

River Heights City

COUNCIL MEETING AGENDA

Tuesday, January 5, 2021

Notice is hereby given that the River Heights City Council will hold its regular council meeting beginning at 6:30 p.m., anchored from the River Heights City Office Building at 520 S 500 E.

The meeting will be held through Zoom. Those wishing to provide comment on any of the agenda items or other topics can do so by email to office@riverheights.org (by noon on the date of the meeting).

Opening Remarks (Milbank) and Pledge of Allegiance (Clausen)

Adoption of Previous Minutes and Agenda

Reports and Approval of Payments (Mayor, Council, Staff)

Public Comment

Discuss Green Waste Bin Options

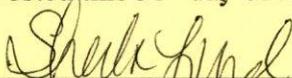
Discuss Old Church Use

Audit Report

Adjourn

To join the Zoom meeting: <https://us02web.zoom.us/j/81788273274>
Dial: 1 346 248 7799, Meeting ID: 817 8827 3274

Posted this 31st day of December 2020



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pnn.utah.gov).

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

Council Meeting

January 5, 2021

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8 Present: Mayor Todd Rasmussen
9 Council members: Doug Clausen
10 Sharlie Gallup
11 Chris Milbank, electronic
12 Blake Wright
13
14 Recorder Sheila Lind
15 Public Works Director Clayton Nelson
16 Finance Director Cliff Grover, electronic
17 Treasurer Wendy Wilker
18
19 Present in person: Mary Barrus, Eric Dursteler
20 Present electronically: Dianne Rhoton, Rocky Ricks, James Brackner, Boyd
21 Humpherys, Cindy Schaub, Mike Jablonski, Morgan and
22 Anna Lisa Davidson, Janet Matthews

24
25 The following motions were made during the meeting:
26

27 Motion #1

28 Councilmember Clausen moved to “adopt the minutes of the council meeting of December 15,
29 2020 and the evening’s agenda.” Councilmember Gallup seconded the motion, which passed with
30 Clausen, Gallup, Milbank and Wright in favor. No one opposed.
31

32 Motion #2

33 Councilmember Clausen moved to “pay the bills as listed.” Councilmember Wright seconded
34 the motion, which passed with Clausen, Gallup, Milbank and Wright in favor. No one opposed.
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36 Motion #3

37 Councilmember Clausen moved to “accept the proposal of Precision Concrete Cutting for
38 \$11,584.93.” Councilmember Milbank seconded the motion, which carried with Clausen, Gallup,
39 Milbank and Wright in favor.
40

41 Motion #4

42 Councilmember Milbank moved to “increase the green waste dumpster usage to two extra
43 months.” Councilmember Clausen seconded the motion, which carried with Clausen, Gallup, Milbank
44 and Wright in favor. No one opposed.

Proceedings of the Meeting:

The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, January 5, 2021 for their regular council meeting. The meeting was held through Zoom.

Opening Remarks and Pledge of Allegiance: Councilmember Milbank opened the meeting with a thought and Councilmember Clausen led the group in the Pledge of Allegiance.

Adoption of Previous Minutes and Agenda: Minutes for the December 15, 2020 council meeting were reviewed.

Councilmember Clausen moved to “adopt the minutes of the council meeting of December 15, 2020 and the evening’s agenda.” Councilmember Gallup seconded the motion, which passed with Clausen, Gallup, Milbank and Wright in favor. No one opposed.

Reports and Approval of Payments (Mayor, Council, Staff):

Finance Director Grover

- There is a chance the auditor may not be to the meeting on time. If not, he will be scheduled for the next meeting.

Treasurer Wilker

- The list of bills to be paid was reviewed.

Councilmember Clausen moved to “pay the bills as listed.” Councilmember Wright seconded the motion, which passed with Clausen, Gallup, Milbank, and Wright in favor. No one opposed.

PWD Nelson

- Precision Concrete Cutting has turned in two proposals for sidewalk cutting, to repair the raised portions. For \$11,584.93 they could repair sidewalks around the city block and other to the west. Their second bid was for less of an area in the amount of \$9,963. The sidewalks they did in Providence look really nice. Their bid is for less than it would cost city workers to do the jobs. They need to know if the city wants them to schedule the work. Mayor Rasmussen would like to hire them this year and maybe next. Mr. Nelson met with the company and Councilmember Thatcher, at which time Ms. Thatcher was on board with the \$11,584. Councilmember Milbank asked how they decided which sidewalks to include in the bid. Mr. Nelson said they suggest starting the repairs in the busiest areas first, which would be around the park. He said they will skip sidewalks caused by tree roots and focus on long term fixes. He suggested budgeting a separate amount for repairs the city will do.

Councilmember Clausen moved to “accept the proposal of Precision Concrete Cutting for \$11,584.93.” Councilmember Milbank seconded the motion, which carried with Clausen, Gallup, Milbank and Wright in favor.

FD Grover reminded they will need the new vendor documents. PWD Nelson will give their contact information to Treasurer Wilker.

Councilmembers Clausen, Wright and Gallup didn’t have anything to report.

92 Councilmember Milbank

- 93 • Mike Kelley has finished the concept plan for the Stewart Hill park area and they would like to
94 move ahead with construction plans. Nancy Huntly is ready to write a grant but needs more
95 specificity. The construction plans will likely cost more than \$10,000 so they may need to bid
96 it out. Councilmember Wright said Mr. Kelley is interested in the job and will certainly bid on
97 it. The water and sewer lines will be engineered by the city engineering. The park will be
98 designed by a landscape architect. Mr. Wright and Milbank will put together a request for
99 proposal and have the mayor look it over. They would like to have things ready by the first of
100 March to apply for RAPZ funding. Mr. Kelley is able to provide cost estimates to be included
101 in the grant application. The water line needs to be 8" per state code. Discussion was held on
102 if the project can go ahead during COVID. Mayor Rasmussen and FD Grover said it would be
103 fine because it will be paid for from enterprise funds.
104

105
106 Mayor Rasmussen

- 107 • He asked the council to ponder who could volunteer to serve on the Transit Board. Mary
108 Barrus volunteered. This will be discussed and decided at the next meeting council meeting.
109 Councilmember Wright felt someone outside of the council would be good because they could
110 serve longer than a council term.
- 111 • He brought up using radio to advertise for the council seat vacancy. Recorder Lind was asked
112 to check with the Cache Valley Media Group and UPR. Mayor Rasmussen would like an
113 announcement to go out in the next couple days.
- 114 • He would like to get a silent auction set up for the items left in the Old School, which are
115 currently being stored in the gym. He asked for ideas on who to invite (River Heights residents
116 only or the public at large). Councilmember Gallup suggested opening it up to the larger
117 public. He asked PWD Nelson to be available to show the items on the specified day. He'd
118 like to get the gym emptied out since there has been an interest in renting it.
119

120 Public Comment: Mayor Rasmussen informed that the city does not have any proposals for the
121 Riverdale area on the table for discussion. He was aware of a large parcel that is under contract for a
122 year and doesn't foresee them coming to the council with any plans until 4-8 months.

