

Workshop Minutes
of the Aurora City Council

Saturday, February 3, 2024

8:00 a.m.

Aurora Room

15151 E. Alameda Parkway Aurora, CO 80012

1. **Working Breakfast**

7:45 a.m. – 8:30 p.m.

2. **Strategic Planning**

8:30 a.m.

Mike Gratz, from Rocky Mountain Performance Excellence, went through the agenda for the workshop and his background. He stated that when they make work better it means more than just making it better for employees, but also for the customer or any stakeholder they might have and they do that by helping organizations get better at getting better.

Jason Batchelor stated they hired a strategy and performance manager, Leticia, to have someone with direction and responsible for keeping the organization moving in the same direction. He said they first developed common language, created five strategic outcomes, and finalized their strategy map. He explained they wanted a happy session with Council and public input, which will go into their plans and policies on the strategic plan which also ties into their budget. J. Batchelor added they were looking for continuous improvement towards the strategic outcome and to learn, plan, and enact. He then discussed the five strategic outcomes, which are well-managed, healthy, safe, economically strong, and connected and engaged.

M. Gratz went over the objectives of the session, such as gathering wisdom of crowds around the improvement ideas. He explained today's output would guide city staff as they prepare specific strategic initiatives and they will share their thoughts with the Council at a later date pertaining to processing what they develop today. He went over some of the common language and features they might hear or use throughout the workshop. M. Gratz discussed some of the guidelines, including brainstorming initiatives, encouraging new ideas, no constraints, building on the ideas of others, staying focused on the topic you're on, and the parking lot.

M. Gratz explained the brainstorming exercise, which consisted of thinking about strategic outcomes, which include looking at characteristics of customer service, innovation, continuous improvement, empowered workforce, financial stewardship, and critical infrastructure.

3. **BREAK**

10:30 a.m. – 10:45 a.m.

J. Batchelor explained the exercise will help staff come up with initiatives and they will come back to the Council with a summary of the information at the spring workshop.

CM Bergan asked how the exercise would integrate with Council policies, because they could not have ideas above policy.

J. Batchelor stated that when they get an idea some of it would be trying to figure out if something is a policy change or an implementation thing.

M. Gratz then asked for the Council's feedback on what they experienced to make the process better, including writing something good or interesting, something they wished was different, and any a-ha moments.

4. **Federally Funded Project Update**

10:45 p.m.

Laura Perry, Deputy City Manager, gave an update on their programmed American Rescue Plan Act funding, provided an update on the final status of all funding Aurora received, and discussed needs for existing ARPA funded capital projects. She stated they had several capital projects funding in ARPA, including improvements to fire stations, installation of fences, replacement of Fire Station 9, park renovations, animal shelter improvements, navigation center, and ADA improvements to city Council chambers. She further discussed the Fire Station 9 project, stating they originally wanted to do a renovation, but after doing geotechnical testing and structural evaluations of the station, it was determined there were poor soils under the station and it needed to be completely redone.

Elly Watson, Service Manager in Public Works, further explained they noticed some structural issues back in 2015 and 2016 in the assessment of the fire station, but the Geotech testing last year showed it had advanced substantially. They further discovered foundation and footings were sitting on poor soil. She stated the Geotech and structural engineer recommended to demo it and rebuild.

L. Perry explained that in order to complete the demo and rebuild an additional \$4.5 million was needed, with an estimated cost of \$9.3 million. She stated they collect fire capital impact fees and they were eligible to be applied to this project.

CM Bergan asked if the fire impact fees were per area. L. Perry stated that was correct.

L. Perry then discussed parks renovations. She said there was currently not additional financial needed to complete the projects. She expressed residents can go on the website to see the progress as they move forward.

CM Murillo asked if there was any additional guidance from the IRA in terms of any direct pay to the cities to help offset cost for the energy efficiency as a potential revenue source.

L. Perry said the IRA did not result in formula funds to local governments, but there could be some sustainability climate finding. She then discussed the rehab of the existing animal shelter with \$1.4 allocated in ARPA funding. She stated they identified various challenges with the animal shelter, including being able to move forward with replacing kennel stations and relocating the animals during construction. L. Perry expressed they recommended moving forward with the construction of a new shelter and they would take time to sufficiently program and design a new facility with an estimate of \$1.5 to \$1.8 million per year for 30 years. She explained they would seek to program \$5 million from a combination of ARPA funding and general impact fees and identify additional capital projects funding.

