

**City of Madras
Madras Redevelopment Commission
Official Meeting Minutes
July 19, 2011**

I. Call to Order

The Madras Redevelopment Commission's (MRC) regular meeting was called to order by Chair, Councilor Tom Brown at 5:39 p.m. on Tuesday, July 19, 2011 in the Madras City Council Chambers.

Members in Attendance:

Chair, Councilor Tom Brown; Vice Chair, Mayor Melanie Widmer; Commissioners: Doeshia Jacobs, Doug Lofting, Blanca Reynoso, Helmer Wallan and Patty Woll

Members Absent:

Councilor, Kevin O'Meara

There was one vacancy

Staff Members in Attendance were:

Community Development Department: Director Nick Snead and Specialist Tammy McHaney

Guest:

Christie Young and Bob Powers

II. Consent Agenda

- a. Adoption of Agenda
- b. Vouchers from July 2011
- c. Approval of Minutes from June 21, 2011

Director Snead requested a change to the agenda by eliminating Item VI "**Possible Candidates for MRC Membership**" as there were no candidates to consider.

A MOTION TO APPROVE THE CONSENT AGENDA AS AMENDED WAS MADE BY VICE CHAIR, MAYOR MELANIE WIDMER AND SECONDED BY COMMISSIONER DOUG LOFTING. THE MOTION PASSED UNANIMOUSLY.

III. Visitor Comments

There were no visitors present.

IV. Madras Bowl- Phase II

- a. **Confirmation of Use Phase II Funding**

Director Snead told the Commission that he had requested Ms. Young's presence because he wanted to discuss phase II of her façade improvement project. He reminded the Commission that the adopted 2011/2012 budget allocated \$75,000 to this project and would complete their \$150,000 commitment for this project.

He noted that last year the MRC had approved plans for this project and specific expenses that would be eligible for reimbursement. Recently, he said Ms. Young had mentioned to him she may not go forward with the proposed expansion and this concerned him. Therefore he wanted the Commission to get clarification of what the Phase II improvements would be.

He presented a list provided by Ms. Young, which listed eleven expenditures that would be funded by the MRC in Phase II. He also included a site plan and said his objective was to get a list or at least identify how the \$75,000 would be used.

Ms. Young and Mr. Powers approached the Commission. Ms. Young started by sincerely thanking the Commission for their support and trust in her and her father. She said the project was coming together better than she envisioned and without the MRC's support, this project would not have happened.

She said she had never indicated that the expansion was not going to be done, just that it was not going to be done in the fall of 2011 which had been their original intention. She noted, Mr. Powers had knee surgery and she wanted to make sure he had healed before starting. She also noted the economy was a concern to her.

She explained that in the beginning, \$50,000 of the \$150,000 was going to be spent on the expansion (Phase II) and that included stucco, signage, rock work on the bottom and the windows. However, she explained that she had always been "on the hook" for \$45,000, so only \$5,000 would be in that building because that was left over from the first Phase. She said there would not be any MRC money in the expansion when she built, and she fully intended to build because the game room was needed. Many came into use the game room only to find out a dining area had taken its place.

The items listed for phase I was almost complete however there were a few things left such as lighting, the garbage corral, signage, and landscaping. She asked if there were any questions.

Chair Brown asked her to go over the list.

Ms. Young explained that the site preparation in the amount of \$2,270 was already spent on digging out the curbing so that asphalt could be laid; the concrete work listed was the sidewalk on the front, the color concrete, the stamping, the two "ada" ramps and the hand rails. She noted the landscape and irrigation had not been completed, but part of the garbage corral had; she noted the \$27,875 was just for the front sign and that total signage would be \$46,000. The cultured stone was complete as well as the windows; the southwest entry way was complete; some of the prep work for the electrical signs had been done; the painting had been complete as well as the asphalt.

She said she felt the project was on the home run, but the sign was a big thing.

Commissioner Jacobs said it was looking real good.

Ms. Young reported this remodel had been well received. It was attracting people who had never been in her bowling alley and, she was getting great reviews.

Chair Brown asked for questions.

Commissioner Jacobs questioned if she still wanted to borrow \$75,000 to complete the other part?

Ms. Young clarified that she was now spending the grant portion. The first \$75,000 had been a loan.

Chair Brown noted Ms. Young was correct.

Ms. Young noted they were not to far off from their initial proposal only about \$5,000 because her money, had always been planned for the addition.

Commissioner Woll asked if the entry floor was considered part of the façade.

