

**MINUTES OF THE
EAST BUTTE RENOVATION AND REHABILITATION AGENCY
BOARD OF DIRECTORS**

July 2, 2020

1. **CALL TO ORDER AND ROLL CALL** – Chuck Krause called the meeting to order at 9:04 a.m.

MEMBERS PRESENT: John Morgan, Melissa O’Dell, Chuck Krause, Mark Rule and Paul Babb

MEMBERS ABSENT: All Present

STAFF PRESENT: Karen Byrnes, Director; Brianne Downey, Financial and Project Manager; and Susan Powell, Secretary

CONSULTANTS: None

GUESTS: Mary McCormick, Historic Preservation Officer and Pat Mohan

APPLICANTS PRESENT: None

2. **APPROVAL OF MINUTES**

John Morgan made a motion that was seconded by Mark Rule to approve the minutes from June 4, 2020, meeting as presented. The motion carried unanimously.

3. **PUBLIC COMMENT**

None.

4. **FINANCIAL REPORT**

Brianne Downey, Financial and Project Manager, went over the Financial Report with the RRA Board. A copy of the Financial Report is made part of these minutes.

Mark Rule made a motion that was seconded by John Morgan to accept the Financial Report as presented. The motion carried unanimously.

5. **DIRECTOR’S REPORT**

No Director’s Report

6. **FY20/21 BUDGET**

Karen Byrnes reported to the Board that our budget process this year is going to be a tough year. It is probably going to be a work in process for quite a while.

John Morgan made a motion that was seconded by Melissa O'Dell to approve report just making sure that nothing is earmarked right now in that fund but Professional Services. The motion carried unanimously.

7. **WATER TOWER PROJECT – REQUEST TO FUND COMPONENT 1 AND REVIEW OF PUBLIC INPUT**

Karen Byrnes wanted to apologize to everyone for Number One for inefficient communication on this project. Karen stated that as she went back and read through some things and look at what has actually been shared with the Board, Karen doesn't think it is sufficient. Secondly, Karen is really excited about the possibilities that this project has and it will replace where Karen feels like she left with moving forward with the funding of that first point and in that first point he is talking about the cleanup and stabilization of the actual structural itself and that is securing it, making sure it is not going to deteriorate further. Making sure it is clean, birds cannot get in it and it is stable. The next phase of the project is prettier and maybe a little bit less structural, but we will have a lot more discussion in terms of how it is designed and the commitments of Butte-Silver Bow to maintain it moving forward. Karen believes it is a total project but she thinks we can move forward she hopes with the funding of the first phase while we have a willing contractor who has given us a pretty good idea of how we can get it done, get that finished, and then move on to that next phase which is much grandeur in terms of input from everyone, commitments from Butte-Silver Bow to keep things maintained and move forward. The Parks and Rec Director sent an email this morning, Karen had asked him to do earlier on in this project was to write us a letter of commitment to the project in maintaining those grounds once they are finished. He indicated to Karen earlier that he would do so. Karen feels it is the responsibility of Butte-Silver Bow to maintain these grounds and keep them up. Karen is committed to the Board for this project to make sure that does happen. The other thing that Karen realized that what we probably have not seen for a while is the schematic of that design of what that design had looked like in those past grant applications of how it would look. Karen passed around some simple schematics of what we have now of what we think this would like at the end. Mark Reavis had done some great hand drawings of what it would like as an interpretive center and is more for a structure that you can view and look at from the outside and then have some educational signage as to what it is and why it was there in the first place and why it was built and then talk about the impact of water resources. The first phase of the project was the stabilization of the actual structure is making sure it is safe, making sure it is not going to go anywhere and that people could walk around it and actually look at it. Talking with Julia Crane with SARTA about this project, she really believes that SARTA with what Mary McCormick has been working on in terms Historic designation is that that would definitely open up this project to a historic preservation pot of funds under

SARTA. Karen does think there are opportunities for us to apply for additional funds for that second phase. Another question that came up was what a whole total cost is of what we think this whole project would be. Karen thinks the whole project cost that we estimated throughout the years we kept at \$85,000 total. Karen does not think that the East Butte District should be paying for the entire project. She would like East Butte District to fund Component One and get that done and then work towards getting Component Two completed next summer and apply for additional funding. Karen did get some public input on the project and asked if they were in favor for it or not in favor of it.

Paul Babb commented that he has thought about this a lot and wanted to talk to some of the people who sent the letters to kind of see what their feeling was. We have an asset that needs to be taken care of and if we said we are going to do nothing; it is going to deteriorate and will have to be torn down and the cost to do that would be substantial. Paul's thoughts are is we need to figure out what we need to do to stabilize it and get it to the point where it can be a project but on the other hand, we need to be looking at the overall project, what is Phase Two going to cost and really put some numbers to it and then we need a commitment going forward. Paul thinks it is an issue and a problem that we have to deal with and it is either going to be where it is going to deteriorate and it is going to cost money to tear it down and remove or stabilize it. We have to deal with the situation that is already there. Chuck Krause commented that Paul Babb has a good point, that if we have to tear it down, how much will that cost compared to what it would cost now? Paul thinks the first step is the stabilization but at the same time we need to be a partnership.

John Morgan talked about maintaining the grounds. Maybe one of the first steps is to get that designated as a park so it is part of the plan that they have to go through and maintain. John stated that the tower could be an asset and it does have some historical things to it. There is going to come a time where people won't know what the Columbia Gardens was so it needs to have something else like an interpretive signs you can go through and state how the Gardens was and what it meant to Butte and that type of stuff. It would be nice to be able to have a plan that is earmarked going forward. John thinks that right now we have an opportunity to really get a lot of people involved in it if we do it right. If we go out and just stabilize with no plan to move forward, there is going to be a contingency out there that is going to be like you know what that was the right thing to do. You are also going to have a contingency where they are saying you guys are crazy. Why not try to balance it out and come up with a plan overall. If we can come up with a plan and get some partnerships built in – URA, East Butte RRA – that type of stuff. Karen Byrnes said that she agrees with John, but the only thing she would advocate for is that we do move forward with this first phase as soon as possible with that we are going to commit to the greater project and the other phase and moving it forward to getting a partnership built in.

Mark Rule asked the Board what would they think if we went to the URA and said look we have this project for \$85,000, you have invested interest in it. People coming Uptown to get to your District are going through our District. We need to be partners in this project. Forgive \$45,000 or whatever half of this project is and then we will fund it all.

Mark Rule suggested to make a motion to stabilize it and earmark the remaining funds as an ongoing project as we have with all our other projects.

John Morgan would like to see before we earmark it and we stabilize it right now, let's do a little bit more leg work with the URA and see how viable that is because if we approve funds and they say no way, then we are kind of stuck not knowing what to do next.

Centennial Concrete was picked for the amount of \$36,570.00 for Component 1 – Tank Rehabilitation. This would include to stabilize, clean, and secure the door on the water tower. They will also remove the rotten wooden supports under the water tower.

Mark Rule made a motion that was seconded by Melissa O'Dell to approve the request to fund Component I-Tank Rehabilitation to stabilize the Columbia Gardens Water Tower for the amount of \$36,570 and to earmark the remaining funds as an ongoing project. The motion was approved 4-yes; 1-no. John Morgan voted no.

8. OTHER ITEMS

None.

9. ADJOURN

Paul Babb made a motion that was seconded by Melissa O'Dell to adjourn the meeting at 10:17 a.m. The motion carried unanimously.

EastButteRRAMinutesJuly2, 2020