



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

**July 11, 2018
5:30 to 7:30 p.m.**

MINUTES

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

Staff Present: Gina Hill, City Clerk

Item No. 1 Meeting Called to Order

Item No. 2 Adoption of Agenda
Mayor Pro Tem Fisher moves to adopt. Commissioner Shortell seconds. All ayes.

Item No. 3 **Proposed Trammel Crow Development**
This will give City staff an opportunity to update the community on the progress of this project. It will also be a chance for attendees to weigh in and ask questions.

Mayor Elmore says he knows a lot of people in the audience are there for this agenda item. He adds it won't be voted on tonight and he doesn't know when that will happen. He says he hopes this issues does not come between residents and that regardless of what happens there will be people who aren't happy with the outcome. Mayor Pro Tem Fisher gives an update as to where things stood with the development agreement. It is currently with the City Attorney awaiting comments from the Board of Mayor and Commissioners (BOMC). He said Trammel Crow will speak before the Architectural Review Board (ARB) at their August meeting. They have already met with the Planning and Zoning Board (PZB) and that board will have a public hearing on the matter at the end of this month. He thinks the BOMC will probably vote on the development agreement sometime in August. He says the development agreement will be put on the website after it is seen by both sides. There will be a meeting on the draft. Commissioner Shortell thanks everyone for their input. Commissioner Yelton says the BOMC will be meeting with the City Attorney to ask any legal questions they may have about the project. She also asked about the fiscal and economic impact studies. Fisher says that Trammel Crow is working on that and it will be

released to the public as soon as it's complete. Yelton said it would be helpful to have that as well when making decisions. Commissioner Laratte thanks everyone for their calls and emails. He asks when the two reports will be ready. Fisher says a third party is doing the reports and he knows Trammell Crow is pushing them to get them done. Laratte asked more questions about the timeline of the approval process. Mayor Elmore says he looks forward to getting the studies and hearing what the PZB and ARB have to say.

A resident brings a petition to the BOMC against the development. She says there are 601 signatures. She added that 437 of those were registered voters in the City. The next resident thanked the BOMC for continuing the dialogue. She pointed out the analysis done by Second Century Avondale in regards to how the Trammel Crow development compared to the Downtown Master Plan (DMP). She said the project was graded poorly in the analysis. She is against the development. One resident suggested the BOMC not move forward until they have the development agreement, fiscal analysis and economic impact study. The BOMC responded to one question about who was conducting the study that they didn't know but only knew it was a third party. One resident spoke in support of the project and says he's tired of looking at what is currently there. He adds that Trammell Crow has a good reputation. The chair of the PZB asked when the development agreement would be available since that board is meeting in a few days and needs it to make a decision. Fisher responded as soon as it's finalized by the attorneys. He added vacations have made things fall behind. Another resident says he supports the project. A member of the PZB offered a schedule of their upcoming meetings. The next resident who spoke said there is a difference between public input and micro managing. He feels the residents elected the Board of Mayor and Commissioners and they should be allowed to do their job. Bob Means, a downtown property and business owner, says he was involved with the creation of the DMP. He remembers it being a guiding document only. He said no developer will follow it exactly and it has to be give and take on the part of both parties. He would like to move forward. One resident, Jeffrey Fletcher, says he is 100% in favor of this project. He is tired of the stagnation in downtown. Lisa Shaw is anxious for change and wonders if Trammell Crow would be open to adjusting their plan. However, she doesn't want to scare them away. Sharon Saliba commented that those who want the development may be missing the vision of those who don't.

Next steps: This topic will be on the agenda for the following week's work session for more discussion.

Item No. 4

Downtown Street Grid Update

The Board of Mayor and Commissioners (BOMC) instructed staff to research a possible cost for designing the downtown street grid. Staff contacted a reputable firm with specific expertise in this area. The firm determined the cost would be approximately \$30,000. This amount exceeds \$25,000 limit for phone quotes and a Request for Proposals

(RFP) must be issued. Attached is a draft RFP. Staff will await permission to issue the RFP.