Ms. Young noted the floor was required because they had to put in a new door.

Commissioner Lofting noted the \$4,536 difference listed and said in realty, Ms. Young paid for the entry way.

Vice-Chair, Mayor Widmer noted the project had “shifted” but it looked as if everything qualified for funding and the end result was beautiful which was what everyone wanted. She was totally fine with it.

Commissioner Lofting asked if Ms. Young and Mr. Powers were fine with the \$47,000.

Ms. Young replied yes, that was what they had spent.

Commissioner Lofting agreed with Mayor Widmer, but noted he really liked the improvements on 7th Street because they set the building off. He also liked eliminating the ingress/egress.

Mr. Powers said that had been Christie’s idea to move the entrance and the City had agreed. He noted the curb had been replaced on A Street.

Director Snead asked if street trees were included.

Ms. Young said yes and the trees had already been approved by the Forestry Commission. They would be the same trees that were planted at the theater.

A MOTION WAS MADE BY COMMISSIONER HELMER WALLAN TO APPROVE THE REQUEST FOR PAYMENT. THE MOTION WAS SECONDED BY COMMISSIONER BLANCA REYNOSO AND PASSED UNANIMOUSLY.

V. Madras Bowl

a. Request for Payment

Director Snead noted this agenda item was perfunctory, but he did not want the Commission to approve these vouchers under the consent agenda. He wanted the Phase II plans to be reapproved or reconfirmed. Since they already approved them and he had reviewed them as noted in his report, he still requested a specific approval the \$47,933.73 voucher.

COMMISSIONER DOESHIA JACOBS MADE A MOTION TO APPROVE THE MADRAS BOWL VOUCHER IN THE AMOUNT OF \$47,933.73. THE MOTION WAS SECONDED BY VICE CHAIR, MAYOR WIDMER AND PASSED UNANIMOUSLY.

VI. Additional Discussion

a. Bend Bulletin on Economic Impact

Director Snead presented an article from the Bend Bulletin regarding the MRC. He noted this article addressed the reasons behind the MRC funding the theater and how it impacted the whole community.

b. MRC Vacancy

Commissioner Woll questioned if the candidates were no longer interested.

Director Snead said one letter of interest had been received last winter and considering the delay a new letter of interest has been requested.

He said he had just received the other candidate's letter of interest so at least one interested party can be considered at the August meeting.

Chair Woll asked if there were other interested parties, could they still send in letters of interest.

Director Snead said absolutely and that they could send in a letter or contact him directly.

c. Downtown Trees

Commissioner Wallan requested the Commission address the issue with downtown trees. He said they have no shape, were growing in every direction and they blocked signs. He said that he spent \$33,000 on his new façade and that the trees in front of his building were a problem and would probably cause some damage. He noted he had requested assistance and suggested a round shape to the trees.

He noted in his first discussion, he was told there was no one to trim the trees so he asked them what they wanted, and he would trim the trees. Each business could trim their own because that was not a big project. However he said it was going to be a big project once those trees grew like the trees in Bend. He said those trees were like forest trees with no shape.

He had been trying to contact Gus Burrell, Mike Morgan and Nick Snead. Gus had been out of the office; Mike and Nick had come out on site, but they didn't respond very much. He asked if there could be MRC participation because he thought this was a problem. He said one City Councilor had written a letter to the Council or to Gus, but the issue had not received a decent response from anyone. He said he had received one letter but he was not sure if he agreed with it.

Chair Councilor Brown questioned when the Urban Forestry Committee met.

A discussion took place. A comment was made that the trees were City trees and that the City's landscaping wasn't looking very well and considering the huge investment to the North "Y", this to it was sad to see.

It was noted that landscaping was under the Public Works Department and that the City had previously used prison crews, but that was no longer an option. The Urban Forestry Committee was suggested as they are volunteers who do maintenance and work with Jon.

Director Snead said he thought that Helmer did not like staff's response, which he respected that but, he wanted the Commission to know he had personally responded and met Helmer on site on a very hot day.

Commissioner Wallan noted that Jon had written him a letter that said the trees were growing properly. But Helmer said if they are not adding beauty to the City, they are not growing properly.

Commissioner Jacobs thought they needed to be shaped and were not growing properly because they were not shaped.

Commissioner Reynoso said her husband (Israel) had thought about trimming the trees in front of their store.

