



**MINUTES OF THE WORK SESSION OF THE BOARD OF ALDERMEN
OF MONDAY, JUNE 17, 2019
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor Mike Clement called the Work Session of the Board of Aldermen to order at 5:30 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Huether, Alderman Nolte, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Toben and Mayor Clement. A quorum was present.

3. WORK SESSION REGARDING THE PLANNED BUSINESS DISTRICT AND ITS REDEVELOPMENT

Director of Planning, Zoning, and Economic Development Melanie Rippetoe outlined the material that is in the binders as background information to prepare for the City of Manchester Redevelopment Plan process. No matter what kind of planning is being done, a Redevelopment Plan or a Strategic Plan, any kind of planning, this gives steps of what needs to be done.

Ms. Rippetoe stated that she had included a map of the Planned Business District and a portion of the City of Manchester Comprehensive Plan regarding future land use, development policies and design guideline, and she also included a copy of the Historic Town Center rendering. Also included in the binders is the July 2013 Request for Redevelopment Proposals for the Central Business District Redevelopment Area.

Ms. Rippetoe stated that she had also included a sample of a Comprehensive Plan, if that is what the members of the Board desire to pursue at some time.

Ms. Rippetoe stated that in the second tab, there is included a step-by-step guide to Strategic Planning, because she was not sure how familiar everyone was with the process. The comprehensive plan is also explained in this section, and there is a step-by-step guide

for an RFP (Request for Proposal) or an RFQ (Request for Qualifications).

Ms. Rippetoe stated that she was giving this information to the Mayor and members of the Board of Aldermen so they would be aware of the processes and realize these are time consuming processes, and this isn't going to happen overnight. She said this is the beginning of a long conversation.

Ms. Rippetoe stated that the last tab in Section 2 is actually a Land Use Plan for the City of Creve Coeur which is their central business district. It doesn't designate what they want there, they are just setting up guidelines for quality.

Ms. Rippetoe explained that the next tab includes information pertaining to local incentives, to give a brief overview, because she is not sure at what level the elected officials are familiar with them. This is a tidbit of information because a decision is going to have to be made how to pay for all of this.

Alderman Baumann asked about the land use plan versus the strategic plan, whether it holds the same value? He questioned if it controls the uses in the area.

Ms. Rippetoe answered that it is not amending the uses in the area, it is more architecturally related than anything, not pertaining to uses. It is a method of holding the development of what is desired in the downtown area to a higher standard.

Ms. Rippetoe said there is also a tab with information about parts of the zoning regulations that will be applicable. She said this section includes the zoning regulations in the Planned Business District, "PBD", and also includes the Tax Increment Financing "TIF" process and the "TIF" commission, if that is the avenue to be pursued. Also included are architectural and site plan review, amendments to rezoning, and that sort of thing. She said it is basically reference material.

Ms. Rippetoe stated that the last section is the glossary, and there is a slide show of her presentation.

Ms. Rippetoe explained that it is important to look at where you are to determine where you're going. That's how planning goes; it is a plan to plan, and includes TIF, incentives, blighting, etc.

Ms. Rippetoe stressed that it is important to know where the City is.

The first slide is the Planned Business District, and it is important to determine what we want to do, including whether it is something to encompass the entire Planned Business District, or just a portion of it. She said there would be different issues, depending on what is desired.

Ms. Rippetoe stated that there was a RFP from 2013, but there were no submittals received by the deadline. Proposals were received shortly afterwards, primarily from Culver's, Hardees, Quiktrip and McDonalds, but those proposals were not consistent of the vision of what was established in the Comprehensive Plan and what was wanted in the PBD.

Ms. Rippetoe said she questioned why there weren't any responses. She said that perhaps it was because of the vagueness and lack of clarity, the market, the size, the scope

of the work or the historic legacy. Ms. Rippetoe stated that the RFP was fairly well written, but it didn't define exactly what was wanted.

Mayor Clement stated that it wasn't a good time. He said 2013 and 2014 were low points of economic activity, and it was known at that time. He suggested that the market was probably 70% of the problem.

Ms. Rippetoe stated it needs to be determined why it wasn't successful and to figure out what we need to do to be more successful at this time. Also, regarding clarity, it needs to be defined exactly what is wanted, rather than developers bringing in good ideas, and then talking about incentives, and discussing these if it is the right plan. It also has to be determined what the City wants to contribute to the plan.

