Cherry Avenue.

Mr. Morgan offered to speak with the City Manager to see what would have to be done in order to locate the funding and would bring back to the work session next month.

Chair Wood recommended that the Board review the possibility of the requesting that the City contracts someone to market the plan.

It was the consensus of the Board to leave this item in the plan.

Mr. Morgan shared that he would have a new draft of the plan for the Board to review at the Work Session on October 27, 1999.

- ***Bylaws***

Not discussed.

7. OLD BUSINESS
No old business was brought before the Board.

8. ANNOUNCEMENTS AND AGENDA INPUT
By consensus of the Board it was decided to dedicate the next scheduled meeting of KURB solely to the 21st Strategic Plan. The next meeting would be held Wednesday, October 27th at 5:30 p.m.

9. ADJOURN
Chair Wood adjourned the meeting at 7:55 p.m.