

**RIO DELL PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
JUNE 14, 2023**

**CALL TO ORDER**

Commissioner Millington called the special meeting of the Rio Dell Planning Commission to order at 5:03 p.m.

Present were Commissioners Arsenault, Knight, and Millington. Planning Commissioner Angeloff and Planning Commissioner Alternate Kemp were absent.

Others present were Community Development Director Caldwell and City Clerk Dunham.

**CONSENT CALENDAR**

Approve Minutes of the April 25, 2023 Regular Meeting

A motion was made by Knight/Arsenault to approve the Consent Calendar including approval of minutes of the April 25, 2023, regular meeting. Motion carried 3-0.

**PUBLIC PRESENTATIONS**

None

**SPECIAL MEETING MATTERS**

Review and Consideration of Mingo's/Patron Building Façade Improvement Program (FIP) Grant Application

Community Development Director Caldwell provided a staff report and explained that the Façade Improvement Program is a reimbursement grant program provided to a business and/or property owner for the improvement of existing commercial buildings throughout the City. The program provides a matching grant of 50% of the façade improvement cost to the business and/or owner up to a maximum of \$15,000 per approved project.

He said that the building at 70 Wildwood Ave. has needed repairs for quite some time. The City tried, for a number of years to encourage the previous owner to do maintenance on the building but was unsuccessful. The building recently sold and the new owner, Josh Neff submitted a Façade Improvement Program Grant Application for the purpose of performing the repairs.

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He referred to the pictures of the building and noted that the awning is the main part of the building that is in a state of disrepair.

Community Development Director Caldwell explained that what Mr. Neff is proposing is to replace the T-1-11 awning with metal roofing. As shown on the submitted renderings, the proposed color of the awning would be dark grey with the body of the building a lighter grey. On the side of the building facing Edwards Dr., he proposed a lighter color for contrast with the trim color consistent around the building.

He noted that the application is straight forward with the required bids for construction and painting submitted. The bids for painting ranged from \$10,540 for the low bid to \$24,125 for the high bid. The constructions bids were \$14,811 and \$16,000 respectively.

He explained that an average was taken between the two construction bids and the low bid for the painting with the total project costs coming in at just under \$26,000 with the City reimbursing Mr. Neff \$13,000 should the Commission approve the grant application.

Community Development Director Caldwell commented that under the City's Design Review Guidelines for new construction, the Commission need to find that the design is compatible with the existing neighborhood and that it does in fact enhance the character of the neighborhood. Although this project is not considered new construction, staff believes that repairing the look of the building will enhance the character of the neighborhood.

He recommended approval of the application and said the way the process works is that Mr. Neff will pay the contractors and then the City will reimburse him for 50% of the costs at approximately \$13,000.

Commissioner Knight said that in looking at the two bids for painting, it seems like CDH Painting identified doing more prep work to the surface before painting and asked if it is assumed that Tall Guy Painting would be doing the same prep work.

Josh Neff explained that the reason the CDH Painting bid was so high is that they were not aware that some of the siding would be replaced so they anticipated more prep work on that side of the building.

Commissioner Millington asked if there were any future plans for a mural on the building.

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Josh Neff was in support of the idea and said that he was not sure of what kind of programs the City has for murals.

Community Development Director Caldwell explained that murals would fall under the same Façade Improvement Program and said that he believes that applicants are only allowed one grant per fiscal year. As such, if Mr. Neff wanted to submit an application after July 1, 2023, he could do so. He commented that a mural on the south side of the building would be great. He said that the two existing murals on Wildwood Ave. were partially funded through this grant.

The motion was made by Millington/Arsenault to approve the Mingo's/Patron Building Façade Improvement Program grant application as submitted. Motion carried 3-0.

Community Development Director Caldwell thanked the Commission for volunteering to come in for special meetings and said that the applicant as well as the staff appreciates it.

**ADJOURNMENT**

A motion was made by Millington/Arsenault to adjourn the meeting at 5:18 p.m. to the June 27, 2023 regular meeting. Motion carried 3-0.

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Alice Millington, Acting Chair

Attest:

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Karen Dunham, City Clerk