

## March 24, 2015 WCDC Meeting Minutes

Members Present: Tim Crampton, Rick Stephens, Mary Lou Andrews, Chuck Price

Chuck read the minutes from our February meeting and gave a current financial report. Both were passed unanimously. At this time we still have \$5000 from the Oregon Community Foundation grant for the north end covered wagon site and \$1871.31 in the Brick Fund. After paying a \$172 bill to the Oregon Travel Experience we have \$212.78 remaining in our City budget line item. This bill represents 50% of the annual cost of "Historic Weston" signs on Hwy 11 and the City pays the other 50% cost share. We have also received a \$350 donation from the Hodaka Club for city improvements, increasing that line item to \$634.08.

Tim has ordered four new lamp post banners from Display Sales costing approximately \$384 and requested that we take this money from the updated Hodaka Club line item. Chuck will confirm with Debbie Russell to complete this payment when the banners arrive in town and the invoice at the City office.

Rick has ordered one set of needed lamp post banner arms and round endcaps from M+C Machine Co.

Tim reminded the group about the upcoming Cleanup Days and we may need to pay for 50% of a 30 yard dumpster in cooperation with the City.

He is still coordinating the nonliability statement for the Rural Fire District on the south end wagon site.

In searching for a suitable site for senior housing, Rick has sent emails to Polo's mother requesting sales information on her site in town on north Water Street. Tim and Linda are undecided on selling their property adjacent to the Pine Creek Credit Union. For now the answer is no but is subject to change with time. Chuck gave the latest update on the Duncan house at 302 east Main Street from the listing agent, Valerie Alderson at Seaquist Century 21 Realtors. The house was professionally cleaned up by a nationally recommended real estate cleaning service company. There were no drug or meth paraphernalia found in the house or on the grounds. As Alderson is the listing agent she was sure that DEQ or County officials would have informed her of drug contamination on the property. Although the property was owned by the Mellon Bank in New York apparently now the Bank of America has controlling interest. Alderson will request a current status update which should be returned in a few days. Chuck commented that if we are interested we also need to get an estimate to destroy and haul away the house to clear the lot.

Chuck discussed the listing of property tax distressed properties in Weston that he had received from Jon Salter at the County tax assessor's office. It was noted that we need at least an 8000 square ft. lot for the two apartment senior housing construction. The Duncan house at 302 east Main Street is just at 8000 square feet, the three McIntosh properties north of the covered wagon site range in size from 31000-93000 sq ft., 503 South Broad is 29000 sq. ft., and two properties at 106 and 302 South Washington are 23000 and 14000 sq. ft. Salter thought the bare ground tax value of the 302 east Main St Duncan house would be around \$25,000 and a little less for the distressed Duncan house at 105 South Franklin suitable for downtown parking. Discussion followed that the best properties currently available for senior housing would be the Duncan house and property (also buying the Cossitt property), Crampton's house and property, the old bus depot house west of Central Station (remodeled and listed by Roff Real Estate for \$125,000) along with Russell Hall's adjoining property to the south (\$25,000?) or the Votolino property at 102 South Washington formerly owned by Cecil Faircloth. This property includes 1/2 acre and is listed by Gordy at Jon Scott Realty for \$165,000. Formerly, Roff Real Estate had this property listed at \$149,000. The other Hall property on South Washington is bare ground and listed at \$25,000 with Coldwell Banker.

Rick inquired whether the vacant lot at Main St. and north Franklin might be suitable for a Park and Ride station for the Tribal transit bus which we discussed positively. Chuck will contact Sheldon to determine his progress in pursuing a grant to fix the brick wall on the east wall of the Adventist Center directly west of this vacant lot.

On discussing purchasing a new tarp for the covered wagon Rick suggested waiting until after the City has started a new fiscal year in July. Chuck asked if we could buy the current tarp from Jim Davis, Rick will ask him. Mary Lou asked if we have current insurance on the covered wagon. Chuck commented that we need to establish a value for the covered wagon before we can purchase insurance. Mary Lou will check with Jack King to try to establish this value. Tim would talk with Sherry Jackson at Bisnett Insurance to get a cost figure for the insurance.

Tim inquired as to the status of the Welcome to Historic Weston signs for the two wagon sites that Mike Dowd was contacted to construct last fall. We discussed the size and nomenclature on the signs. Rick will ask Mike Dowd as to the status of this construction.

Our next meeting is scheduled for April 28, 2015 at 7 pm.

Respectfully submitted,

Chuck Price, WCDC Secretary-Treasurer