

MINUTES
JOINT MEETING
Warrenton Urban Renewal Advisory Committee
Warrenton Urban Renewal Agency

September 6, 2017
3:30 p.m.
Warrenton City Hall – Commissioners Room
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 3:33 p.m. and noted the reason for the joint meeting, is that the City Commission wants to meet with all advisory boards each year to make sure everyone is on the same page.

Roll call followed:

Urban Renewal Advisory Committee Members Present: Frida Fraunfelder, Dan Jackson, Tess Chedsey, Bob Bridgens and Dennis Faletti

Absent: Gerald Poe

Commissioners Present: Mayor Henry Balensifer, Pam Ackley, Mark Baldwin, Tom Dyer, Rick Newton and Mark Baldwin

Staff Present: Executive Director Linda Engbretson, Harbor Master Jane Sweet, Finance Officer April Clark, Secretary Dawne Shaw; Community Development Director Skip Urling and Fire Chief Tim Demers

CONSENT CALENDAR

A. Advisory Committee Meeting Minutes – June 7, 2017

Secretary Dawne Shaw noted corrections to the minutes, to add Frida Fraunfelder's votes.

Tess Chedsey made the motion to approve the minutes from 6/07/17, with corrections. The motion was seconded and approved with all in favor.

Jackson – aye; Chedsey – aye; Fraunfelder - aye; Bridgens - aye; Faletti – aye

BUSINESS

Advisory Committee Chair Frida Fraunfelder welcomed the City Commission and noted she was excited for the joint meeting. Introductions followed.

Landscape Designer Beth Holland gave an update/review of the landscape designs for the proposed areas downtown. She presented slides and brief details on each of the areas; the 4 corners at the 4-way intersection at Main/Harbor, including Lighthouse Park and the Veteran's Memorial/flag pole park; and the corner of S. Main and Hwy 104 spur near the high school. Discussion followed on the irrigation and maintenance of the landscaping, and drainage around

the bulb outs. Ms. Holland noted she worked diligently to make it very low maintenance, and said she would talk to 3D Landscaping and see if/how much it would take to maintain. Discussion continued on maintenance of the landscaping and suggestions included an “Adopt a Park” program, possible WBA funding &/or community involvement.

Agency Executive Director Engbretson explained the agenda item for infrastructure upgrades is similar to Mr. Yuill’s request for assistance for a zoning change/neighborhood updates. She noted as a result of a development review process, Fire Chief Demers found the SE 15th/Anchor area does not have adequate fire protection. Ms. Engbretson stated this could be an opportunity to partner with the developer to provide fire protection for the new development as well as the existing homes. Fire Chief Demers stated there is currently a 2 inch line and no fire hydrant within 900 feet of the existing homes; and there are no turn arounds for fire trucks. He explained what can be done to correct the situation, and noted there are no funds set aside for this. Ms. Engbretson noted the Urban Renewal plan identifies underserved areas as a possible use of Urban Renewal funds, and stated she is looking for a recommendation from advisory committee.

Dan Jackson made the motion to discuss the recommendation. The motion was seconded.

The discussion continued on the cost and liability. Chair Fraunfelder noted the need to vote on the motion and move forward until there are more answers, and make a recommendation. Mayor Balensifer noted a Point of Order, the motion was to discuss; the discussion was on the motion to discuss and you need to dispose of the motion and then make another recommendation for action on the infrastructure. Discussion followed on the cost and the possibility of the developer partnering with URA to cover the cost of the infrastructure improvement. Agency Executive Director Engbretson asked if the advisory committee would be willing to make the recommendation, and the Agency will take the cost under consideration. The advisory committee was in consensus.

Dan Jackson made the motion to rescind his previous motion. The motion was seconded and approved with all in favor.

Jackson – aye; Chedsey – aye; Fraunfelder - aye; Bridgens - aye; Faletti – aye

Bob Bridgens made the motion to approve the recommendation to the Urban Renewal Agency. The motion was seconded and approved with all in favor.

Jackson – aye; Chedsey – aye; Fraunfelder - aye; Bridgens - aye; Faletti – aye

Mayor Balensifer stated there are ten years left on the Urban Renewal plan and noted there are different phases that we may not get to. He noted the need to revisit/revise the plan going forward, as the city has changed since the original plan was made ten years ago. Executive Director Engbretson noted the city had reached out to Astoria City Manager, Brett Estes to discuss/clarify the funding, and how it works. She stated after the discussion with Mr. Estes, she recommends hiring a consultant to look at the plan and help us through the next ten years. Mr. Faletti stated he would like to use a local consultant. Ms. Engbretson noted it is best to have an expert that specializes in Urban Renewal, due to specific laws and rules. Discussion followed on the need to revisit the plan. There was consensus within the advisory committee for a redux of the plan with a new consultant, and staff will move forward with solicitation to find a

consultant. Mayor Balensifer asked what are the goals or visions of the group. He noted one of his goals involves the Peterson property, which he would like to see part of it dedicated to a dog park, and some it could be developed. He also noted other goals would be increased livability; sidewalks on Main Ave.; more outreach for façade improvements; the possible use of URA funds for nuisance abatements, and funding a part time position to deal with them. Discussion continued on the various nuisances, and staff noted they are currently working on several. Further discussion followed on the need for low income housing and the Peterson property; it was noted that the sale of the property has to be taken to the voters, since it is appraised at \$300,000. There was consensus within advisory committee and the Commission to put forth a ballot measure next May, to sell the Peterson property for the purpose of low income housing with a green space or dog park requirement. Mayor Balensifer reviewed the projects in the original Urban Renewal plan, and brief discussion followed. Mr. Faletti asked what is being done about the marina bathhouse/restrooms. He noted the concrete work is cracking and falling off the face of the building. Discussion followed on the block design and how to fix it. Harbormaster Jane Sweet noted the cracks are superficial, not structural and the Assistant Harbormaster can fix it, and staff will report back.

Dennis Faletti made the motion to authorize staff to assess the damage, make repairs and come back with an update. The motion was seconded and approved with all in favor.

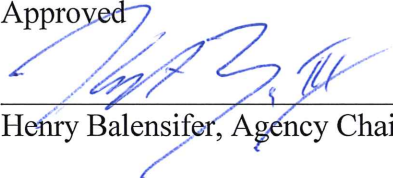
Jackson – aye; Chedsey – aye; Fraunfelder - aye; Bridgens - aye; Faletti – aye

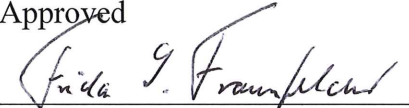
A flashing crosswalk sign at the corner of 9th and Main was discussed and Mayor Balensifer stated it will be brought up in discussions with ODOT. Further discussion continued on maintenance of city buildings, or lack thereof, and whether URA funds can be used for maintenance/façade improvements. Ms. Engbretson stated staff will look into it.

Harbormaster Jane Sweet gave a brief update on the Marina.

There being no further business, Chair Fraunfelder adjourned the meeting at 5:25 p.m.

Next regular meeting is scheduled for December 6, 2017, at 3:30 p.m.

Approved

Henry Balensifer, Agency Chair

Approved

Frida Fraunfelder, Advisory Committee
Chair

Attest

Dawne Shaw, Deputy City Recorder