



**City of Dallas
Urban Renewal District Advisory Committee
Council Chambers – City Hall
September 1, 2009, 5:30 p.m.**

Present: Chair Brian Dalton, Nancy Adams, Ron Dodge, Mayor Jim Fairchild, Randy Hunter Ken Jacroux, Chelsea Pope, Sue Rohde

Absent: Ken Wood, Jr. & Wes Scroggin

Staff: Community Development Director Jason Locke, and Recording Secretary Joanne Ballweber.

MINUTES

CALL TO ORDER

Chair Brian Dalton opened the meeting at 5:30 p.m.

APPROVAL OF MINUTES – August 4, 2009

The minutes of August 4, 2009 were approved as presented.

PUBLIC COMMENTS

Chair Dalton called for public comments. There were none.

OLD BUSINESS

Street Furniture Update

Jason Locke advised he has placed the order for two benches and one bike rack. They should arrive within 2 weeks. Chairman Dalton and Mr. Locke discussed where they would be placed in the City.

Urban Renewal Plan Update Status

Mr. Locke reported that Jeff Tashman came to Dallas about 2 weeks ago. Mr. Tashman received property tax information from Polk County and is reviewing the numbers to determine the maximum amount of debt.

Diagonal parking in 800 block of Main Street will be studied. Mr. Locke is determining what days to count traffic using the peak traffic hour of 5:00 p.m. to 6:00 p.m.

Mr. Jacroux and Mr. Locke discussed the size of district and how the City of Dallas is fairly limited in North Dallas by the acreage. They are focused on the district evaluation. The current flow is infrastructure heavy. The City needs to determine where the return on investment is going to be. The dollar amount is important.

NEW BUSINESS

Tree Planting in Downtown

Jason Locke reported on and discussed the number of vacant lots in downtown Dallas. The City will start by replanting the 800 block of Main Street. Mr. Locke met with Kristen Ramstad regarding the appeal and species of trees. Mr. Locke suggested to alternate different species. The trees planted will be appropriate for the area, taking into consideration the sun exposure etc. Late October is the proposed planting time. Main Street and Washington Street will be the focus for the beginning of the project. There is work that still needs to be done such as locates and the City's Public Works Department will need to perform some construction work on the sidewalks. There will be 5'x3' cutouts in the sidewalk for the trees. As an example, 800 block trees would be complimentary and by only planting a few we will be able to intersperse when more sidewalk work is done. Mr. Shein expressed his concern about planting now, when the sidewalk is going to be widened. Mr. Locke explained the width for walking between trees and business front and why that does not affect the tree planting time line. Mr. Locke added that the trees fit with the City's renewal plan and Tree City USA. The Urban Renewal Committee also discussed the size of root stock and cost of younger trees vs. older trees. Mr. Locke advised that he still needs to discuss the tree species with Ron Lines. Chair Dalton questioned the order that the trees would be planted, random in each block or same species per block. The Urban Renewal Committee agreed that symmetry as well as variety would be the best plan.

Directional Signs in Downtown

Mr. Locke stated based on the Green Works report, the City tried to do is take a theme and expand on what would be acceptable for Dallas. The Committee Members ruled out anything that would not be easy to read. In reviewing the samples all the committee looked for clarity, contrast, color and font combinations. Sign posts are going to be 10 ft. tall with a maximum of 6, only at key intersections. Mr. Locke is requesting feedback from the committee regarding colors and fonts. The Urban Renewal Committee discussed which colors and font combinations to use. Sue Rhode suggested colors that blend with the historical nature of Dallas. The majority of the Urban Renewal Committee Members preferred the maroon sample. Mayor Fairchild suggested one color be used for directional and another color for informational. Mr. Locke will check into getting one prototype each made of "City Hall" and "Polk County Jail"

Mr. Jacroux asked about "City Theme" logo colors. The Committee's goal is to make forward progress methodically. Need to make sure get right elements in the correct order.

MEMBER COMMENTS

City Manager Jerry Wyatt wants the now current silver light poles painted black

Contractor put sealer on the pavers on Mill Street. The City has received favorable comments on pilot project. Mr. Shein said he has received feedback about the color of the rusted tree grates that was not favorable. Mr. Locke advised they would patina to a darker color through the winter.

STAFF COMMENTS

None

OTHER BUSINESS

None

The meeting was Adjourned 6:30 p.m.