

CITY OF CENTRL POINT
Development Commission Minutes
August 13, 2015

I. REGULAR MEETING CALLED TO ORDER

Chair, Mayor Hank Williams called to the meeting to order at 6:10 p.m.

- II. ROLL CALL:** Chair: Mayor Hank Williams
Commission Members: Bruce Dingler, Rick Samuelson, Brandon Thueson, Tanea Browning and Mike Quilty were present.

City Manager Chris Clayton; Community Development Director Tom Humphrey; Planning Manager Don Burt; and Planning Technician Karen Skelton

III. APPROVAL OF MINUTES

A. Approval of June 11, 2015 Development Commission Minutes.

Mike Quilty moved to approve the June 11, 2015 Development Commission Minutes. Brandon Thueson seconded. Roll Call: Mayor Williams, yes; Bruce Dingler, yes; Rick Samuelson, yes; Brandon Thueson, yes; Tanea Browning, yes; and Mike Quilty, yes. Motion approved.

IV. DISCUSSION ITEMS

A. Review Final Draft of Gebhard Road Alignment Study

Planning Manager Don Burt presented the options for a preferred alternative route for Gebhard Road, a local collector street, for the Development Commission's review. In February a public workshop was conducted to discuss and identify route alternatives for connecting Gebhard Road and East Pine St. There were fourteen (14) options prepared by the workshop participants. Each of the identified route alternatives were reviewed and consolidated into four basic options. Slides of these options were presented to the Development Commission.

On June 17, 2015 staff held another workshop, inviting property owners within and adjacent to the study area. All invitees were provided with a copy of the draft *Gebhard Road Alignment Study*. At the workshop each of the four options were presented and discussed. At the end of the workshop a vote was taken on each of the options. The consensus was for Option C.

The *Gebhard Road Alignment Study* was then presented to the Planning Commission for discussion and an option consensus only. At the August 4, 2015 Planning Commission meeting a recommendation was voted on and they forwarded Option C to the City Council for their final consideration.

Mr. Burt pointed out that option C included two roundabouts which would slow traffic through the residential White Hawk development area. Because Gebhard Road is a collector street the City would be responsible for about 30% of the cost of Gebhard through system development charge reimbursements, and the remainder would be paid for by the developers. He stated that once the preferred option was agreed on it will be incorporated into the Transportation System Plan (TSP).

There was discussion about any consideration of a bridge over the creek at Penninger. A Bridge over the creek was previously addressed in the East Pine Street Refinement Plan, and as such was included as one of the design criteria for the Gebhard Road study.

Mr. Burt stated that there is a need to get the preferred option identified and incorporated into the TSP as soon as possible. He asked if the Development Commission would, by consensus, agree on an option as the preferred route.

Tom Humphrey, Community Development Director, stated that if the Development Commission recommended Option C, it could be incorporated into the TSP amendments in September.

It was stated that no action was required of the Development Commission tonight, but staff would like director on their preferred option. Development Commission Members gave a "thumbs up" approval to Option C, approving it for inclusion into the amendments to the TSP.

V. BUSINESS

A. Consideration of Resolution No. 2015-06 Approving the Building Façade Improvement Loan Program.

Mr. Burt presented Resolution 2015-06, adopting a building façade loan program. He stated that there were a few modifications to the maps as noted at the previous meeting. The terms of the loan were set at a maximum loan of \$10,000, five years at 0% to encourage building façade redevelopment along East Pine Street.

City Manager Chris Clayton stated that he had seen a similar program in another City and it had made a very impressive difference. Mr. Burt stated that the Development Commission would have final approval of any improvement projects prior to the approval and distribution of any funds.

Brandon Thueson made a motion to approve Resolution 2015-06 Approving the Building Façade Improvement Loan Program. Mike Quilty seconded the motion. ROLL CALL: Mayor Williams, yes; Bruce Dingle, yes; Rick Samuelson, yes; Brandon Thueson, yes; Mike Quilty, yes; Tanea Browning, yes. Motion passed.

B. Consideration of Resolution No. 2015-07 approving the Historic Building Façade Improvement Grant Program.

Mr. Burt stated that this resolution would provide the same monetary amounts as provided in the Loan Program except it would be as a grant, and only apply to "Historic" building improvements. The Development Commission would again make the ultimate decision as to each proposed project.

Mike Quilty moved to Approve Resolution No. 2015-07 approving the Historic Building Façade Improvement Grant Program. Tanea Browning Seconded. Roll call: Hank Williams, yes; Bruce Dingle, yes; Tanea Browning, yes; Brandon Thueson, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

VI. ADJOURNMENT

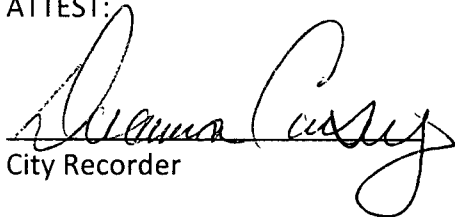
Rick Samuelson moved to adjourn, Brandon Thueson seconded, all said "aye" and the meeting was adjourned at 6:40 p.m.

Dated: 11/16/15



Chair Mayor Hank Williams

ATTEST:



City Recorder