

**Albemarle County Planning Commission  
November 13, 2018**

The Albemarle County Planning Commission held a public hearing on Tuesday, November 13, 2018, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Tim Keller, Chair, Pam Riley, Vice Chair; Daphne Spain; Bruce Dotson, Jennie More and Luis Carrazana, UVA representative. Karen Firehock and Julian Bivins were absent.

Other officials present were Tim Padalino, Principal Planner; Andrew Gast-Bray, Assistant Director of Community Development/Director of Planning; Rachael Falkenstein, Principal Planner; Sharon Taylor, Clerk to Planning Commission and Andy Herrick, Deputy County Attorney.

**Call to Order and Establish Quorum**

Chair Keller called the regular meeting to order at 6:00 p.m. and established a quorum.

The meeting moved to the next item.

**Public Hearing Item.**

**CPA-2018-00004 Rio29 Small Area Plan** - The Albemarle County Planning Commission held a public hearing on November 13, 2018 at 6:00 PM in the Auditorium of the County Office Building, 401 McIntire Road, Charlottesville, Virginia, to consider proposed amendments to the Land Use Plan section of the Albemarle County Comprehensive Plan and Places29 Master Plan by replacing portions of the existing profiles of Neighborhood 1, Neighborhood 2, consisting of an approximately 1/2 mile radius from the Rio Road and Route 29 intersection. The Small Area Plan establishes new land use policies, guidelines, recommendations, goals and strategies for future development within the Plan area. The Plan would establish the following for the Rio29 Plan area: a vision for the development and redevelopment of the area and supporting recommendations; place types with form and use recommendations; a plan for the transportation network and its integration with the place types; a plan for open space, trails and natural resource protection and enhancement, a plan for implementation and supporting community facilities and infrastructure. A copy of the full text of the Rio29 Small Area Plan is available online and on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.

(Rachel Falkenstein)

Rachel Falkenstein, Principal Planner, provided a quick high-level overview of the plan. She said her remarks would be relatively short even though it is a long plan, but certainly can answer any questions or hear any feedback you have.

**Purpose of the Public Hearing**

**CPA-2018-04 Rio29 Small Area Plan**

- Comprehensive Plan Amendment (CPA) to amend the Land Use Plan section of the Comprehensive Plan and the Places29 Master Plan for the area around the Rio Road and Route

- 29 intersection.
- The Rio29 Small Area Plan establishes a vision for the development and redevelopment of the area and supporting recommendations.

#### **Rio29 Plan Area**

- Rio29 Plan boundary is measured as a ½ mile radius from the Rio Road and Route 29 intersection
- Areas of single family residential not included in Rio29 Plan area
- Total area 391 acres

Ms. Falkenstein said she was going to go through each of the plan concepts in a little more detail, but this gives you the overall vision for the Rio29 area. She said it is a long-range vision developed in cooperation with staff, citizens, public officials and stakeholders over a two-year planning process. Ms. Falkenstein said she is going to talk in a little bit of detail about each of these concepts as shown in the PowerPoint presentation.

The first concept of the plan details is **connectivity**.

**Vision: Transform Rio29 into a multimodal hub with a connected network of complete streets that are designed for all users.** The connectivity chapter assigns a street typology for each street with the standards and recommendations about enhancing the pedestrian environment and alternative modes of transportation.

The second concept of the plan details is **character**.

**Vision: Transform Rio29 into a vibrant and diverse mixed-use community with interesting character and a human-scaled built environment.** The character chapter identifies place types, a focus on the built form and use; it makes recommendations on how to activate streets within Rio29.

The third concept is **conservation**.

**Vision: Transform Rio29 into a place enhanced through conservation with a network of sustainable and usable public spaces that enrich community, preserve and enhance natural resources.** The conservation chapter focuses on creating connections to green features and establishing public places to enhance the community. It provides recommendations for areas for parks and plazas and trails.

The last chapter of the plan focuses on **implementation**. The implementation chapter is really a road map to achieving the vision she just discussed, and it includes recommendations for transformative projects that are shown on the map. It also includes recommendations for updates to policy and zoning, pursuing partnerships and incentives and engaging the community.