Commissioner Shortell explains the reasons to establish the downtown street grid. She said City Planner Keri Stevens has been working with Downtown Development Authority (DDA) consultant David Burt to develop a scope of work for a Request for Proposals (RFP). She said the DDA has offered to share costs of this phase of the project and requested that the BOMC write a cost-sharing proposal. The Board discussed which streets would be included. Shortell says it's a refinement of the DMP. She added that she felt it was important to contract with a third party since land acquisition may be involved. She says the next step after this study would be having an engineering firm do plans and drawings for the grid. Commissioner Yelton says in any proposal to the DDA about cost sharing should include other projects such as the zoning rewrite. Mayor Pro Tem Fisher thinks they should move forward with the RFP and the DDA can offer to share costs now or later since the next phases of the street grid will be very expensive. Mayor Elmore and Commissioner Laratte agree with moving forward. Commissioner Yelton proposes passing a resolution at the next meeting pledging the BOMC's commitment to this project. She said she'd also like to include the zoning rewrite. Resident Lyda Steadman says she thinks the DDA should pay the entire projected cost of the grid design (about \$30,000).

Next steps: The Board will sign a resolution at the next meeting declaring their intent to move forward on the street grid redesign.

Item No. 5

Discussion of Potential Zoning Code Rewrite

Last year, the City hired Calfee Zoning to audit the zoning code and find areas that were barriers to development. Another concern was inconsistencies between the zoning code and other adopted planning documents and guidelines, such as the Downtown Master Plan. A representative with Calfee presented his findings in a public meeting last November. The discussion will focus on next steps.

Mayor Elmore gave a brief overview of the various levels of zoning rewrites and their associated costs. Commissioner Shortell feels they need to consider street typologies and streetscapes. She thinks it needs to be part of the RFP. The group discusses zoning, streetscapes, and the street grid and in what order they need to be amended. There needs to be coordination between the various firms involved. Mayor Pro Tem Fisher suggests that person should be City Planner Keri Stevens. Mayor Elmore says he'd like to talk with Finance Director Ken Turner about budgetary matters and how this would be paid for. Fisher adds the costs don't currently include legal fees. There is more discussion about how these three projects should be approached and in what order. Resident David Sacks said it could be included in the RFP that the project will only move forward if funding is secured.

Next steps: Continue working on the RFP for design services of the street grid. Sign resolution at next meeting stating intent to continue this project.

Item No. 6

City-Owned Four Acres Update

This was last discussed at the June 6th special called work session.

Commissioner Shortell gave an update. She said there was talk about having a meeting facilitated by David Burt about place making. There has also been discussion about some various real estate scenarios that can't be discussed publicly right now. Commissioner Laratte has more to say about the process moving forward that he said can wait until the next meeting.

Next Steps: Commissioner Laratte's presentation will be at the next work session.

Item No. 7

Public Works Building Update

City staff has been asked by the BOMC to research leasing options for a building to serve as the public works department headquarters.

Mayor Elmore says Interim City Manager Ken Turner has been in discussions with local property owners and may give more of an update at the next meeting when he'll be present.

Item No. 8

Future Meetings between the BOMC and Downtown Development Authority (DDA)

Members of the BOMC are interested in scheduling joint meetings with the DDA in the coming months.

Commissioner Shortell requested that City staff start planning an executive session between the BOMC and DDA to discuss real estate as well as a joint work session on downtown development. The DDA proposed the second meeting take place in December.

Next steps: Shortell will contact City staff about scheduling.

Item No. 9

Public Comment

Resident Kathy Kingsbury asked details about the grant awarded to the City for the US278 redesign. Candace Jones said she would like the record to show that Avila's request to stockpile dirt on their site was never approved. Mayor Elmore requested time to verify that. Resident Dee Merriam asked about the status of Lanier Gardens and if it was still going to be given to the City. Mayor Elmore says he's gotten conflicting information from the County. Ms. Jones also asked about the status of the City Manager job search. Mayor Elmore said the next step was to interview the top several candidates. Commissioner Shortell invited everyone to the commissioners' chat at Edwin Jarvis on Saturday.

Item No. 10

Adjournment

Mayor Pro Tem Fisher moves to adjourn. Commissioner Laratte seconds.
All ayes.

APPROVED THIS 30th DAY OF AUGUST 2018



Jonathan Elmore, Mayor

ATTEST:



Gina Hill, City Clerk