123 Dianne Rhoton informed that on December 12 she received a letter from the buyer, David
124 Crockett, who went door to door in the neighborhood. He informed that he works for Woodside
125 Homes in Salt Lake City. Ms. Rhoton doubted he understands the situation in the Riverdale Area.
126 When she moved there in 1996 the water table was 3-4 feet down. Bear River Health currently has a
127 moratorium on septic tanks. She has talked to an engineer at Logan City who said if a sewer line broke
128 in the area it could be a real problem to the water system. She gave some history on other places she
129 had lived and problems that were incurred. She and the other residents want to keep their area
130 beautiful. She desired the development to be appropriate, with no water line problems.

131 Jim Brackner expressed concern about the following 8 items: 1) Road access to the Riverdale
132 Area. Both entrances are not ideal. 2) Keeping the current water line safe and the cost of installing a
133 larger line. 3) At present there is no sewer line. 4) Fire protection wouldn't be sufficient. 5) Snow
134 removal – does the city have adequate machines to take care of this area. 6) He is concerned with
135 water line breaks, which could happen in this area because of shifting ground. 7) Impact on the bridge,
136 and 8) Environmental impact on the river.

137 Morgan Davidson reviewed a geometric perspective presentation he put together, which he will
email to be included with the minutes. The hillside road on the east side is their biggest concern. He

139 discussed seven main ways that the road is built poorly and is unable to handle the capacity that
140 development would bring. His research tells him that the number of households need to be limited in
141 their area. He hoped the city would think about their responsibly to not add risk to the current
142 residents by increasing daily traffic.

143 Mary Barrus clarified that there are 3 families who live on 300 South who are connected to
144 Logan City water. They probably wouldn't be affected by ground contamination. She has lived in her
145 home for over 50 years. The developer who stopped by her place was nice enough, however, she was
146 still nervous that he wanted to develop their area. She sees the townhomes, built south of her place, as
147 an obscenity. She discussed the ruralness of the area. She is weary of people wanting to come pull the
148 rug out from under her. There have been studies done that prove nature is part of human well-being.

149 Boyd Humpherys said he is concerned about access in and out of the area. A sewer system will
150 need to connect to Logan City. Pumping stations will be required because of the flatness of the area.
151 He discussed the complication of getting water to the area. The developer will need to address all of
152 these. Mayor Rasmussen said when he met with the developer in a preliminary meeting, he was aware
153 of all the issues mentioned.

154 Mayor Rasmussen thanked those who commented. He asked Recorder Lind to email these
155 comments to each council member to be saved for the time of actual development.

156 Dianne Rhoton said the Logan engineer also mentioned that because of the amount of rock and
157 gravel in their area, the high water table would be problematic for new development.

158 Discuss Green Waste Bin Options: Councilmember Clausen reminded that the council wanted
159 to add one additional month in the spring and another one in the fall to the 2 months that Logan City
160 offers for free. The cost would be about \$1,400 (\$711/mo).

161 **Councilmember Milbank moved to "increase the green waste dumpster usage to two
162 extra months." Councilmember Clausen seconded the motion, which carried with Clausen,
163 Gallup, Milbank and Wright in favor. No one opposed.**

164 Discuss Old Church Use: Councilmember Clausen asked Engineer Eric Dursteller to come
165 with ideas in regards to grants on the Old Church.

166 Mayor Rasmussen discussed the spreadsheet he put together, in cooperation with the research
167 the council members had done. His idea was to see which options would be the most costly and which
168 would bring the best revenue to the city. He admitted it was a very rough estimate.

169 Councilmember Gallup said Troy Wakefield commented that 1/3 acre lots would go for about
170 \$80,000.

171 Councilmember Milbank was concerned about the city taking on more commercial property
172 management in addition to the Old School. Mayor Rasmussen agreed.

173 Engineer Dursteler handed out and discussed a copy of his findings and figuring for a
174 civic/community center. He also gave information on possible historic grants/loans and funding
175 opportunities. He listed some websites. Councilmember Clausen asked him how the stairs would be
176 incorporated. Mr. Dursteler said they could be left. Mr. Clausen thought it would cost about a million
177 dollars to renovate the building. Mr. Dursteler felt it was possible for the city to receive that much in
178 funding. Mr. Clausen asked if the engineers could find out about grants before the council committed
179 to what they would do with the building. Mr. Dursteler agreed Forsgren could look into this, with the
180 help of Nancy Huntly. He also noted that the structure was good; he wouldn't tear it down.

181 Councilmember Wright said he'd been thinking and decided it comes down to what the use is
182 going to be and if its compatible with the neighborhood and community. He wasn't able to come up
183 with a use that would work. Therefore, he felt everything could be taken off the list that didn't include
184 tearing it down. The building does not lend itself to a community center, except maybe the north

185 portion, which was a later addition that does not have significant architectural or historical value. He
186 felt the Old School building lends itself to a community center much more than the Old Church.

187 Councilmember Gallup expressed support for tearing it down. She felt it unrealistic to get
188 enough grants to cover the full renovation. She was not opposed to saving the gym and kitchen for a
189 community center, but prefers the whole thing be torn down.

190 Mayor Rasmussen reminded that the public wanted a quiet event center or lots to sell. Those
191 who wanted to keep it, only liked the historical section.