Ms. Falkenstein said the revisions to the Places29 Master Plan would be a small paragraph of text just summarizing the plan and hyperlinking to it. She said that will be in the introduction chapter of the Places29 Master Plan and then we have updated the maps to show the Rio29 Small Area Plan boundary and that will also hyperlink to the plan document. She said the document itself would be within the appendix of the Comprehensive Plan in the Places29 Masterplan. She said that concludes my remarks tonight and there is a motion on the screen with the resolution in Attachment C of the staff report. If there were any questions, she would be happy to answer them.

Mr. Keller invited questions for staff. Hearing none, he opened the public hearing for public comment and that Vice-Chair Riley will take it from here.

Vice-Chair Riley read the guidelines for the public hearing and asked the first person signed up to come forward and speak.

Sean Tubbs, with Piedmont Environmental Council and a resident of the City, said he was once briefly a resident of Albemarle County and lived in this general area. He said when he was a reporter and was covering the development of the Places29 Master Plan that a lot has happened since then that has led us to this moment. Mr. Tubbs said that he supports this opportunity plan and looks forward to seeing how it will guide future development in the creation of a new place, a new place that he certainly saw the vision of back in the past. He said this plan states the vision strongly and provides a series of possible ways that we can get there and there is a lot to like. He said a few weeks ago, he met a friend at the Northside Library, and after the meeting went for a walk and cut through the woods to get through to Berkmar. He noted this is on the section that is marked as the square in the conservation chapter of the document. He said as we walked he could imagine the future of this location and what might be there in the future if we can truly get everyone to come to the table to do their part to make sure this all becomes a reality. He said it is going to take a lot of work, but he can say there is a lot in here for the community to get excited about.

Mr. Tubbs said the entire area is 391 acres and 124 acres is currently parking that is not the most productive use of land. He said we are encouraged that this plan does not hide that reality of the early 21<sup>st</sup> century and that things are going to be a little bit different in the future. He said we are hopeful that the property owners will come to the table and see this as a starting point for the conversation and not be too deterred by the lines on the map that depict roadways that could be there in the future. He said it just suggests a grid network that is going to be necessary for some of the connectivity. He said it is clear because the car-oriented superblocks are a deterrent to the walkability that we certainly want. He said if done correctly the property owners would be able to see that their bottom line is added to as well as the county's. He said that we are here to help boost the economic development of the county. He said that it is clear from the comments received that people care about bike and transit, green space, place making and he is looking forward to seeing how the character chapter is going to translate into a comprehensive rezoning to something form-based. He said speaking from somebody who works in Charlottesville as well the entire region is looking to see an example of what this form-based code might actually be, and this is the chance to make that happen. He said that successful implementation could entice me to once again live in Albemarle because this is an exciting place and time, so he just wants to support this and looks forward to hearing what other people have to say.

Travis Petrolia, with the Southern Environmental Law Center, said that first he would like to thank county staff for all their hard work in getting this small area plan to this point. He said this has been a big effort and we have appreciated the chance to serve on the Steering Committee for this process as well as the many public input opportunities that have been provided along the way. He said while it takes many things to realize the vision of a land use plan like this that we see in this small area plan an important step for encouraging and facilitating the type of development and redevelopment that is key to advancing both the county's growth management strategy and its economic development goals. He said among other things this plan recognizes that to achieve the county's growth management goals our development areas need to be places that residents want

to be. He said that we need to provide greater opportunities to make them not only more vibrant and interesting but also more accessible, connected and livable. He said speaking of livability, we appreciate the plan's acknowledgement of the environmental challenges this area faces today.

Mr. Petrolia said surface-parking covers nearly 40% of the Rio29 area compared to just 16% for tree canopy and few trips can be made in this area without a car. Along these lines, we support the plan's recommendations to make this area more pedestrian, bicycle and transit friendly as well as create additional parks, trails and green spaces, increased tree canopy and encourage low impact development. The one part of the plan that could be strengthened in this respect is in the performance measures that will be used to access the county's progress in this area. While we understand that the proposed metrics and indicators still need to be flushed out that it strikes us as odd that the key outcome under conservation is focused solely on providing amenity spaces some of which may have little or no relation to the environmental protection. As these conservation measures are developed further it is important to ensure that the additional indicators related to natural resources and sustainable design are made a primary focus of this ongoing review. He said but again in closing they would like to restate our appreciation for the work that has gone into developing this plan as well as our support for its incorporation into the Comprehensive Plan.

