Keizer Urban Renewal Board
Meeting Minutes
Wednesday, July 27, 2011 @ 5:30 p.m.
Keizer City Hall

CALL TO ORDER

Chair Greg McLeod called the meeting to order at 5:42 p.m.

ROLL CALL

Present:
Greg McLeod, Chair
Robert Hendricks, Vice Chair
Erick Peterson
Tyler Clark
Doug Tookey
Rich Duncan
Mike Hickman, KPIC Representative
Doug Schneider, Planning Comm. Rep.
Brandon Smith, Council Liaison

Absent:
Joe VanMeter

Staff Present:
Nate Brown, Community Development
Sam Litke, Senior Planner
Debbie Lockhart, Deputy City Recorder

APPROVAL OF MINUTES ~ Robert Hendricks moved for approval of the June 2011 Minutes. Erick Peterson seconded. Motion passed as follows: McLeod, Hendricks, Schneider, Peterson, Clark, Hickman, Duncan and Tookey in favor with VanMeter absent.

APPEARANCE OF INTERESTED CITIZENS ~ None

OLD/NEW BUSINESS

Planters at Bowling Alley ~ Community Development Director Nate Brown explained that this related to the improvements made at Town & Country Bowling alley. Originally the project was designed with a seat height wall which was subsequently deleted with the understanding that planters would be used instead. He explained that he had reviewed catalogs and found some that were reminiscent of bowling balls but they would cost $1,000 each to ship. Advantage PreCast in Keizer has indicated they could manufacture the planters for $475 each plus $120 each for coloring and there would be no shipping costs. Mr. Brown added that the Finance Director had closed out this project and there was $2,800 unspent so he was requesting $5,000 from the Board to take care of everything including planter irrigation.

Rich Duncan moved to approve $5,000 for bowling ball planters. Doug Schneider seconded. Motion passed as follows: McLeod, Hendricks, Schneider, Peterson, Clark, Hickman, Duncan and Tookey in favor with VanMeter absent.

Abby's Update ~ Senior Planner, Sam Litke, reported that this was probably the fastest project ever. He noted that the project came in within approximately $500 of the budget and that the contingency was used because part of the side street had to be ground up and repaved. Mr. Brown added that the art group wants to place a pad at the development and he met with the owner and worked out a suitable location. It will not be placed near the street to avoid vision problems but will be close to the sidewalk. The landscaper will move some plants around to accommodate the pad. He concluded his report noting that with Board approval, the funds will be released as soon as an invoice is received. Rich Duncan urged that the Urban Renewal sign be placed near the projects so that citizens are made aware of the benefit of urban renewal dollars.

Robert Hendricks moved to release the funds for this project according to staff's request. Rich Duncan seconded. Motion passed as follows: McLeod, Hendricks, Schneider, Peterson, Clark, Hickman, Duncan and Tookey in favor with VanMeter absent.

Evans Update ~ Mr. Brown reported that the colored and stamped concrete had been poured. He noted that he was somewhat disappointed with the layout of the sidewalk because it looked "squiggly"; but a sign, the water meter and the light pole affected the layout of the sidewalk. He voiced the hope that when the greenery is in place it will look better. Mr. Brown added that an easement from the chiropractor's office next door for the sidewalk transition was not granted so it will be tighter than what was anticipated. Discussion then took place regarding the difficulties of navigating a "squiggly" sidewalk for disabled persons, the need for approval of the sidewalk layout prior to pouring the concrete, developing a minimum radius for sidewalks, and landscaping.

OTHER BUSINESS

Urban Renewal Minor Plan Amendment ~ Mr. Brown informed the Board that the upcoming Council agenda included the results of Council direction to add a category into the plan for funding visitor information services facilities. This will be a minor amendment to the plan which will allow the agency to spend program income on such things as a visitor's information facility; it is not a decision to spend the money. The amount that can be spent is limited to $500,000 because it is a minor amendment. This action will simply add to the list of things that can be funded. Any specific project will come to the Board.

River Professional Center Improvements ~ Mr. Brown pointed out that the meandering sidewalk in front of the building was not funded by the City. He added that the chiropractor has asked if he could get grant money after the sidewalk was put in, but Mr. Brown had informed him that the purpose of the funding is to foster development and if it has already been built, it doesn't foster the development. Board members agreed. Mr. Brown voiced concern that the chiropractor might not want to spend money on trees and colored stamped concrete on the corner and asked if the Board would be willing to participate in those two items for a small amount and entertain a future grant application if he gets it in before he installs it. He noted that they have submitted a proposal to public works to overlay Main Street if the City is willing to pay a certain amount. Public Works Street Fund is considering that. Members of the Board supported this by consensus as long as it goes through the proper process.

COUNCIL LIAISON REPORT ~ Councilor Smith, filling in for Councilor Egli, reported that it had been a quiet month; a public hearing on the Fire District discussion will be held at the next Council meeting and discussion at the next Town Hall meeting will include Police and Fire funding.

ADJOURN ~ Meeting adjourned at 6:17 p.m.

Next meeting: August 24, 2011
Civic Center

Approved: 8-24-11