



# CITY COUNCIL AGENDA

Wednesday, January 28, 2026

## SPECIAL JOINT WORK SESSION: CITY COUNCIL, PLANNING & ZONING BOARD AND EDAC, 6:00 P.M., COMMUNITY ROOM

1. Pledge of Allegiance
2. Oath of Office, Planning & Zoning Board Members Patrick Kohler and Perry Laden  
Parks & Recreation Board Members Megan Mouser and Morgan Ross
3. Call to Order and Roll Call

**City Council:** Mayor Rob Rafferty, Council Members Michael Ruhland, Chris Lyden, Randy Rennaker and Julia Nelson

**Planning and Zoning Board:** Chair Michael Root, Members Patrick Kohler, Perry Laden, Suzy Guthmueller, Nathan Vojtech, Isaac Wipperfurth and Neil Evenson

**Economic Development Advisory Committee (EDAC):** Chair Nathan Vojtech (also PNZ), Members Patrick Kohler (also PNZ), Andrew Cravero, Suzy Guthmueller (also PNZ), Sam Bennett, Blakely LaCroix, Chad Wagner, Mark Pheil and Barbara White.

4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Town Center Master Plan - Visioning Session , Michael Grochala
6. Notices and Communications

## ADJOURNMENT

**JOINT CITY COUNCIL/ADVISORY BOARD  
WORK SESSION STAFF REPORT  
ITEM NO. 5**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**WORK SESSION DATE:** January 28, 2026

**TOPIC:** Town Center South Master Plan Visioning Session

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**BACKGROUND**

Tushie Montgomery Architects, in partnership with Maxfield Research and Consulting was retained by the City to lead the Town Center South Master Plan process. The EDA owns approximately 9 acres of property, including parcels across from City Hall, land adjacent to the Rookery Activity Center, and two commercial pad sites along I-35W. The project area has been defined to include not only the City property but the undeveloped/underutilized property west of Lake Drive.

Project work has been underway over the past several weeks to gather information, prepare the communications plan and begin evaluating site characteristics. The Town Center South Master Plan study is intended to:

- Align development with market, community priorities and the Council’s strategic plan
- Position the City to attract new investment and expand the tax base
- Provide a roadmap for integrating civic, commercial, and recreational uses.
- Enhance the Rookery’s position as a community hub and asset.

This joint engagement and visioning session with the City Council, Planning and Zoning Board, and Economic Development Advisory Committee, is intended to establish key goals, priorities, and performance metrics for the Master Plan.

Representatives from Tushie Montgomery Architects will review the process, provide background information and facilitate discussion on the planning objectives and goals. They will provide an initial review of the project area and comprehensive plan guidance for discussion.

**REQUESTED DIRECTION**

Discussion only.

## **ATTACHMENTS**

1. Project Area Map