192 Councilmember Wright discussed some concepts he drafted, one showing a two lot option and
193 the other a three lot option, both of which kept the parking area. He thought the larger lots could sell
194 for \$75,000-80,000 and the smaller ones around \$65,000. In the future, if the city decided they didn't
195 need the parking area, they could sell two more lots. The sale of two or even three lots would likely
196 not cover the costs of demolition and installation of utilities. He would reconsider his opinion, if there
197 was grant money available and a viable use could be determined. When talking about getting outside
198 help to plan the future use of the building, Mayor Rasmussen wasn't sure how to find a third-party
199 individual or group that would have enough vested interest in the outcome of the building. Engineer
200 Dursteler suggested a committee, made up of community members.

201 Councilmember Milbank felt if the city was going to undertake renovating, the whole
202 community should be able to give their input. He walked through the building with past building
203 inspector Donnie Davis. Mr. Davis commented that if the use changed it would need to be brought up
204 to code, which would be expensive. Mr. Milbank didn't feel the city had been a good landlord on this
205 property. We have a duty to our citizens to do better. He suggested requiring the Opera Company to
206 move their stuff out. He wasn't interested in having the city be a landlord on the building. He liked
Councilmember Wright's concepts. He also suggested the city could use the property for storing stock
piles, which would be shielded from view.

209 Councilmember Wright said he has talked to Councilmember Milbank about doing a planning
210 exercise to master plan the area between the Old School and the city offices. Park uses and parking
211 could be enhanced and public works department uses considered which could influence potential uses
212 at the Old Church site. He discussed the idea of using the current tennis parking for a storage yard.

213 Councilmember Clausen liked the idea of a community center but was worried if it would
214 actually get used. He also has concerns about the administering of renting it out. He showed a photo
215 of some smaller homes which might be something to consider. He asked if utilities could work. PWD
216 Nelson said it wouldn't be a problem. He thought the city could come out ahead with selling smaller
217 lots. Councilmember Wright thought five lots could be possible.

218 Mayor Rasmussen asked Rockie Ricks what his neighbors would think about a community
219 center. Mr. Ricks thought they wouldn't mind if it didn't bring too much traffic, but he too thought it
220 may not be used enough.

221 Mary Barrus spent 20 years at the Cache Senior Center and said its hard to get people to come
222 out to use a senior center. It all has to do with marketing.

223 Councilmember Wright suggested smaller homes for active adults could be considered, but
224 there wouldn't be amenities.

225 Mayor Rasmussen said, based on minutes from 2016, all council members voted to tear down
226 the building, and apply for RAPZ funding to do so. Councilmember Clausen didn't remember it was
227 ever applied for.

228 Councilmember Milbank suggested again to get community input to hear how they felt about a
229 possible tax raise to remodel the building. Mayor Rasmussen said the public has been notified a few
times, and basically the only residents who showed up were the ones that live near the building.

231 Councilmember Clausen noted that people have ideas but they don't relate to the costs. He suggested
232 the city expend the money to tear it down, then ask for proposals on different types of developments.

233 Councilmember Clausen reminded that the Opera Company hasn't followed through with their
234 contract on keeping up the property. He suggested the city could fix up the exterior and then charge
235 the Opera Company \$2,500/mo. and have them pay the utilities. Councilmember Gallup felt this
236 would prolong the decision to another council.

237 Engineer Dursteler suggested having Ms. Huntly look into grants for a month. If she can't get
238 a positive response that would be the answer.

239 Councilmember Milbank guessed repairs would be well over \$40,000 on the building. He
240 asked how adamant the city has been with the Opera Company to do what's been asked of them.

241 Mayor Rasmussen said they haven't shown interest in keeping up on what they said they would do.
242 Mr. Milbank said they have been taking advantage of the city for far too long.

243 Discussion was held on which options to remove from the list. Adjustments were made.
244 Councilmember Clausen will get with Nancy Huntly and asked Mr. Dursteler to look into grants.
245 Mayor Rasmussen asked Councilmember Milbank if he could come up with a way to get the public's
246 opinion on the options.

247 Mary Barrus asked about a development contract on the Riverdale property. Councilmember
248 Wright said a developer said he has made an offer and has it under contract for one year, to allow time
249 for due diligence yet another developer has contacted him about the property.

250 Audit Report: Auditor Matt Regan will be on the next agenda.

251 The meeting adjourned at 9:05 p.m.

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Sheila Lind, Recorder



Todd A. Rasmussen, Mayor

River Heights City Bills To Be Paid

January 5, 2021

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Al's Trophies & Frames	Name Plates Beautification	\$77.18								\$77.18
2	Beazer Lock & Key	Key Make						\$7.00			\$7.00
3	Bennett's Paint	School Paint	\$153.03								\$153.03
4	ChemTech Ford, Inc	Water Analysis							\$21.00		\$21.00
5	Cindy Schaub	Planning Commission		\$12.00							\$12.00
6	Heather Lehnig	Planning Commission		\$12.00							\$12.00
7	Levi Roberts	Planning Commission		\$12.00							\$12.00
8	Lowe's	Supplies for School/Concrete Sign Posts	\$86.83					\$156.94			\$243.77
9	NAPA Auto	Clamps and Supplies Vehicle Split						\$28.27	\$14.14	\$14.14	\$56.55
10	Noel Cooley	Planning Commission		\$12.00							\$12.00
11	Sam's Club	Ambassadors					\$182.74				\$182.74
12	Select Health	Premium Sure Up							\$61.78	\$61.78	\$123.56
13	South Fork Hardware	School Supplies to Fix Up Paint	\$54.52								\$54.52
14	Utah Local Government Trust	Workers Comp.	\$17.64			\$27.08		\$82.69	\$104.74	\$110.25	\$342.40
15	Verizon Wireless	City Phones	\$71.63						\$71.63	\$71.65	\$214.91
16	Whitaker Construction	Stewart Hill Turn Around						\$157.85			\$157.85
17	Whitaker Construction	Stewart Hill Turn Around						\$766.83			\$766.83
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	Page 1 SubTotals		\$460.83	\$48.00	\$27.08		\$182.74	\$1,199.58	\$273.29	\$257.82	\$2,449.34

Riverdale Avenue Capacity: A Geometric Perspective

River Heights City
Zoning and Planning Meeting
3OCT2006, 5JAN2021

Morgan and Anna Lisa Davidson
Quin and Miwako Checketts
Dennis and Dianne Rhoton

Photographic Examples I



Entering Riverdale Ave from 380 East "NOT A THRU STREET"

Photographic Examples II



Approaching 380 East from Riverdale Ave.