Neil Williamson, with the Free Enterprise Forum, said as he looks at this aspirational plan first and foremost he is reminded as a property rights advocate that you do not own any of the land, well you own a little bit. He said but, what are you willing to do to bring this forward. He said he sees about a hundred million dollars in infrastructure spending and that does not include something that is mentioned multiple times in the staff report of a concept of a shared parking deck. He said there is a lot of parking in this area and maybe you want to convert some of it but believe it or not people are going to drive to get to the place that you make, and they are going to need to put their car some place. He appreciated the significant changes that this plan has gone through based on public input and neighbor input as well. He said there was a conversation about interconnected trails and there was a recognition that the neighborhoods did not really want those trails interconnected but they are not precluded from sometime in the future being interconnected. In addition, he was trying to get comfortable with the idea of lines going through existing buildings. He said staff has done a good job saying that these are conceptual, and they are not really going through these buildings although when he looks at the map they are, but that is okay. He said the key question becomes one of not what the Planning Commission is willing to do because you can plan all you want. He said in the past many committees talked about the concurrency of infrastructure driving this process forward. He said if we want to see the change imagined in this small area plan that has been envisioned that he firmly believes the county needs to step up and be a partner.

Nancy Hunt, Chair of the Rio29 CAC, said she was speaking for myself with eight years of planning background in Arlington County and some involvement in the Colonial Pike Form-Base Code. She said you have an email from me that makes several points, but she would just like to emphasize the last point which is as we go forward when we change zoning processes we are also perhaps giving more density and value to what the property owners currently hold. She said my last point in my email was to encourage the county and the Board of Supervisors to calculate carefully any additional information such as revenue bond financing, tax breaks and so forth that developers will ask for because developers will always ask for more. She said we really need to understand what the return is to the county before we give developers a lot of additional support besides implementing the Form-Base Code. Having said that, she had enjoyed working with Rachel and this

is a very impressive plan perhaps not perfect, but it is a big undertaking and she has her fingers crossed and will be working with the CAC to make this all come through.

Ms. Riley asked if anyone else would like to speak on this topic.

There being no further public comment, Mr. Keller closed the public hearing to bring it back for comment, discussion and action.

Mr. Dotson asked if there was a proposal from the Chair as to how we go through this, and Mr. Keller replied that he did not have a plan but asked to start at one end of the dais and go through the set of feelings that you have for each one.

Mr. Dotson said we have heard in the public hearing very positive things about this work and he would like to add my positive thoughts about this work that it was an amazingly complicated set of interrelated issues. He said the way that this has been evaluated, analyzed and now presented in a very clear combination of graphics and text in a consistent organization really does make a great deal of differences as we go through it. He said that staff with Rachael in the lead has done a great job on this.

Mr. Dotson said he had one question, and it is not a disagreement, that is with the Urban Core designation along Rio Road, which in a sense is a little bit of a misnomer since it is really an Urban Corridor rather than sort of a Node Core. He said but leaving that aside, it is hard to picture exactly how a road like that can be a pedestrian friendly street level active street and have the cross section that is depicted in the plan. He said when pedestrian activity is going to happen he thinks it will be more on the interior of what he will call the precincts of each of the four quadrants. He said that there is going to be less traffic, more sidewalk cafes and activity like that so he has a little trouble picturing a street as busy as Rio Road being this sort of comfortable urban active area. He said that it almost seems like that 29 is a Corridor, Rio is a Corridor, and the neighborhood feel happens on the interior of the four quadrants. He said the one example that he could think of was Brick's Restaurant on 29; he does not know what the traffic count is; but, it is steady traffic all day long and the restaurant sits back a little distance and there is an outdoor eating area along the front. He pointed out that he had sat there before and despite the noise of the traffic, he could carry on a conversation but wonders if you could repeat that throughout the length of Rio Road. He said that it works in that location so that is more a question and a hope because when he looks at the cross sections a lot of space is being allowed for kind of a pedestrian activity zone and he was not sure it will work.

Mr. Dotson said that was probably his single biggest question and supposed the answer comes that let's try it and see how it works to find out since this is going to be a learning experience. He said in a few weeks we will see a rezoning that is taking place on West Rio Road and he will be interested to hear the staff report and have a discussion exactly how that property fits into this as perhaps the first puzzle piece and he will be looking for consistency. He said that those were comments on connectivity and character combined and he has some other ones on implementation.

