

Thursday – September 5, 2024 - 11:00 a.m.

Agenda Briefing Worksession - For September 10, 2024, Council Meeting

Present: Vice-Mayor Sandra Kilgore, Presiding; Councilwoman S. Antanette Mosley; Councilwoman Kim Roney; Councilwoman Sage Turner; Councilwoman Maggie Ullman; City Manager Debra Campbell; Deputy City Attorney John Maddux; and City Clerk Magdalen Burleson

Absent: Mayor Esther E. Manheimer and Councilwoman Sheneika Smith

City Council held an agenda briefing worksession to discuss the upcoming and future agenda items. In addition, City Council reviewed upcoming City Council committees that will be taking place during the next two weeks.

At 11:42 p.m., Vice-Mayor Kilgore adjourned the agenda briefing worksession.

Tuesday – September 10, 2024- 5:00 p.m

Regular Meeting

Present: Mayor Esther E. Manheimer, Presiding; Vice-Mayor Sandra Kilgore; Councilwoman S. Antanette Mosley; Councilwoman Kim Roney; Councilwoman Sage Turner; Councilwoman Maggie Ullman; City Manager Debra Campbell; Deputy City Attorney John Maddux; and City Clerk Magdalen Burleson

Absent: Councilwoman Sheneika Smith

PLEDGE OF ALLEGIANCE

Mayor Manheimer led City Council in the Pledge of Allegiance.

I. PROCLAMATIONS:

II. CONSENT AGENDA:

A. APPROVAL OF THE COMBINED MINUTES OF THE AGENDA BRIEFING WORKSESSION HELD ON AUGUST 22, 2024, AND THE FORMAL MEETING HELD ON AUGUST 27, 2024

Mayor Manheimer asked for public comments on any item on the Consent Agenda, but received none.

Councilwoman Roney moved for the adoption of the Consent Agenda. This motion was seconded by Councilwoman Turner and carried unanimously.

III. PRESENTATIONS & REPORTS:

A. MANAGER’S REPORT - UPDATE ON THE HUMAN RESOURCES DEPARTMENT ORGANIZATIONAL ASSESSMENT REPORT

City Manager Campbell outlined the following key takeaways from her presentation as follows: (1) In the Fall of 2023, the City’s Human Resources Department (HR) underwent an assessment to explore and assess performance issues; (2) The City Manager’s Office (CMO) initiated the assessment to ensure that the significant role and services offered by the HR Department such as employee retention and recruitment, employee training and development,

employee relations and legal compliance as well as compensation and benefits were being delivered in an efficient and impactful manner; (3) The CMO felt strongly that the assessment needed to be conducted by a third party and as such retained the services of Raftellis, a content expert, in conducting these types of assessments of local government's Human Resources services and departments; (4) Raftellis was retained in September 2023 and their work was coordinated with the Carter Development Group, who at the time, was also conducting a Cease the Harm Audit of both the City and Buncombe County policies, processes, procedures and services; (5) Updates were provided by the CMO during the 5 month process which included a detailed presentation at the February 23, 2024 Council Retreat. The full assessment was provided to Council on March 3, 2024; (6) The assessment identified HR's current state of operations and outlined recommendations to better provide core services to meet the needs of the organization and move the department to be less transactional and more people-centric; (7) Twenty-two (22) recommendations were proposed and prioritized to provide clear direction and a path forward to improve service delivery and employee morale; (8) The assessment identified both operational and cultural issues. Work is currently underway on several of the recommendations which will be shared as part of this presentation; and (9) Acknowledge and thank the HR staff for their support throughout the process and for their willingness to utilize the assessment as a tool to help them deliver HR services in a more efficient and effective manner.

City Manager Campbell said that the critical role of Human Resources (HRC) is Talent Acquisition and Retention; Employee Development and Training; Compliance and Legal Adherence; Employee Relations; Strategic Planning; and Compensation and Benefits.

City Manager Campbell said that regarding the HR Department assessment process, (1) The City engaged Raftellis to provide a comprehensive review of HR operations in September 2023; (2) The project team held a kickoff meeting with the City Manager and HR Director; (3) Subsequently, the project team conducted individual and small group interviews with the HR Department; (4) Also, the project team met with 17 stakeholders, including City department directors and key staff who work with the HR Department; (5) In addition, the project team analyzed data provided by the City, including the Department's budget, HR policies, position descriptions, onboarding and training programs, and technology systems; and (6) Throughout the project, Raftellis worked with the Carter Development Group who was simultaneously conducting the Cease the Harm Audit.

She said stakeholder concerns expressed were process and accountability; communication and coordination; and prioritization and work planning. Stakeholder priorities were recruitment and onboarding; communication and training for decentralized HR support roles; policy development and transparency; and responsive and equitable decision making.

Mayra Cummings, Organizational Learning and Development Specialist, said that regarding a building a people-centric focus, City Manager Campbell said they moved HR from transactional to providing people-centric HR strategies and services (1) Provide competitive pay and benefits; (2) Share information about organization and its strategy; (3) Provide decision-making discretion and autonomy; (4) Engage employees and build relationships; (5) Value diversity and establish inclusive atmosphere; (6) Offer performance feedback; (7) Provide sense of meaning; and (8) Boost employee wellbeing. **Source Society for Human Resources Management.*

Ms. Cummings said the recommendations are as follows: (A) **HR Strategy and Leadership** (1) Position the HR Department to be a strategic partner to the organization; (2) Prioritize transparency and collaboration with City departments on matters that have operational impacts; (3) Enhance the Department's approach to work planning; and (4) Develop performance measures to inform work planning and communicate progress to stakeholders; (B) **Staffing and Structure** (5) Functionally restructure the HR Department; (6) Fill the Assistant Director of HR

position; (7) Create an HR Manager (Strategy and Coordination) position; (8) Create an additional HR Business Partner position; (9) Create two Talent Acquisition Coordinator positions; (10) Create an HR Manager (Operations) position to lead the HR Operations division; and (11) Create an additional Business Services Specialist I position; and (C) **HR Service Delivery and Operations** (12) Formally document the role of HR liaisons embedded within City departments; (13) Develop Standard Operating Procedure (SOP) documentation and a training program for HR liaisons; (14) Prioritize the update of key HR policies; (15) Develop an Employee Guide that provides the organization with convenient access to HR policies; (16) Develop SOP documentation for core HR business processes; (17) Develop systems that promote effective communication and collaboration within the HR Department; (18) Strengthen communication and collaboration between HR staff and HR liaisons in other City departments; (19) Leverage existing communication resources to develop an annual communications plan; (20) Develop a compensation philosophy to guide future compensation decisions; (21) Revise procedures for evaluating and determining compensation and classification actions; and (22) Develop a deliberate project management approach for implementing technology system changes.