Alderman Hamill commented that if it is only part of the PBD, the City wouldn't want to contribute as much.

Alderman Nolte asked what part is "point of sale" and what is not.

Director Rippetoe answered that in the PBD area of the City, which is being discussed right now, and the entire area is "point of sale".

Alderman Nolte commented that if the tax rate is increased, there could be more incentive.

Ms. Rippetoe stated that it is important to decide what incentives the City might want to consider. Also, would the City want to do anything in regard to infrastructure, such as whether the City is willing to reroute Manchester Road, much as what was done in Maryland Heights, where there is a crossover by the bridge.

Alderman Hamill said that would be a MoDOT issue.

Ms. Rippetoe agreed that is true, but if someone else is willing to pay, that would likely make a difference. She suggested that it might be worthwhile to find out how much cities who have implemented something like that have spent and if the City can recoup, but it is not worth the conversation if it isn't something the City wants to do.

Ms. Rippetoe stated that the entire PBD is a big project to take on, so that may be why there weren't any submittals in 2013. Ms. Rippetoe showed a map with highlighted areas, stating that there are very small lots with very small businesses, and she is not sure if that will help the economic development situation. Part of the problem is the buildings and lots currently are small, so all we can bring in right now are mostly service-related businesses. She commented about the emphasis having been on in-fill. She noted that with some of the buildings, it will cost more to revamp them than what they are worth. There is a lot of data to figure out what needs to be done.

Ms. Rippetoe also made remarks about the historical legacy, and stated that when someone like Culvers comes in, they don't want to save the structures, they just want to bulldoze and build new. She suggested that it is important to have that discussion and to determine what structures are worth saving. She said those are conversations to have which

may need community input.

Ms. Rippetoe reviewed the Comprehensive Plan in effect (2004) which shows what the City's ideal was, and this was pretty consistent with what the City was looking for in 2013, including showing a lot of in-fill. She questioned whether developers want to come in and create the City's vision, especially since it includes in-fill.

Alderman Hamill asked if there is a certain section of the PBD that developers are most interested in, and if set aside, whether would we get more responses.

Ms. Rippetoe responded that some people are inquiring about specific lots or several combined lots, while trying to keep in mind what we have in our business district regulations, to avoid something that isn't allowed in the PBD.

Ms. Rippetoe said there are restrictions on what the City allows in the PBD. She said there are warehouses in the back, and warehousing isn't really allowed, but warehousing was grandfathered in from the businesses that were there before. A public storage facility wanted to tear down the area where Office Depot was previously, and it seems that a public storage facility isn't exactly what the City wants in the PBD. They wanted a TIF for a storage facility, and all the City would receive is the business license fee and it is even limited in regulations to \$1000 rather than square footage. She said she keeps hearing comments about mid-rise or high rise. She questioned if the Comprehensive Plan is still the City's vision. She said it is important to create a vision.

Alderman Baumann suggested that the previous workshop established that.

Mayor Clement responded that in August, 2018, it was decided redevelopment was wanted. That was probably not a vision, but that was a starting place.

Ms. Rippetoe stated it is important to decide what the City officials would like to see there.

Ms. Rippetoe outlined some of the obvious challenges in the PBD, especially the lot where Office Depot had been previously. She said there is concern about accessibility and visibility; it is so close to the highway, but yet, so far. Zoning regulations need to be consistent with what is envisioned today. She questioned whether the City would want to update infrastructure or whether the City wants something that doesn't really need the accessibility.

Ms. Rippetoe then commented that another challenge is that the lots are individually owned, and buildings are occupied with existing businesses. When talking about developing a whole area, the owners become aware that the City wants redevelopment there and that escalates the dollar amount they want for the properties to unreasonable prices.

Alderman Hamill questioned whether people don't start to realize that their amount desired may not be reality.

Ms. Rippetoe responded that some people just think if they hold onto the land, and chances are it is owned outright, that eventually it will sell for the amount they want. In the

meantime, it is a situation of dealing with the buildings that are there currently, and the owners and the City don't want to let them remain vacant. Right now there is a vacancy with the building where Office Depot was, and we don't want to leave the building vacant, but it will be a lengthy process, but letting a building sit vacant for a year or two isn't the answer either.

Ms. Rippetoe said it is important to know how much pushback the City will get with historic value, and it must be kept in mind that City Hall and the Public Works Facility are also in that zoning district. It is important to determine if those things are important to keep, or whether the City wants to relocate those, especially when it comes to the future of the Historic City Hall building. There are things that would need to be answered before having a developer come in. If it was a perfect development, what would the answer be?