Bob Powers noted he had been dealing with trees since 1964 when he planted his first tree. He noted his frustrations with the placement of City trees because he had a planter strip and wanted to put his street trees in that planter, but the City would not let him. He said a City employee had informed him there were street trees available now that would not damage sidewalks.

Director Snead noted that properly planted to city standards, a tree would not damage the sidewalk.

Mr. Powers said he had to install four foot tree wells in an eight foot sidewalk and the trees should have been planted in the planter. He said suggested when possible, the street trees should be planted further back. He mentioned the sidewalk in front of Ralph's Furniture because of the location of the trees a pedestrian could not walk down the sidewalk.

Commissioner Wallan noted he had volunteered to trim the trees, but his problem was he could not get City staff to come out on site. He noted Director Snead and Administrator Morgan did come on site, but they didn't solve the problem.

Mr. Powers asked if the Urban Forestry Commission set the policy.

Chair Brown said that some of the policy had been in place a long time, but he was aware that some of the Urban Forestry members had been trimming the trees along the creek and if they are willing maybe that could be an option.

Mr. Powers said he wanted a good end result.

Commissioner Jacobs said it really comes back to Public Works and questioned what happens if the volunteer on the Urban Forestry wasn't there. City staff needed someone knowledgeable. She noted the streets needed to be cleaned, as well as the flower beds and the trees need trimmed because we look ragged. She also mentioned the garage sale signs and how tacky they looked. She suggested a phone call to the owner and maybe a fine.

Tall weeds were discussed as there was a concern for fire. It was noted that staff sends letters to the property owners once staff was aware of the violation. Even on private property. Violations have to be eliminated and if the property owner doesn't, there was a process to allow the City to remove the violation and charge the owner.

It was noted that large vacant lots were required to mow twelve feet around the perimeter. Staff proactively sends letters to the owners, but noting the lag time inevitably, there was non compliance. To do reactive code enforcement it would take two staff members which had pros and cons. As a distinct policy choice, the City takes reactive code enforcement once a complaint is received.

It was questioned if this was a public works matter, a City Council matter, an MRC matter or an Urban Forestry. It was noted it was a combination.

Commissioner Lofting asked if quotes could be gotten from an arborist to initially, professionally shape the trees and then the City could maintain.

Director Snead said he was not sure if that was needed because existing trees in the public right of way, generally speaking are public works' responsibility. The Urban Forestry is a citizen advisory committee that establishes policy on how and where the trees are planted as well as the species. He said the problem is there were existing trees in the right of way that did not meet the standard, meaning they were the wrong specie for that location. He used the Post Office area as an example. He said those trees were not the right specie, were not planted in appropriate structure or soil and all that would preserve the sidewalk and allow for irrigation.

The other issue was timing. Do we need an arborist? He didn't think so because he felt Jon Burchell was very knowledgeable. He suggested an assessment of the downtown trees and identify which ones needed trimming and then provide a request to Jon.

A MOTION WAS MADE BY COMMISSIONER WALLEN FOR THE MRC TO PLEDGE UP TO \$5,000 AND FOR MAYOR WIDMER AND COUNCILOR BROWN TO TAKE THIS TO THE CITY COUNCIL.

Vice Chair Mayor Widmer said she wouldn't mind talking to the City Council, but she was unsure about funding.

Commissioner Jacobs thought it shouldn't be up to the MRC to pay for a job the City public works should be doing.

Commissioner Wallan noted that Jon had told him they didn't have enough staff or money. But Helmer thought that if we wanted to make the City beautiful, which was the MRC's focus, a few dollars to clean up the trees maybe well spent.

Commissioner Jacobs said that if the MRC funded this, it should not be expected of them every year.

Chair Councilor Brown said he would bring this up to the Council.

Vice Chair Mayor Widmer agreed.

Director Snead pointed out that every vital component of a down town, is a streetscape and pointed out that this MRC had paid for a streetscape plan and an urban renewal plan. Specifically that plan had provisions for street trees that needed approval. He asked them to imagine downtown with out trees and said it would not be a pretty place.

His recommendation would be to support an evaluation and selective pruning but that was as far as he could go.

Commissioner Wallan said he didn't think any one was suggesting ripping all the trees out, just trimming them so they look like they belong which would add beauty to the City.

Commissioner's Jacob and Lofting agreed.

Commissioner Wallan withdrew his motion.

VII. Adjourn

The meeting adjourned at 6:22 p.m.

Chair Councilor Tom Brown

Tammy McHaney, Com Development Specialist