Ms. More said she had some comments on connectivity and agreed with Bruce that the nature of that intersection as it exists now is inherently not pedestrian friendly. She said there are ways that we could address that issue but would imagine that in the quadrants you may experience more of that pedestrian activity and less of the area with all four quadrants. She suggested that they need

to make sure there are sticking points that make people want to hang around a street. She said the recommendation of the plan was for complete streets that are designed to be safe and comfortable for pedestrians and the plan recommends uses and designs that will encourage more pedestrians along the streets and would imagine that within the interior of a quadrant and not along 29 or whatever pedestrian underpasses or overpasses there might be.

Ms. More said the other comment is about potentially pedestrian accesses. She said there was overall feedback as to select one quadrant to focus on and then use that as a case study and staff felt like the concept was too far along in planning and there is flexibility with that. Ms. More said she agreed that you needed to move forward with this bigger vision but in my mind realistically that may what happens, it may be that through the process of self-selection and things that change with properties that one quadrant may come forward and start to actualize some of what you are showing here and then hopefully that creates a snowball effect where other people see that successful and the County Code incentive other property owners see that. She said that is more likely how this could evolve since it does not have to be all at once and very likely may be that one place goes and then it sort of unravels. She commented that we should not be opposed to that it all has to happen at once because that is not realistic.

Ms. More commented about parking that it just says the plan also recommends that parking standards be reexamined, and structured parking be encouraged. She said to Neil Williamson's point, she did not know that structured parking needs to be encouraged since it is going to have to happen at some point in a plan like this and so thinks that is where the county might need to consider what part the county might play in something like that. She said the worst thing that can happen in something like this that is super dense is to have it under parked because there will always be people who will drive there, and parking is always going to be an issue. She said there should be a huge focus on how we are going to manage that and how that is going to be spread out over time as the vision actualizes itself.

Ms. Riley said she wants to thank the staff for work that has gone into this and thinks it is an inspiring vision and agreed with many statements that previous commissioners have said as well as some of the speakers. She said in looking at the amount of public investments that will need to go into this place and to try to think about what we want to prioritize she thinks that structured parking is very important. She pointed out that she was glad that in our previous feedback you have placed more emphasis on prioritizing transit above some other projects. She said that Form-Base is very forward thinking and potentially a big change in our culture as well as transit-oriented development and so for this to be a transit-oriented development plan she thinks in the implementation end we really do need to think hard and long about prioritizing that as some of the initial investment.

Ms. Spain said the issue of where the development with the communities will take place whether in all the quadrants or one at a time is like an issue we have with the Pantops CAC in can Pantops be made one single community when Route 250 East is going right through the middle of it. She pointed out there have been requests for plans to do some sort of pedestrian walkway or bridge and she was sure it was not going to happen anytime soon. However, she does not think that means that Pantops should not be handled as a complete place and that yes, there can be a sense of community among people in different places. She said that is how she was thinking about this plan in that it is all four quadrants and they may not have connectivity over Route 29 particularly but that does not mean they cannot all be treated as the place that it is and should be treated as

that place. Ms. Spain said she was pleased to see, as Commissioner Riley was that transit was prioritized and we talked about that before along with the preservation of the mountain views. She said they have been working on this for two years and she did not think there would much discussion tonight because we have had input at every point and would assume this is about as finished as it can get. She said staff has done a very good job with the size of the project, so she would be voting in favor of it going forward as a Comprehensive Plan Amendment.

Mr. Carrazana said he was new to this body but what he had studied of the plan it is not a perfect plan, but it is encouraging both from a development standpoint and what it can bring to the community. He echoed his colleagues' concern on connectivity and that buffer on 29 and if that really is something that would be pedestrian friendly and offered another example, Burns Grill where he has sat outdoors, and it makes use of that buffer space. He said however most of Stonefield is internalized and it moves away from 29 for the most part and he thinks there are some lessons learned there on how that can be successful. He said there is a lack of green space in Stonefield and they are trying to remedy that in some degree and how it connects then to Cosco. He said that there were some lessons learned there that we could apply to these other developments.

Mr. Carrazana said that from an implementation standpoint he would like to see a phased prioritized approach with what are some things that we can begin to think about. He said that structured parking was brought to the table and that he thinks that is something that needs to be addressed if that should be one of the first moves that we should be thinking about. He asked what some of the priority moves would be and as a form of implementation would offer that there should be some more conversation and discussions on what are some of the first moves we should be thinking about.

