



**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
APRIL 14TH, 2021
IMMEDIATELY FOLLOWING REGULAR MEETING
VIA ZOOM**

AGENDA

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

Staff Present: Patrick Bryant, City Manager
Paul Hanebuth, Asst. City Manager
Shannon Powell, Asst. City Manager
Rebecca Long, Communications Manager
Gina Hill, City Clerk
Stephen Quinn, City Attorney
Ken Morris, Permit Coordinator
Sara Hempen, Event Coordinator

Item #1 Meeting Called to Order

Item #2 Adoption of Agenda

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

Item #3 **Fabric Town Green Proposal**
Members of the Fabric team will present their recommendation for the company to construct the Town Green.

City Manager Bryant introduced members of the Fabric development team, Jerry Miller, Bill Clark and Gary McGrath. Mr. Miller gave a presentation about the process they went through to choose contractors they would recommend for the buildout of the town green – Reeves Young. He explained their choice and said they were the lowest bidder and he felt the most qualified. Mr. Bryant described the next steps, which include having the Urban Redevelopment Agenda vote on a contract for the construction. He added the items that required further direction from the BOMC like alternate items that could be included in the contract. Those include a fountain and light fixture. Commissioner Merriam suggested installing electrical outlets in certain areas and brought up other concerns such as sidewalk width and shade. Commissioner Shortell was concerned about the maintenance of a fountain. Mr.

Bryant warned against changes down the road that could delay the project. There was discussion about how change orders would be handled. The Fabric team fielded a few more questions from the BOMC about utilities, soil and concrete and allowances for those. The consensus was to move forward with the contract and include the changes discussed. Mr. Miller said construction could start right away once the contract is finalized and would last about 270 days.

Item #4

Conditional Use Permit Applications

Two applications have been submitted to city staff. One is for an affordable senior housing development at 154 Olive Street and 2804/2816 Franklin Street. The other is for a yoga studio at 2855 Washington Street.

City Manager Bryant described the projects under consideration. He explained that the developer of the senior housing would need to get a permit because they could secure funding. He added that should the application be approved, the grandfathered use of the current property owner would no longer be allowed. The new project would also have to conform to the adopted street grid. The applicant for the yoga studio, Deborah Kelly, spoke to the group. Members of the BOMC were supportive of her application. Turning back to the senior living project, Mayor Elmore pointed out a city alleyway on the site plan. There was discussion about the street grid and the site plan. Mr. Bryant clarified that the board only needs to approve the use of that property for a senior living facility. Commissioner Merriam had some questions that were answered by Sarah Buckner, the applicant. Commissioner Laratte asked about any noise concerns from breweries. Ms. Buckner said a noise study has been conducted. Mr. Laratte supported income and age diversity as did Mayor Pro Tem Fisher. Commissioner Shortell liked the idea of senior housing but was concerned that income limits could exclude some Avondale Estates senior. Ms. Buckner gave some information about timelines. Another member of the development team felt the current property owner would not move all the vehicles on his property immediately (per the city's conditions of the permit) and that could threaten the project. Other scenarios were discussed. City Attorney Quinn also weighed in. Mr. Bryant recommended the conditions remain as part of the conditional use permit application but timelines could be negotiable. Mayor Elmore asked for plenty of time to review any changes before the next meeting where this will be discussed.

Item #5

Zoning Code Rewrite

This is a continuing conversation about the rewrite to offer updates and field questions from the BOMC. The BOMC will be discussing recommended changes to the code offered by staff since the last draft update.

City Manager Bryant said staff would begin the formal adoption process and Assistant City Manager Powell provided a timeline. Mayor Elmore said that he's happy where the zoning code is at and he's ready to move forward. Commissioner Shortell asked if art galleries would be permitted anywhere downtown under the new zoning. Ms. Powell said that's correct. Mayor Pro Tem Fisher was also ready to move forward. Commissioner Merriam shared concerns about sidewalk width, places for canopy trees, elimination of the Architectural

Review Board, public engagement. Commissioner Laratte spoke about art and process but felt like overall the draft is a good one. Mr. Elmore also spoke about the arts and said there are ways to promote it outside of the zoning code.

Item #6

Little Cottage Brewery & Savage Pizza Patio Sales Applications

These two businesses have applied to sell alcohol in their outdoor spaces. Savage Pizza has had a change of ownership and the patio sales licenses are not transferable.

Commissioner Laratte asked about the placement of seating for Little Cottage and Ken Morris, the Permit Coordinator, answered. Members of the BOMC were supportive of the application.

Item #7

Required & Recommended Changes to the City's Defined Contribution Retirement Plan

City Manager provided more detail about these proposed changes. The primary change is increasing the city's contribution to employees' retirement savings. Finance Director Paul Hanebuth also weighed in and pointed out that some other costs are decreasing. He fielded some questions from the BOMC and the members were supportive of this change.

Item #8

Extension of Project Manager's Contract

Staff seeks to extend Carolyn Rader's contract to coincide with the timeline of the North Woods project that she is overseeing.

City Manager Bryant recommended that Ms. Rader's contract be extended. Mayor Pro Tem Fisher and Commissioner Merriam said they would support extending her contract even further to prevent having to go before the BOMC again.

Item #9

Public Comment

Sharon Saliba spoke in support of creating a policy around the arts and more thought about what the city wants to be. She also asked for wider sidewalks throughout the city and praised the BOMC for their work. Mayor Elmore also spoke about the role of the arts and felt it might be better addressed by sources outside the BOMC. Commissioner Shortell pointed out that the Rail Arts District is a perfect place for art-oriented groups or businesses. Commissioner Laratte thanked Ms. Saliba for speaking up and said the arts is very important to him.

Item #10

Executive Session – Real Estate

- Mayor Pro Tem Fisher moved to enter into executive session. Commissioner Shortell seconded. All ayes.
- Commissioner Shortell moved to exit executive session. Commissioner Laratte seconded.

Item #11

Adjournment

- Commissioner Laratte motioned to adjourn. Commissioner Merriam seconded. All ayes.

MINUTES APPROVED 5.26.2021



GINA HILL, CITY CLERK