JOINT
PLANNING COMMISSION,
KEIZER URBAN RENEWAL BOARD AND
CITY COUNCIL
WORK SESSION
MINUTES

Wednesday, August 25, 1999
5:30 PM
Keizer City Hall - Council Chambers

1. CALL TO ORDER

Acting in Mayor Newton's absence, Council President Whalen called the meeting to order at 5:32 p.m.

2. ROLL CALL

The following members were present:

City Council: Council President Whalen, Councilor Christopher, Councilor Keller, Councilor Moir and Councilor McGee

Planning Commission: Dan Nelson, Richard Inman, June Abbott and Bruce Anderson (arrived at ~~5:45~~ p.m.)
5:42 p.m. correction made 9/8/99 - CP

KURB: Tom Wood, Don Jensen (arrived at 5:42 p.m.), Rick Curry (arrived at 5:35 p.m.),
Rick Roemer, Stan Compton, Bob Ohrn (arrived at 5:50 p.m.) and Jim Taylor (arrived at 6:55 p.m.)

Also present were: Senior Planner ~ Amy Drought, Consultant ~ John Morgan and Recording Secretary ~ Cindy Perry

Not in attendance were: Mayor Newton, Councilor Campbell, Bill Wolf, Greg Frank and Jere Clancy

Council President Whalen noted a change in the agenda that would include ten-minutes to allow the appearance of interested citizens to voice their opinions regarding the work session headings. Also, under the work session heading the task force would be discussed prior to the Urban Renewal Strategic Plan.

3. APPROVAL OF MINUTES - July 28, 1999 and August 18, 1999

Councilor Moir moved for approval of the minutes of July 28, 1999 and August 18, 1999 with Councilor McGee's notation that he felt the calculations made by Prudential pertaining to tax income on Page five of the August 18, 1999 minutes were exaggerated. Councilor McGee seconded the motion and carried, all present voting aye.

APPEARANCE OF INTERESTED CITIZENS:

Bob Herberger, 2805 Chemawa Road NE, Keizer - Indicated that he was the chairman of the Chemawa Activity Area A property owners (LLC), but was speaking as an individual and a businessman. Mr. Herberger stated that he felt the task force should consist of the property owners, the City Council, KURB and the Planning Commission. He felt the first goal of the task force would be to determine the economic cost of the project, including the cost of the land, cost of providing traffic access to the land and the cost of bringing city services to the property. Mr. Herberger suggested the interchange be constructed similar to Woodburn's with a boulevard leading on and off the interchange. He indicated that after the economics of the project are determined that the task force invite realtors and developers to come before the task force to bid for the area.

Karen Amico, 3756 Cherokee Drive SE, Salem- Owner of property in Area A (5695 Ridge Drive NE) Ms. Amico was part of the Prudential Real Estate Team who gave the presentation at the last meeting. She indicated her satisfaction that the Chamber, the City and the property owners seem to be open to discussion to move the development forward. She strongly recommended a task force to allow the various groups to be educated regarding the various issues.

Sam Goesch, 1338 Marigold NE, Keizer- Mr. Goesch noted he was an alumni of the Keizer Planning Commission, the Urban Renewal Board and past president of the Chamber of Commerce. Speaking on behalf of himself he asked the Council to act boldly regarding the Chemawa Activity Center. He noted that prior studies had shown the possibility of a 25% decrease to Keizer Property owners if this area was developed. He felt the City would have to take the lead in financing the infrastructure and assembling the land to have the project move forward.

Wes Bouche', 1782 Riverrock Drive, Keizer-Felt task force was an excellent idea and should be made up of individuals who have a vested interest in the community.

Mitch Teal, 1418 Arabian Ave SE, Salem- Agreed that the task force was the key to move the project ahead. He commented on Councilor McGee's concerns regarding the amount of tax money that would be brought into the community and felt specialization in this area once the task force was assembled would be of benefit.

Councilor Keller expressed his concern to Mr. Teal that he felt the property owners should have the right to determine what the market value of their property is and use that as a starting point. He indicated that these primary things would need to be done first or the task force would be a waste of time.