Regarding priority 1 recommendations, Ms. Cummings reviewed the following chart:

Recommendation	Status	Next Steps
1 - Position the HR Department to be a strategic partner to the organization.	<ul style="list-style-type: none"> ● In progress: Increased in-person business hours to 5 days/week, increased in-person days from 1 to 3 days for HR team members 	<ul style="list-style-type: none"> ● Onboard new HR Director, Emily Provance, on 9/16 and elevate HR leadership to strategic people-centric partners ● Revamp current service delivery to address and resolve customer concerns in a timely manner and continue to evolve HR delivery
2 - Prioritize transparency and collaboration with City departments on matters that have operational impacts.	<ul style="list-style-type: none"> ● Completed: Enhanced benefit open enrollment process with a new video platform to guide employees through understanding changes and selecting plan ● In Progress: Collaborated with City departments to improve responsiveness by HR staff 	<ul style="list-style-type: none"> ● Continue to seek stakeholder input in matters of organizational impact, such as recruitment, compensation, and benefits ● Continue to focus on responsiveness and transparency
5 - Functionally restructure the HR Department.	<ul style="list-style-type: none"> ● Pending: Review by new HR Director in consultation with the City Manager's Office 	

6 - Fill the Assistant Director of HR position.	<ul style="list-style-type: none"> ● Pending: Review by new HR Director to repurpose existing 	<ul style="list-style-type: none"> ● Fill two recent vacancies - Organizational Learning and
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7 - Create an HR Manager (Strategy and Coordination) position.	positions	Development Specialist and HR Manager
10 - Create an HR Manager (Operations) position to lead the HR Operations division.		
14 - Prioritize the update of key HR policies.* *Connected to Cease the Harm Audit.	<ul style="list-style-type: none"> ● Completed: Initial drafts of all HR policies, including drafting new policies, and recommended policies ● In Progress: Stakeholder and final reviews 	<ul style="list-style-type: none"> ● Develop and implement communication and training plan for HR, leaders, and frontline employees for consistent understanding and application ● Establish ongoing tracking and maintenance process
17 - Develop systems that promote effective communication and collaboration within the HR Department.	<ul style="list-style-type: none"> ● In Progress: Collaboration within HR divisions, including cross-functional support to maintain and elevate core service delivery 	<ul style="list-style-type: none"> ● New HR Director will provide guidance regarding establishing a regular series of internal meetings

The following recommendation was a Priority 2 recommendation; however, it was reprioritized to Priority 1, accelerating this priority to support Cease the Harm recommendations:

16 - Develop SOP documentation for core HR business processes.* *Connected to Cease the Harm Audit	<ul style="list-style-type: none"> ● In Progress: Developing guides to support HR processes and practices, starting with HRIS recruitment to support equity, fairness, and transparency with the hiring process 	<ul style="list-style-type: none"> ● Finalize HR standards and processes pending review by new HR Director ● Pull and review data from HR information system to ensure equity and fairness in decision making
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Regarding priority 2 recommendations, Ms. Cummings reviewed the following chart:

Recommendation	Status
3 - Enhance the Department's approach to work planning.* *Connected to Cease the Harm Audit	<ul style="list-style-type: none"> ● In Progress: Standardize internal approach to basic HR processes and practices to improve the customer experience, currently focusing on the recruitment process
8 - Create an additional HR Business Partner position.	<ul style="list-style-type: none"> ● Pending: Review by new HR Director in consultation with the City Manager's Office
9 - Create two Talent Acquisition	<ul style="list-style-type: none"> ● Not included in FY25 budget

Coordinator positions.	
11 - Create an additional Business Services Specialist I position.	<ul style="list-style-type: none"> ● Pending: Review by new HR Director in consultation with the City Manager's Office
12 - Formally document the role of HR liaisons embedded within City departments.	<ul style="list-style-type: none"> ● In Progress: Finalizing HR Liaison guide

13 - Develop Standard Operating Procedure (SOP) documentation and a training program for HR liaisons.	<ul style="list-style-type: none"> ● In Progress: Developed HRIS guides to support HR Liaison duties related to hiring practices, pending communication and training
15 - Develop an Employee Guide that provides the organization with convenient access to HR policies.	<ul style="list-style-type: none"> ● Pending: Pending HR policy updates and policy management software implementation for distribution and receipt
19 - Leverage existing communication resources to develop an annual communications plan.	<ul style="list-style-type: none"> ● Pending: Pending new HR Director to review and provide direction to regarding proactive and comprehensive HR communication strategy, which is based on explaining the "why," engaging stakeholder voice, and cascading messages throughout the organization
21 - Revise procedures for evaluating and determining compensation and classification actions.* *Connected to Cease the Harm Audit	<ul style="list-style-type: none"> ● In Progress: Revised Compensation Policy, pending review by the City Attorney's Office, pending communication and training to provide clarity regarding compensation practices, such as reclassifications and equity evaluations ● In Progress: Development of a new performance management program to possibly move toward performance-based pay

Regarding priority 3 recommendations, Ms. Cummings reviewed the following chart:

Recommendation	Status
4 - Develop performance measures to inform work planning and communicate progress to stakeholders.* *Connected to Cease the Harm Audit	<ul style="list-style-type: none"> ● In Progress: Considering performance metrics with the redesign and development of HR processes, ultimately develop and share key HR metrics/data to capture organizational effectiveness, including workload, efficiency, and effectiveness ● In Progress: Increased metrics in alignment with UNC School of Government NC Benchmarking

<p>18 - Strengthen communication and collaboration between HR staff and HR liaisons in other City departments.</p>	<p>Aligning with recommendations 12 and 13</p> <ul style="list-style-type: none"> ● In Progress: Recommitted to monthly HR Liaison meetings to share relevant updates and training ● Completed: Solicited input from HR Liaisons regarding HRIS guides
<p>20 - Develop a compensation philosophy to guide future compensation decisions.*</p> <p>*Connected to Cease the Harm Audit</p>	<ul style="list-style-type: none"> ● In Progress: Elevated this recommendation to be part of the FY25 Organizational Work Plan, which will include a project plan and engagement with stakeholders, including City Council
<p>22 - Develop a deliberate project management approach for implementing technology system changes.</p>	<ul style="list-style-type: none"> ● Completed: Developed a standardized project management approach to implementing technology systems ● In Progress: Relaunching process for attraction, recruitment, and hiring talent

Ms. Cummings said that Raffelis worked with the Carter Development Group who was simultaneously conducting the Cease the Harm Audit. The HR Department is strategically aligning project efforts by focusing on the following areas: workforce diversity metrics; recruiting and onboarding; and employee development and engagement.

