

MINUTES

River Road Redevelopment Board

Thursday, June 4, 1992

Keizer City Hall

CALL TO ORDER

Chairman Bauer called the meeting to order at 3:00 p.m.

ROLL CALL

The following members were present: Ed Bartlett, Tom Bauer, Doug Gatchett, Mark Grenz, Mary Hardison, Bob Keilbach, Jim Keller and Tim Smith. Also present were Alan E. Costic, AIA, Andy Leisinger, Landscape Architect, Eric Simonsen, Wendy Hart, Councilor Jerry McGee, and John Morgan, Community Development Director.

APPROVAL OF MINUTES

A motion was made by Ed Bartlett and seconded by Tim Smith that the minutes of the May 20, 1992 meeting be approved as read. The motion passed unanimously.

ANNOUNCEMENTS

Mr. Morgan reported on issues now before the Council. The Ackerly Communications billboard variance will be going to the Council for a hearing on June 15th. A variance request will be filed by SON Corporation regarding the billboard on the Taco Bell property and the issue will no doubt end up in front of the Council. Pizza Hut has also filed a variance application and will be on the Council agenda for June 15th at the location adjacent to the Taco Bell. Mr. Morgan also noted the billboard companies seem to be preparing to fight the Sign Code deadline for removal of billboards in 1997.

UPDATE FROM DESIGN TEAM

The River Road Redevelopment Board with the Design Team will report to the City Council, meeting as a Urban Renewal Agency, on Monday night, June 8 at 7:00 p.m. The goal is to share project visuals and the projected budget for the new fiscal year. The public will get their first glimpse of the work on Wednesday, June 10th at the Chamber of Commerce meeting. The meeting today will allow the Board to review the material prior to those meetings.

The present plan depicts the area of River Road from the south gateway to Lockhaven or Manzanita and will include:

- Center medians with U-turns at the signals and landscaping of street trees and planters similar to Pringle Park
- Work on the edge of the street with planters, bike paths, street trees, meandering sidewalks, etc.
- Rededication of a street through Bi-Mart with curbs, landscaping, possibly named Iris Lane, decorated with irises

FMAGIC

- Combination of existing signalized intersections with fairly regular spacing
- Placement of all utilities underground
- Water features at the north gateway (current Cinema), south gateway (Claggett Creek) and the triangle (possible city development area) where Cherry Avenue and River Road intersect
- Proposed street adjustments including blocking and cul-de-sacs

The Board discussed a potential concern regarding the number of available left turns. Chair Bauer felt the business community would find the median a shock and would need assurance of additional left turns. The team will try to arrange those turns at every intersection if possible.

Mr. Costic presented an outline of all the information previously discussed by the River Road Redevelopment Board. He also presented a video which showed before and after slides of 5 different locations in the Renewal District.

One of the issues yet to be discussed includes the level of involvement of the Board and the City in future development. Mr. Morgan noted that two concerns raised have been the pole barn next to the video store and the battery exchange store's color. Chair Bauer would also like to have something regarding mandatory undergrounding of power lines in new development.

The Board discussed the future location of City Hall and the possibility of moving to the center of Keizer. Mr. Smith noted there was a great deal of value in the present land where City Hall is located and it was acquired at a low price. Mr. Morgan stated the Council is working to square the property off.

A motion was made by Tim Smith and seconded by Mark Grenz that the conceptual designs presented by the team be adopted by the Board to go to the public.

The passing of the motion will allow Mr. Morgan to approach the owners of the potential street through the Bi-Mart Parking lot. In regard to any changes for the plan prior to the upcoming meetings, Mr. Smith stated the left turn access needs to be stressed. Mr. Grenz was concerned that turns would be available at every intersection which would make the situation the same as now.

The motion passed unanimously with the understanding that left turn lanes will be finalized at a later date.

**BUDGET FOR
FISCAL YEAR
1992-1993**

Mr. Morgan reported to the Board the updated Budget for the new fiscal year. The Assessor's office can not give the exact data regarding increased valuation and the percentage may be greater than 5%. The Urban Renewal slice would be about \$.91 making a combined tax rate for Keizer of \$8.40. If the proposed bond election was to pass, then the fiscal year ending fund balance of 1.8 million would give ample funds to move ahead, probably not requiring another bond election for 4 or 5 years.

Mr. Morgan delineated the procedure for adoption of the budget. If the Board adopts the present figures, they will be published in the newspaper. The budget will then go to the City Council, sitting as a Renewal Agency. The Council will be asked to call a meeting to adopt the budget on June 29th which will include a public hearing.

Chair Bauer asked for questions regarding the budget.

Tim Smith made a motion that the budget be adopted with the staff refinements. Ed Bartlett seconded the motion.

Mr. Morgan stated he is still doing some refinements and appreciated the opportunity for fine tuning. He will possibly write descriptions of the categories to make budget notes.

The motion passed unanimously.

The Board was urged to attend the City Council meeting on Monday, June 8, 1992 at 7:00 p.m.

NEXT MEETING

Chairman Bauer stated the **next Board meeting would be July 8th at 7:00 p.m.** The agenda will include the first draft of the report, a plan to review the process, a critique session and a debriefing from the community meetings.

ADJOURNMENT

A motion was made by Mark Grenz and seconded by Tim Smith for adjournment. The motion passed unanimously and the meeting was adjourned at 4:30 p.m.