



**ACTION AGENDA/MINUTES**  
**WEST SALEM REDEVELOPMENT ADVISORY BOARD**  
 Wednesday, July 6, 2011 - 7:30 A.M.  
 West Salem Public Library  
 395 Glen Creek Road NW  
[www.cityofsalem.net/WSRAB](http://www.cityofsalem.net/WSRAB)



This Action Agenda/Minutes is supplemented by an electronic recording of the meeting, which may be reviewed upon request to Urban Development.

**1. CALL TO ORDER AND APPROVAL OF AGENDA**

**Call to order:** 7:35 AM. **Roll Call:** Warren Bednarz-Chair; Joan Bennett;; EM Easterly; Chris Fischer; Paul Gehlar; and Jennie Reisch **Absent:** Alan Chen and Lyle Mordhorst.

**Staff:** Annie Gorski, Ralph Lambert, Therese Van Vleet **Guests:** Marvin Sannes and Tom Swirt

**Approve Agenda:** July 6, 2011. **Motion:** Motion to accept the Agenda as presented.

**Motion by:** Mr Easterly **Seconded by:** Ms Bennett

**Action:** Approve the Agenda as presented.

**Vote:** Aye: Unanimous Nay:

**2. APPROVAL OF MINUTES**

**Approve Minutes:** June 1, 2011 **Motion:** Motion to accept the June 1, 2011 minutes as presented.

**Motion by:** Mr Easterly **Seconded by:** Ms Bennett

**Action:** Approve the Minutes as presented.

**Vote:** Aye: Unanimous Nay:

**3. APPEARANCE OF INTERESTED CITIZENS**

None

**4. ACTION ITEMS**

**Election of Officers**

**Nomination for Chair:** Mr Bednarz **Acceptance:** Yes

**Nominated by:** Ms Bennett

**Other Nomination for Chair:** None **Acceptance:**

**Motion:** Appoint Warren Bednarz WSRAB Chair for one year.

**Motion by:** Mr Easterly **Seconded by:** Mr Gehlar

**Vote:** Aye: Unanimous Nay:

**Nomination for Vice-Chair:** Mr Gehlar **Acceptance:** No

**Nominated by:** Mr Easterly

**Other Nomination for Vice Chair:** Mr Fischer **Acceptance:** Yes

**Nominated by:** Mr Easterly

**Motion:** Appoint Mr Fischer WSRAB Vice-Chair for one year.

**Motion by:** Mr Easterly **Seconded by:** Mr Gehlar

**Vote:** Aye: Unanimous Nay:

**Request for \$45,000 Toolbox Grant - Marvin Sannes**

**Request:** 1) Exception to the \$20,000 grant limit to allow \$45,000 grant to re-point and seal exterior brick at the Old West Salem City Hall building, located at 1320 Edgewater St NW

**Action:** Recommend Toolbox grant exception to allow \$45,000 grant, subject to Agency approval.

**Questions or Comments by:** Paul Gehlar, Annie Gorski, and EM Easterly. Integrate signs about building and West Salem history into proposed way-finding sign network. Applicant must still meet Toolbox approval criteria.

**Motion:** Recommend exception to the grant limit in the amount of \$45,000.

**Amendment: Add to motion to acknowledge** the building is the only commercial property in West Salem listed on the National Register of Historic Places.

**Motion by:** Mr Easterly **Seconded by:** Mr Gehlar **Amendment:** Mr Gehlar

**Vote:** Aye: Unanimous Nay:

**Recommend FY 12-13 Projects for Bond Funding - Annie Gorski**

**Recommendation:** Approve costs for Second Street and related improvements; total cost estimate: \$3,500,000. Optional: install conduit and vaults for future undergrounding of Edgewater utilities during construction of Second Street.

**Action:** Approve Second Street budget as presented.

**Questions or Comments by:** Annie Gorski, Paul Gehlar (potential conflict as land owner near Patterson and Edgewater Street), Chair Bednarz, Joan Bennett, EM Easterly, Chris Fischer, and Marvin Sannes. Budget assumes Option 3 for electrical undergrounding and all sewer, water, and storm utility upgrades.

**Motion:** Tentatively approve budget as presented, subject to funding availability. If URA capacity to bond exceeds \$3,500,000, allow board to identify additional projects by October.

**Motion by:** Mr Easterly                      **Seconded by:** Mr Fischer

**Vote:** Aye: Unanimous                      Nay:

**Confirm FY 11-12 Project Descriptions - Annie Gorski**

**Recommendation:** Approve scope of Edgewater bulb outs so staff can solicit proposals for design and construction.

**Action:** Approve as presented

**Motion:** Approve as presented

**Motion by:** Mr Gehlar                      **Seconded by:** Mr Easterly

**Vote:** Aye: Unanimous                      Nay:

**Motion Fails for lack of votes**

**Questions or Comments by:** Annie Gorski, Ralph Lambert, Chair Bednarz, Paul Gehlar (declared potential conflict as he owns property near Patterson and Edgewater Street), Joan Bennett Jennie Reisch, EM Easterly, Marvin Sannes. Evaluate Patterson Street bulb-out (northeast corner) to ensure changes maintain safety and access for truck traffic. Add sidewalk from Gerth east to Animal Clinic to connect to Edgewater Greenway.

**Motion:** To adopt recommendation subject to evaluation of bulb-out on northeast corner of Patterson Street by traffic engineer evaluation and the addition of sidewalk between Gerth and the West Salem Animal Clinic.

**Motion by:** Mr Easterly                      **Seconded by:** Ms Bennett

**Vote:** Aye: Unanimous                      Nay:

**5. INFORMATION ITEMS**

**Action Plan Project Updates & Discussion - Annie Gorski**

Way-finding maps, sign specifications, and locations presented.

**Comments:** Add to West Salem map - West Salem Library, Salem-Keizer Transit station, and reference to Monmouth bikeway. Overlay maps with vinyl for graffiti. Evaluate sponsorship of signs as way to fund ongoing sign maintenance. Move map legend to white space, expand map to include more of Edgewater District.

**Questions or Comments by:** Annie Gorski, Chair Bednarz, Paul Gehlar, EM Easterly, Joan Bennett, Jennie Reisch, and Chair Bednarz

**Final Recommendation for Streamlining Zoning and Survey – Annie Gorski**

**Comments:** Code changes presented in memo will be formatted into Uniform Development Code format and presented to Council and Planning Commission this fall. Parking management strategy recommendations will require funding and may require additional staffing to implement.

**Motion:** Extend meeting 5 minutes (9:00 to 9:05 AM)

**Motion by:** Mr Easterly                      **Seconded by:** Mr Fischer.

**Motion:** Approve as presented

**Questions or comments by:** Annie Gorski, Chair Bednarz, Jennie Reisch, Paul Gehlar, EM Easterly,

**6. APPEARANCE OF INTERESTED CITIZENS**

**Appearance by:** Mr Sannes                      **Topic:** Employees park on Edgewater and then carpool into downtown for work; suggested signs to welcome bikes, skateboards, etc to the Edgewater District to draw distinction with downtown.

**Questions or Comments by:** Chair Bednarz

**7. NEW BUSINESS**

None

**8. ADJOURNMENT: 9:04 AM.**

**Transcribed by:** Therese Van Vleet | **Reviewed by:** Anita Sandoval | **Edited by:** Annie Gorski.