

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on March 28, 2022 at 5:00 p.m. in the Council Chambers of City Hall.

CRA Commission President Wilkeson called the meeting to order. Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Jodi Wilkeson, Alan Knight, Charles Proctor and Mayor Gene Whitfield. City Manager William Poe and City Attorney Matthew Maggard were also present.

Staff present: Police Chief Derek Brewer, CRA Director Gail Hamilton, Public Information Officer Kevin Weiss, IT Director Mike Panak, GIS Technician and Community Planner Kevin Kelley, Main Street Director Faith Wilson and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Approval of February 28, 2022 CRA Minutes

Lance Smith moved to approve the February 28, 2022 CRA Minutes. Seconded by Charles Proctor. Motion passed unanimously.

1.2 Hercules Park Design Recommendation

Chairman of the Parks and Recreation Board Dave Walters presented a recommendation of preliminary plans for Hercules Park and encouraged the CRA Board to proceed with the project. He said the workshop was positive and spirited with modifications to add Frisbee golf and signage with park history and significantly reduce the BMX trail to two quarter acre pieces. The design includes an open playfield with pavilion and restroom structures with plans for a water element. The Hercules Park will play an important role in serving as a trail head for the trail project on SR-54. The Parks and Recreation Board voted unanimously to move forward with the design of Hercules Park.

City Manager William Poe said the apartment development northeast of the park will complete one or two elements of their required recreational amenities for multi-family developments and make a contribution toward the cost of recreational amenities at Hercules Park.

CRA Director Gail Hamilton said the water park and restrooms were not considered originally but have been added with a price by creating a menu of items with an associated cost for the concept design that will be brought before the Commission to pick and choose. Following the design approval, staff will go out to bid for a construction manager at risk for value added engineering. She said there will be consideration for food trucks with cognizance for Culvers and Wawa. Staff requested a recommendation on the design to move forward.

Commission President Wilkeson stated, for the record, to be sure and look at segregating pedestrian and vehicular traffic during the site plan review process. She addressed the “elephant in the room” that was the citizens for a pool in east Pasco. She said the issue of a pool is not the infrastructure or the construction but the long-term use, operations, and staffing. She went on record to state that she likes the idea but said Hercules Park may not be the site for a pool. She asked Commissioners if they were prepared to pull the trigger on the Hercules Design without a pool.

Commissioner Smith said the City has a pool at the East Pasco YMCA that is available to residents of all economic means. The City has provided funding to the YMCA for over 25 years to manage the pool professionally.

A discussion ensued relating to lighting on walking trails, removal of the entire southern portion of the bike path in the final rendering and clarification that the initial Hercules Park design portrayed an enclosed netting area to walk up into tree heights but staff and the designer opted for ground entertainment instead.

Commissioner Burgess moved to approve the Hercules Park Design recommendation. Seconded by Lance Smith. Motion passed unanimously.

1.3 Little But Loud – Back Yard Park Project

CRA Director Gail Hamilton said staff met and discussed the projects design with Aaron Banks of Furr & Wegman Architects and Commission President Wilkeson.

Ms. Hamilton narrated a PowerPoint presentation of the unified architectural concept of the project using historical elements throughout the City. She highlighted the brick columns marking the entry from the alley south of the property, brick columns and blue fabric patterns that represent water added to the individual shade structures, planter pots and trash cans, and the ballards that were updated to match the lights on 5th Avenue. The park has been designed for two container restaurants but will begin with one. The first container restaurant will have the electric and all the needs for the second container restaurant but will not be priced at this time. The construction documents will contain line item pricing and will be put out for bid once the elements are complete and will include WiFi and security cameras. A Request for Proposal (RFP) will be advertised for management of the property with the ability to trespass. Additional services will cover the cost to address standing water in the alleyway and installation of French drains on 6th Avenue. Once the project is approved, staff would like to order the long lead items such as pots and trash cans.

A conversation ensued relating to line item pricing, completion of the project in phases, stucco versus natural brick, utilizing a management company for weekly activities, and how the project will be designated with alcohol consumption.

Commissioner Knight moved to approve the Little But Loud Backyard Project. Seconded by Charles Proctor. Motion passed unanimously.

1.4 April 9, 2022 Neighborhood Clean Up

CRA Director Gail Hamilton announced, in partnership with Public Works and Code Enforcement, the next Neighborhood Clean Up will be held Saturday, April 9th, 8:00 a.m. to 12:00 p.m. with a staging area in the parking lot of City Hall on 7th Street.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton said local businesses and property owners were invited to the first public meeting for the Oakside and Zephyr Park Neighborhood Plan hosted by Rotary at their weekly meeting. The median on 5th Avenue is being replanted and an existing conditions report is underway for the sidewalk and trail projects. A drone is being used to collect data that can be used for future projects.

3. MAIN STREET ACTIVITY REPORT

Main Street Director Faith Wilson narrated a 2022 First Quarter PowerPoint presentation inclusive of the Main Street Market launch. She said the Design Committee is working on a mini public art series community adventure with earth, air, fire and water elements. The Main Street Committee and volunteers have painted the first public art series at Transplant Park inspired by the ripples created when a water drop lands in water. Members are working on the 2022 Membership Drive and looking forward to upcoming events to include the Main Street Market, April 16, 2022, 9:00 a.m. – 2:00 p.m.; Founder's Day Festival & Parade, May 21, 2022, 4:00 p.m. – 9:00 p.m.; and a large mural downtown.

4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 5:59 p.m.
Submitted by Lori L. Hillman