Mayor Coffman asked what impact fees they were referring to.

J. Batchelor explained that capital impact fees had a general government component that is meant to cover things like this or other facilities outside of the named ones.

Mayor Coffman asked if the collateral for the COP was the building itself. L. Perry answered that was correct.

CM Bergan mentioned asking Arapahoe County to contribute and if that was something they were looking at. Roberto Venegas, Deputy City Manager, confirmed they could do that.

CM Gardner asked if it totaled \$54 million dollars with building the facility and using COP financing for 30 years. L. Perry stated yes, with interest.

CM Gardner said between that and purchase of Crowne Plaza, they would be spending near \$100 million dollars for people and animals experiencing homelessness. He stated he had a lot of issues with that, and it seemed excessive.

CM Coombs expressed her concern was spending \$54 million dollars to get \$5 million.

L. Perry clarified that total cost could be up to \$40 million and they needed to engage in programming and design work to really narrow in on what the total cost is.

J. Batchelor said it was not to get \$5 million, and without a new facility PACFA was likely not going to allow them to continue to operate in the current shelter.

CM Coombs inquired on how much money they would be borrowing if they're paying back \$45 to \$54 million. L. Perry explained the \$1.5 million was borrowing of \$25 million at no interest and \$35 million was the higher end.

Mayor Coffman stated he was there Thursday and there were not enough spaces to have the animals they're responsible to care for.

CM Bergan expressed it was a lot of money, but they only had one animal shelter in the entire city, and they also do veterinary services like vaccinations. She believed it is a good investment.

CM Hancock asked how many pets they talking about serving. J. Prosser said they had around 100 kennels right now and they are at capacity all the time and ideally wanted to double that in the new facility.

CM Hancock then asked if they would be charging people to help fund it to help offset some of the cost. J. Prosser commented they do have revenue that comes to the shelter.

CM Sundberg explained that in Ward 2 there is unspoken warehouse space that could be sectioned off into a facility where they could lease it or buy it. He asked if they had talked to anyone in the private sector about those.

L. Perry said they worked with their real estate team to look at a few different options, but the major issue was needing in-floor drains.

J. Batchelor added they talked about how to look at a project delivery and could include some type of public/private partnerships or different methodologies but needed general guidance on moving forward before looking to try to optimize cost or project delivery.

CM Jurinsky said there were various amounts of animals at the shelter, not just for dogs, and it was part of city government.

CM Gardner pointed out that fire stations and other things were also part of city government.

CM Jurinsky agreed and said they needed to figure it out and did not need a city with dead animals all over the road.

CM Hancock stated she liked the idea of looking at the public/private partnership to leverage the resources that already exist.

MPT Zvonek asked if they could leverage bringing in a private operator to help pay. He added he did not know how the private operators would come in and help with capital cost. L. Perry said they could look at all of the options.

Mayor Coffman commented functions were purely governmental.

L. Perry discussed the navigation center that has over \$39 million identified from a variety of sources with a site acquisition of \$26.5 million. She said over the course of Q1 and Q2 they would be completing site due diligence and working through cost estimates for design and renovation. She expressed they had sufficient funding available to complete the acquisition and initial renovation cost, but an additional one-time funding might be needed down the road to support future phased improvements.

L. Perry talked about the Council Chambers ADA improvements and the city's transition plan. She stated the Department of Justice required all public entities over 50 employees create an ADA transmission plan, and they are updating their transition plan currently in the city, which includes self-evaluation of the current services, policies, and practices, ADA infrastructure assessments on public right of way parks and facilities, identification and prioritization of the findings from those assessments, and engaging the public in the draft plan and receive feedback. She explained that all of their permitted projects were reviewed

for compliance with ADA regulation. L. Perry said they talked to Council about the need for substandard sidewalks and sidewalk gaps across the city and did a lot of analysis on that. She added there would be a potential need for funding to address identified barriers within the plan. She discussed the Council Chamber ADA improvement project, with \$953,000 in funds identified to support the project, and \$750,000 of that was from ARPA funding, and \$136,000 had been spent on design for the full project, which is a ramp to the Council floor that will replace the lift that is there and a ramp to the dais. She said it was scheduled to be eight months and the Council Chambers would need to be closed for that, but they would work closely with the contractor to minimize that duration. She stated they could rebid the project within the ARPA deadlines and come back to Council with that final schedule.

Mayor Coffman asked if the sidewalks were out of ADA compliance right now. L. Perry answered yes.

