

The Council Workshop began at 5:30 P.M.

The following City Council Members were in attendance:

Mayor: Christine Hoffman

Council Members:	Georgette Dumont	Sandy Golding	Dan Janson
	Fernando Meza	Cory Nichols	Chet Stokes

Also present were City Manager Mike Staffopoulos, Director of Planning & Development Heather Ireland, City Clerk Sheri Gosselin, Attorney Cliff Shepard, and Attorney Patrick Brackins.

Purpose of Workshop

The purpose of the workshop was to review Sections 52 and 53 of the City's Charter and recommend any revisions.

Attorney Cliff Shepard presented proposed revisions [on file] to be considered to the City Charter regarding the following sections:

- Section 52. Zoning authority
- Section 53. Improvements; assessment of cost against property benefited.

Section 52. Zoning authority

Attorney Cliff Shepard stated the proposed language adding a new subsection (2)(b) related to height incentives came from staff. Mr. Shepard explained the concept of incentives. City Manager Mike Staffopoulos stated the proposed language was drafted by him, with input from Director of Planning and Development Heather Ireland and Mr. Shepard. Mr. Staffopoulos explained one of the benefits of the new addition to Section 52 would be the creation of incentives for development in the Downtown area. Mr. Staffopoulos stated this proposed addition should be used as a starting point for further conversation by the Council.

A discussion ensued regarding the proposed subsection addition, the current wording, possible incentives for developers, the history of the current height restriction, and the boundaries of the Central Business District (CBD). Council Member Dumont explained for public clarification that any proposed changes discussed during the Charter Review workshops are for the Council to discuss at a later meeting to decide what should be placed on the ballot in 2022 for the public. She said there would be an opportunity for community input.

Attorney Patrick Brackins noted there was a consensus by the Council for a workshop on the language, a sunset provision, the scope of the CBD, and for having a survey of the citizens and developers. Mr. Staffopoulos stated he would revise the proposed language based on Council's input and provide the Council with a preliminary list of incentives the community could consider. Mr. Staffopoulos suggested an open house would be held once information was provided to and agreed upon by the Council. It was the consensus of the Council to follow the suggestions of Mr. Staffopoulos and Mr. Brackins.

Section 53. Improvements; assessment of cost against property benefited.

Mr. Brackins reviewed the proposed changes to Section 53. The consensus of the Council was to move forward with the proposed changes.

Intoxicating Liquors

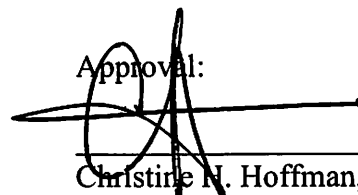
Mr. Staffopoulos stated he conferred with the Planning and Development group on information thought to be beneficial for the Council to help with making a decision regarding intoxicating liquor. The following information was proposed to the Council:

- A list of all alcohol establishments in the City (as provided by the police department), with the 4COP and SRX extensions broken out.
- A calculation showing how many licenses are allowed under the 1950 census, with 1 per 550, and how many it would be with the 2020 census numbers at 1 per 550. Based on the 2020 census number of 23,830, it would be 43 4COP quota licenses.
- A copy of any regulations that impact the spacing or placement of 4COP and SRX (distance separation from each other, distances from schools, etc.)
- A map showing:
 - Zoning districts that support 4COP and SRX licenses
 - Locations where such businesses currently exist
 - If there is a distance separation requirement, an estimate as to how many more may fit into that zoning district based on current conditions
 - All 4COP locations and church and school locations with a 500 ft buffer around each one and highlighted where any new bars might be able to go in the zoning districts in which they are permitted by conditional use approval. All bars currently require conditional use approval.

There was a consensus of the Council to receive the proposed information. Additional information requested by the Council were a list of extended hours permits and whether the extended hours permits were only for the CBD or for the entire city.

The workshop adjourned at 6:46 P.M.

Submitted by: Sheri Gosselin
City Clerk

Approval: 
Christine N. Hoffman, MAYOR

Date: 10/18/2021

SG:jb