Photographic Examples III



90 degree left hand turn heading west on Riverdale Ave.

Photographic Examples IV



Same curve on east-bound Riverdale Ave.

Photographic Examples V



90 degree right hand turn on west bound Riverdale Ave.

Photographic Examples VI

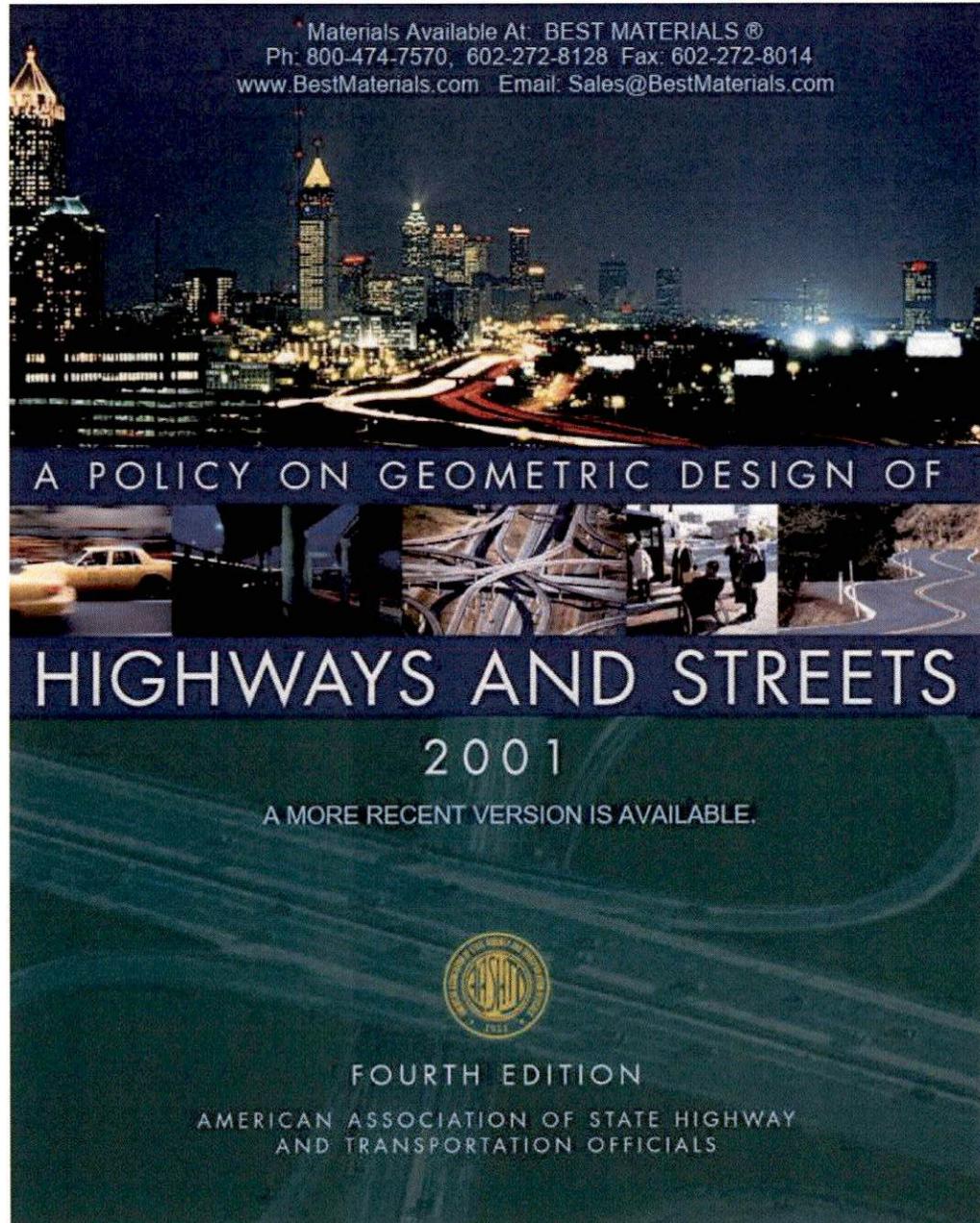


Same curve on east-bound Riverdale Ave.

Riverdale and SH238



Definitive Resource



Definitions

- ❖ ADT –

Average number of cars per day.

- Capacity –

Total volume of traffic a road is designed to accommodate. Measured in Average Daily Traffic (ADT).

“Capacity and level-of-service analysis is one of the most important considerations in the design of intersections.”

*- A Policy on Geometric Design of Highways and Streets,
AASHTO*

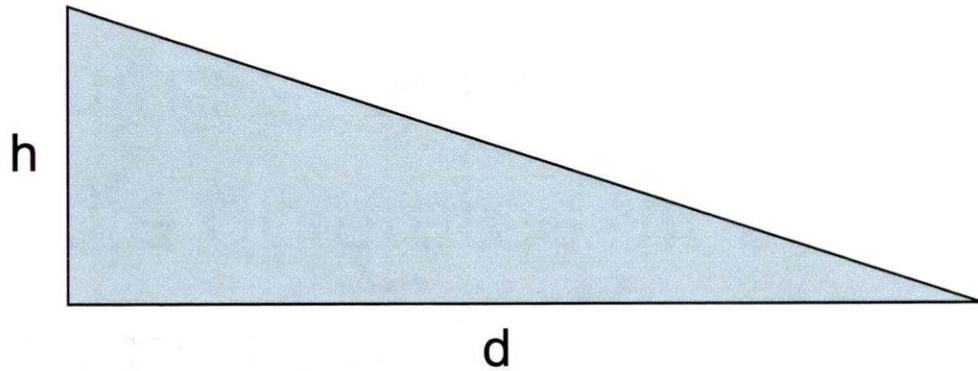
- Stopping Sight Distance –

Distance along the roadway that an object of 6 inches height is continuously visible to a driver whose eye is 42 inches above the roadway.

