Keizer Urban Renewal Board Minutes
Tuesday, May 25, 2009 @ 5:30 p.m.
Keizer City Hall

1. **CALL TO ORDER**
   Chair Rich Duncan called the meeting to order at 5:30 p.m.

2. **ROLL CALL**

   Present:
   Rich Duncan, Chair
   Greg McLeod, Vice Chair
   Robert Hendricks
   Erick Peterson
   A.J. Nash (Arrived 5:34)
   James Hauge (Arrived 5:40)
   Doug Schneider, Planning Commission Representative
   Brandon Smith, Council Liaison

   Absent:
   Bob Stai, KPIC Representative
   One Position Vacant

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

3. **APPROVAL OF MINUTES** ~ Greg McLeod moved to approve the April 2009 Minutes. Doug Schneider seconded. The motion passed as follows: Duncan, McLeod, Hendricks, Peterson and Schneider in favor, Nash, Hauge and Stai absent and one position vacant.

4. **APPEARANCE OF INTERESTED CITIZENS** ~ None

5. **OLD/NEW BUSINESS**

   Sonic Grant Request: Mr. Litke explained that the staff report spelled out the process for Sonic adding that the project was currently under construction. The funding request includes improvements on two streets (River Road and Hollyhock); bids have been received from two contractors for both the sidewalks and the landscaping. The project includes an owner-maintained water feature, a plaza and stamped concrete. Mr. Litke noted that reimbursement would be 100% on River Road and 50% on Hollyhock. Discussion followed at length regarding various aspects of the project and keeping the cost below $50,000 in order to avoid the BOLI "prevailing wage" requirements. Sonic representatives, William and Chris Pufall and Jimmy Crosby fielded questions regarding the bus stop, bids, water feature, supervision, retaining wall, traffic mitigation and various other project details.

Greg McLeod moved to accept staff recommendation for the project as modified: pricing to be $47,958 with a contingency of $2,000. Erick Peterson seconded. The motion passed as follows: Duncan, McLeod, Hendricks, Peterson, Schneider, Nash and Hauge in favor with Stai absent and one position vacant.

Town & Country Improvements Update: Mr. Brown reported that he had given the information to Carlson Veit and had left several calls for Mardi but she had not returned his calls. Board agreed to table this issue until Town & Country makes contact.

Copeland Property Street Frontage Grant Request: Mr. Brown reported that he had met with the owners on site and they now have a planting plan covering both properties. He is working with one of the owners who does not want trees included in the landscaping; the other property owner is enthusiastic and ready to go. Both parties are excited about the City participation in the paving. The next step will be getting bids.

Budget Review: Mr. Brown distributed the full Urban Renewal Budget stating that the document is fairly status quo this year. He explained that there used to be several other lines but because those items had not been used for several years, they have been removed. Discussion then took place regarding property values, sunsetting the District, options for the Board when the District sunsets, cash flow issues, the grant program and the River Road Renaissance program.

Greg McLeod moved to accept the recommended Budget as printed. A.J. Nash seconded. The motion passed as follows: Duncan, McLeod, Hendricks, Peterson, Schneider, Nash and Hauge in favor with Stai absent and one position vacant.

6. **ADJOURN** ~ Meeting adjourned at 6:43 p.m.

Next meeting: June 24, 2009
Civic Center

Approved: 6-24-09