



**City of Dallas  
Urban Renewal District Advisory Committee  
Council Chambers – City Hall  
July 7, 2009, 5:30 p.m.**

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

Absent: Nancy Adams, Penny Cox, Wes Scroggin

Staff: Community Development Director Jason Locke, Planner John Swanson, and Recording Secretary Joanne Ballweber.

## **MINUTES**

### **CALL TO ORDER**

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

### **APPROVAL OF MINUTES – June 2, 2009**

Ken Woods indicated the Council prefers use of full names in the minutes rather than last name only. Chair Dalton stated in the future, he will ask people who are speaking to state their full name, and they will include those in the minutes. The minutes of the June 2, 2009 meeting were approved as corrected.

### **PUBLIC COMMENTS**

Chair Dalton called for public comments.  
There were none.

### **OLD BUSINESS**

#### Mill Street Demonstration Project Update

Jason Locke reported on the resealing of the pavers. It was recommended by the installers that the City wait until August before sealing so there is the least amount of moisture.

John Swanson reported that the project was on time and on budget. Based on what staff has learned so far he is confident the City will be able to handle a bigger project.

Mr. Swanson spoke on the complaints about parking issues. Woodin Concrete was very helpful to citizens. Mr. Swanson stressed that the contractors were instrumental in keeping businesses open. Mr. Swanson presented a slideshow with before and after pictures of the project.

Mr. Locke said he had received a letter from Dave Winters, who owns the Decorated Wall which is adjacent to the project area. In the letter Mr. Winters was very complimentary about the contractors work and how well they communicated with the businesses.

Ken Woods asked about the sidewalk width and mid block cross walk. Mr. Locke said that was optional.

Ken Jacroux discussed the arbor prototype size, powder coat price and color. Salem Powder Coat said the coating would last 15 to 20 years. Mr. Locke recommended that the people already involved with the arbor pick the color and coating method to get it completed quickly instead of trying to make a group decision. Sharon Thompson spoke at length about trellis placement, color and finish. It was her opinion that the metal is allowed to just rust which is a protective coating in itself. Ken Woods questioned which finish would be easier to clean graffiti off. After further discussion, Chair Dalton recommended breaking down into small groups to decide the color and not continue the discussion in the meeting.

#### ODOT – Main Street Diagonal Parking Update

Jason Locke reported on the draft of the letter submitted to ODOT. He indicated it is just a working draft and addresses the finding for the exception criteria for diagonal parking on Main Street.

Mr. Locke advised that he is working with Public Works about some of the technical aspects related to the ODOT highway design manual. He has sent the draft to an ODOT engineer and an ODOT planner.

In response to a question about item #5, the vehicles per direction, Mr. Locke acknowledged that Dallas is over the 6,000 vehicles per direction, but criteria says “should” not “shall” and the State traffic engineer has indicated a willingness to use that criteria in the “should” form. The traffic volume is mainly during the peak hours.

#### Update of Urban Renewal Plan and Funding

Mr. Locke advised that included in packets is a proposal to update the Urban Renewal Plan. The City negotiated a satisfactory agreement with Jeff Tashman to complete an update of the Urban Renewal Plan and funding. The City has signed an agreement with him to begin in August. Once the City has that number and information, the Urban Renewal Advisory Committee can move forward with reviewing the feasibility of expanding our downtown urban renewal district and what that would entail.

Chair Dalton indicated the Committee has spoken at length regarding this and everyone should be familiar with it.

## NEW BUSINESS

#### Street Furniture and Lighting

Mr. Locke said he would like to get group input and order a few pieces of furniture for the Mill Street demo project area. It was suggested that the City order one regular and one backless bench to narrow down the choices. Mr. Locke discussed bike racks and recommended using the “U” rack .

Chair Dalton suggested we order one black bench with a back and one backless in 2 different designs to see how they will look.

Mayor Fairchild talked about which design or pattern to use for the benches. Chair Dalton said the City does not want wood due to the higher risk of damage and additional maintenance and Mayor Fairchild added he would like no concrete. Mr. Locke indicated he liked bench #160 and passed around a picture for approval and comments. The Committee discussed having a

variety to the benches and where and how to place the various designs. Ken Jacroux and Mayor Fairchild discussed not getting too much variety and making sure everything ties together and is related, but not too much uniformity. Chair Dalton suggested we order three different benches. Mayor Fairchild questioned the "rush" to get benches and asked if the Committee should look at the arbor and pole styles to compare those to potential benches. Mr. Locke will gather some pictures of four different styles to email them to the Committee members for their opinions. He asked the Committee members to get back to him before the next meeting.

#### MEMBER COMMENTS

None

#### STAFF COMMENTS

Jason Locke introduced Joanne Ballweber, the new Community Development assistant to the group.

#### OTHER BUSINESS

There being no other business the meeting was adjourned at 6:20 p.m.