Ms. Rippetoe added that she had included the FEMA floodplain map, and some of the properties are in the floodplain, so that will also cause issues where it involves concerns with development, as they will, at a minimum, need to have flood insurance. That will increase the cost of the development. That will also increase the initial cost with FEMA and the Army Corps of Engineers, etc. with the planning process. She questioned whether the City might be willing to subsidize those expenses. She suspected that maybe this is another reason why there weren't proposals in 2013, because developers thought they could develop the area, but it would cost additional money.

Ms. Rippetoe stated that the PBD regulations are interesting to say the least.

Alderman Toben asked where these regulations came from.

Ms. Rippetoe answered that these regulations are in the Zoning Code under PBD.

Ms. Rippetoe said that any planned district should be accompanied by a plan. She said these planned districts are "planned". She said just calling this a Business District, that would be fine, and the City could do a planned overlay that would give more flexibility.

Mayor Clement referred to the Historic Overlay that previously covered that property where the PBD is currently. He stated that the Historic Overlay made it almost impossible to do anything with it. He said the PBD idea was a response that the former City Attorney thought could be done. If it was changed to a PBD, that could allow more ease in allowing development and allowing more flexibility.

Alderman Hamill asked if these regulations aren't similar to the City's other zoning areas, except they are a special set?

Ms. Rippetoe answered that is correct and that is part of the problem. These regulations are treated as they are in C-1 or R-1 with definitive regulations. She added that where the PBD is, usually there is a plan which doesn't meet any of the existing zoning. She said a planned overlay could be planned in any area which would give flexibility to the rules and could be placed on any of the City's commercial districts. She stated that planned districts are approved by the plan that is approved, and if the area being discussed was just a business district, that would be okay.

Alderman Hamill asked if these regulations are like what is in C-1, or whether they are a special set of regulations.

Ms. Rippetoe replied that they are a special set of regulations. In the PBD, zero setbacks were deliberate to create a walkable space along Manchester Road. She said she is not opposed to the regulations, just that they usually come with a plan. She asked if, looking at the height regulations, the 35-foot building height is still relevant.

Mayor Clement suggested that could be changed, as well.

Alderman Hamill commented that having those regulations in place, if that prevents people from coming to the City, and if there is something they don't like, they would let us know.

Alderman Nolte said if something big is presented for the City, they won't look at what is already there.

Mr. Rippetoe said that if there are things the City wants to consider, that is something that can be changed in the here and now to encourage development.

Mayor Clement said he doesn't see himself as reading Code and determining what is wrong.

Alderman Nolte said if someone is not looking at developing all this land, they will tell the City what they want.

Ms. Rippetoe reiterated that with a "planned district", there is an approved plan. If there is some overlay created, that will encourage developers to realize that the City is not set in stone, and they might consider contacting the City.

Alderman Huether said she has a general impression what these words mean, but not really. She asked the difference between "overlay" and a "plan" which are seemingly used interchangeably.

Ms. Rippetoe responded that the C-1 Zoning District does not say "planned", and the C-1 District just includes regulations for that district. With the "Planned Residential District", there has to be a plan that goes with those regulations. An overlay that can go into a district can be created, but it would come with a plan which has to be approved with it. A business district can be created with an overlay.

Alderman Hamill stated that the City could develop a plan wouldn't really have to be consistent with the current regulations to give more flexibility.

Ms. Rippetoe stated that is true, and after approval, after a specified period of time, it would revert back to the original zoning if nothing is done. Other regulations are unclear such as regulations about wall signs.

Mayor Clement suggested that if things are unclear, the City staff should be looking at changing them.

Ms. Rippetoe said the City could revamp all the regulations with one amendment and

take care of all of it. She suggested that the members of the Board look at the regulations and see what might need to be changed in the here and now to encourage developers to respond. They could create an overlay, so developers know it's not set in stone, and that encourages developers to respond.

Mayor Clement responded that he doesn't see his role as reading Code. He suggested that Ms. Rippetoe and Mr. Perney should read the Code and bring possible changes to the Board to be considered and discussed.

Ms. Rippetoe asked if for developers, whether it is desired to just clean up the Code or to change it.

