



**PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE
DRAFT MEETING MINUTES**

**REGULAR MEETING
DECEMBER 15, 2015**

Board Members in Attendance: Vice-Mayor Gwen Wisler, Councilman Gordon Smith, Councilman Brian Haynes

Staff in Attendance: Cathy Ball, Nikki Reid, Frank McGowan, Jannice Ashley, Amber Weaver, Joey Robison, Greg Shuler, Jake Klodt, Jaime Matthews, Melissa VanSickle

1. APPROVAL OF MINUTES

Councilman Haynes motioned to approve the minutes, Vice-Mayor Wisler seconded. Minutes were approved unanimously.

2. NEW BUSINESS

a. Planning for City Property Redevelopment; Nikki Reid

• Park Maintenance Update

Ms. Nikki Reid provided a background on the property. Staff is requesting to move forward with a zoning application. Members discussed the properties that border the property and their zoning. Mr. Jeff Staudinger explained the objectives of the RFP for the 338 Hilliard property. Members discussed these objectives and the timeline for the RFP. Staff recommended that the zoning change process is pursued now so that greater density is possible on the site.

• Asheland Avenue Property

Ms. Reid also provided background on the Asheland Avenue property, identifying it as a likely candidate for rezoning as well. Ms. Reid prepared a preliminary evaluation, recommending a formal appraisal and noted that there is a deed restriction on the property. Members discussed the timeline and priorities for the property. Ms. Jannice Ashley provided detail concerning the deed restriction on the property and the possible timeline for addressing those issues.

Vice-Mayor Wisler motioned to move forward on the application for a rezoning for both the Park Maintenance and Asheland Avenue properties and on the process for lifting the deed restrictions for the Asheland property. Councilman Smith seconded. Motion was approved unanimously.

b. Consideration of 11 Collier Avenue Preservation Proposal; Inge Durre & Imke Durre

Ms. Inge Durre proposed to preserve the 11 Collier Ave property. Ms. Durre provided a presentation showing possible uses for the property and reasons for preserving it. Examples of public support were also presented, along with the initiative's ability to apply for grants, its pledges and donations.

Ms. Imke Durre explained the background of the proposal and that a possible property swap has been discussed. Ms. Durre also presented ideas for how this can be financed, a discussion of the roles for the City, the initiative and the developers moving forward.

The developers provided a background of their relationship with the Durrees and the initiative to preserve the property. The developers expressed a willingness to work out a solution. Possible options were discussed. Members moved forward to discuss the timeframe for the developers. Members also discussed the need for a more official plan for a land swap, including the identification of property and a financial plan.

Members asked that the Durrees and the developers bring an official plan to the January 12th Council meeting, which would include a more concrete list of alternatives and a financial plan.

3. UNFINISHED BUSINESS

a. Consideration of Pay as You Throw (PAYT) Study Recommendations;

Mr. Frank McGowan provided a background of the PAYT study and its process. Mr. McGowan then introduced consultant, Lisa Skumatz. Ms. Skumatz presented an overview of the study, including what was analyzed and its findings. The presentation also included a review of the costs and cost recovery options, an explanation of the study's methods and case studies. Members discussed these findings and the demographics of the survey respondents. Members also discussed proposed costs of a PAYT system and whether there would be options for low-income residents in the form of coupons or vouchers.

Members asked that lower income issues and costs be reviewed and that PAYT be presented to the Finance Committee and come back to a future PED meeting.

4. PUBLIC COMMENT

11 Collier Avenue Preservation Proposal

Richard Stiles discussed the city's ability to swap land.

Inge Durre commented on the value of the property and would like to have a solution even though not part of current main priorities.

PAYT Study Recommendations

Julie Mayfield discussed revenue requirements and bag costs verses can costs.

Keith Young asked to receive a copy of the full report.

5. ADJOURN

Vice-Mayor Wisler adjourned the meeting at 5:45 p.m. without objection

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