Some Geometric Elements of Design

- Maximum grade
- Radius of curve
- Width of roadway
- Stopping sight distance
- Landing length
- Angle of intersection
- Radius at acute angle

Maximum Grade



$$\text{Percent Grade} = 100 \cdot h/d$$

Measured Maximum Grade (%)	Nominal Maximum Grade (%)	<i>Geometric Design of Highways and Streets (ref.)</i>
15	<15	Page 430

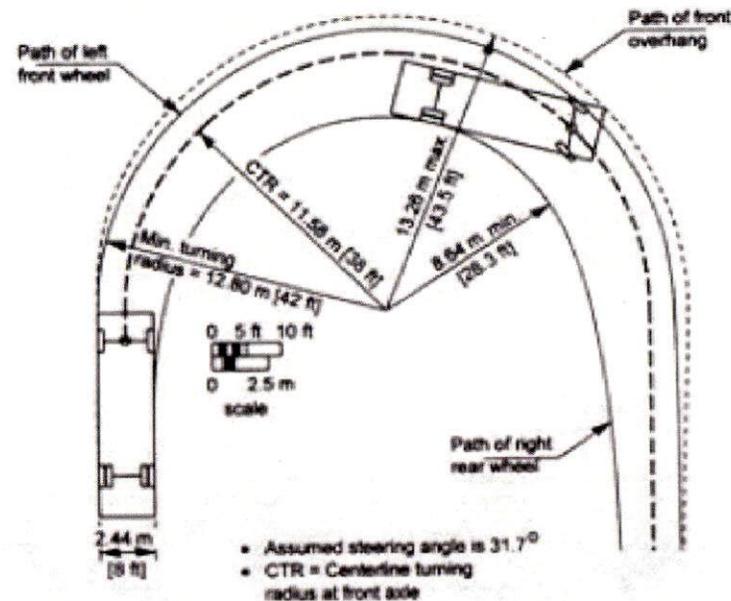
Radius of Roadway Curvature



Radius of Roadway from Plat Map(ft)	Minimum Radius of Roadway w/ Grade* (ft)	<i>Geometric Design of Highways and Streets (ref.)</i>
42	98	Figure III-14

* Grade and radius of roadway curvature 'off-the-chart'. Minimum radius values used.

Width of Roadway w/ Given Curvature



Measured Width of Roadway ⁺ (ft)	Minimum Width of 2-way Roadway w/ Curvature* (ft)	<i>Geometric Design of Highways and Streets</i> (ref.)
15	30.5	Table III-20

* Measured radius of curvature 'off-the-chart'. Minimum radius values used.

+ Width of roadway makes Riverdale Avenue an alley (GDHS, Page 43)

Stopping Sight Distance

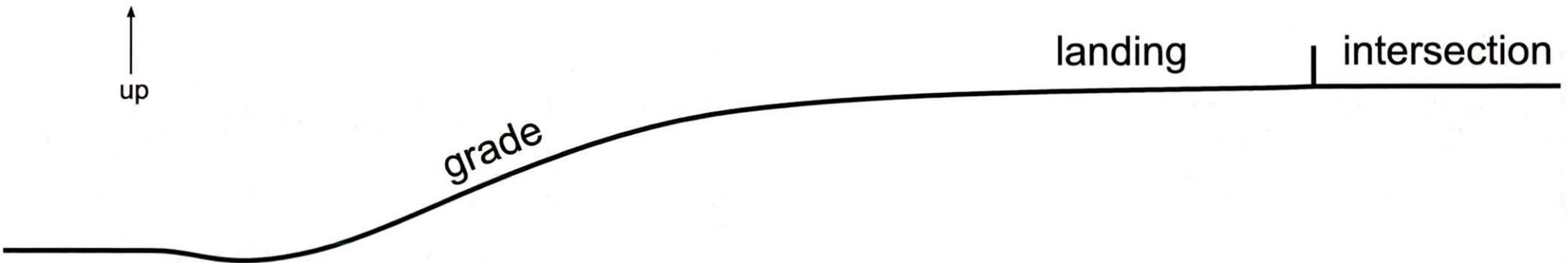
Stopping Sight Distance –

Distance along the roadway that an object of six inches height is continuously visible to a driver whose eye is 42 inches above the roadway.

Measured Stopping Sight Distance (ft)	Minimum Stopping Sight Distance w/ Grade* (ft)	<i>Geometric Design of Highways and Streets (ref.)</i>
73	106	Table III-2

* Grade 'off-the-chart'. Maximum grade value (9%) used.

Landing Length



Measured Landing Length (ft)	Minimum Landing Length (ft)	<i>VDOT Road Design Manual Appendix B</i> (ref.)
40	50	↑ D.1

Angle of Intersection



Measured Angle of Intersection θ (deg)	Minimum Angle of Intersection (deg)	<i>Geometric Design of Highways and Streets</i> (ref.)
25	60	Page 426

Radius at Acute Angle



Measured Radius at Acute Angle (ft)	Minimum Radius at Acute Angle* (ft)	<i>Geometric Design of Highways and Streets</i> (ref.)
10	25	Table IX-3

* Angle 'off-the-chart'. Minimum angle (30 deg) value used.