In response to Vice-Mayor Kilgore, Ms. Cummings said that once the new software is fully implemented, we will be able to pull diversity information together.

Councilwoman Mosley said that the Cease the Harm audit came first and was the impetus for the Black women who worked internally for us. She was glad to see a number of recommendations that tie into that audit. She wanted to lift those women up in that conversation and make sure they recognize that efforts are underway and where we expect to go.

City Manager Campbell responded that the report was posted on OneAsheville, which is a platform for all internal communications.

Councilwoman Roney said that as a Council member, she too has been aware of the staff complaints around pay equity, especially regarding Black women. Start with an apology to City staff. She was embarrassed that she missed the release of this Ratis report in February and then had difficulty finding it when it was brought to attention this summer. She recognized that if your Council member can't access public documents easily, it's not a good sign for the level of public transparency and accessibility of public documents needed to grow and maintain public trust. She imagined that a lack of a timely formal review, public process, and meaningful response must be so discouraging to staff. Apologies must be met with behavior changes, and so she requested that the report be public facing and on a public agenda which is within the scope of her duty, and she's grateful the request is being met today.

Councilwoman Roney said that as a member of the Policy, Finance, and Human Resources Committee, one of the presentations we've received was on consideration of merit-based pay. Concerns around merit-based pay include outcomes related to implicit and explicit bias as well as potential for retaliation. Given the findings of the Cease the Harm audit around lacking data, she asked what are some of the ways the City is looking to collect data, protect our staff in systemic ways, and what does it look like for staff to bring forward concerns

without fear of retaliation? City Manager Campbell responded that she will follow-up with the new HR Director and she will provide Council with that process.

FISCAL YEAR 2024 ANNUAL REPORT

Finance and Management Services Director Tony McDowell said that the Fiscal Year 2024 Annual Report highlights many of the achievements and successes from throughout the year and the work that was done to fulfill the City Council's vision and priorities. Through the annual report and investments in data and performance, staff will be able to effectively identify and respond to trends as we operationalize the City Council's vision and priorities. Using City Council's Strategic Priorities and Goal Statements as a guide, staff will continue to refine reporting tools and performance measures to more effectively report progress on City Council's priority direction.

He said the Annual Report looks back to last fiscal year to provide an update on progress towards the City's goals. After the close of Fiscal Year (FY) 2024 on June 30, staff collected updates on key projects in the City's Organizational Work Plan. The FY 2024 Annual Report highlights the City's progress over the past fiscal year. The Annual Report will be available on the City's website for public view. He then explained how the report fits into the annual cycle.

Lindsay Spangler, Budget and Performance Manager, said that regarding the Strategic Priority of Equitable and Affordable Housing and Stability, *maximize tools, plans and regulations to increase housing supply; prioritize access for low income residents/households; reduce barriers to construction; and begin preparing to update the Unified Development Ordinance and initiate a 2024 General Obligation (GO) Housing Bond*. Examples of Fiscal Year 2024 initiatives include: (1) **Update of the Affordable Housing Plan (a)** The new plan was finalized, providing recommendations for increasing affordable housing over the next 10 years; and (b) Strategies include enhancing existing tools such as the Land Use Incentive Grant (LUIG) program and Housing Trust Fund; (2) **Full Obligation of 2016 Affordable Housing Bond Funds** - In April 2024, City Council authorized the remaining \$4.8 million in the Housing Trust Fund to support the construction and/or purchase of 197 affordable housing units; and (3) **Missing Middle Study Completion** - The study was completed in 2024, offering zoning and other regulatory strategies to support a diverse housing supply to allow housing choice options in communities.

Regarding the Strategic Priority of Homelessness Strategies, *make homelessness rare, brief and non-recurring by supporting the implementation of National Alliance to End Homelessness recommendations*. Examples of Fiscal Year 2024 initiatives include: (1) **Continuum of Care (a)** The city created and adopted a new governing charter in February 2024 and elected a new leadership board in April 2024; and (b) The board has participated in training and begun appointing the standing committees in order to move forward with improving access to shelter and housing; (2) **Expansion of Permanent Supportive Housing** - New 85-unit permanent housing development opened in September 2023 on Tunnel Road; and (3) **Homelessness Learning Series** - 287 participants attended the three-part series in 2024, empowering community members with improved knowledge and understanding about the complexity of homelessness and available services.

Regarding the Strategic Priority of Neighborhood and Climate Resilience, *prioritize resources and capacity across our climate and sustainability plans to maximize impact*. Examples of Fiscal Year 2024 initiatives include: (1) **Municipal Climate Action Plan Implementation** - After the approval of the MCAP in March 2023, the first phase of implementation was initiated, which includes installing electric vehicle charging infrastructure and making city-owned facilities more efficient; (2) **Single Use Plastic Reduction Project (a)** 565 pledges to reduce plastic; (b) 1,752 constituent conversations; (c) 1,453 reusable bags distributed; and (d) 53,625 social media views; and (3) **Climate Justice Initiative Integration into**

City Operations - Climate Justice Data Map, Story Map, and Screening Tool used to support Climate Justice considerations in City planning and program implementation.

Regarding the Strategic Priority of Reimagining Public Safety, *improve community safety outcomes by securing funding and increasing and expanding programming and partnerships to address quality of life issues*. Examples of Fiscal Year 2024 initiatives include: (1) **Emergency Operations Plan and Continuity of Operations Plan** - Updated plans finalized in November 2023, providing a framework for how the City will respond to a disaster while maintaining essential operations; (2) **Community Responder Pilot (a)** Creation of a multidisciplinary response team housed in the Fire Department to proactively assist people who are unsheltered and/or experiencing addiction or behavioral health issues; and (b) After a successful pilot, the program was allocated permanent funding in the FY 2025 budget; (3) **Police Recruitment (a)** APD is using a new recruitment contract that utilizes social media marketing strategies to engage recruits; and (b) The contract has already generated 238 leads in the first two months (June and July 2024); and (4) **Parks & Rec GO! Guiding Others Mentorship Program** - The program serves as an alternative to school suspension, focusing on restorative practices, building self-confidence through recreational opportunities, academic improvement, employment and life skills, healthy relationships with adults and peers, and alternatives to drugs and alcohol.