Mr. Keller said he had communications from both Commissioners Bivins and Firehock and they have asked me to pass on their positive views towards this. He said that both have met individually with staff and they feel that the comments that they have made for the most part have been incorporated in this last shorter timeframe and very much appreciate that. He said again to reiterate those concerns that we have been hearing along the dais of connectivity that those are ones that really have been expressed by them and he shares those views as well. He said that we are all unanimous and that is a significant challenge and you knew that when you began this process, but he thinks that there is still thought that there could be maybe some more creativity as this begins to develop as we have heard as we are starting to see those first pieces come in.

Mr. Keller said in terms of the parking garages it is interesting to think about places in our greater community where we have seen the positive aspects of those and so without getting into how they happen he thinks that for many years we got the small decks at the corner and the plan for the Downtown Mall included not just parking garages but store fronts on the lower levels to make them pedestrian friendly. He said the University in what they have done in terms of the hospital have put in the large group parking area as well on Ivy Road. He said that we all have seen that if we really want to have the kind of density that we are talking about that this is going to be an important step.

Mr. Keller said speaking for myself he was trying to translate from the other two commissioners who unfortunately can't be here this evening that the connectivity issues is the one piece but overall the sense of how this has moved and how we have seen this grow that we have been

involved that there has been a significant amount of transparency we believe in the community in the way this has been shared in the many groups. He asked Rachel to hit on some of those community groups and areas that you have met with over the course of the 2 ½ years and the number of groups that have been involved. He said it was just as one last opportunity for us to think about what a major undertaking this has been and how much community involvement there has been.

Ms. Falkenstein said that she did not have exact numbers but would say we have had dozens of meetings with different groups, citizens, stakeholders and property owners. She said we tried to do some focused conversations with different folks and tried to get a focus group with younger people, with business leaders, and with finance professionals to talk about some of the financing hurdles that we would have to get through. She said throughout the whole process we have done multiple ways for community members to get involved with on-line surveys, social media, community meetings, PTO meetings, went out to soccer games and talked to parents and so we tried as creatively as we could to reach the community in different ways rather than just through traditional community meetings, which we did have. She said it had been over 2½ years and started in April 2016 with the kickoff.

Mr. Keller asked to go back to Commissioner Dotson and talk about implementation a bit more.

Mr. Dotson said on the topic of information he had a question to lead off with and then a couple of suggestions. He said the question is at the last meeting we were talking about economic development and in my mind economic development is part of community building and place making – how will economic development fit into the implementation of this plan – will there be a very active role or is this largely a community development thing and economic development is dealing with more major industries – how would that happen?

Ms. Falkenstein replied that she thinks they would play an active role in the implementation, a big thing we called for is partnerships and she knows it is something the county is looking at. She said it is how we can start to enter some of these public/private partnerships. She said a parking garage is something that has come up time and time again – is there a partnership opportunity for a public/private project maybe that involved structured parking. She said so they will play a very important role and they have been part of the discussion of the drafting of the plan; they have blessed the implementation chapter as we have it written, and they will certainly be involved as we move forward.

Mr. Gast-Bray said that he would just like to add that as part of this process that we have an opportunity zone on one of the quadrants and that was very much enacted in partnership with Economic Development and they certainly are the lead on that. He said also it was part of the work that the Commission and Board of Supervisors blessed by having the expedited process that was not just for business but was for us to learn by dealing with the potential development to kind of figure out how this works in practice and what kind of obstacles might be there. He said parking came up a lot in that mix because we were able to do things like take advantage of the topography and given the topography we might be able to put in deck parking because it is the only thing you can really do under the frontage of the building when that applies. He said we wanted to be flexible enough to do that. He said another opportunity that came in with talking with potential developers is building to be able to put in decked parking but not requiring it up front because obviously we have tons of parking right now but putting in footers, etc. in the development to be

able to go up if they need to and to design it into the mix for instance with something that we came up with in partnership by talking with potential developers and seeing what would be enticing to them to do X, Y and Z. He said this is still a learning process as we go forward and it is needed to be flexible because we do not know what the future is going to be and one thing we are seeing is that change is happening faster and faster all the time. He said the more we try to tie something down the more we are probably obviating ourselves, so he thinks that this plan has been very thoughtful at opening opportunities. He said the invitation that you mentioned Commissioner Dotson is very much how do we get what we all want, and he thinks there has been a strong movement forward on that and considers that one of the best forms of economic development that he knows.