Summary of Riverdale and SH238

Geometric Element	Conformity
Maximum grade	Exceeded
Radius of curve	Grossly Exceeded
Width of roadway	Grossly Exceeded
Stopping sight distance	Grossly Exceeded
Landing length	Exceeded
Angle of intersection	Grossly Exceeded
Radius at acute angle	Grossly Exceeded

ADT of Riverdale Avenue

ADT Estimate (vehicles / day)*	<i>Geometric Design of Highways and Streets (ref.)</i>	<i>VDOT Road Design Manual Appendix B (ref.)</i>
<<400	Table V-1 Table V-6	Table 2 Table 3

* '<<' stands for 'Much less than'

Adding High Density Housing

- Adding high density housing along Riverdale Avenue
 - # of households doubled, tripled, quadrupled, more?
 - Average of 10 vehicle trips per day per family
- Estimated ADT greatly exceeded
 - Wintertime ADT much lower than summertime
 - Accident rate increases significantly
 - Large numbers of pedestrians and bicyclists placed at risk
- This option should not be considered
 - Safety is the River Heights City Government's responsibility

Summary

- Riverdale Avenue can only support very limited traffic, due to geometry of intersections with State Highway 238 and 300 E.
- Adding high density housing along Riverdale Avenue exceeds good traffic design practices which will increase traffic accident and incident rates
- Based on road design standards, the Riverdale Avenue road system can not support high density housing in any direct way.
 - Note that motor vehicle traffic from The Falls apartments does not feed into Riverdale Avenue/5th South
 - Note that pedestrian traffic from The Falls apartments does feed into Riverdale Avenue/5th South

Questions?



References

A Policy on Geometric Design of Highways and Streets, AASHTO, 1994, 2001

Road Design Manual, Appendix B, Virginia DOT, 1JAN2005

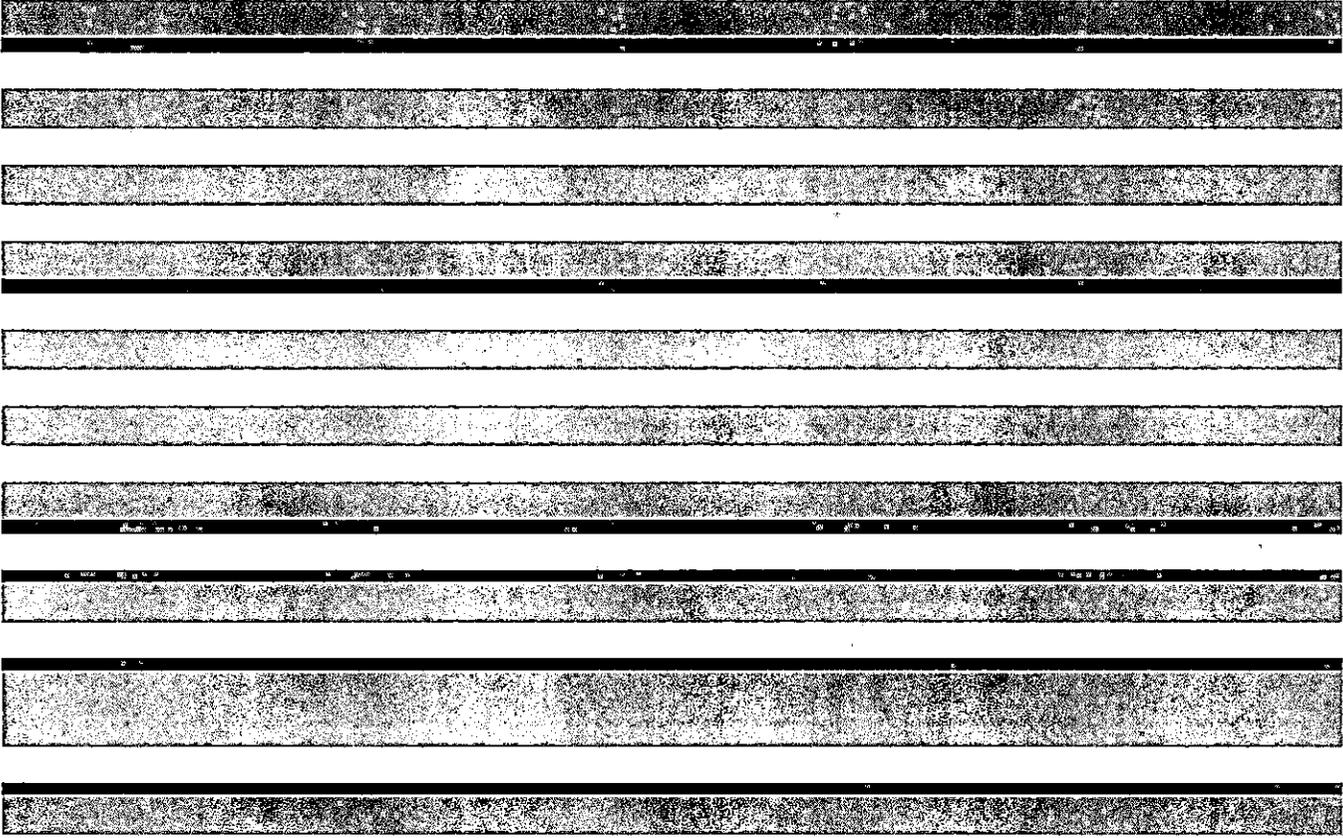
Assigned Type of Project	Sell or Retain	
	Ownership	Responsible Party
Blake Tear Down and New Build	Retain	City/Contractor
Blake Tear Down and New Build Historical	Retain	City/Contractor
Blake Full Renovation	Retain	City/Contractor
Chris Full Renovation	Retain	City/Contractor
Elaine Full Renovation	Retain	City/Contractor
Doug Full Renovation	Retain	City/Contractor
Doug Full Renovation	Retain	City/Contractor
Chris Full Renovation	Retain	City/Contractor
Blake Full Renovation Historical	Retain	City/Contractor
Chris Full Renovation Historical	Retain	City/Contractor
Elaine Full Renovation Historical	Retain	City/Contractor
Doug Full Renovation Historical	Retain	City/Contractor
Doug Full Renovation Historical	Retain	City/Contractor
Chris Full Renovation Historical	Retain	City/Contractor
Doug Partial Renovation	Retain	City
Sharlie Tear Down	Retain	City
Sharlie Tear Down	Sell	Buyer
Todd Partial Renovation/Tear Down	Retain	City/Contractor
Todd Partial Renovation/Tear Down	Sell	City/Buyer
Todd Partial Renovation/Tear Down	Retain	City/Contractor
Todd Partial Renovation/Tear Down	Sell	City/Buyer

