

CITY OF SULPHUR SPRINGS  
DOWNTOWN REVITALIZATION BOARD  
MEETING MINUTES  
FEBRUARY 24, 2014  
6:30 PM

Present: John Reed, Mike Elliott, Lonnie Fox, K.K. McKenzie

Staff: Marc Maxwell, City Manager, Jennifer Graham, Community Dev. Admin.  
Asst.

Others: Vishal Ramchand, Robert Staples

**CALL MEETING TO ORDER:**

John Reed called the meeting of the Downtown Revitalization Board to order at 6:30 P.M.

**DISCUSSION/ACTION ON DOWNTOWN REVITALIZATION BOARD MEETING MINUTES OF FEBRUARY 18, 2014:**

A motion was made by Lonnie Fox and seconded by K.K. McKenzie to approve the minutes of February 18, 2014. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A DESIGN COMPLIANCE REQUEST FOR 226 MAIN ST.**

Staff made a recommendation to approve the design with the addition to not allow full-length windows and with knee boards under the windows. The wall should be brick with some detail work in the brick above the transoms. Chairman Reed asked for a motion reflecting staff's recommendation. The applicant was directed to not submit another rendering and to continue with the project. Mr. Elliot made a motion to accept regular brick with a little detail on top, for the structure to not have a full length window and for the windows to have knee boards. K.K. McKenzie seconded the motion. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A FAÇADE GRANT REQUEST FOR 226 MAIN ST.**

The Board said the City welcomes any business in downtown, but a dentist office does not fit the desired use for downtown. Staff indicated a dentist office on street level downtown works against the initiative of creating a destination district. Staff indicated the infrastructure downtown cost taxpayers \$6 million and phase two is to recruit dining and specialty retail. Staff further explained the façade grant is used to help spruce up the fronts of the buildings and to induce destination development. Staff recommended denial for a façade grant request for 226 Main St. The property owner indicated denial of funds may require the business to reconsider locating and rehabilitating 226 Main St. Board member Mr. Fox stated that while the rehabilitation sounded like an asset to the downtown, businesses like the dentist office at street level does not fit within the branding plan. Mr. Fox made a motion to deny the request for façade grant money. He indicated he made the motion reluctantly and wanted his sentiment to be recorded in the

record. Board member Mrs. McKenzie seconded the motion and indicated she would like to have her reluctance recorded in the record. Mr. Chairman called for a recorded vote. The results were K.K. McKenzie, Mike Elliott and Lonnie Fox all voting to deny the request. Chairman Reed voted to fund the grant request. The motion carried and funds were not allocated for the façade grant request.

**OTHER BUSINESS:**

Chairman Reed brought up changing the time of future meetings to 5:30pm since we have been having them at that time for the last year. The board indicated strong interest. The item was not on the agenda and cannot not be considered without public notification because the board is a public/governmental body.

**ADJOURN:**

With no other business before the Board, the meeting was adjourned at 7:09 p.m.