

WOOD RIVER VISION 20/20
JANUARY 16, 2014

A meeting of the Board of Directors of Wood River Vision 20/20 was held January 16, 2014 at the City of Wood River Council Chambers at 5:30 p.m. Members present were Tyler Doane, Greg Cramer, Joyce Willoughby, Jason Rotter, Pam Kjar and Brian Hayes (late arrival).

Joyce Willoughby moved to approve the minutes of the November 2013 meeting. All aye. Motion carried.

President Doane presented a report to the Board regarding the Housing Committee meeting held January 2, 2014. There were approximately 20-25 community members present. Peg Krause and Edie Johnson, managers of local low-income housing stated they did not see a need for additional low income housing. Johnson informed the group that she turns away potential occupants on a regular basis, as they exceed the low-income requirements. Kjar asked if this was supported by the community survey, Doane indicated that he believed it was.

Doane informed the Board that other areas discussed during the committee meeting included construction of CROWN homes within Wood River. Willoughby asked for clarification on CROWN homes. Doane informed her that these are low income, rent-to-own houses. He stated that the Metzner Group would be able to receive some TIFF financing for this project. He indicated that the committee has determined they want to pursue several different types of housing.

Kjar added the group was also discussing the formulation of investment groups or builders clubs to assist with financing the projects.

Doane added that another possible housing project was presented to the group by Brian Bangs of the Wood River Economic Development Group. Bangs stated that the group has been formulating a plan to further development in the Thelen Subdivision. He said the group would like to see the proposed cul-de-sacs north of Green Street on West Street, Main Street and East Street developed. This would establish 15 new building lots. This project hinges on several factors: sale of land in south Wood River, a purchase agreement with the landowner, funding, and to reach an agreement with the City of Wood River to extend the infrastructure necessary. Willoughby questioned if townhomes are being considered for construction. Doane indicated that is a possibility. Hayes indicated that the subdivision is currently zoned single-family, so an area will need to be rezoned for multi-family construction.

Rotter stated that the construction of townhomes or new residences would create a “trickle down” effect, as it would free up additional existing housing for new families. Hayes indicated the group anticipates development of this project, along with an option to purchase the remainder of the subdivision, should satisfy the development needs for approximately 40 years. Willoughby questioned the access point onto Wood River Road. She voiced concerns of traffic conflicts with the high school. Hayes said that will need to be addressed, as the Fire Department could potentially have issues with traffic flow as well.

Kjar, reporting for the Community/Beautification/Aesthetics committee, informed the Board that she will submit grant requests to the two local foundations to purchase a Nu-Step machine for the fitness center. This machine is used often for both physical and cardio rehabilitation. It also allows users with physical limitations to exercise at a higher intensity. The Board supported her request to solicit grant funding.

Rotter reported on the Wood River sign project. He has put together a second grant application to the Wood River Centennial Foundation. The original price of the project was \$27,600.00. The Grace Koepp Foundation has approved a \$15,000.00 grant request and Tri-City Signs has also donated \$500.00 to this project. Rotter and Hayes had presented the project to the City Council. The Council agreed that this is a worthy project for the community and will fund the balance of the project. They did ask that Hayes and Rotter continue to seek additional funds. Cramer indicated that the City would prefer the east sign be placed closer to Wood River to lower the City's cost to run power. Hayes stated that if the second grant request is denied, we may solicit donations within the community. Rotter suggested a future article in the Sunbeam may help with donations. Doane questioned landscaping for the signs; it is believed it would be rock only.

Kjar reported that the gazebo for the pedestrian walkway and lights are in place. A few final touches remain on the gazebo including decorative trim and a weather vane on top. The final landscaping (sprinklers, edging and sod) will be completed this spring.

Doane addressed the Board regarding use of the mass email. His first attempt was delivered in text format and not delivered to everyone. Jeni Maloney is working on correcting these problems.

The next item of business was review of the Articles of Incorporation and the Bylaws. In the Articles, Doane indicated that the current Board is the incorporators. Basically, we are a self-governing body with no members. Kjar asked if the language on page two, second paragraph prohibits us from encouraging a local sales tax or LB840. Hayes stated that the word "substantial" in the language is open for interpretation. Doane will ask for clarification from the attorney.

Doane presented the proposed bylaws to the Board. He detailed wording on term definitions and the Board nominations committee. Three current Board members will serve on the nominations committee. Hayes discussed the importance of responding to the wishes of the public. At some places within the bylaws, it is stated that 2/3 of the Board is required for approval, while other places state a majority. As the majority is 2/3, Doane indicated we will ask to have the wording be consistent. Wording regarding the formation of specific committees to be deleted and left in the generic format at discussed. It was discussed that wording be added that does not limit the number of Board members or public to serve on the committees. It was questioned if wording regarding the Executive Committee needed to be altered or deleted. After discussion, it was decided the wording would remain. Willoughby pointed out an error in the numbering of the bylaws. This will be corrected prior to adoption.

Kjar moved to accept the Articles of Incorporation. Rotter seconded the motion. All aye, motion carried.

There being no further business before the Board, the meeting adjourned at 6:42pm.

Approved:

Tyler Doane, President

Pam Kjar, Secretary