AM'S TEAR DOWN

Future Use Description	Potential Revenue (Annual)
Event Center Rental (10000 square foot new building)	108,000.00
Event Center Rental (10000 square foot new building)	108,000.00
Event Center Rental (3,000 per weekend average 3 weekends per month)	108,000.00
Housing Single Family	144,000.00
Library	0.00
Services (light commercial) (3,500 per month)	42,000.00
Housing Multi Family (10 units @ 1,400 per month)	168,000.00
Parks/Recreation	30,000.00
Event Center Rental (3,000 per weekend average 3 weekends per month)	108,000.00
Housing Single Family	144,000.00
Library	0.00
Services (light commercial) (3,500 per month)	42,000.00
Housing Multi Family (10 units @ 1,400 per month)	168,000.00
Parks/Recreation	30,000.00
Minimum repairs to rent/lease as is. (2,000 per month)	24,000.00
4-6 Building Lots (Active Adult, Single Family, City Building) (6 lots at 45,000 each)	54,000.00
4-6 Building Lots (Active Adult, Single Family, City Building)	40,000.00
North end razed and developed, South end renovated for housing. (0.8 per ft. @ 4,000 ft)	122,400.00
North end razed and developed, South end renovated for housing.	58,400.00
South end razed and developed, North end renovated for housing. (0.8 per ft. @ 4,000 ft)	122,400.00
South end razed and developed, North end renovated for housing.	58,400.00

**Potential
Expenditure
(For Project
Completion) Maintenance
Costs (Annual) Net Revenue**

1,680,000.00	15,000.00	(1,215,000.00)
1,680,000.00	15,000.00	(1,215,000.00)
1,800,000.00	30,000.00	(1,410,000.00)
1,500,000.00	15,000.00	(855,000.00)
400,000.00	30,000.00	(550,000.00)
1,000,000.00	20,000.00	(890,000.00)
800,000.00	20,000.00	(60,000.00)
1,500,000.00	25,000.00	(1,475,000.00)
1,200,000.00	30,000.00	(810,000.00)
1,000,000.00	15,000.00	(355,000.00)
1,000,000.00	30,000.00	(1,150,000.00)
500,000.00	20,000.00	(390,000.00)
1,000,000.00	20,000.00	(260,000.00)
1,000,000.00	25,000.00	(975,000.00)
40,000.00	0.00	80,000.00
265,000.00	0.00	5,000.00
0.00	0.00	200,000.00
1,800,000.00	20,000.00	(1,288,000.00)
800,000.00	10,000.00	(558,000.00)
1,800,000.00	20,000.00	(1,288,000.00)
800,000.00	10,000.00	(558,000.00)



Discussion on Renovation of Former Religious Building

Functionality

External needs are the design elements that meet the local public demands; an efficient civic center should be easy to operate and maintain on a daily basis.

Features

Civic centers are heavily regulated by city, state, and federal agencies. Leadership in Energy and Environmental Design (LEED) building and sustainability encouraged.

Effective Layout

Choreograph the visitor experience while making the center efficient for staff; i.e. seamless flow, wide corridors, appealing courtyard, soft spaces (easily adaptable to future needs), purposeful lighting, and smart acoustics.

Building Character

Incorporate the building's/community's ethos and logo or motto; provide information and a taste of history from the local region to attract visitors and encourage use; commission local artists to create murals and sculptures that represent community values and exude positivity.

Offer Community Amenities

- Multi-purpose / concert hall (gym and stage)
- Community room(s) for senior citizens
- Conference room(s)
- Class room(s)
- Ceramics room
- Art/painting room (water colors, acrylics, etc.)
- Commercial kitchen
- Game room (pool, ping pong, foosball, etc.)

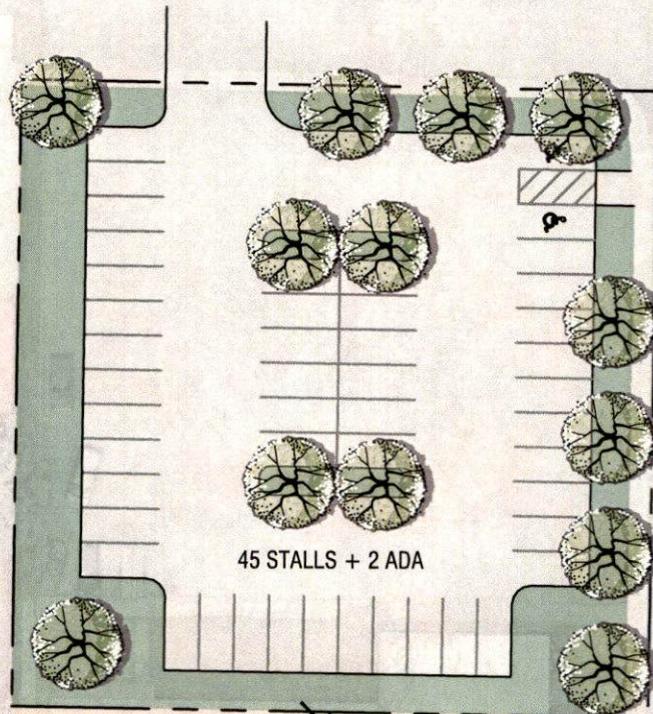
Landscaping; Wayfinding; Technology; Security; Cost Efficiency

- Set the tone through landscaping - use hardscaping elements that reflect the history and environment;
- Provide efficient wayfinding - visitors have clear directions that lead them to their destinations;
- Implement the technology that community members are comfortable with and find most helpful, charging centers;
- Foster a sense of security - incorporate effective security measures that ensure that visitors feel safe, security cameras; and,
- Prioritize cost-efficiency - use durable materials, avoid over-designing, keep it simple, plan for prospective needs of future users.