C. Colip said they were focusing on sidewalk gaps and could do a third of a mile, or 1500 feet, with the \$750,000. She said they have been very successful with the DRCOG funding to fill a lot of those gaps.

Mayor Coffman asked how much they've been able to do a year. C. Colip said over the last four years they were working towards about \$5 million of sidewalk gaps.

CM Coombs asked how much of the total funding came from DRCOG. C. Colip stated they did around a 30% match with them.

CM Bergan stated she had an issue with the Chamber being closed that long and wanted to know what they were going to do with the ceremonies they have there.

CM Gardner pointed out their Chamber was closed for 2½ years, and they managed and only now meet every two weeks.

CM Jurinsky said the biggest priority was the sidewalks in the city.

CM Gardner expressed it only does 1500 feet and they have 200 miles.

CM Jurinsky said that was a big priority to put funding towards.

CM Coombs stated they were getting DRCOG funding every year with capital infrastructure funds that they already have and were making progress on the issue. She explained that continue to not address the Council Chambers issue was saying certain people do not belong in their Council Chambers and on their dais. She said they could fund 1500 feet of sidewalks or use the process through DRCOG to continue to address the sidewalk gaps.

CM Sundberg noted that saying they do not want someone in a wheelchair on the dais is strange and there was a ramp right there to do it now. He said it seemed like the ramp on the other side did not require a closure of the chamber, but it seemed like it did now.

L. Perry explained they took a further look at it and because of the amount of dust that would be created currently the idea was to close the chamber, but they would work with the contractor on mitigation strategies to decrease the duration or control dust or impact.

Mayor Coffman asked how long it would have to be closed in the scenario if it were just one side. Staff said since the work would include the ramp and the seating area on the floor, that is two-thirds of the chamber and would be hard to create a safe and clean place for public. She said they were also concerned about all the equipment.

CM Lawson asked if city staff evaluated other city facilities that are not ADA compliant. L. Perry answered they would.

CM Lawson pointed out there could be some facilities really in need of ADA compliance compared to the Council Chambers.

Mayor Coffman said he thought it was done. L. Perry answered no. She further clarified Council Chambers were ADA compliant.

CM Sundberg expressed there were other considerations that have been taken in there, such as seats that fold up for people who need larger room to sit down.

L. Perry confirmed there were several available seats that support those with a need. J. Batchelor further explained wheelchair bound people would be seated at the back or would have to take the ramp down to the floor, but they did not have dedicated seating for them.

CM Lawson commented an assessment needs to be done before they even consider it.

Mayor Coffman asked how long it would take to do the assessment. L. Perry said they were hoping to complete the assessments this year as part of the transition plan update.

CM Coombs stated the ARPA funds had a limited timeframe, so they are going to have to address ADA issues, so they do not lose it.

Staff expressed long as they award that contract by the end of the year then they have until 2026 to spend it.

Mayor Coffman asked if there was time to do a study and bring the result in terms of what is not ADA compliant in the city outside of the sidewalks to make a decision and award a contract before the end of the year.

L. Perry expressed she did not think there would be enough time.

CM Bergan said if they were not in compliance she would agree to do it, but they are in compliance and they have so many other needs. She said also didn't understand why they could not get a study done by the end of the year to make a decision.

L. Perry explained that if Council chose to complete the project it takes a couple months to bid the project, award the project, and get under contract leading up to the deadline.

CM Jurinsky reiterated they were currently in compliance and could be out of compliance with PACFA if they did not do something about the animal shelter.

Mayor Coffman asked when staff could come back with recommendations of some other options to usually the money. J. Batchelor answered today, and their goal is to have all funds committed and projects moving forward.

CM Bergan asked if IT qualified for ARPA funds, as they have a lot of needs. J. Batchelor said they could look at it, but they were trying to address ARPA funds with not time needs. Mayor Coffman stated they would come back to this.

L. Perry then discussed the 9-mile pedestrian bridge project, stating it was attached to DRCOG federal funds and pending federal earmark going through the appropriations process for \$850,000. She explained there were two scope options for the project, one being installation of elevators and the other for a ramp, but they were currently experiencing severe supply issues on elevators. She said to do the elevator option they would need \$5 million more for the project, but the ramp option would only need \$650,000 more.

CM Jurinsky stated she and CM Hancock were questioned at the Ward 4 Town Hall about the project because these promises have continually been made by the city. She suggested looking at the ADA Compliance for it, because it was not safe and a priority.

CM Bergan agreed the ramp was needed there and said elevators sometimes have maintenance problems.