Alderman Hamill suspected that Ms. Rippetoe is looking if there are any flashpoints where the elected officials say not to change something. He said that for him, with a building exceeding 35 feet, no, that doesn't cause any concern.

Alderman Toben stated that the City needs to have regulations in this area, but he wonders if there is a way to start over with a clean slate.

Ms. Rippetoe responded that the current regulations could be repealed, and new regulations put in place. She said she wants to get signage regulations out of this area of the Code, because in no other district are there regulations for signage.

Alderman Toben questioned about a PBD in other municipalities and asked if there is a sample of what other cities have done in a PBD.

Ms. Rippetoe stated that there is a "Planned Mixed-Use Development" in Town and Country Crossing; it was based on "the plan". There are definitely other cities that have done this.

Ms. Rippetoe stated that right now in the PBD, regulations state that multi-family housing is allowed on the second floor. She asked if the City would want to have a percentage listed, or if the City would want to change that to include the third floor.

Alderman Ottenad commented that parking was the biggest problem then and it is now.

Ms. Rippetoe responded by saying that a lot of developers are now considering underground parking. There is no way for enough parking for retail and mixed-use to be available.

Alderman Hamill said he understands that when creating an overlay district, that is creating regulations that don't necessarily apply to any specific district until a plan is submitted and approved with that.

Ms. Rippetoe responded that is correct. She said with the PRD in the Summit, the area was R-1 and C-1. That overlay covers both of them.

Alderman Toben asked which would be easier, to start over, make a business district,

and then have an overlay on it, or to keep it as a PBD with the opportunity of an overlay.

Ms. Rippetoe responded that two separate regulations would be more clean cut. She said that would be easier for the Commission and the Board to turn down if it is something not wanted there. In the overlay district, you would state specifically in which districts this would be applicable.

Mayor Clement stated that he is not concerned that the PBD is such a big barrier.

The question was asked if the goal is to bring in some developer who might have a good plan for the PBD, what the next steps would be.

Ms. Rippetoe said while considering this, another important thing we need to take into account is community participation. She questioned at what levels the City would want to involve the community in this. She said the pros to community participation are legitimacy, democracy, social and civic engagement, and faith in government. It is important to educate residents so when a plan like this comes out, they are not shocked, because they have had a say into what they want in their community. People have a voice in it from the beginning. Even if their plan is not the one that is voted on, they, at least, had a say in it, and there will always be stakeholders who are opposed to it.

Ms. Rippetoe advised that it is important to know what the residents want to see. There could be presentations and workshops, and a citizen survey could be conducted. Political oversight is necessary. She said it is imperative to recognize budget and staff limitations, and to realize the final plan will never please everyone. Being informed is better than residents not being aware; it's good to educate residents so they are not shocked. If they have a voice from the beginning, they have some ownership in it, even if their desire is not what is voted on in the end. In Town and Country, there were charettes held for the Town Square development, and people came and shared ideas. Then, there was a follow-up survey. Political oversight is time consuming, but also necessary, and then there are budget and staff limitations. She said this process is consuming for all of us, and we can't make everyone happy in any event.

Mayor Clement asked whether the City should seek the voice of residents before pursuing any interest in any developer, or whether it is advisable to wait until there is interest as there was when the Highlands was developed. If the turn-out of the attendees is comparable with the responses pertaining to the Highlands, there was a large percentage of residents who attended the meetings held who were against Walmart, but the Board decided to go ahead with it. He said if there is nothing of value to the City, we have wasted a lot of time.

Ms. Rippetoe stated that as of right now, there are no developers knocking down the door wanting to develop the property. She suggested that the most important thing is to get a vision.

Mayor Clement asked if there is something that should be done on the front end.

Alderman Hamill commented that this would be like the chicken and egg thing we have done before. He believes the City can create a vision, but a developer will look there and maybe not want to pursue it.

Alderman Ottenad stated that could result in setting ourselves up for disappointment.

Mayor Clement said that is why input is important. He said he wants to avoid setting ourselves and the residents up for disappointment, because it would be hard to get a perfect developer to come in with whatever that vision is.

Ms. Rippetoe asked if the City would want to have any responsibility for any of the land, such as for a gathering space.

Alderman Nolte commented that if someone comes up with a plan that will work, then the members of the Board can look at the details.

Ms. Rippetoe said that is true. She referred to the ladder of citizen participation, starting at the bottom which is non-participation. In regard to informing people, the steps are putting information out on the website and having public meetings. She said the top level is citizen power, which involves creating a partnership with the stakeholders or tokenism. She said there would be a need to determine the level of participation when it comes to the whole planning process.

