

LGBA Minutes February 6, 2018

Present: Keith Dickerson, Debbie Siegel, Mike Buck, Carolyn Krebs, Pete Mozena, Ken Sandblast, Paul Quandt, Bruce Goldson, Julia Fowler, Sally Fisher, Tatiana Gostev, Deanna Bitar, John DeCosta, Crystal Shum, Katy Kerklan, Meghan Phelan, Joe Buck, Steve Kaer, Allen Patterson

Minutes: Approved

Treasurer's Report: \$7424.56 membership is around 70 and has several outstanding membership dues. Please see Tatiana to update your membership.

Chamber Report: Annual Community Awards Dinner is March 17 at the Oregon Golf Club. Get your tickets for the dinner at the Chamber of Commerce. Links will be on the LGBA website and the Chamber of Commerce. Bring your partner or spouse for a chance to socialize with other members of the community. Donations are being taken for a Lake Grove themed auction basket.

Neighborhoods: CenterCal has another application and Waluga neighbors expect to be invited to another preapp.

Lake Grove Village Center: Mike Buck gave a report on cost estimates and explained that he gave a report to the City Council.

The Lanewood intersection needs a crosswalk and the post office is going to need access and u-turns at the Lanewood intersection. The stormwater infrastructure needs to be replaced throughout. New manuals for engineering and ODOT requirements make much of the current piping obsolete.

The water line serving businesses is deficient and needs replacing, but it will not help the problem with low water pressure. New development may need additional pumps in the future.

The construction costs are going up due to the improving economy. The estimate does include a 20 percent contingency.

The construction management cost has gone up. ODOT requirements are also driving up this cost. \$2.8 million is budgeted and OTAK has been hired to manage the construction. The City's Engineering Dept does not have the capacity to manage such a large 2 year project. At least two full time people are needed around the clock in addition to a manager. The pre-construction work is \$180,000 with OTAK.

Joe said the legislature is working on this problem where ODOT is escalating costs of almost every project. The transportation bond is coming and this red tape cannot be continued. Carolyn said the 60 percent plan was delayed by ODOT in a way that caused a big problem.

Ken explained that LGBA needs to be kept aware in order to make the project more manageable for businesses.

Katy said she is working on a communications plan and will be canvassing businesses and sharing information and making introductions. Details and schedules are still in the works but it is important to get contact information.

Steve asked if the project is fully funded and actually going forward. Crystal said it is fully funded and if it goes over budget it will impact phase 2 or public parking. The big question is how much it will cost since it will only be certain once construction bids come in.

Katy said she welcomes any help that we can give on marketing.

Current Events:

Mercantile/CenterCal is back and had another plan to present. It is all housing and retail and has parking in the middle. More meetings are planned for the neighborhood associations. Traffic analysis has been done. Concern has been about what kind of experience pedestrians will have as they walk by and through the development.

Redevelopment is happening at Oswego Mortgage with a signal and some changes to the location of the Marquess of Granby building.

Townhomes are being proposed at the intersection of Washington Ct and Boones Ferry.

The property adjacent to Wells Fargo is being redeveloped and a connection is going to be made with Riccardo's.

Dwight Schwab's property has gone to the city for a pre-app.

John asked if a link can be added on the website to the Planning Commission and the City Council.

Keith said Crystal's updates to the Chamber were useful during the other construction projects in the city.

Adjourned: 8:32 a.m.