Mayor Coffman said he also gets a lot of complaints by 9-mile where drug use and things occur in the elevator.

CM Hancock said the safety issue was a big factor and people have been robbed at the elevator and people have stated they want the ramp. She added also that homeless have also slept in the elevators.

L. Perry said they would tie it together and come back. She then went on to speak about the ARPA funding in totality. She said in 2021, the city received \$65.4 million from ARPA and the deadlines were at the end of this year and expended by December 31, 2026. She stated yearend of 2023, they have spent \$20.5 million, obligated and encumbered \$6 million of that, and currently have \$38.8 unspent. She expressed they had \$6.7 million available to program, including \$1.6 million in reserves that Council set aside. L. Perry recommended programming the full \$6.7.

CM Bergan asked if they could get a list of what is in the allocated but unspent in the \$38 million. L. Perry answered yes.

L. Perry stated they were seeking direction on the recommended amount of \$1.5 million for additional funding for selected homeless service providers through a NOFO process.

Mayor Coffman recommended to go two-thirds in 2024 and one-third in 2025 to prevent a cliff effect at the end of one year.

CM Bergan said some of them would not be needed once they have the navigation center. J. Prosser said the intention would be to not do an RFP process for 2025 for marijuana funds besides what was needed for the navigation campus and other specific things. She added

the navigation campus would not open until sometime in 2025, but yes, once they move over, they would no longer fund some things like the Day Resource Center.

CM Sundberg stated they were looking at these because there was a 65% drop in marijuana revenue and were trying to fill that gap.

J. Batchelor clarified they were spending down fund balance. He said what Council awarded for 2024 are contracts that are level with the amount of marijuana revenue they believe they will bring in.

CM Jurinsky said she was disappointed when this originally came forward that staff did not choose to give something to Bridge House, but there has been a decline in marijuana revenue, and recommendations were made, and she was a no vote on any ARPA spending.

CM Coombs stated in recognition of the fact that the facility is not going to provide any support for families they might want to look at Family Tree, Gateway, and Comitis, and CCN which are the projects that serve families in the city. She said if they are not going to fund anything else, they should at least fund those places.

CM Gardner strongly discouraged his colleagues from supporting any money for Colorado Coalition for the Homeless because of stories of infestation of rats, bed bugs, roaches, and other barely livable conditions at their facilities.

CM Bergan asked if the family related services they do not fund would be for the two-thirds amount.

CM Coombs said she would be amenable to either.

CM Jurinsky stood firm on a no on anything.

Mayor Coffman asked who was in favor of two-thirds funding of Aurora Housing Authority. Council did not support the item.

Mayor Coffman asked who was in favor of two-thirds funding for Aurora Mental Health at \$62,700. Council did not support the item.

Mayor Coffman asked who was in favor of full funding for Bridge House at \$50,000. Council expressed support for the item.

Mayor Coffman asked who was in favor of two-thirds funding for Coalition for the Homeless. Council did not support the item.

Mayor Coffman asked who was in favor of full funding for Family Tree at \$97,250. Council expressed support for the item.

Mayor Coffman asked who was in favor of two-thirds funding for Gateway at \$75,900. Council expressed support for the item.

Mayor Coffman asked who was in favor of two-thirds funding for Mile High Behavioral Health ADRC. Council did not support the item.

Mayor Coffman asked who was in favor of two-thirds funding for Mile High Behavioral Health Colfax Community Network at \$161,700. Council expressed support for the item.

Mayor Coffman asked who was in favor of two-thirds funding for Mile High Behavioral Health Comitis at \$234,168. Council did not support the item.

Mayor Coffman asked for clarification to confirm that Restoration Christian Ministries were for pallet homes. E. Knight confirmed.

CM Gardner asked to know how this organization was different from the Salvation Army organization. E. Knight clarified.

CM Bergan inquired about what money has already been provided to Restoration Christian Ministries. E. Knight indicated that \$175,000 has already been provided.

CM Hancock asked if this money would go towards continuing the efforts that they are already engaging in. E. Knight confirmed.

CM Bergan stated that reduction occurred because marijuana revenue went down and everyone took cuts, she noted that CM Gardner had made a statement emphasizing the need to budget. She clarified that they had already been funded the \$175,000 and she doesn't agree with re-evaluating for additional funding.

E. Knight clarified what the funding would go towards for this organization.

Mayor Coffman asked who was in favor of full funding for Restoration Christian Ministries for \$25,000. Council expressed support for the item.