Alderman Baumann said if we get everybody to a town hall meeting, that doesn't mean that we are going to do exactly what they say. The City wouldn't be promising that. He said the idea is to get the input from residents.

Ms. Rippetoe said that in trying to create a town center, the question is what they would like to see in trying to create Manchester City not Manchester Road.

Ms. Rippetoe stated that the methods of participation include presentations and workshops, citizen surveys, public meetings, media, official meetings, special events and interest groups. Topics to be discussed could be things the city would like to see here and things the City does not want here. She said both of those are equally important. That's a decision that will have to be made as we get further into this. The more that is in a RFP, the more you will get out of it.

Ms. Rippetoe said that in regard to City expenses, the processes vary quite a bit in expense depending on what route we want to go. She said that putting out an RFP is very simple, but when businesses find out there is a request for proposals for redevelopment of the property, they might not be happy about it or the current owners will increase the property values. Developers will be interested to know if the City will assist with those costs.

Ms. Rippetoe said that other topics to discuss include the possibility of blighting an area or using eminent domain. She said that in getting started, it is important to know willingness to do those. If there is a development plan, a strategic plan, that information is available before going further. The City will have to determine incentives and investment. Incentives are always one of the first questions a developer has, such as TIF. Another question to be discussed is what is the City going to do as far as incentives are concerned, even as far as land acquisition. In Town and Country, the developer purchased the property and then sold back the non-commercial area. This is something to think about.

Ms. Rippetoe explained that the next slide was something included in the RFP. The City will consider providing financial and land acquisition assistance, as well as consideration of a TIF or blighting the area. A lot of statistical data analysis will need to be done to find out

if Manchester is eligible for these options, such as TIF or blight. If a TIF is considered, the City will have to put together a TIF Commission. If the City is putting money into this, a question would be if it is desired to update the Comprehensive Plan. She stated that the Comprehensive Plan update is supposed to be done every 7 - 10 years, but it has been 15 already, also to be considered is if it is desirable to update the Strategic Plan. She said if something is done that is way off of what the Comprehensive Plan states, a change will need to be made anyway; it basically legitimizes zoning. She stated that when a Comprehensive Plan is outdated, it becomes questionable in court.

Ms. Rippetoe then discussed local development incentives, including Tax Increment Financing (TIF), Urban Redevelopment Corporations (Chapter 353: blighting an area), Transportation Development Districts (TDD), Community Improvement Districts (CID), and Neighborhood Improvement Districts (NID). She said that often there is a 1% increased sales tax in the improvement districts.

Ms. Rippetoe stated that the next steps would include determining the parameters of development - whether it is to involve all or part of the PRD, determining the level of community engagement, and determining the best method for redevelopment. It would need to be determined if there should be an RFP, an updated Strategic Plan, a Redevelopment Plan or a Comprehensive Plan. An RFQ can be sent out for a consultant. Regarding what is decided, zoning regulations should be revised accordingly.

Mayor Clement said that staff continues to talk to them, but the elected officials want to turn it back to staff, because the elected officials are not the experts. He said that Ms. Rippetoe and Mr. Perney are the experts. He asked for something from them to give a starting point, rather than asking what the Board wants.

Alderman Ottenad recommended that the Board be given suggestions and explanations for the suggestions.

Ms. Rippetoe stated that the objective here is to help make an informed decision as to where we want to go. She said she is happy to offer advice, but she is not sure who was at what level with our processes. She said she wants to be informative, and she will give her professional opinion on anything.

Alderman Hamill said he would imagine the Board will want to put something out that will give maximum flexibility. If a developer says they don't want to do the entire PBD, but this is what the City wants to do, that could make it too restrictive.

Alderman Nolte said if somebody has a good idea, they should bring it to the members of the Board, as we would like to see this land put to a more productive use.

Ms. Rippetoe commented that if somebody had a good idea, they would have brought it to us. She recommended changing the area to a business district with a planned overlay.

Alderman Hamill expressed concern that the City has maybe been too restrictive, and if that is keeping developers away.

Ms. Rippetoe stated that it does keep some businesses that wouldn't be wanted in that district from going in there, but a business district with an overlay would peak interests.

Mayor Clement stated that a proposal is important.

