



**CITY OF DALLAS**  
**Urban Renewal Advisory Committee**  
**Dallas City Hall**  
**187 SE Court Street, Dallas, Oregon 97338**  
**Tuesday, September 6, 2016 – 5:30 p.m.**

1 **MINUTES - DRAFT**

2 Members Present: Brian Dalton, Joe Koubek, LaVonne Wilson, David Shein, Jim Fairchild, and Bob  
3 Brixius

4 Absent: Rich Rohde, Ken Jacroux and Nancy Adams

5 Staff: Community Development Director Jason Locke, Planner Suzanne Dufner

6 Visitors: Beverly Shein

7 **CALL TO ORDER**

8 Vice-Chair Joe Koubek called the meeting to order at 5:30 p.m.

9 **APPROVAL OF MINUTES**

10 The minutes of the August 6, 2016 meeting were presented and approved with the correction of the  
11 meeting date.

12 **PUBLIC COMMENTS**

13 There were none.

14 **OLD BUSINESS**

15 Jason Locke provided an update on the installation of banner poles in the Downtown and noted the new  
16 poles will be up in 60 days. The poles will be placed slightly south of their current location.

17 Suzanne Dufner commented there are no new URA grants under review at this time. Staff will be  
18 sending out a notice to business and property owners this Fall to advertise the availability of funds.

19 The committee continued the discussion of future projects and prioritization from the last meeting.  
20 Jason noted Elaine Howard will be attending the next URDAC meeting to get her input and feedback.  
21 Jason reviewed the project list included in the meeting packet. Project #1 – 900 Block of Jefferson Street  
22 has been completed. Project #2 – 800 Block of Jefferson Street on the west side of Jefferson, is under  
23 review and will be the main project over the next several months. The project includes extending the  
24 sidewalk and adding landscaping where possible. A question was raised regarding whether the County is  
25 contributing to the project. Jason said they have not in the past but that he would ask them.

26 Projects #3, 4 and 5, - 700 - 800 blocks of Jefferson Street, not a lot of things to do with streetscape until  
27 the property gets redeveloped in the future. Jason mentioned the possible use of URA façade grant  
28 funding to help with the exterior of the building. Brian Dalton inquired about replacing the out-of-date  
29 Post Office sign on the corner of Jefferson and Mill streets. Because Jefferson Street is a state highway, it  
30 will require coordination with ODOT. David Shein asked what the \$5,000 was for on Project #3. Jason  
31 commented it was a placeholder for participation in a sidewalk project. The committee discussed the  
32 possibility of a mural on the building in an antique car theme to reflect the historic use of the property.

33 Project #6 – 700 Block of Jefferson Street (west side), is done.

34 Project #7 – 600 Block of Main Street (between Oak and Academy St), is in very poor condition and  
35 should probably move up the priority list. Staff recommended increases the cost estimate to \$20,000.

36 Project #8 – 700 Block of Main Street (between Oak and Mill St, east side of street), doesn't warrant  
37 tearing out the entire sidewalk width. Improvements to the sidewalk would complement façade grant  
38 improvements by Dominos and Pressed. Jason recommended moving the Main Street priority up to  
39 medium. The committee discussed using an incremental approach to the project versus the full project  
40 at one time. Committee members favored an incremental approach in a manner that supported the full  
41 improvement at a later date. Jason commented that about 3-4 feet of sidewalk would need to be  
42 replaced and approximately one-half of the street trees removed.

43 Project #9 – 700 Block of Main Street (between Oak and Mill St, west side of street), Jason  
44 recommended keeping the west side of Main St as a lower priority based on the condition of the  
45 sidewalk. Brian Dalton commented the west side of the street would likely be a higher priority with the  
46 redevelopment of the old grocery store.

47 Project #10 – 100 Block of SW Court Street (between Main and Church St), Jason recommended a  
48 sidewalk improvement similar to the project on SE Court Street in front of the IO building. This type of  
49 improvement would likely lower the project cost estimate to \$25,000-30,000. Adding new electric lights  
50 would add about \$20-25,000 to the project cost. This project would complete a gap in the existing  
51 sidewalk system within this block (Church, Mill and Main streets).

52 Project #11 – Washington Street, the committee discussed forming a partnership with the seniors when  
53 they develop the future parking lot. URA participation may be able to help with sidewalk improvements.  
54 The Committee discussed the importance of this area as the southern gateway entrance into Dallas.  
55 Brian Dalton mentioned the potential for creating a master plan for this area and Church Street as a long  
56 term asset to the Downtown area.

57 The committee discussed prioritizing Jefferson Street #1, Main Street #2, Court and Washington Street  
58 as #3 priority and that they would wait until they meet with Elaine Howard to finalize the project  
59 priorities. The Committee would also like to discuss with Elaine the feasibility of extending the life of the  
60 URA District. The Committee should come prepared to discuss their questions about urban renewal at  
61 the next meeting.

62 The next URA meeting will be held on Wednesday, October 5<sup>th</sup> (not Tuesday) at 5:30 p.m.

63 **NEW BUSINESS**

64 None.

65 **MEMBER COMMENTS**

66 None

67

68 **STAFF COMMENTS**

69 The last Tuesday on the Square will be an Art and Wine Festival held on Tuesday, Sept. 13<sup>th</sup> from 4 to 7  
70 p.m.

71 **OTHER BUSINESS**

72 The meeting adjourned from City Hall at 6:33 p.m.