Mayor Coffman asked who was in favor of funding for Salvation Army SOS Chamber at \$35,000. Council expressed support for the item.

Mayor Coffman asked who was in favor of funding for Salvation Army Peoria at \$14,592. Council expressed support for the item.

L. Perry stated capital project needs, including Fire Station 9 replacement for \$9.3 million. She said in the \$6.7 million in ARPA funding, they are recommending programming \$4.5. She explained they would take fire impact fees in the amount of \$459,712 and apply it against the \$4.5 to free up the \$459,712 in ARPA funds to fund the contract.

J. Batchelor explained they were at \$459,000 for staff recommendations and would take \$650,000 for the 9-mile pedestrian bridge for the ramp. He said they were not recommending any funding for the Navigation Campus, asking for \$1.5 million for the animal shelter, using \$4 million of ARPA funds to complete Fire Station 9 replacement, and would bring forward an item on the homeless service provider contract.

CM Bergan asked if they could put the money not used for the homeless towards the animal shelter.

J. Batchelor explained they had \$4 million for fire station, \$1.5 million for animal shelter, \$650,000 for 9-mile pedestrian bridge, \$459,000 for homeless service providers.

L. Perry asked for Council direction on the Council Chambers project.

Mayor Coffman asked if the construction time was the same for any option. L. Perry answered they would be able to meet the ARPA deadlines.

J. Batchelor expressed that until they rebid the contract and press the contractor for how long they would need they did not know. He said his estimate was a 7-month project.

Mayor Coffman asked for Council to indicate if they did or did not support funding on Council Chamber floor ramp and dais at \$953,000. Council did not support the item.

Mayor Coffman asked for Council to indicate if they did or did not support funding for only the chamber floor ramp construction for \$773,000. Council did not support the item.

Mayor Coffman asked for Council to indicate if they did or did not support using the money for other needs. Council expressed support for the item.

5. **Lunch**

11:30 a.m. – 12:15 p.m.

6. **Capital Projects Updates**

12:15 p.m.

L. Perry said the city owns and maintains various capital assets with over 140 facilities, 6 rec centers, 3 police districts, and 2 substations, 4,313 miles of streets and 98 bridges and growing. She discussed their capital planning approach, which involves many inputs in the city, including a technical evaluation scope, schedule, cost, what it takes to address the project need, build upon and leverage prior outreach, and communication. She said the capital investment plan was a prioritized working document and subject to change as new capital needs come forward and prioritized based upon six elements, including can be done in five years, improves existing assets, conforms with the comp plan, addresses a current or future need, enhance accessibility across the city, and support economic development. She stated their total need was about \$608 million tiered across three tiers by priority. She discussed tier one projects, including transportation, public safety facility, park renovations, MLK Library construction, and to be determined for their facility ADA improvements.

CM Gardner asked if the cost estimate was to complete the project. L. Perry said it was full project costs, design and construction.

L. Perry discussed deferred roadway maintenance and pursual of a new program to pave their residential streets to bring them up to good pavement condition. She said they had a very successful 2023 and gave thanks to the Public Work Department, who completed 35

subdivisions. L. Perry talked about the tier two projects, including bridge widening of Alameda over I-225, police district building improvements, recreation center needs like Utah pool, and Central Library renovations.

CM Bergan asked if the police district improvements were in District 1, because it was very bad. L. Perry said it was citywide. J. Batchelor added each of them needed renovations.

CM Coombs said there was no discussion of judicial and courts for the public safety facilities even though the space study indicated police headquarters and the courts were nearing the end of their functional life and asked if it was part of the public safety capital improvement master plan.

L. Perry said the public safety master plan was focused on police, fire, and 911. She said they recognized there are update in courts and facilities and have been having conversations on that.

Mayor Coffman asked where they were with 911 in terms of space needs. L. Perry said their public safety master plan would get into move of those details for 911.

L. Perry expressed there were a lot of needs outside of this and were prioritizing the biggest needs. She then discussed tier three projects, including transportation needs, public safety, Station 4 replacement, city facilities, new satellite facility, and parks and library improvements.

Mayor Coffman asked why Montview did not make the list. L. Perry stated they consider that a partner project.

