

MINUTES

Warrenton Urban Renewal Advisory Committee

December 4, 2019

3:30 p.m.

Warrenton City Hall – Commissioners Room

225 S. Main

Warrenton, OR 97146

Chair Dan Jackson called the meeting to order at 3:34p.m.

Urban Renewal Advisory Committee Members Present: Chair Dan Jackson, Tess Chedsey, Bob Bridgens, Mel Jasmin

Excused: Frida Fraunfelder, Gerald Poe, and Dennis Faletti,

Staff Present: Community Development Director Kevin Cronin, Public Works Director Colin Stelzig, and Secretary Lindsay Duarte

CONSENT CALENDAR

A. Advisory Committee Meeting Minutes – 09.04.19

Tess Chedsey made the motion to approve the minutes from 09.04.19. The motion was seconded and approved with all in favor.

Jasmin- aye; Jackson – aye Chedsey – aye Bridgens- aye,

BUSINESS

Chair Dan Jackson stated they will be moving item 4-G to the top; there was consensus.

Project Update; Substantial Plan Amendment Status- Public Works Director, Colin Stelzig, gave a status report on the Landscape Project. He noted the park will be named the Warrenton Memorial Plaza; there were 54 votes and that name was the top voted. A brief conversation continued. Mr. Bridgens noted he has concerns about four wheel drive vehicles gaining access to areas that have been landscaped; he suggested ways to prevent this. Mr. Stelzig noted originally they had benches in place that would prevent access, but for budget purposes they were removed. He continued to mention that there was a group of people who wanted to make donations of something similar. He has the contact information and will reach out to them to see if we can get something that will keep people from going straight through the areas with vehicles. The conversation continued. Mr. Stelzig noted that the city is still looking for volunteers to help landscape the other three corners at the intersection of the Warrenton Memorial Plaza. Mr. Cronin stated Spruce Up Warrenton will hopefully take on the lighthouse, and work with the lighthouse board to get the project moving. Mr. Stelzig reported that the SE 14th waterline was completed and currently in use. He explained the process his department went through to get the waterline complete; they were able to save money. Mr. Stelzig reported on 4th Street and

explained the outline of the project. He explained that the project cost for the lighting came in over the approved budget. They are now working with the company to try and find ways to get the cost down. The conversation continued. He stated he will come back to the committee with the final details for their feedback. Mr. Bridgens asked about the progress on the 9th street project. Mr. Stelzig explained the project is going well and gave details.

Mr. Cronin reported on the Substantial Amendment adoption. He noted it was approved by City Commission. He gave details for moving forward and gave congratulations on the accomplishment.

Façade Grant Program Budget –Mr. Cronin stated we have 4 current grant applications. Once the applications start coming through we will have exhausted our current fiscal year funds. Staff has suggested we request to increase funds.

Tess Chedsey made the motion to move to authorize the increase of \$25,000 to the façade improvement program. The motion was seconded and passed with all in favor.

Jasmin- aye; Jackson – aye Chedsey – aye Bridgens- aye

Façade Grant Applications; Fenton Grocery Building & Arnies Café- Mr. Cronin presented the two grant applications for review. He stated that the Fenton building is the iconic building in the downtown corridor. One of the challenges will be financially. Conversation continued on the cost to update the Fenton Building. Mr. Cronin asked for approval for the \$10,000.00 today, and he stated he will come back to the committee at a later time for future proposals pertaining to the Fenton Grocery Building.

Mr. Bridgens made the motion to approve the \$10,000.00 matching Grant for the Fenton Grocery Building. The motion was seconded and passed with all in favor.

Jasmin- aye; Jackson – aye Chedsey – aye Bridgens- aye

Mr. Cronin gave an update on Arnies Café. Mr. Cronin stated that he will negotiate on the half of the committee to make sure the application meets the program requirements.

Mr. Bridgens asked about the process being the business owner and property owner are two separate people. Mr. Cronin Clarified.

Chair Jackson called for a vote. All were in favor.

Jasmin- aye; Jackson – aye Chedsey – aye Bridgens- aye

NOHA Property; 2nd and Alder - Mr. Cronin explained the property conditions and circumstances. He continued to state that he and Todd Johnson have been working together to move forward with cleaning up the property. Mr. Johnson has been working with the fire department and has been more active on moving forward with making changes. Mr. Cronin stated he is hopeful that Mr. Johnson will come in for the final demo permit soon. Mr. Cronin

noted next meeting he will come back with more details.

Public Parking Lot -Food Pod, Sasquash Sandwiches, just signed the license agreement for a space in the public parking lot next to where Tres Bros. Mr. Cronin noted there are still details to iron out; Sasquash Sandwiches will start out two days a week. Mr. Cronin stated that moving forward we need direction from the agency on what we want to develop that lot into. Chair Jackson, asked for clarification on utilities. Mr. Cronin clarified the situation from a design standpoint. Conversation continued. Mr. Bridgens noted his concern on how the Warrenton Police Department has no more room, and they don't have the amenities their department needs and because of this he would be hesitant to approve it as a long range food pod. A brief conversation continued. Mel Jasmin asked who is responsible for checking in on the food carts; the standards and upkeep of the parking lot. He explained the complaints he has received from individuals. Mr. Cronin stated the license agreement is very specific about the standards for which they withhold. If complaints are still being made Mr. Cronin stated he needs to hear the complaints so he can verify and address them as needed.

Feasibility Program – Mr. Cronin noted that Mark Simonsen, Property owner of the large lot in Downtown Warrenton, does not know how to develop the land. The owner is interested in doing a mixed use development. Mr. Cronin would like to know how the committee feels about looking into grants like Development Opportunities Services Program. He briefly explained the purpose of these programs and his experience. Conversation continued. Mr. Jasmin asked for clarification on the area of the property. Mr. Cronin Clarified. Ms. Chedsey gave her input on the program. Mr. Cronin noted for clarification that whatever the owner chooses would be brought back to the committee for review. Chair Jackson asked how the city can recoup their money. Mr. Cronin Clarified. Mr. Bridgens stated he doesn't feel that the owner should need help to decide how to develop. Conversation continued. Mr. Cronin is going to reach out to Mark Simonsen to see if he can make it to the next meeting. Conversation continued.

There being no further business, Chair Jackson adjourned the meeting at 4:55p.m.

Next regular meeting is scheduled for March 4, 2019, at 3:30 p.m.


Approved



~~Dan Jackson~~, Chair

Frida L. Fraunfelder

Attest


Lindsay Duarte, Secretary