

DALLAS DEVELOPMENT COMMISSION
URBAN RENEWAL AGENCY
Monday, August 20, 2012
Council Chambers

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5 The Dallas Development Commission Urban Renewal Agency Board of Directors met in regular
6 session on August 20, 2012, at 7:50 p.m. in the Council Chambers of City Hall with Brian Dal-
7 ton presiding.

8 **ROLL CALL**

9 Directors present: Jim Brown, Jim Fairchild, Beth Jones, Jackie Lawson, Kevin Marshall, Wes
10 Scroggin, Murray Stewart, LaVonne Wilson, and Ken Woods, Jr. Absent: Jackie Lawson

11 Also present were: Acting City Manager Kim Marr, City Attorney Lane Shetterly, Community
12 Development and Operations Director Jason Locke, Deputy Chief of Police Tom Simpson, Fi-
13 nance Director Cecilia Ward, Director of Administrative Services Robert Spivey, and Recording
14 Secretary Emily Gagner.

15 **REVIEW AND APPROVAL OF MINUTES OF JUNE 18, 2012, MEETING**

16 Chair Dalton asked for any corrections to the minutes. There were none and he declared the
17 minutes approved as presented.

18 **CHURCH STREET SIDEWALK REPLACEMENT**

19 Mr. Locke indicated the Church Street sidewalk replacement came as a recommendation from the
20 Urban Renewal District Advisory Committee. He commented that as the Board was aware, staff
21 was gearing up for the project on the 800/900 block of Main Street but in order to utilize existing
22 funds and keep the momentum going, he recommended doing a sidewalk replacement on the east
23 side of Church Street between Mill and Court Streets. He indicated the sidewalk ran along the old
24 Gale Hotel and the old Safeway building and was currently in terrible condition. Mr. Locke report-
25 ed the project would be exactly like the one further south on Church Street with a 9' sidewalk in-
26 cluding trees and irrigation. He estimated the cost would be about \$20,000 which included removal
27 of the old concrete, pouring new concrete, installing the irrigation, and the cost of trees, adding the
28 funds were available for the project.

29 Director Scroggin advised reinforcing the driveway aprons where staff knew there would be com-
30 mercial trucks. Mr. Locke explained all driveway approaches were poured at 6" in town, even resi-
31 dential areas, but in commercial areas, the City did require additional reinforcement.

32 It was moved by Director Marshall and seconded by Director Wilson to direct staff to proceed with
33 the Church Street sidewalk project. The motion carried unanimously.

34 **ARMORY PROPERTY UPDATE**

35 Mr. Locke indicated he had met with representatives from the Oregon Military Department (OMD)
36 regarding the armory site. He advised there was remediation still needed on the property from the
37 underground tank that was found, noting DEQ was requiring a Phase 2 investigation to ensure any
38 contaminants are gone. They estimated it would take another seven to eight months to receive a
39 letter of "No further action" from DEQ. Mr. Locke stated the sale was still on, but staff wanted to
40 make sure the Agency didn't accept liability for any issues. He noted the Agency may not have to

1 expend any money for the purchase of property this fiscal year, but could put off the actual pur-
2 chase until next July and pay the entire \$120,000 all at once.

3 Director Brown asked if the money was budgeted in a special fund. Mr. Locke explained there was
4 money in the budget for property acquisition and it was completely unencumbered.

5 Director Fairchild asked if it would be possible to get permission from OMD to spread some grass
6 seed onto the dirt. Mr. Locke indicated he first wanted to make sure there was no more major dig-
7 ging required on the site.

8 Director Stewart recommended Mr. Locke look into tying the property up with a sales agreement.
9 Mr. Locke agreed he wanted something in writing.

10 **OTHER BUSINESS**

11 There was none.

12 **ADJOURNMENT**

13 There being no further business, the meeting was adjourned at 7:59 p.m.

14 Read and approved this _____ day of _____ 2012.

15 _____
16 Chair Brian W. Dalton

17 ATTEST:
18 _____
19 Interim City Manager



Board of Directors

Brian Dalton
Jim Brown
Jim Fairchild
Beth Jones
Jackie Lawson
Kevin Marshall
Wes Scroggin
Murray Stewart
LaVonne Wilson
Ken Woods, Jr.

Staff

Interim City Manager
Jon Nelson
City Attorney
Lane Shetterly
Community Development
Director
Jason Locke
Finance Director
Cecilia Ward
City Recorder
Emily Gagner

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Dallas Urban Renewal Agency Board of Directors Agenda

Monday, November 5, 2012, 7:00 p.m. (following the City Council meeting)
Brian Dalton, Presiding
Dallas City Hall
187 SE Court Street
Dallas, Oregon 97338

All persons addressing the Board of Directors will please use the table at the front of the Board. All testimony is electronically recorded. If you wish to speak on any agenda item, please sign in on the provided card.

<u>ITEM</u>	<u>RECOMMENDED ACTION</u>
1. Roll Call	
2. Review and approval of minutes of August 20, 2012, meeting	Approval
3. Project Update	Information
4. Executive Session as authorized under ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.	
5. Other Business	
6. Adjournment	