Mr. Dotson said he had three other points – one is that projects like this need a champion and a consistent champion and he does not know whether it would be Rachael or somebody else but the same person that is out there talking to existing businesses and solving problems. He said it needs to be the same person that is talking to new businesses, residential developers, VDOT and kind of a consistent yearning to and commitment to this plan over the years. He said it is important to have a champion and not parcel it out to different departments – it needs to be a person to do that. He said that is a suggestion in terms of implementation.

Mr. Dotson said a second suggestion has to do with momentum and this has already been addressed by transformative projects, those that happen in the first five years, but he is thinking even at a smaller scale that maybe we challenge ourselves to every quarter complete something and publicize it. He said we could approve something either a study, a RFP, a development project, a plan or whatever it is and then publicize that so that people can say things are happening here. He said in a three-month period people will not forget about it whereas in a five-year period people can forget. He said that is a way at a more micro-level to get some momentum going.

Mr. Dotson said the last comment or suggestion is maybe consider creating an advisory board of people who are not from this community but who have experience from elsewhere. Mr. Dotson said he was thinking of groups like the Urban Land Institute with people in finance, people who have worked with developers who can say to us sort of truth or ground testing that this is a great idea you have but it is too soon for X, but Y could be a great thing to do right now. He said that he had seen how it has worked in other communities and maybe create this kind of advisory board of people who have done this sort of thing to help us learn because this will be a learning process. He said those are my three thoughts and suggestions about implementation.

Ms. More said to add on to what Bruce said that she likes the idea of keeping momentum around the plan but was reluctant to do studies just for the sake of doing studies, so we can have it in the paper that we did another study. She said if there is an opportunity or there is a need to do that then we should do that and create momentum around that since this is a vision and it is subject to change. She said we are drawing lines through buildings and know that maybe is not where that line is but as opportunities present themselves she thinks that is very much appropriate to continue to further study and look at those in a more detailed way as we start to have something that becomes a little more concrete and is not as much of a vision. However, she would avoid without some sort of trigger or anchor to kick this off doing too many studies without momentum behind those.

Ms. Riley said she thought those were all interesting considerations and the key question is are we going to dedicate some additional resources and/or staffing to the implementation and she does

not personally think she should weigh in on that but it is the right question.

Mr. Keller said it was time for us to do a bit of a wrap-up and consider a motion. He said it would seem with the discussions about the economic development at our last meeting that maybe these are things that you will be taking jointly to the Supervisors, but he thinks that the thoughts that are here about where that integration of the County Economic Plan and each of these area plans that are calling for work forces, places for people to work, live and move back and forth to recreate are really important. He said that he would hope that we would be getting a sense in this next step of how that is going to begin to integrate and not just with the projects that come to us in the regular manner but searching for projects to add into this. He said because he was reiterated by both of my colleagues who communicated with me and it is a concern of mine to reiterate in the connectivity the pedestrian level, the human scale level and when we think about the infrastructure that could be added and priorities for that in how that is going to evolve. He said just as we have had the recent announcement of the new park on 29 North and creative ways of trying to fund that through crowd sourcing - are there parts of this that could be thought about in creative manners to bring forward pieces of it that would, as we have heard from everyone here including staff that would spark the imagination of the public and the private sector for their involvement. He said that next piece of this moving forward is important, and we will be interested to hear back from you after this stage has completed the process through the Supervisors. He asked if someone was prepared to make a motion.

Mr. Dotson made a motion that the Planning Commission adopt Attachment C Resolution to approve Rio29 Small Area Plan, CPA-2018-4 and forward this to the Board of Supervisors for their consideration.

Ms. Spain seconded the motion.

Mr. Keller invited discussion. Hearing none, he asked for a roll call.

The motion was approved by a vote of 5:0 (Firehock, Bivins absent).

Mr. Keller said thanks to all of staff and the community members who have been involved with this and have gotten us to this point.

Mr. Dotson asked do we know what date this will go to the Board.

Ms. Falkenstein replied that it would go to the Board on December 12.

The meeting moved to the next item.