Mr. Teal indicated that they had suggested funded appraisals for all the properties to establish a fair market value. He noted he did not feel it would be possible to bring together the property owners together to make this decision but an independent source would be needed to establish this price. Mr. Teal stated that he felt if a developer were to pay for these services they would expect some assistance from the City in the way of either funding of the infrastructure or condemnation.

Mr. Herberger noted a meeting would be taking place at his home next Wednesday to determine if the property owners were able to come together to present a price for their property.

Dale Johnson, 5862 Rindstone Court SE, Salem-Shared he was the Chairman of the Chemawa Northwest Property Owners Association and now is a member of the Chemawa Management LLC that had been working over the past year to consolidate the property. Mr. Johnson indicated that they currently have half of the acreage consolidated and are in support of the task force.

Responding to questions Mr. Johnson indicated that in Activity Area "A" had assembled approximately 50% of the acreages but was unable to give further details on this.

4. WORK SESSION

- **Urban Renewal Strategic Plan**

Mr. Morgan explained that KURB had been working on a draft of this document and he presented a copy of the current draft to the group and requested their input. Mr. Morgan also submitted some concept design plans for the corner of River and Chemawa Road and illustrated the concepts and objectives of this plan.

Written comments were submitted from Mayor Newton, Councilor Moir, Councilor McGee and Councilor Christopher with their suggestions of what should happen regarding the Urban Renewal Strategic Plan.

After a lengthy discussion if was the consensus of the group to note the following suggestion in the draft of the Urban Renewal Strategic Plan:

Major Capital Projects

- **Remove the idea of a plaza being placed at the corner of River and** Chemawa. It was suggested that KURB review the possibility of reselling the Unocal property and incorporate design standards to interested developers.
- It was also the consensus of the group to **remove the funding for decorative traffic signal poles at River and Chemawa Road.**

Gateways

- **Gateways would not be addressed in this budget.**
- **Proceed with Cherry Avenue Improvements (almost complete)**

Street Improvement Changes

- **Alder Street possibly moving the year up from 2004-2005.**

Property Improvement Program

- **Review on a yearly basis during the budget process.**

Mr. Morgan explained under the heading of *Other Capital Projects* a full list of these projects is shown in the Urban Renewal Budget.

Mr. Morgan went in to an explanation of a discussion with KURB regarding the haste in which the projects could be completed and how each option would affect taxpayers, the City and Staff. The three options included:

1. No Bonds 2. Selling Bonds 3. Acceleration of the closure of the urban renewal district.

After further discussions, Mr. Morgan shared that KURB would work on this draft for the next two to three meetings, which would be forwarded on to the Council after this time.

➢ **Task Force(taken out of order)**

Council President Whalen shared a handout that explained the history of the Chemawa Activity Center from pre-incorporation of the City up until 1997. He noted that the Council was willing to look at new proposals from housing, industry and commercial retail. He felt it was too early for the City to be part of the process. Council President Whalen indicated that the assembly of the land by the property owners and buyers would need to take place. Once that was done it could be brought before the Council to determine if any tax payer dollars should be part of this plan. He asked for the Planning Commission and KURB's feeling regarding the assembly of a task force.

Responding to questions Council President Whalen explained Prudential's proposed outline for the task force. (Copies of the outline were supplied to the group). He went on to explain that Council would recommend if a task force was in place that it be handled by an out source along with the property owners, if the Planning Commission or KURB wished to participate they could act as an enrichment. If the Council was to hold seats at the table they did not wish to be viewed as chairing or leading the task force.

At this point each member of the group submitted their opinion regarding the task force. Council President Whalen requested a show of hand in favor of the task force with a majority of hands in favor.

After further discussion it was decided that Rick Roemer would chair the task force, contacting representatives of the property owners from each of the areas and setting meeting dates. Also volunteering for the task force would be Don Jensen and June Abbott with Councilor McGee and Councilor Moir holding a seat at the table. Members that were absent from the meeting would be contacted to see if they were interested in holding a seat on the task force.

Responding to questions, Council President Whalen indicated he would like to see the task force proceed without bias from staff. He felt a key component would be the property owners reaching an agreement among them. He urged the task force to remember that they were not bound by the proposed agenda.

5. ANNOUNCEMENTS AND AGENDA INPUT

No additional information was brought before the group.

6. ADJOURN

Council President Whalen adjourned the meeting at 7:30 p.m.