

**City of Madras
Madras Redevelopment Commission
Official Meeting Minutes
June 16, 2009**

I. Call to Order

The Madras Redevelopment Commission (MRC) meeting was called to order by Vice-Chair Melanie Widmer at 5:32 p.m. on Tuesday, June 16, 2009 in the Madras City Council Chambers.

Members in Attendance:

Vice Chair Melanie Widmer; Commissioners: Tom Brown, , Kevin O'Meara, Blanca Reynoso, Helmer Wallan.

Members Absent:

Chair Patty Woll; Commissioners: Carolyn Fording and Doeshia Jacobs

There was one vacancy.

Staff Members in Attendance were:

City Administrator Mike Morgan; Community Development Director Nick Snead; Finance Director Brenda Black and Community Development Specialist Tammy McHaney.

II. Consent Agenda

- a. Adoption of Agenda
- b. Approval of Minutes from May 19, 2009
- c. Approval of Vouchers

THE CONSENT AGENDA WAS MOTIONED FOR APPROVAL BY COMMISSIONER BROWN AND SECONDED BY COMMISSIONER O'MEARA. THE MOTION PASSED UNANIMOUSLY.

III. Visitors Comments

There were no visitor comments.

IV. Mid Oregon Credit Union Utility Cost Share Agreement Voucher – Mike Morgan

Mike Morgan spoke and reminded the Members that there were some concerns expressed by Chair Woll regarding this voucher. He noted that the payment of \$26,953 was not all the MRC was responsible for. He said the agreement was for a percentage (41%) of eligible cost which had been estimated at \$75,000. He read from the agreement "in the event construction cost exceed or are less than \$75,000 as set forth in Exhibit C, attached, MRC agrees to share any excess cost or savings proportionally in accordance with the cost allocation as they pertain to the project and agreed to and contained in this agreement".

He noted that not counting on site improvements, Mid Oregon Credit Unions' project was a combined total of \$160,434.24. He said the MRC cost shared in replacing the sidewalk and the City took out the curb and asphalt. The property in front of the Pioneer was cost shared by the City in place of the MRC so that Mid Oregon Credit Union's cost was always at 59%.

He told the Members that 41% of \$75,000 was \$30,750. He said they had been working with Mid Oregon's engineer on final numbers and thought the MRC's cost would end up at \$48,124, but he did not have a final invoice at that time. He noted that Mid Oregon was paying all the invoices and a final bill would be presented to the MRC.

He said he wanted to provide this information so that everyone understood that the \$26,000 was not all that the MRC owed to Mid Oregon as the agreement was always based on the 41%. He did point out that the cost was less than originally thought. He noted this cost was reflected in the budget.

Commissioner O'Meara asked if these were estimates without bids.

Administrator Morgan explained that they were engineer's estimates. He said they had needed an approximate cost in case it was extraordinary expensive.

Commissioner O'Meara asked if they did get actual bids.

Administrator Morgan answered yes. He informed the Commission that the City had money invested in the off site improvements as well. He pointed out that they had tremendous leveraging out of their money.

Director Black stated the final invoice should be ready to be presented at the next meeting and noted the \$7,000 was included in this meetings voucher request.

Administrator Morgan noted that there was a lot of different cost sharing partnerships as the City had cost shared on some of the project with Pacific Power, the MRC as well as Mid Oregon Credit Union and that there had been a lot of tracking involved.

V. Update 2009 Streetscape Design Report- Francesca Patricolo

Francesca Patricolo, RARE Participant addressed the Commission and provided an update on her progress. She explained her process and how she arrived at her recommendations. She pointed out that these suggestions were all derived from stakeholders.

She presented her draft version, briefly explained the document and submitted the short and long term goals (pages 15 and 21.) She informed them that this was their opportunity to provide any suggestions or revisions. She noted this document would be presented to the Planning Commission the following day in a work session as they would be making a recommendation to the City Council.

Vice Chair Widmer mentioned the picture that portrayed blight at City Hall.

Administrator Morgan informed them that the City Council was addressing this at their next meeting.

Commissioner O'Meara pointed out that City Council was currently working on a lot of these items.

Administrator Morgan noted that this just validates the disassociation between our street standards and our development codes. He pointed out that many times staff was challenged by developers as the two were not cleanly connected.

Vice Chair Widmer noted the City Council was very much interested in changing their logo. She pointed out that the Bean Foundation's sign in Sahalle Park was very nice.

Administrator Morgan noted that the City owned that design and could use it.

He continued and said that Chess had done a really good job. He noted how hard it was to get public participation and pointed out how her success.

A discussion took place and it was noted that this document will allow flexibility in achieving the goals.

VI. Public Hearing

a. Budget FY 2009-2010

i. Open Public Hearing

The Public Hearing opened at 6:10.

ii. Staff Report

Director Black presented her staff report and noted that the passing of budgets require two public hearings. She said the first hearing had been part of the Budget Committee and that this was the second. She stated the budget was balanced and had been approved by the Budget Committee with all its appropriations. She noted she was available for questions.

iii. Accept Comments from the Public

There were no public comments.

iv. Close Public Hearing

The Public Hearing closed at 6:11 p.m.

v. MRC Takes No Formal Action at this Time

No action was taken in the Public Hearing.

VII. Resolution MRC 2009-02

A MOTION WAS MADE BY COMMISSIONER WALLAN TO ACCEPT RESOLUTION MRC 2009-02. THE MOTION WAS SECONDED BY COMMISSION REYNOSO AND PASSED UNANIMOUSLY.

VIII. Additional Discussion

Administrator Morgan noted that he had been approached regarding the MRC's vacant lot beside Geno's Italian Grill. He noted that the lot is dirt and when the wind blew, dust flew everywhere. Mr. Burke, owner of Geno's Italian Grill had asked him if he paid for the gravel, would the City consider spreading it on the lot.

Mr. Morgan noted it was the MRC's property and their permission was needed.

Vice Chair Widmer noted she would agree to that.

Commissioner Wallan commented that he thought it was great. He said we needed the restaurant and that we needed them to be successful.

Consensus was that considering there was no cost to the MRC as Geno's Italian Grill would buy the gravel and the City crews would provide the labor.

IX. ADJOURN

The meeting adjourned at 6:15 p.m.


~~Patty Wohl, Chair~~ VICE CHAIR
MELANIE WIDMER


Tammy McHaney, Com Develop Spec