

**CITY COMMISSION/CRA WORKSHOP MEETING**  
**APRIL 18, 2022**  
**4:30 P.M.**

This Commission Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

**ELECTED OFFICIALS PRESENT IN CHAMBERS:**

Shirley Groover Bryant, Mayor  
Tambra Varnadore, Vice Mayor, Commissioner, Ward 2  
Tamara Cornwell, Commissioner-at-Large 2  
Sheldon Jones, Commissioner-at-Large 1  
Harold Smith, Commissioner, Ward 1  
Brian Williams, Commissioner, Ward 3 (Joined the meeting at 4:32pm)

**STAFF PRESENT IN CHAMBERS:**

Mark Barnebey, City Attorney  
Xavier Colon, Interim CRA Director  
Jim Freeman, City Clerk (Not Present)  
Cheryl Miller, Finance Director  
Marisa Powers, City Attorney  
Mohammed Rayan, Public Works Director  
Scott Tyler, Chief of Police  
Cassi Bailey, Assistant City Clerk  
Penny Johnston, Executive Assistant

**STAFF PRESENT ELECTRONICALLY:**

Zachary Schwartz, Senior GIS Analyst  
Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:31 p.m.

1. Riverside Development Site Plan Discussion (X. Colon)  
Xavier Colon, Interim CRA Director, introduced the presenters.

Rachel Layton, with ZNS Engineering, on behalf of the Hatfield Development Company, gave a presentation and provided a background for their companies. She discussed other projects that they have developed in the local area and the success they have had. She gave a synopsis on all the companies that will be part of their team. Ms. Layton proceeded to explain their vision for this developing area.

Bob Hatfield, President of Hatfield Development Company, spoke on the project and answered questions.

Mayor Bryant questioned the design of the boat parking. She expressed that in previous meetings, the boaters were concerned with slanted parking.

Commissioner Varnadore clarified that the portion of the property that will be designated for boat parking will be developed by NDC, then given back to the City. She expressed her concerns with traffic in this area.

## **City Commission/CRA Workshop**

**April 18, 2022**

**Page 2 of 3**

Commissioner Smith also expressed his concern with traffic. He asked how quickly they can move forward if they are selected. Bob Hatfield responded that they are ready to start immediately.

Commissioner Jones stated that he wanted to ensure they will be staying within the guidelines for the High Hazard area.

Commissioner Williams asked about the positioning of the boat parking and housing units. He questioned if FEMA will allow them to increase the density of the area. Bob Hatfield clarified that they won't be increasing the density in the High Hazard area. They are only considering increasing the density outside the High Hazard area.

Commissioner Cornwell is interested in making this property a "wow statement" when entering our City. She is also interested in the affordability for young families.

Commissioner Smith questioned the size and pricing of the potential units.

Rod Connelly, President of Civix, spoke on the project and explained their ideas for the site plan.

Commissioner Varnadore questioned the aesthetics of the area.

Commissioner Williams mentioned he liked the boat parking that was proposed on 9<sup>th</sup> Street.

Commissioner Smith asked what the parking ratio will be. Mr. Connelly responded 1:1. He also questioned the monthly rent for the tenants.

Mr. Colon clarified that the request for the Special CRA Meeting at 7pm is to direct the staff to decide which company they will continue negotiations with for the sale.

## 2. Redistricting (Z. Schwartz/M. Barnebey)

Attorney Barnebey opened the discussion regarding redistricting of the City's wards and bringing the ward population within ten percent of each other to meet the Federal and State requirements.

Commissioner Varnadore questioned the map for the new wards and what has changed.

Attorney Barnebey responded that the numbers are Census block numbers, not parcel ID numbers.

Commissioner Smith asked if they are moving the 5 census blocks into Ward 1. He questioned the number of each race that would be moved into Ward 1. Attorney Barnebey clarified the current racial make-up of the wards, and the proposed changes. Commissioner Smith does not want any changes at this time.

Commissioner Jones does not think they should make changes within the wards during an election year. He wants there to be a workshop to work through these changes in the future.

Commissioner Williams agrees that this should wait until next year after the election.

**City Commission/CRA Workshop**

**April 18, 2022**

**Page 3 of 3**

Commissioner Smith questioned if this needs to be done right now. Attorney Barnebey stated there are other options available and it is up to the Commission on how they proceed. He suggested the Commission resolve this issue by the 2024 election.

Commissioner Varnadore thinks they have missed the deadline to make these changes with the Supervisor of Elections. She agrees that they should wait until after the elections to make these adjustments. She wants the Commission to even out all the wards to make them equal.

Mayor Bryant acknowledged her appreciation for all the work Zach Schwartz has put into this project.

Commissioner Cornwell would like to establish a timeline and a time certain for this decision.

Mayor Bryant closed the workshop at 6:02pm.

MINUTES APPROVED: MAY 2, 2022

***JAMES R. FREEMAN***

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CITY CLERK