Ms. Rippetoe said that the more the City is willing to do, and the more the RFP is defined, the more that the City will get back. Ms. Rippetoe stated that the 2013 RFP didn't define what the City was willing to do. She reiterated that the more in a RFP, the more you get out of it. There should be a list of desires, and a list of businesses not wanted.

Alderman Hamill asked if she is suggesting that even something open ended is going to prevent a developer from inquiring.

Ms. Rippetoe responded that the more put in, the more you get out, which should include a list of desires and a lack of desires. Having definitive rules is never a bad thing.

Mayor Clement stated again that a proposal is important. He said that a business district with a redevelopment overlay may get more interest peaked without sending out an RFP.

City Administrator Perney spoke briefly about four-story units in the District.

Alderman Huether asked what those things would look like. She asked about what the City would desire and asked about increased walkability along Manchester Road, and also stated she was curious about any concern over buildings over 35 feet.

Ms. Rippetoe addressed increased walkability and asked if the City would be willing to put in a sidewalk. She said even if it doesn't go in the RFP, these are answers the City will need to be prepared with.

Alderman Ottenad asked about the ballpark.

City Administrator Perney stated he doesn't think there is a lot of interest in that area right now. It would involve a big legal hurdle. The City Attorney looked at the property and the

deed and determined that the property can only can be transferred to a non-profit for athletic purposes.

Alderman Hamill clarified that it would be under a deed restriction that it would have to go to a non-profit and would have to be for athletic purposes.

City Administrator Perney mentioned that a judge would have the ability to change that.

Ms. Rippetoe stated that possibly it would be good to send out an RFP for a consultant to help, not that she isn't capable, but she needs more hands and more hours in her day. If just an RFP and zoning regulations, a consultant would not be necessary, but if the desire is to go for a whole plan, she will need help. She said she doesn't know what kind of plan is wanted at this time, a Comprehensive Plan or a Redevelopment Plan. She said that is what she is asking. Depending on the investing of time and getting all the data to do

this, does the City want to go more extensive than a Redevelopment Plan or a Land Use Plan. She said she needs to know how in depth the City is to go with this.

Alderman Ottenad asked when the members of the Board will get together again to discuss this further.

Mayor Clement began to summarize that a key question might be to consider starting from scratch. He understands the importance of planning and defining both long-range and strategic planning. Mayor Clement said he thinks Alderman Nolte's vision is on concert with his. He believes one of the next steps is to determine what we can do to invite someone in to make a change to a big part of our City. Mayor Clement stated that the current Comprehensive Plan was done shortly after he became part of the Board of Aldermen. He said that in trying to set a goal and following the steps in the ten-step plan, he feels some of these things were discussed a year ago.

Alderman Baumann suggested that some direction should be given to Melanie pertaining to what the Board does and doesn't want. It should be decided if the Board would like to see some sort of walking community, some restaurants, some vibrant area there, fast food, a hotel, an upscale restaurant, or mixed use. He said he feels the Board needs to give some general parameters of what Melanie needs to look into.

Ms. Rippetoe advised that recent development planning has become more form based, to control what buildings look like instead of looking at land use. She said that regulates design of urban development. She said she is going to look into guidelines, as a form-based code makes it easier, and it would take care of a lot of things all at once and make it easier for the developer.

Mayor Clement stated that he is not sure he wants to start from scratch. He suggested seeing what needs to be done to invite someone in to do improvements to a big part of our City. He believes that as far as a Comprehensive Plan, there is a need to look at a consultant because of staff and time limitation, and he is not sure how to move this forward with existing staff. If there is some consensus to seek a consultant, maybe the time is to do that now at the front end, rather than get into this and find we are going the wrong direction. He suggested seeing what needs to be done to invite someone in to make some improvements to a big chunk of our city, whether it is the entire PBD or a smaller area.

Ms. Rippetoe stated that most cities hire a consultant whether they have the staff or not, also new hires may not have the expertise.

Mayor Clement said that if he reaches out to the members of the Board of Aldermen within the next week, he will seek some direction. He is not sure there is a consensus yet.

4. ADJOURNMENT

At 6:44 p.m., there being no further business to be discussed at the Work Session, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Baumann and carried unanimously, with no objections from the members of the Board of Aldermen. The Work Session adjourned at 6:44 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

Note: This is a journal of the Work Session of the Board of Aldermen of Monday, June 17, 2019 (summary); not a verbatim transcript. If a recording of the Work Session is desired, please contact City Hall.