Regarding the Strategic Priority of Reparations, *maximize collaboration with the Community Reparations Commission and other partners to effectively implement short- and long-term recommendations and grow reparations investment by increasing funding and continuing to look for more revenue sources and partners*. Examples of Fiscal Year 2024 initiatives include: (1) **Reparations Recommendation Finalization** - The formation of a Community Reparations Commission (CRC) led to the approval of 39 recommendations, which will now move to the implementation phase; (2) **Cease the Harm Audit (a)** The audit produced 108 recommendations on how to guarantee the cessation of further harm to the African American community and remain compliant with legal requirements; and (b) Recommendations were presented to the CRC, Buncombe County Board of Commissioners, and City Council in March 2024; and (3) **Disparity Study (a)** Five-year extension the Asheville Business Inclusion Policy, to address the ongoing effects of marketplace discrimination in City contracts; and (b) After new hires, the Asheville Business Inclusion Office is fully staffed.

Regarding the Strategic Priority of Improve and Expand Core Services, *hire and retain excellent staff; improve public facing amenities; strengthen regional partnerships; and create an ambitious funding plan for infrastructure investment including a November 2024 General Obligation (GO) Bond*. Examples of Fiscal Year 2024 initiatives include: (1) **Downtown Community Cleanliness Strategy (a)** Increased security in downtown parks, parking garages, and parking lots; (b) Progress towards a new 24/7 restroom facility; and (c) New interdepartmental team to enhance communications about safety and cleanliness issues specific to downtown; (2) **November 2024 GO Bond Referenda Development** - \$80 million bond package was approved by City Council for inclusion on the upcoming November ballot; (3) **City Facilities Assessments** - Completion of the Comprehensive Facility Study and the Parking Garage Engineering Study to inform future capital improvement planning; (4) **Recreate Asheville Plan Development** - Comprehensive plan to guide recreation programs, sports and leisure spaces, and parks developed and finalized; (5) **Inclusive and Accessible Government** - 16 community members received training to serve as Community Connectors; (6) **Implementation of Recommendations from Water Independent Review Committee** - The city hired a Water Public Information Officer and implemented other recommendations in response to the water outage of December 2022; (7) **Increased Compensation and Benefits for All Employees (a)** 5% pay increase for all employees (6% for sworn APD officers); and (b) The FY 2024 budget also included additional 401(k) contributions, shift differentials, on-call pay, hiring bonuses, relocation assistance, leave benefits etc; and (8) **Key Hires Made for Department Directors** - New Directors for Development Services, Planning and Urban Design, Asheville Fire Department,

Equity and Inclusion Department, and Asheville Police Department.

She then reviewed the FY 2024 core service statistics.

She said the next steps include (1) For FY 2025, City Council reaffirmed the six Strategic Priorities, with a few refinements.; (2) Staff has identified 28 projects to be included in the FY 2025 Organizational Work Plan to continue progress towards these priorities; (3) Staff is using a new project management software and are currently in the process of building out steps and milestones to be able to track and report on priority projects; (4) Staff is also working to improve reporting on performance metrics to ensure a data-driven approach; and (5) Council will receive quarterly reports once the project timelines and milestones are finalized.

She then gave a snapshot of the FY 2025 Work Plan Projects as follows: (1) Equitable and Affordable Housing and Stability (a) Implement Affordable Housing Plan recommendations; and (b) Update to residential section of the Unified Development Ordinance; (2) Homelessness Strategies - support buildout and development of the Continuum of Care; (3) Neighborhood and Climate Resilience (a) develop a Solid Waste Management Plan and Urban Forestry Plan; and (b) continue implementing the Municipal Climate Action Plan and begin implementing the Parks and Recreation System Master Plan; (4) Reimagining Public Safety (a) establish a Business Improvement District downtown; and (b) operationalize the Community Responder Program; (5) Reparations - move forward with the recommendations from the Cease the Harm Audit and Reparations Commission; and (6) Improve and Maintain Infrastructure and Core Services (a) begin construction of McCormick Field; (b) continue implementing the GAP Plan; and (c) move forward with the General Obligation Bond development and implementation.

Councilwoman Roney requested follow-up after articulating difficulty finding Annual Report on City's website. Ms. Spangler noted that the Report was posted to the City's website the day before this meeting.

IV. PUBLIC HEARINGS:

A. PUBLIC HEARING TO PURSUE AND NEGOTIATE ON BEHALF OF THE CITY DEBT FINANCING ASSOCIATED WITH THE REFUNDING OF THE \$42 MILLION 2022 LIMITED OBLIGATION BONDS

Finance Director Tony McDowell said that this is the consideration of a public hearing to pursue and negotiate on behalf of the City debt financing associated with the refunding of the \$42 Million 2022 Limited Obligation Bonds. This public hearing was advertised on August 30, 2024.

Background:

- The City has been utilizing a multi-year Capital Improvement Program (CIP) and Debt Model since fiscal year 2013-14.
- As a part of that multi-year financial model, the City routinely enters into short-term draw programs with financial institutions through the issuance of interim Limited Obligation Bonds (LOBs).
- These short-term draw programs provide cash to reimburse the City for capital expenses prior to the issuance of long-term fixed rate financing.
- The City issued its most recent interim LOBs in June 2022 in an amount not to exceed \$42 million.
- As of August, the City has fully utilized the \$42 million interim LOBs amount to reimburse itself for expenses associated with a number of capital projects including the Broadway Public Safety Station, the Dr. Wesley Grant Sr. Southside Community Center, City Hall elevator modernization, Muni Golf Course repairs, and the annual street resurfacing program.

- In order to refund the principal drawn on this short-term loan, the City intends to issue 20-year, fixed-rate LOBs Refunding Bonds in October 2024.
- City Council approved the initial resolution associated with this refunding on August 27, 2024 and is scheduled to vote on the final resolution on September 24, 2024.
- Prior to the vote on the final resolution, state statutes require a Public Hearing to be conducted.

Council Goal(s):

- A Financially Resilient City

Pro(s):

- Converts Limited Obligation Bond (LOBs) short-term variable-rate debt to long-term fixed-rate refunding bonds on a schedule that allows the City to meet its capital project cash flow needs.
- Spreads capital costs over a longer term to better match assets' lives.

Con(s):

- None

Fiscal Impact:

- The exact amount of the debt service on the LOBs Refunding Bonds will be determined after sale of the debt in October; however estimated debt service on these LOBs has already been included in the City's multi-year Capital Improvement Program and Debt Model.

Mayor Manheimer opened the public hearing at 5:58 p.m., and when no one spoke, she closed the public hearing at 5:58 p.m.

Mayor Manheimer said that resolution on the 2024 Limited Obligation Refunding Bonds will be held at the September 24, 2024, meeting.

B. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO A CONDITIONAL ZONING OF 179 AND 144 RIVERSIDE DRIVE FOR THE PURPOSE OF MAKING CHANGES TO THE PROJECT CONDITIONS AND SITE PLANS TO ALLOW FOR CONSTRUCTION OF 240 RESIDENTIAL UNITS AND REMOVE COMMERCIAL USES FROM THE PROJECT

ORDINANCE NO. 5098 - ORDINANCE TO AMEND THE CONDITIONAL ZONING OF 179 AND 144 RIVERSIDE DRIVE FOR THE PURPOSE OF MAKING CHANGES TO THE PROJECT CONDITIONS AND SITE PLANS TO ALLOW FOR CONSTRUCTION OF 240 RESIDENTIAL UNITS AND REMOVE COMMERCIAL USES FROM THE PROJECT

Mayor Manheimer said that this public hearing was held on August 27, 2024, and continued to this date in order for the applicant to consider the concerns expressed by City Council at their August 27 meeting, and bring back a project that adheres to the existing plans we have.

Urban Planner Clay Mitchell said that this is the consideration of an ordinance to consider an ordinance to amend a previously approved conditional zoning of the property located at 179 & 144 Riverside Drive (formerly addressed as 159 Riverside Dr.) to incorporate and reflect: changes in use from mixed-use to residential only, an increase in density, and modifications to the design that increase building height, increase the number of building stories and alter related site plan

elements. The parcels are currently zoned Commercial Expansion - Conditional Zone (COM EXP-CZ) and RAD-OSP CZ per Ord. No. 4398, adopted August 24, 2021.

Mr. Mitchell explained the following chart:

Project Component:	Original:	Amendment:	09/06/24 Changes:
Commercial Use	14,000 s.f.	Food truck space on 179 Riverside	EV Bike rental space at 179 Riverside. Additional food truck spaces and kayak racks on 144 Riverside
Building design	Glassed in entries	Glassed in entries. Expanded glazing at vertical break above entries.	Building setback between northern end center portion
Solar	None	None	Solar ready roof
Pervious parking	None	144 Riverside spaces	Added 32 spaces at 179 Riverside
Rainwater harvesting	Mill Building	None	Comprehensive main building system
Ground level parking access	None	None	Additional pedestrian connection at northern end
Dedicated EV Parking	None	None	Added to podium parking
Plaza spaces	Shown	Expanded southern end	Further expansion at southern end, new space at northern end.

At this time, staff finds that the proposed changes are reasonable improvements in addressing concerns outlined in the staff report and therefore concurs with the Planning and Zoning Commission approval of this request for an amendment to the existing rezoning. Modifications to the project conditions must be made to document to reflect the applicant's submission on 09/06/2024.

Derek Allen, attorney representing the applicant, provided Council with a summary of the updates, revised renderings (illustrating updates), and revised site plan (illustrating updates). He said the revisions include the following project updates (1) added all glass to the eastern wall at all building breaks to further emphasize transparency and the building breaks. Assists the project appearing as three apparent separate buildings joined by gall entry vestibules/connectors from Riverside Drive; (2) added sidewalks from the building to Riverside Drive spaced no greater than every 100' for residential access; (3) added public enhancements to both the Nw and SW building plazas along Riverside Drive; (4) added green features (a) added 100% permeable grass pavers for parking on the 144 Riverside Drive parking area (b) added 100% permeable grass pavers for parking on the 179 Riverside Drive at all diagonal parking area along the railroad; (c) added building infrastructure for future rooftop solar capacity on the 179 Riverside Drive; (d) added electrical vehicle charging stations under the 179 Riverside Drive building;

and (e) added cisterns for rainwater harvesting from the 169 Riverside Drive roof; and (5) added commercial features (a) added a food truck area, on 100% permeable grass pavers, to the 144 Riverside Drive site; (b) added a kayak and canoe rental area, on 100% permeable grass pavers, to the 144 Riverside Drive site; and (c) added an electric bicycle rental area to the 179 Riverside Drive site (NW corner adjacent to food truck area. He also Council with a revised set of project conditions, which included the new conditions the applicant has agreed to, as outlined above.

Derek Allen, attorney representing the applicant, responded to various questions/comments from Council, some being, but are not limited to: is the expanded courtyard and sidewalk ADA accessible; why is the applicant not putting any breaks in the building; regarding the food truck area, and will there be space for people to stand in line or have seating.

Councilwoman Roney shared appreciation that her request on solar-readiness was answered. Regarding place-making, she has heard community requests for public art on the North-facing wall and requests to confirm the parking area will not be fenced in as it currently is. Mr. Allen confirmed that once the project is built out, the fence will be taken down. Regarding public art on the North-facing wall, Mr. Allen said that they would be happy to incorporate that into the conditions.

In response to Councilwoman Turner regarding the integrity of the smokestack during construction, Mr. Allen said that they will study that and if there is any shoring up that needs to be done during project construction they will do that as that is a design element they wish to keep.

Mr. Allen responded to Councilwoman Turner regarding the loss of commercial activation.

Mayor Manheimer opened the public hearing at 6:24 p.m.

One individual spoke in opposition to this conditional zoning amendment; and three individuals spoke in support of the amendment.

Mayor Manheimer closed the public hearing at 6:35 p.m.

Councilwoman Roney said that it is her opinion that Council really messed up the safe access to transit for this project by downzoning Roberts Street as the primary access to transit. She shared the history of transit planning in the River Arts District on Hill Street and Depot Street. She then expressed concern for precedent-setting design issues.

Councilwoman Turner had hoped that there would have been greater breaks in the building, and more affordability; however, we need to get housing jump-started in that area and hoped this project will meet future housing needs.

Vice-Mayor Kilgore also expressed some of the same concerns as Councilwoman Turner and felt that any housing is better than no housing.

Mr. Allen said the following conditions are acceptable to the applicant: (1) installation of public art on the North side of the building, not on the smokestack; (2) the plaza on the south end of the plaza be ADA accessible; (3) the construction methods will take priority so that the smokestack is preserved; and (4) the food truck area on the 144 Riverside side will have seating and dining areas that will be river appropriate; and as approved by the City.

Mayor Manheimer said that members of Council have previously received a copy of the ordinance and it would not be read.

