

City of Sidney
Historic Preservation Board
May 13, 2014

The meeting was called to order by the vice chairperson of the board, Greg Huck, at 11:35am. The announcement of the Open Public Meetings Act was made as well as acknowledgement that the meeting was properly advertised in the May 7 edition of the Sidney Sun-Telegraph.

Roll call: Dave Faries, Rich Phillips, John Phillips, Greg Huck, Kay Hicks (arrived at 12:00pm). Additional attendees include Shelley McCafferty, Gary Peron, Megan McGown, and Travis Arellano.

Approval of minutes: A motion was made by R. Phillips to approve the minutes from the April 8, 2014 meeting. The motion was seconded by J Phillips. The motion passed with all members present voting yeas.

Review plans/projects for COA and reservation of funds: Arellano 2032 Illinois St- Prior to request, McGown noted that a permit was not properly drawn on the project; therefore it is not eligible to apply for funding. J Phillips suggested tabling the request until next month. Rowan said that the project is done and therefore would not qualify for a permit. Arellano is only applying for the east side of the building, which is not started yet. It will **be at least 3 weeks before he starts the east side of the building**. If he pulls a permit, it would signify a start of a new project - R. Phillips made a motion to approve reservation of funds and COA, provided a proper building permit is obtained. The motion was seconded by Faries. The motion passed with all members present voting yeas.

Arellano - 1026 Ball Street - Arellano requested reservation of funds and COA to replace and repair block on the front of the building, window replacement, door replacement, and stucco.

Person asked whether it is a commercial property because it has no utilities except for **electric**. When the property was purchased, it was done so under the signed statement that it would not be used for anything other than warehousing unless the owner should pay for water and sanitary sewer. It will never have public accommodations. The Guidelines state that it has to be a commercial building, but do not get more detailed than that. It is zoned commercial and Arellano plans to use it for storage for his roofing business. Rowan stated that Arellano cannot operate an office out of the site due to the lack of utilities. McCafferty suggested that right now there is no definition of

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"commercial" and might be something to look at, not necessarily in conjunction with this project, but for future clarification. R Phillips said that it still meets our goals in terms of fixing the facade regardless of whether or not he builds out the utilities. J Phillips made a motion to approve reservation of funds and COA. The motion was seconded by Faries. The motion passed with all members present voting yeas.

McGown asked about the contractor doing the labor on Arellano's projects stating that Arellano mentioned that his crew was doing the work Arellano clarified that Luna's Stucco is a subcontractor for his business and they would be doing the stucco work. Thus Arellano is eligible for up to \$5,000 of funding based on 50% or 35% reimbursement rates, rather than the maximum of \$1,000 for building owner that provides the labor.

Review/Finalize handbook - McCafferty continued to review updates and changes in the Preservation Handbook. At the June meeting she will present the final version for approval along with the forms for the COA and funding. She will also begin the review of the Ordinance.

Comments by City Manager: Person announced that the City is purchasing the Elwell building provided the contract on the council agenda tonight is approved. The building is dilapidated and structurally unsound. The goal is to research the history of the building and potentially save the stone wall portion of the building and then make the remainder of the property into parking. He also noted that the 10th Ave. Construction Project is underway and will last the next 4 months.

Comments by the Director of The Board: McGown announced that the City received CLG grant funding for an Upper Floor Feasibility Study. She will publish a RFP and will present bids during the next HPB meeting.