

**BOARD OF MAYOR AND COMMISSIONERS
SPECIAL CALLED WORK SESSION**

**June 6, 2018
5:30 p.m. to 7:30 p.m.**

MINUTES

Members Present: Brian Fisher, Mayor Pro Tem
Adela Yelton, Commissioner
Lisa Shortell, Commissioner
Lionel Laratte, Commissioner

Member Absent: Jonathan Elmore, Mayor

Staff Present: Ken Turner, Interim City Manager/Finance Director
Gina Hill, City Clerk
Keri Stevens, City Planner

Item No. 1 Meeting Called to Order

Item No. 2 Adoption of Agenda

Item No. 3 **Discussion of Downtown Street Grid**

Commissioner Shortell says they have a draft of a scope of work for the design portion of this project. She says it's a refinement of the Downtown Master Plan (DMP). Mayor Pro Tem Fisher said he felt like a lot of the work had already been done and he was happy with the scope of work. Commissioner Yelton says it's important for the stakeholders to have a voice on the front end of this project. The consensus was that stakeholders meetings should be part of the consultant agreement. Downtown Development Authority consultant David Burt cautioned that since the DMP already had extensive public input, it's easy to keep going backwards and get more input at each step of the process. Commissioner Yelton suggested narrowing input to business owners and property owners. Discussion continues about the best way to get public input and where in the process. Commissioners Shortell and Laratte will be liaisons, along with members of the DDA, moving forward. The draft scope of work is creating new streets in two specific areas of downtown. Streetscapes and topologies still need to be done. There were several questions from attendees.

Next steps: Get bids and begin conversations with the DDA regarding funding. This will be discussed again at the July special called work session.

Item No. 4

Avila Real Estates Update

Commissioner Yelton gave an update on the latest meeting with Avila representatives. She said the goal was to continue to build relationships and check in after not meeting in the past six months or so. Avila offered to give Avondale leaders a tour of their current project in Kirkwood. Commissioners Shortell and Laratte both expressed interest in going. There was confusion as to whether or not Avila's request to stockpile dirt had been approved.

Item No. 5

City-Owned Four Acres Update

Commissioner Yelton gives an update on the most recent meeting of Team Avondale to reaffirm goals and get regular meetings back on track. She said place making is the primary goal of development of the four acres. Recouping investment is a secondary goal. A statement of intent was also mentioned. Commissioner Yelton said the group did not discuss the report by Ken Bleakly very much at the meeting. Ken Turner reminded there is still an outstanding balance on the loan used to purchase the property and they should be aware of the potential of losing money if the part of the property is sold. David Burt told the BOMC that whenever they reach a consensus on an issue, it should be added to the statement of intent. He added that he thinks there are currently two big undecided issues – density and place making versus maximizing profit. Place making means creating something that's special and unique. Also, Burt said that developers will not do a place making project because it is not profitable. It's something the City would have to build. The BOMC discussed the possibility that to get the types of development the City wants, the land might need to be sold for less. Ken Turner mentioned the loan on the property would need to be satisfied before any parts could be sold. Commissioner Shortell still wants to look at programming options for the greenspace before taking next steps. Several residents urged the BOMC not to be at the mercy of the financial benefits of any future deals.

Next steps: The BOMC will consider more items to include in the statement of intent before this is discussed again in July.

Item No. 6

Discussion of Proposed Trammel Crow Development

Mayor Pro Tem Fisher gives a PowerPoint presentation. It outlines how the proposal fits in to the Downtown Master Plan (DMP) and/or zoning, among other things. He said the DMP does not address density within the Central Business District (CBD). The presentation showed how Trammel Crow offered to scape clean the City-owned four acres in preparation for a future town green. The Mayor Pro Tem also discussed what's involved in tax abatements. He compared current tax revenue from that property to what the City would receive if the project was completed and there was a tax abatement. He also covered a proposed timeline for the process of approving or not approving the project. Mayor

Pro Tem Fisher says there needs to be discussions about density and well as what will be followed, the zoning ordinance or the DMP. He adds that developers will continue to need to ask for variances until the zoning code is rewritten to coincide with the DMP. In response to a question from Commissioner Laratte, the Mayor Pro Tem said he doesn't see a problem with the density since it will be the last transit-oriented development in the City. Zoning calls for no more than 40 units per acre which is not financially feasible, says Fisher. City Planner Stevens offered that those numbers were a guide and based on a market study. Commissioner Laratte says a higher density may allow for more income levels. The group also discussed walkability and Commissioner Laratte says he feels it will increase walking instead of hindering it. He added that he didn't think the tax abatement was unreasonable. City Planner Stevens says the developer has informally presented to the Architectural Review Board twice and has also been approved for demolition if the project is approved. Once the Planning and Zoning Board review the project, they will make a recommendation to the BOMC that could include approval with conditions. The discussion turned to how many more police officers were needed and why. Commissioner Shortell says mass and scale matter regardless of density.

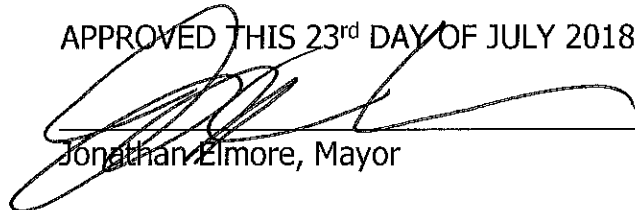
Item No. 7 Public Comment

The audience members who commented were against the project.

Item No. 8 Adjournment

Commissioner Shortell moves to adjourn. Commissioner Yelton seconds.
All ayes.

APPROVED THIS 23rd DAY OF JULY 2018



Jonathan Elmore, Mayor

ATTEST:



Gina Hill, City Clerk