Vice-Mayor Kilgore moved to approve the conditional zoning amendment request for the property located at 179 and 144 Riverside Drive as adopted in Ord. No. 4398 zoned Commercial Expansion - Conditional Zone (COM-EXP CZ) and River Arts District - Open Space Conditional Zone (RAD-OSP CZ), with the following four additional project conditions: (1) installation of public art on the North side of the building, not on the smokestack; (2) the plaza on the south end of the plaza be ADA accessible; (3) the construction methods will take priority so that the smokestack is preserved; and (4) the food truck area on the 144 Riverside side will have seating and dining areas that will be river appropriate; and as approved by the City; and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and meets the development needs of the community in that the request: 1) Provides infill development in targeted growth areas; 2) increases access to safe bicycling, and 3) increases and diversifies the housing supply. This motion was seconded by Councilwoman Mosley and carried on a 4-2 vote, with Councilwoman Roney and Councilwoman Ullman voting "no."

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C. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE TO CHANGE THE DEVELOPMENT REGULATIONS RELATED TO COTTAGE DEVELOPMENTS

This is the consideration of a resident-led text amendment to Section 7-16-1 (b) (20) to change the development regulations related to cottage developments. This public hearing was advertised on October 13 and 20, 2023. On October 24, 2023, this public hearing was continued to January 23, 2024. On January 23, 2024, this public hearing was continued to February 13, 2024. On February 13, 2024, this public hearing was continued to April 23, 2024. On April 23, 2024, at the request of the applicant that the public hearing be continued, City Council continued the hearing to this date.

Mr. Barry Bailik, applicant, said that we have proven tactics from other cities in North Carolina and beyond that are already in place and working to create more attainable housing. City staff agrees this proposal would lead to the creation of more housing units. Private builders are the only ones who have built homes over the past three years. No homes in the City were built and sold over the past three years by Habitat for Humanity, Mountain Housing, or A-B Community Land Trust. He explained that a simple subdivision creates housing and then he gave statistics of major subdivisions, Level II and Level I zoning permits over the past two years. He said that our infrastructure of water lines, sewer and stormwater is severely lacking. He explained his suggested cottage development standards at a glance as follows: (1) reduce minimum from 5 to (2) makes compatible with low threshold small developments - two can share a driveway, have sewer without a costly sewer extension, quicker City site plan review three or more requires formal Level I), compatible with Residential Building Code, and more approachable for smaller builders and homeowners; (2) allow two cottages to be attached. Current doesn't allow; (3) remove primary street facing and build line requirement. Most complicated requirement to meet currently. We are not a linear City; and (4) remove restriction limiting 200' proximity to other cottage developments. Limits property rights to first come, first served. He then showed different zoning scenarios. We have tools in the UDO and are asking for the most minor changes to make the most affordable housing.

Urban Planner III Vaidila Satvika then briefly reviewed the following staff report:

Background:

- The intention of the Cottage Development Ordinance is to permit smaller, single-unit dwellings to live in clustered communities oriented around common open space.
- This is currently permitted in RS-8, RM-6, RM-8 and RM-16 zoning districts.

- As multi-family residential is already an allowed use within RM districts, the anticipated impact of this amendment would be primarily within RS-8 zoning.
- This resident-led UDO amendment proposes to:
 - reduce the minimum number of cottages from five to two¹,
 - eliminate the 200 foot separation requirement between cottage developments, and
 - to eliminate the clause that orients cottages toward the primary street.
- The Middle Housing Study recommends not decreasing the minimum number of cottages to anything less than three, because that would undermine the primary intent of the cottage cluster: to create community-oriented living and shared open space.

Comprehensive Plan Consistency:

- This proposal's intention generally aligns with a number of themes within the *Living Asheville Comprehensive Plan* including 'A Livable Built Environment'. The following goals are applicable to this zoning amendment:
 - Increase and Diversify Housing Supply

Council Goal(s):

- A Well-Planned and Livable Community

Committee(s):

- Planning and Zoning Commission, 08-2-2023, Recommended approval by 3-1 vote
- Urban Forestry Commission, 4-10-2024, Support staff alternate ordinance

Pro(s):

- Reduces the land requirement for the creation of new cottage developments, which may lead to more housing units.

Con(s):

- This resident-led proposal undermines the intent of community-based housing by reducing the minimum number of cottages to two, which is effectively a way to implement an allowance for two housing units per lot that is currently precluded by single-family zoning.
- A better process would be to consider adjustments to residential single-family zoning and/or permitting duplexes in all zoning districts.
- Conflicts with the recommendations regarding cottage development of the City's Missing Middle Study
- The UDO requires only the publication of a legal ad as notification of a resident-led proposed text amendment and provides the petitioner with the expectation that the proposed amendment will move quickly through the process.
- Insufficient time was available for the normal level of community engagement staff would endeavor if working with a City proposed text amendment.

Fiscal Impact:

- This action requires no additional City resources and has no fiscal impact.

Staff Recommendation:

- Staff recommends denial of the resident-led proposed zoning text amendment to Section 7-16-1(b)(20) of the UDO and finds it unreasonable and not in the public interest because it undermines the intent of the Cottage Cluster ordinance as stated in the UDO, and acts as a way to circumvent permitted uses within certain residential zoning districts.

¹ The petitioner has amended the original to leave the current minimum of five cottages for properties south of I-40 and north of the Blue Ridge Parkway as a response to concerns from the Shiloh neighborhood.

Mayor Manheimer opened the public hearings at 7:10 p.m.

Five individuals spoke in support of the cottage development standards and flag lot standards amendments.

Mayor Manheimer closed the public hearing at 7:22 p.m.

In response to Councilwoman Turner, Planning & Urban Design Director Stephanie Dahl said that on September 24, 2024, City Council will have a worksession where we will be discussing housing through an anti-displacement lens. We will be flushing out the strategy and implementation of our Affordable Housing Plan and our UDO updates. City Council will have both zoning and regulatory options by the end of 2024.

Councilwoman Roney thanked the applicant for creative solutions: She said "as you know, I was in the Neighborhood Advisory Committee meeting where you suggested recommendations to legacy neighborhood representatives, and now displacement tools are being prioritized so we can expedite holistic strategies for Equitable, Affordable Housing and UDO changes. I share your concern about infrastructure and the delays in our MMHS. Your professional and lived experience is a tremendous asset to this conversation, and I look forward to your work informing the UDO changes that are coming as we get the process right."

There was considerable discussion around the timing of cottage development standards amendment and the flag lot standards text amendment, with the timing of the anti-displacement strategies coming forward by City staff.

When Mayor Manheimer asked for a motion, no one spoke.

After the item received no motion, Councilwoman Roney questioned the interpretation of Section 7-7-5 when Deputy City Attorney John Maddux stated that a motion was required. She read the section aloud in the meeting as well as the terminology of "may" versus "shall", and repeatedly interrupted the process with procedural concerns.

Councilwoman Turner moved to continue the text amendments regarding cottage development standards to February 11, 2025. This motion was seconded by Councilwoman Ullman and carried unanimously.

D. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE IN ORDER TO UPDATE REGULATIONS FOR FLAG LOTS

This is the consideration of a resident-led zoning text amendment to revise Section 7-11-2 (j) of the Unified Development Ordinance in order to update regulations for flag lots. This public hearing was advertised on October 13 and 20, 2023. On October 24, 2023, this public hearing was continued to January 23, 2024. On January 23, 2024, this public hearing was continued to February 13, 2024. On February 13, 2024, this public hearing was continued to April 23, 2024. On April 23, 2024, at the request of the applicant that the public hearing be continued, City Council continued the hearing to this date.

Mr. Barry Bailik explained his suggested flag lot standards at a glance as follows: (1) reduce normal minimum street frontage width from 20' to 16'. Allow reduction to 10' if shared driveway. Current DUO encourages shared driveway but offers no incentives. Makes compatible with historic pattern of originally platted 50' wide lots. Limit house maximum square footage to 1400; (2) allow flag pole portion to be counted towards minimum lot square footage. Current Code disallows and makes it harder to divide a double-sized lot; (3) remove gravity sewer line

requirement. Not practical or follows; (4) allow two flag lots in subdivisions of less than 8. Adjust allowed percentage to 25. Flag lots are one of our most successful current tools; and (5) reduce front setbacks at flag portion. Current rule requires more tree removal and land clearing than necessary. These amendments will result in (1) more building lots and more housing; (2) more homes with no increase in zoning density; (3) more direct path to accomplish what someone can already do with the Planned Community Act; (4) save trees; (5) easier path to finance ADU-like backyard homes; (6) potential workforce housing tool/incentive; and (7) positive public relations from taking action. He provided information on where the flags have been; and how flag lots need fixing to add up to more housing. He said that Asheville is filled with thousands of double sized lots large enough in square feet to be two separate lots per zoning. Technical tweaks to flag lot standards, already in place in other municipalities, can accomplish this and create 1,000s of new lots without increasing allowed density. He showed some examples and noted Durham's and Raleigh's experiences. He stressed that we are in a housing crisis and we have not done enough to create more housing. These text amendments are technical fixes, but they will have an impact.

Urban Planner III Vaidila Satvika then briefly reviewed the following staff report:

Background:

Proposal Background-

- Mr. Barry Bialik, resident, originally submitted a petition for City Council to consider changes to this ordinance in 2023.
- City Council originally raised concerns about the timing of this proposal because the findings and recommendations from the Missing Middle Housing Report (MMHR) had yet to be finalized and lack of community input.
- The Missing Middle Report was published in spring of 2024; staff analyzed the resident-led proposal, performed community engagement, and prepared a staff-supported alternative proposal for Council review.
- The petitioner submitted an amendment to the proposal on April 4, 2024, after it had been reviewed by the Planning and Zoning Commission.
- The proposal that is being presented to Council today has not been re-reviewed by any board, commission or committee, and includes some recommended changes from what was reviewed by the PZC, as shown below.
- The resident-led and staff-supported proposals were placed on Council's April 23, 2024 meeting for consideration. Based on public comment in advance of the meeting, the items were continued until September 10, 2024.
- Staff withdrew the staff-supported proposal from Council's agenda based on Council direction to prepare for adoption of one or more regulations or programs to support an anti-displacement strategy for Legacy Neighborhoods or other areas with populations vulnerable to displacement. **Staff will present an overall anti-displacement strategy and timeline for Council policy consideration at a Council work session on September 24, 2024.**

Technical Review

- Flag Lots allow a substandard subdivision of land in order to facilitate development for abnormally shaped property and/or to overcome difficult site constraints.
- This petition seeks to relax flag lot standards for the purposes of promoting more residential development in the City of Asheville.
- In general, staff believe this to be an ineffective tool for increasing housing supply because it incentivizes single-family homes and tends to create disorganized development patterns.
- The UDO currently requires all flag lots that are created to meet the following standards:
 - The minimum width of the flag lot at the street shall not be less than 20 feet.
 - The minimum width of the flagpole portion of the lot shall be 20 feet.

- That the flagpole portion of the lot shall not be counted when calculating minimum lot area, width and depth, and off-street parking requirements.
 - That a gravity sewer service line be installed where public sewer is available.
 - Limits applicant to the creation of one flag lot per subdivision of eight lots or less; and/or no more than 2 flag lots or 10 percent of the total lots in a subdivision for subdivisions of more than eight lots.
 - Additionally, the Subdivision section of the ordinance (Section 7-15-1(i)1(c)) discourages the creation of irregular lots.
- The amended resident-led petition proposes the following changes to the City's ordinance:
 - Reduction of both the width at the street and the width of the flag pole portion of the lot from 20 to 10 feet unless the driveway is not shared with the parent parcel, in which case the required width will be 16 feet.
 - Inclusion of the flagpole area of the lot as calculated lot area for determining compliance with UDO requirements for lot size, lot width, parking and other elements.
 - Elimination of the UDO requirement for installation of a gravity sewer service line.
 - Expansion of the limit to the number of flag lots that can be created in a subdivision from 10 percent to 25 percent.
 - Inclusion of a provision for a three-foot setback requirement for the parent parcel along the flagpole.
 - The most recent changes to the resident proposal have addressed staff's technical concerns with the amendment.

Proposed Changes Since Approval by the Planning & Zoning Commission

Clause	Existing Regulation	As Approved by the PZC	Current Proposal
Minimum flagpole width	20 feet	Five feet	16 feet unless part of a shared driveway, then 10 feet
Flag lots allowed in a subdivision	10 percent of lots	Unlimited	25 percent of lots
Parent parcel side setback along flagpole	Minimum lot standard (typically 6 feet)	Minimum lot standard (typically 6 feet)	Three feet
Structure Size	NA	NA	1,000 SF footprint, 1,400 SF total area
Front Setback	Minimum lot standard (typically 15 feet)	As measured from the street	Six feet, unless a duplex is placed between lots, then zero

Comprehensive Plan Consistency:

- This proposal aligns with a number of themes within the *Living Asheville Comprehensive Plan* including 'A Resilient Economy'. The following goals are applicable to this zoning amendment:

- Increase and Diversify Housing Supply
- Promote the Development and Availability of Affordable Housing and Workforce Housing
- This proposal does not align with the theme of ‘Interwoven Equity’ and some goals within “A Livable Built Environment”.
 - Improve Community Involvement in Decision Making
 - Prioritize Investments Equitably and Fairly Across Neighborhoods
 - Encourage Responsible Growth

Council Goal(s):

