MINUTES

River Road Redevelopment Board
Wednesday, July 15, 1992
Keizer City Hall

CALL TO ORDER Chairman Bauer called the meeting to order at 6:00 p.m.

ROLL CALL The following members were present: Ed Bartlett, Tom Bauer, Mark Grenz, Mary Hardison, Bob Keilbach, and Jim Keller. Also present were Andy Leisinger, Landscape Architect, Eric Simonsen, Wayne Woosley, and John Morgan, Community Development Director.

APPROVAL OF MINUTES A motion was made by Jim Keller and seconded by Ed Bartlett that the minutes of the June 4, 1992 meeting be approved as read. The motion passed unanimously.

ANNOUNCEMENTS Mr. Morgan updated the Board on issues relating to Urban Renewal. The City Council passed the Urban Renewal Agency Budget as submitted. He and Mr. Kupper have begun discussions regarding the bond issue with banks. They met with Security Pacific and it was very positive. Interest is about 80% of the prime rate. The Agency will try to get a bond rating since they have no track record.
Chair Bauer asked if an Agent of Record could be chosen to shift some of the costs. Mr. Morgan said an independent Bond Advisory Council will do that or the Agency will go out for bids. In response to a question regarding defaults, Mr. Morgan stated the Bond issue would not be pledging the credit of the city. If there was a default it is possible the bond rating might be dropped.

Chair Bauer asked who the improvements belong to. Mr. Morgan stated the City will be the owner. The Tax Increment funding should arrive in November and since there is only the money carried over from last year, the need might arise for interim financing.

Mr. Morgan said there was no new development activity. The owner of the property wishing to sell to Pizza Hut got the Zone Change, but Pizza Hut is not obligated to use that property. The billboard is not going down at this time. Mr. Morgan stated the traffic problem will be revisited in 3-4 months and then the gate issue will be discussed again. Mr. Keller felt the gate is causing the problem it was there to fix. Mr. Morgan clarified that the

FMAGIC

recent Zone Change is conditional upon the development being a non-drive thru restaurant along with other stipulations.

Mr. Keller reported that a meeting would be held at 7:30 p.m. today, sponsored by the Chamber of Commerce to answer the questions of the local business community. He said there are lots of citizen questions and the slides would be shown along with discussions especially regarding the construction and its impact. The Chamber will serve as the resource Center during the construction period so that businesses can get up-to-date information.

UPDATE FROM DESIGN TEAM

The Design team showed maps of the projected median, street closures and signal changes. The Board discussed many of the areas and asked questions.

CITIZEN PRESENTATION

Mr. Val Davie and Mr. Stan Smith of the Keizer American Legion presented the plans of the Legion to build a Veterans Memorial in Keizer. The Legion Post wants to give a flagpole to be placed near the Memorial. The Memorial will include any person who has served in uniform at any time. Their first preference for location was the triangle at River Road and Cherry Avenue, if the civic space was to be there. Mr. Davie reported that the merchants are supportive of the idea.

The Legion was asking the Board for a place in the Design plan for the Monument and the Flag Pole. Mr. Keller spoke in support of the idea. Mr. Davie noted that the flag pole was already purchased. Mr. Davie did say the monument was granite and polished on all sides and the angles are set. There would be no limits and Veterans would pay to have their name engraved in the granite. Veterans would be solicited through the Legion magazine which goes out nation wide. The Legion would supply the flags if the City would put them up.

Chair Bauer was supportive of the plan and suggested the possibility of the Keizer School area.

WORK PLAN TIME LINE

Chair Bauer introduced the discussion on the work plan and time lines for the project. He said since technical questions are being asked then the people who can answer those questions probably need to be available. The Board is interested in knowing about U-turns and semantics. Mr. Woosley said that the team is farther along with the logistics and it was hoped the big maps shown in the meeting would generate questions. He encouraged the Board to have Dick Wolk, City Traffic Engineer, present at the next meeting.

Ms. Meier suggested the possibility of a field trip to view other cities where medians are being used. The Board discussed getting a bus and opening the trip up to interested merchants and citizens. Chair Bauer noted Mr. Keller could call ahead to the Chamber of Commerce to set up a meeting with local merchants to talk about their experience with the median relating to business traffic.

Mr. Morgan stated there has been some discussion regarding the possibility of the River Road Redevelopment Plan having a detrimental effect on the levy ballot in June. The Board will probably see a more complete draft in late September and the hearings and adoption would take place in October.

Mr. Keilbach asked if there had been studies done regarding the effects of a median on business traffic. Mr. Morgan said he had a technical study which showed that 55% of the merchants reported no difference. Mr. Woosley suggested the possibility of trying out a median where there is more street width and not too many businesses to give people a sample. The Board discussed possible locations.

NEXT MEETING

Chairman Bauer stated the **next Board meeting would be August 5th at 7:00 p.m**.

ADJOURNMENT

<u>A motion was made by Dawn Meier and seconded by Bob Keilbach for adjournment. The motion passed unanimously and the meeting was adjourned at 7:30 p.m.</u>