

**PAVE COMMITTEE**  
**Property Management Project**  
**Meeting Minutes – July 12, 2019 at 9:30 AM**  
**Council Chambers**

**Member Attendance:**

Rick Riker (Chair & City Councilor)  
Dennis Roler (Vice Chair & City Councilor)  
Joel King (City Councilor)  
Barry Eames (City Councilor) left ~ 10:45am  
Linda Barkey  
Tom Bradbeer  
Connie Roach  
David Corsi

**Staff/Liaison/Other:**

Jay Meredith (Finance Director)  
Lora Glover (PCD Director)  
Mike Byrne (Property Management Coordinator)  
Jason Canady (Public Works Director)

**Guests and Public in attendance:**

none

**1. Roll Call:**

- Chair Riker opened the meeting at 9:30 AM and took roll.

**2. Introductions:**

- None.

**3. Public Comment:**

- None

**4. Approval of Minutes:**

- Approval of Minutes from June 21, 2019.

**Motion**

**Councilor Eames moved, and Councilor Roler seconded the motion to approve the Minutes as submitted. The vote resulted as follows: “AYES”: Chair Riker, Vice Chair Roler, Councilor Eames, Councilor King and Members Barkey, Roach, Corsi and Bradbeer. “NAYS”: None. Absent: None.**

**Motion passed.**

**5. Action Items:**

**a) Review updated list of City owned properties eligible for review and discuss any potential changes to the eligible list. Continue review of eligible properties.**

- The Committee reviewed a memo from Lora Glover, PCD Director, dated July 9, 2019, regarding development considerations for three different groups of properties on the eligible list.
- There was a discussion of the City owned property just below Starlite (labeled Mountain Bike Hill in the memo) and discussed various development considerations including the steep slope, the irrigation canal, access issues, and other considerations.
- There was a discussion of city owned properties in the Woodson (reservoir) park reserve area. Various development considerations were discussed including the old reservoirs still on the larger parcel, access

and steep slope considerations, reimbursement district obligations, and street frontage development requirements.

- The Committee discussed the Overland Drive Park Reserve properties including development considerations and the importance of the nearby Fruitdale trail. The committee discussed the various possibilities that a developer would need to consider in developing parcels 200, 206, and 624 and generally agreed that there is some private residential development potential but that lot 209 should be retained by the City for green space. In addition, steep slope concerns on lot 209 would make it extremely difficult to develop.
- The Committee discussed the three properties on the eligible list near City Hall that are on A street and 5<sup>th</sup> street. After hearing new information about the City's new acquisition of the gas station and radiator shop parcels at the corner of 6<sup>th</sup> and A streets (part of which will help expand the Municipal building parking lot), the committee made the following recommendation to the City Council regarding Lots 6300 and 6400 on A Street:

**Motion**

**Member Roach moved, and Member Corsi seconded the motion to recommend to the City Council that lots 6300 and 6400 near City Hall on A street be declared surplus and sold and to consider sale conditions that would allow these properties to be developed with multifamily residential units. The vote resulted as follows: "AYES": Chair Riker, Vice Chair Roler, Councilor King and Members Barkey, Roach, Corsi and Bradbeer. "NAYS": None. Absent: Councilor Eames  
Motion passed.**

- The Committee also discussed the need to see many of the properties on the eligible list in person before continuing the evaluations and making additional property recommendations. There was discussion that in the next meeting the City should rent a small JCT bus so that the committee could visit the properties discussed today in person and further evaluate the properties.

**b) Review draft scope for the Operations Plan for the Property Management operations division.**

- The committee reviewed the draft scope provided and made minor change recommendations to the wording and order of the draft scope.
- After recommending certain revisions to the scope, the committee made the following recommendation to the City Council regarding the scope of the RFP for the operations plan for Property Management:

**Motion**

**Member Bradbeer moved, and Member Barkey seconded the motion to recommend to the City Council that the draft scope, as amended, be used for the RFP for the Operations Plan for Property Management. The vote resulted as follows: "AYES": Chair Riker, Vice Chair Roler, Councilor King and Members Barkey, Roach, Corsi and Bradbeer. "NAYS": None. Absent: Councilor Eames  
Motion passed.**

**6. Matters from Committee Members and Staff:**

- None.

**7. Future Agenda Building and Set Date for Next Meeting:**

- Decided that a bus tour of properties discussed today would be the main agenda item for the next meeting and staff will try and schedule the next meeting and bus tour on Friday August 2<sup>nd</sup> at 8:30am.

**8. Adjourn:**

- Meeting adjourned at 11:39 AM.

These minutes were prepared by Jay Meredith, Staff liaison for the committee.