L. Perry stated the city has a lot of tools available to fund capital project needs and they split them into three areas, including annual budget, capital impact fees, and grants and partnerships. She discussed the analysis they brought to the Winter 2023 Workshop of capital project needs and a candidate list of transportation projects. She said they also applied for a project grant to help fund the reconstruction of 56th Avenue. L. Perry expressed they had a wildly successful year with the DRCOG TIP process and were able to secure design and environmental clearance for NEPA funding to support a lot of the transportation project needs. She explained the process for federalizing a project, including completing design, environmental clearance, and then go into construction before applying for a federal grant. She discussed the projects that Council endorsed for further evaluation for infrastructure build moneys, which were Peoria Bridge, Montview complete streets, Havanna Street, ADA Compliance for sidewalks, bridge replacement at Alameda over I-225, and Gun Club Road Multimodal Project.

J. Batchelor explained the range in the local match stated was because most of the federal programs require a 20% match but you get more points if you over match.

CM Bergan asked if the infrastructure federal bill was based on population of states and cities. L. Perry answered no, there was not a direction allocation to cities, but states and DOT did receive increases in some of their formula funds.

MPT Zvonek said he thought they were not going to federalize Montview. J. Batchelor said that was one of the things they were looking at because there was a cost to federalize a project and depended on the scope and scale of the project.

MPT Zvonek stated they just went through the process of redoing the master plan and thought it would be worthwhile to have the architects to present to Council on the updated master plan for the campus.

L. Perry expressed Council had set aside funding in the budget to support local match, but funding will not cover all of the 40% to 50% matches, so they are trying to create funding plans to be able to get them closer to have sufficient local match.

CM Gardner inquired on what happened to the conversation around possibly going to the voters about funding some of these, because the more they hold off on the project the more expensive they'll get and the more the city grows the longer the list will get.

L. Perry said that was something they needed to bring back to Council. She stated they wanted to update their revenue forecast and look at COPs that would be expiring to exhaust as many resources as they can to address the capital needs.

Mayor Coffman commented that it felt like they were in the middle of the process, and they were not the ones who terminated it.

CM Bergan stated they had this discussion numerous times and always get to a point and it stops. She added it was important to look at it, because the county was going to go out to the voters for a sales tax increase they opposed, and if they jump ahead of them and do that they would probably never get a sales tax increase if they hit before them.

L. Perry said for the bond conversation they have had it for the last two years and came to Council and received approval to move forward to utilize all the tools they had available, which was a COP to complete \$35 million in neighborhood streets and then work on an educational and engagement campaign with the neighborhoods to build credibility. She stated they have been heavily engaged in the educational campaign in the last year and a half. She expressed the capital improvement plan with the priorities and were laying the foundation for that, and the next step would be coming back with a more concrete financial discussion on the needs and looks of a bond to take a next step to further explore that.

Mayor Coffman commented they were at a point where they had the discussion and engaged an outside entity and talked to the city manager about focusing on public safety infrastructure issues, and then it just went away.

L. Perry then discussed master planning efforts, including multimodal transportation plan, Connecting Aurora, and the public safety master plan.

CM Jurinsky noted that the courts were left out of the capital improvement projects and public safety. She said that was a problem and it was her understanding the courts were not ADA compliant.

CM Coombs said her understanding was that all city facilities including the court and jail would be included in the ADA assessment. L. Perry confirmed that was correct.

L. Perry stated the PROS Master Plan would be coming forward for Council discussion and approval this month and next, and will guide the development and growth of the parks, rec, and open space system. She said they also had money to further study the capital needs across golf, Aurora public library strategic plan, Aurora reservoir to enhance attendance and improve infrastructure, and ADA assessments. She discussed the Arts and Entertainment venue study that Council endorsed, with the first phase focusing on alignment, and Council endorsing moving forward with the study of a larger multipurpose venue with 2000 to 3000 seats. She said they did an RFP process and a consultant to complete the deeper feasibility study work. She explained there were five elements to that, including a deeper market analysis, stakeholder engagement, facility and site analysis, finances, and economic impact. L. Perry announced the consultant was Johnson Consulting out of Chicago.

CM Bergan asked if the consultant would look at sports related ideas. L. Perry stated yes.

CM Hancock inquired if they would be looking at educational components. L. Perry said yes, all options were on the table.

7. **Issue Updates / Adjourn**

1:00 p.m.

Marshall stated they were negotiating with the agricultural partner for acquiring water rights on the Arkansas Bain that will be a private/public partnership, and finalized the purchase and sale agreements of the deal points on Thursday. He stated the nondisclosure agreement previously signed was now lifted and they were moving forward with a lot of public communication. He added he would be sending emails on some of the deal points.