MINUTES

River Road Redevelopment Board
Wednesday, September 16, 1992
Keizer City Hall

CALL TO ORDER

Chairman Bauer called the meeting to order at 5:10 p.m.

ROLL CALL

The following members were present: Ed Bartlett, Tom Bauer, Doug Gatchett, Mark Grenz and Jim Keller. Also present were Alan Costic, Andy Leisinger, Eric Simonsen, Wayne Woosley, Jerry McGee, City Councilor and John Morgan, Community Development Director.

PLAN AMENDMENT

Mr. Morgan reported that a limit would need to be set on the bonded indebtedness allowed for the Urban Renewal Agency. Setting the limit is defined as a major Plan Amendment which will require an Agency Public Hearing and a notification to the citizens. He suggested a flyer might be the best vehicle to use and a subcommittee could put it together. He also suggested the Public Hearing before the Agency Board be set for November 2, 1992.

In regard to the debt level, Mr. Morgan explained the limit would need to take into consideration a second anticipated bond election in 1995 and the level of indebtedness from the 1993 bond sale that would remain at that time. A limit of 5 million dollars would probably cover the anticipated overlap. Prior to the bond sale, the Urban Renewal Agency will have to establish a rating through the Standard and Poor's process. Banks will offer proposals for the bond sale, a banking institution will be chosen to do the sale and then tax fee municipal bonds will be available.

UPDATES

Mr. Morgan reported on the work already being done in the Redevelopment area. Mr. Peterson, City Engineer, is working on a survey and Mr. Woelk, City Traffic Engineer, is working on the signal interconnect. A City staff committee will be finalizing the designation of streets to be closed.

Mr. Morgan also reported on a new Federal transportation bill which has funding for transportation enhancement projects in 12 categories. The categories are prioritized with "Pedestrian and Bicycle Enhancement" as number one. Mr. Morgan stated he had been asked about the possibility of using funds on Manzanita North for this type of project. The funds would be matched by the local agencies and SKATS will actually submit the projects which would compete with requests in the Valley and on the coast.

DESIGN TEAM UPDATE

Mr. Costic displayed a drawing of Iris Lane with the street realigned as requested by the Board in the last meeting. He said his office is continuing to work on the large sheet drawings which will be in the document and in
the presentation

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the presentation. He also handed out the 2nd draft of the Design Plan, asking for input and changes. He did a brief overview of the sections of the plan mentioning where additional material may be included.

The Board discussed the type of display they anticipated for the area business meetings and the City Council presentation. Mr. Keller asked for a more visual presentation. Chair Bauer suggested a model of Iris Lane. Councilor McGee commented that a model might be too much work, but the water color design would be very important for the Council presentation. Mr. Leisinger noted that the lighting company would offer samples of the lighting poles with banners if they would be useful. A choice of colors would also be available. Mr. Keller suggested using the long drawing of River Road and putting in the anticipated completion date for each part of the project. Mr. Morgan, Mr. Costic, Chair Bauer and Vice Chair Smith will work on the display.

INFORMATION UPDATE

Mr. Morgan distributed a sample driveway standard from another city which he felt included all the information needed for the Keizer situation. He asked the Board members to read the standards and offer comments at the next meeting. Mr. Keller asked if the changing of curb cuts might be unpopular with business owners. Mr. Morgan stated that it might but the City staff will be working in that area. Chair Bauer also stated for the record that those improvements to private property in regard to the changing of curb cuts will be paid for by the use of Redevelopment funds.

Mr. Morgan also discussed the design review process for new development. His suggestion was to create basic objective standards for specifics, i.e. color, type of building, driveways, site location, etc. and then have a design committee process for unique building designs. His goal was to have the process be relatively easy for developers. Mr. Grenz agreed, stating he would not like the method of gaining approval to be cumbersome. Mr. Keller liked the idea of a basic check with an appeal process rather than having all designs go through a review committee.

NEXT MEETING

The next Board meeting will be September 30th at 7:00 p.m at the City Hall. Discussion of the Design Plan will be the major agenda item. All Board members were requested to offer comments to Mr. Morgan or Chair Bauer as soon as possible.

ADJOURNMENT

A motion was made by Ed Bartlett and seconded by Jim Keller that the meeting be adjourned. The meeting was adjourned at 6:39 p.m.