



**City of Dallas
Urban Renewal District Advisory Committee
Council Chambers – City Hall
June 2, 2009, 5:30 p.m.**

Present: Chair Brian Dalton, Nancy Adams, Ron Dodge, Mayor Jim Fairchild, Randy Hunter, Ken Jacroux, Chelsea Pope, Sue Rohde, Wes Scroggin, and Ken Woods, Jr.

Absent: Penny Cox.

Staff: Community Development Director Jason Locke, Planner John Swanson, and Recording Secretary Laurie Roberts.

MINUTES

CALL TO ORDER

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

APPROVAL OF MINUTES – May 5, 2009

The minutes of May 5, 2009 were approved as presented.

PUBLIC COMMENTS

Chair Dalton called for public comments. There were none.

OLD BUSINESS

Mill Street Demonstration Project Update

Locke reported we are pleased with the project from an operational and a public relations standpoint. Swanson reviewed the memo which lays out the project schedule, and stated it may be ahead of schedule. A preconstruction meeting was held that included 5-6 business owners and staff to answer questions and reassure them that the City would do what it could to keep the businesses open, impede access as little as possible, and keep them available for business, which appears to be going great. The demolition was done on Sunday without disruption to the theatre business. Swanson complimented the Itemizer-Observer article which was accurate and positive and answered questions. He added that the Chamber has not received any complaints. In the next few days the sidewalk will be poured and parking will be closed. The installation of the pavers is scheduled to start on the 15th and will take a few days. Swanson stated this has been a positive demonstration of our ability to communicate with the customers and provide good service. Businesses are asked to contact staff immediately with any concerns. This should be a good example of what to use for the larger scale Main Street project.

David Shein shared comments that he was over at the site talking to a workman and a business owner, who agreed and stated that even with just the sidewalk done so far, it looks better already. Locke explained that John Swanson is the lead on this project and Esteban Campos is a coordinator to make sure everyone works together well, adding that model has worked and we will continue this model.

Dodge reported that Commissioner Ritchey caught a kid writing in the wet cement and stopped him. Chair Dalton suggested a site visit following the committee meeting.

ODOT – Main Street Diagonal Parking Update

Locke reported that other priorities have been his focus so he will be touching base with Angela at ODOT tomorrow to see where they are with the traffic engineer. Scroggin asked if the diagonal parking would be able to be nailed down. Locke stated it is in the process and it will either be a yes or no answer. He added they wouldn't work on it if there was a considerable chance the answer would be no.

Jacroux asked about the proposed arbor design and needs to know what ODOT needs in terms of specs and pictures for the design. Locke explained that when the standards for the roadway designs are actually reviewed, ODOT would want to see a plan view drawing and rendering and placement is going to be the big issue. He has not heard any negative comments from the planners or engineers about the streetscape plan. Concerns would be impeding traffic, etc. Dalton presented the photos of the proposed arbor and explained it and the art is made of steel and is powder coated, so they are essentially vandal resistant.

Kurt Brees stated he constructed the arbor and explained a single leg design may be better for visual clearance, but he can build it any way the committee wants it designed. He will build it strong so it can't be damaged by people hanging on it. He added it's modeled after the "marine proof" standards. He gave the specs, explained it would be anchored in 4" concrete, and they will weld the anchor bolts and nuts together. He explained the size is 3"x4" posts, 8-1/2' tall, 2' wide and 5' long. Don Thompson is doing the artwork. It would be located by the Courthouse Coffeehouse. Locke noted the arbor installation is way in the future but it's pretty cool and it's good that it can be moved around. Scroggin explained the State has breakaway standards, etc. and Dalton assured that Public Works will check on that. Jacroux explained that the sample powder coat could be done in any color and the mini-committee's choice was a shiny forest green; he noted that two coating color is too complicated. He added that a bench could be installed underneath the arbor.

Scroggin asked about a watering system plan. Locke noted that conduit was placed in the ground so high and low voltage and irrigation can be easily installed. Brees added that electrical could be wired in the metal legs. Dalton suggested upper lighting.

NEW BUSINESS

Update of Urban Renewal Plan and Funding

Locke announced that he and City Manager Jerry Wyatt will be meeting in the next couple weeks with Jeff Tashman, the primary architect of the Urban Renewal Plan, to look at a few issues. He explained the plan and district are now five years old and there are some things that work, and some that don't. They want Mr. Tashman to know that and to do some recalculations, which will have an impact on decisions about either expanding the district or other changes. Locke stated he feels this district is too small and it did not allow for any major developable property as most was already developed, which defeats the purpose and means loss of huge opportunities. It didn't include the property at Jasper Crossing or the industrial area and they want to ask the Urban Renewal if they want to include that. They will also be checking on what was projected and what the results actually are. Dalton asked if it will include bonding. Locke confirmed it would. He explained that it will also help to determine if it is feasible to move forward on some projects from a financial standpoint. Tashman will only meet with staff at this time and then a final product with the information will be presented to the committee.

Dalton asked about available grants. Locke stated there is \$2 million plus of Federal dollars.

Dalton asked about plans for the downtown trees. Locke stated the dead trees on Main and Court streets are scheduled to be removed on or about June 15. He noted that samples have been sent in to a lab in Portland to check if disease or vandalism caused the damage, and there will be a report back to Council in a couple weeks. Dalton asked about replanting trees on Main Street. Locke stated that would be up to the Council, and stated he assumes replanting would occur on Court Street. Discussion was held about alternatives for the Main Street trees and Mayor Fairchild stated that would be discussed at the next Council meeting.

MEMBER COMMENTS

Pope reported on the first downtown beautification day of May 16. There were 23 volunteers that put in 70 hours of cleanup with almost everything needed being donated. They received approximately \$1,200 in donations. The Itemizer Observer will have a pictorial article in the June 3 edition. She stated it would now be an annual event to be held pre-Summerfest in May or June. Mr. Brees noted there is a pile of brush behind La Herradura. Mayor Fairchild stated it must have been missed, and Locke confirmed he will make sure it is taken care of.

STAFF COMMENTS

There were none.

OTHER BUSINESS

Chair Dalton reported the muralist started the mural on the motel wall across the creek from the Arctic Circle.

Chair Dalton announced the next meeting is July 7. Locke stated that the agenda could include starting to look at street furnishings as there are many options and opinions on the subject. He explained that there will not be a lot of stuff there but with the pavers in the design there is a lot of flexibility. He reported that the decorative black posts are at the public works lot and will be installed in the Mill Street project and the tree grates are attractive also. Jacroux asked about replacing the cobra lighting. Locke stated the lighting has not been decided on and will not be changed yet. As previously discussed, decisions will need to be made about the different types of fixtures such as over-hanging or up-lighting, and that will need to be approved by PP&L. He advised that lighting decisions can be challenging.

Locke reported that Roger Pope of Visual Media was designing three different types of informational and directional signs, which should be ready for review at the next meeting.

In response to a question, Locke confirmed that references to "furnishings" include trash cans, benches, bicycle racks, etc.

There being no other business the meeting was adjourned at 6:05 p.m. There was a site visit of the Mill Street project immediately following the committee meeting.