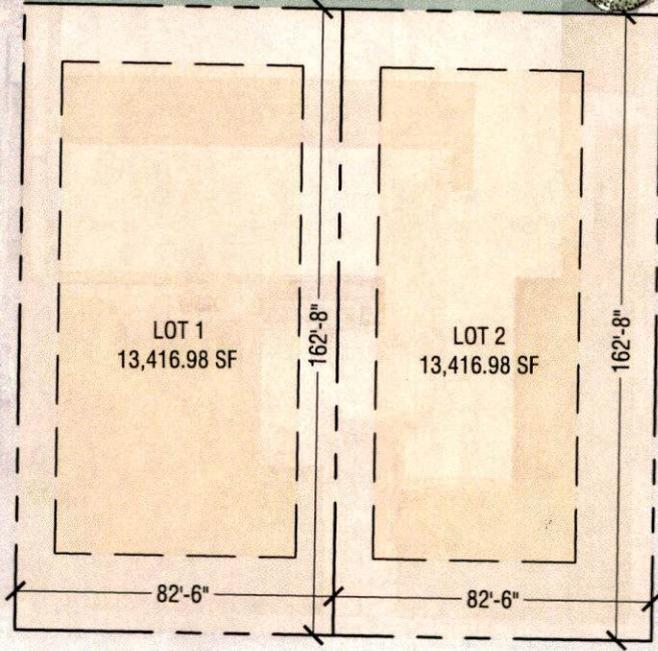


- "Across the nation, creative community members have saved their former churches from decay or obliteration by turning them into thriving community centers" (<https://savingplaces.org/>)
- Xhurches promotes the adaptive reuse of former religious spaces for culture and community (xhurches.org/)
- The Renovation and Adaptive Reuse of Churches (<http://www.buildingwork.design/news/the-renovation-and-adaptive-reuse-of-churches/>)
- Turning an Old Building into a Community Center (<https://sportadvisory.com/turning-old-building-community-center/>)
- **Finding the money to renovate an old building in a small town: grants, loans and other funds:**
 - USDA Rural Development has an often-changing list of programs that serve rural areas. The Community Facilities (CF) funds are a good place to start.
 - <https://www.rd.usda.gov/programs-services>
 - RURAL LISC (Local Initiatives Support Corporation) Community Facilities Fund provides loans "to help develop and improve essential community facilities in rural areas." That includes health care centers, hospitals, educational facilities, and other nonprofit and public facilities in rural communities with populations under 20,000.
 - https://www.lisc.org/media/filer_public/1c/0e/1c0ef9f2-a3a4-463c-bfff-2df7898191d3/community_facilities_fund_4-11-18.pdf
 - EPA Brownfields offers funding (some grants, some loans) to assess any potential environmental issues and start on cleanup.
 - <https://www.epa.gov/brownfields>
 - Local community foundations
 - Local economic development boards, and funds that may offer incentives for new or expanding businesses
 - Special tax set-asides designated for community or economic development
 - Local utility companies
 - Preservation Directory.com
 - <https://www.preservationdirectory.com/PreservationGeneralResources/GrantsFundingSources.aspx>
 - Johanna Favrot Fund for Historic Preservation
 - Save America's Treasures Grant Program
 - National Endowment for the Humanities
 - State Historic Preservation Office
 - Main Street Grants

E400S



S500E

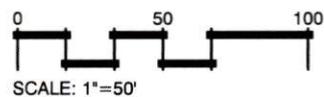


S500E

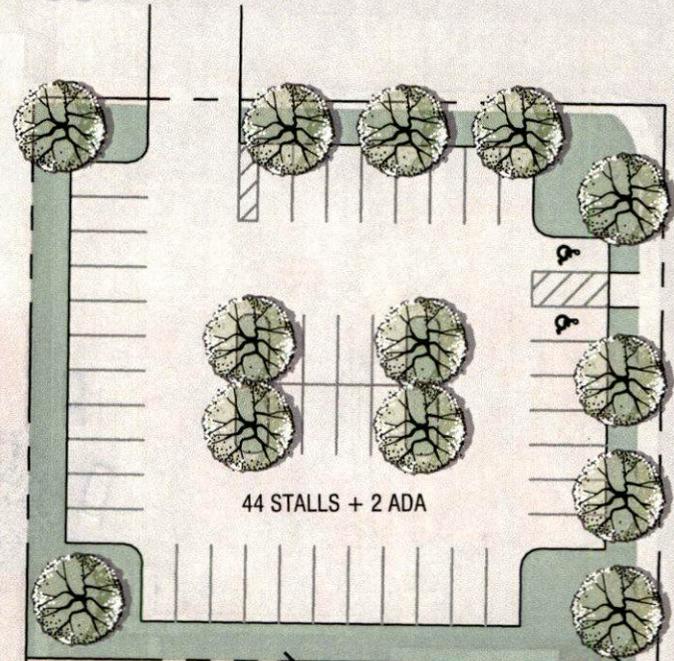
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2 LOT CONCEPT

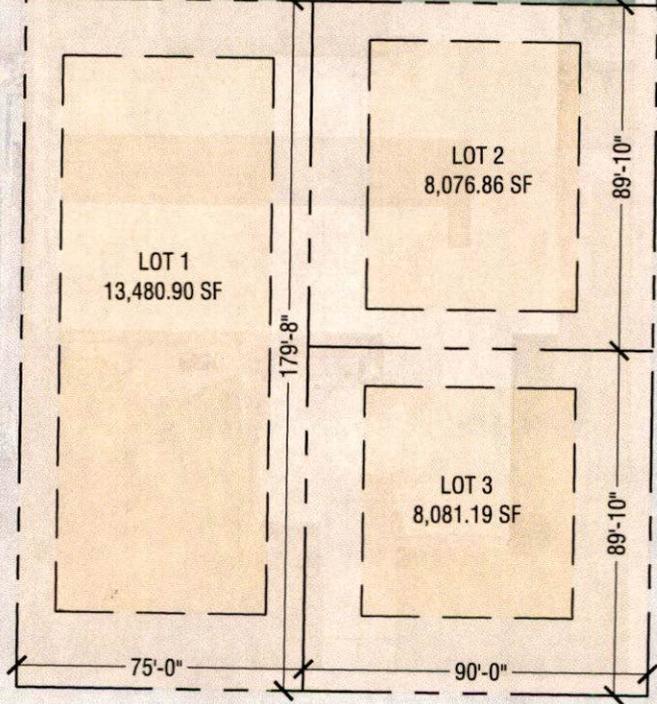


E400S



44 STALLS + 2 ADA

S500E



LOT 1
13,480.90 SF

LOT 2
8,076.86 SF

LOT 3
8,081.19 SF

S500E

E500S

S500E

3 LOT CONCEPT