- It is the applicant’s intention that this proposal supports the following Council goals:
 - Quality Affordable Housing

Committee(s):

- Planning and Zoning Commission (PZC), 08-2-2023, Approved with Conditions by 3-1 vote
- Technical Review Committee (TRC), 08-21-2023 and 09-18-2023 - TRC reviewed the original resident-led proposal at the request of PZC.
 - They noted two concerns:
 - 1. a reduced flag pole does not allow for proper utility installation or grading for stormwater, and
 - 2. possible negative impacts to neighborhood livability.
 - After considering the proposed text amendment at two meetings, the Technical Review Committee did not approve the text amendment as initially proposed (i.e. 5 foot flagpole). However they approved a staff alternate proposal with conditions by 4-1 vote.
 - While the staff alternate is more closely aligned with the amended proposal Council is considering today, there are still differences.
- Neighborhood Advisory Committee, 10-23-2023, Heard report
- Planning and Economic Development Committee, 01-08-2024, Scheduled as Informational Only
- Urban Forestry Commission, 4-10-2024, Support staff alternate ordinance.

Pro(s):

- May increase the land available for the creation of new residential lots, which may lead to more housing units.
- Flag lots are currently permitted, so the relative benefit of these proposed changes are uncertain.

Con(s):

- The promotion of more flag lots goes against the recommendations of the Missing Middle Housing Study by incentivizing more single-family development that tends to be more expensive housing.
- The proposed changes may establish nonconforming parent parcels by allowing setbacks and lot widths below the minimum zoning district standards.
- This proposal would impact all properties in any residential zoning district; comprehensive regulatory measures that more directly support anti-displacement strategies have yet to be reviewed by the City Council.

Fiscal Impact:

- This action requires no City resources and has no fiscal impact.

Staff Recommendation:

- Staff recommends denial of the resident-led proposed zoning text amendment to revise Sections 7-11-2(j) of the UDO for procedural reasons only. Staff finds it is not reasonable and in the public interest to do so based on earlier Council direction; that is, before options to mitigate the potential for negative impacts leading to the displacement of vulnerable landowners, neighbors and surrounding communities have been explored and considered for adoption.

As with the prior proposed text amendment on cottage development standards, there was considerable discussion around the timing of flag lot standards text amendment, with the timing of the anti-displacement strategies coming forward by City staff.

Councilwoman Mosley expressed concern about the way the public involvement in the Shiloh neighborhood was handled regarding the two text amendments.

Deputy City Attorney John Maddux said according to Section 7-7-5 (b) (3) of the Code of Ordinances, City Council may (1) adopt the proposed amendment; (2) reject the proposed amendment; (3) refer the proposed amendment back to the Asheville Planning & Zoning Commission for further consideration or hearing, or (4) modify the proposed amendment. It was his opinion that City Council has the ability to move this item to a future agenda unilaterally.

Councilwoman Roney again questioned the interpretation of Section 7-7-5 repeatedly interrupted the process with procedural concerns.

Mayor Manheimer opened the public hearing at 8:06 p.m.

Nine individuals spoke in support of the flag lot standard text amendments.

Mayor Manheimer closed the public hearing at 8:33 p.m.

Mayor Manheimer suggested that City Council could also vote on the two text amendments with an effective date in the future. Deputy City Attorney Maddox said that in his opinion, there is nothing in the Code that would prevent delaying the effective date.

There again was discussion about the options available to Council regarding this and the cottage development standards text amendments.

Mayor Manheimer said that members of Council have previously received a copy of the ordinance and it would not be read.

Councilwoman Turner moved to approve the resident-led proposed wording amendments to Chapter 7 of the Asheville Code of Ordinances regarding flag lot standards as proposed with a delayed effective date of January 31, 2025, and find that the proposed amendments are reasonable, in the public interest, and consistent with the Comprehensive Plan and will have an effective date of January 31, 2025, to allow for community input and anti-displacement strategies to be adopted.. This motion was seconded by Vice-Mayor Kilgore.

In response to Councilwoman Turner, Planning & Urban Development Director Stephanie Dahl said that staff feels strongly that by the end of January, 2025, staff can present one or more zoning tools that will address Council's concerns around anti-displacement.

Because Councilwoman Turner felt that there was not majority support for her motion to adopt the text amendment with a delayed effective date, she withdrew her motion. Vice-Mayor Kilgore withdrew her second.

Councilwoman Turner moved to continue the text amendments regarding flag lot standards to February 11, 2025. This motion was seconded by Councilwoman Ullman and carried unanimously.

V. UNFINISHED BUSINESS:

VI. NEW BUSINESS:

A. RESOLUTION NO. 24-206 - RESOLUTION APPOINTING MEMBERS TO THE PLANNING & ZONING COMMISSION

Vice-Mayor Kilgore, Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Planning & Zoning Commission.

The terms of Geoffrey Barton and Susan Bean, as members of the Planning & Zoning Commission, will expire on August 14, 2024. In addition, Kimberly Levi has resigned, thus leaving an unexpired term until August 14, 2026.

On August 27, 2024, City Council decided to interview the following five candidates on September 10: Jane Margaret Bell, Andrew Fletcher, Jameka Shante' Johnson, Beth Silverman and Anna Zuevskaya. Ms. Silverman was unable to attend the interview.

Also on August 27, 2024, Geoffrey Barton was reappointed to serve an additional three-term, term to expire August 14, 2027, or until his successor has been appointed.

After each Council member voted for two members, Jane Margaret Bell received 4 votes, Andrew Fletcher received one vote; Jameka Shante' Johnson received two votes, Beth Silverman received two votes; and Anna Zuevskaya received three votes. Because there was not a majority vote, City Council then voted for one member each, with Andrew Fletcher receiving no votes; Jameka Shante' Johnson receiving 1 vote; Beth Silverman receiving 1 vote; and Anna Zuevskaya receiving four votes. Therefore, Anna Zuevskaya was appointed to serve a three-year term, term to expire August 14, 2027, or until Anna Zuevskaya's successor has been appointed; and (2) Jane Margaret Bell was appointed to fill the unexpired term of Kimberly Levi, term to expire August 14, 2026, or until Jane Margaret Bell's successor has been appointed.

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VII. INFORMAL DISCUSSION AND PUBLIC COMMENT:

Eight individuals spoke to City Council about various matters, some being, but are not limited to: missing middle housing, support for International Day of Peace; racism, support for ceasefire resolution; and invitation to the 2nd Annual Festival of Neighborhoods.

VIII. ADJOURNMENT:

Mayor Manheimer adjourned the meeting at 9:29 p.m.

CITY CLERK

MAYOR