



**BOARD OF MAYOR AND COMMISSIONERS  
REGULAR MEETING**

21 N. AVONDALE PLAZA  
AVONDALE ESTATES, GA 30002

<https://zoom.us/j/92534052605>

**MARCH 11, 2026, 5:30 PM**

1. Meeting Called To Order
2. Adoption Of The Meeting Agenda
3. Commissioner Comments
4. Approval Of Meeting Minutes

Documents:

[BOMC 2.24.2026 REGULAR MEETING MINUTES.PDF](#)  
[BOMC 2.24.2026 WORK SESSION MINUTES.PDF](#)

5. Consideration Of A Resolution To Establish A Public Comment Policy And Other Policies For The Conduct Of Public Meetings

Documents:

[BOMC PUBLIC COMMENT POLICY RESOLUTION DRAFT 2.22.26.PDF](#)

6. Consideration Of A Contract With Yellowstone Landscape, Inc. For Planting Plan Execution At Dewey Brown Plaza Not To Exceed \$91,821.38

Documents:

[AVONDALE ESTATES DEWEY PLAZA RENOVATION\\_03062026.PDF](#)

7. Public Comment
8. Adjournment

BOARD OF MAYOR AND COMMISSIONERS  
REGULAR MEETING  
FEBRUARY 24, 2026 5:30 P.M.  
CITY HALL 21 N. AVONDALE PLAZA

Members Present: Jonathan Elmore, Mayor  
Graham Reiney, Mayor Pro Tem  
Michael Smith, Commissioner (attended remotely via Zoom)  
Luis Suazo, Commissioner  
Lyda Steadman, Commissioner

Staff Present: Patrick Bryant, City Manager  
Shannon Powell, Assistant City Manager  
Stephen Quinn, City Attorney  
Karina Reyna, City Clerk  
Harry Hess, Chief of Police  
Jerry Branch, Deputy Chief of Police  
Marcel Jackson, Director of Public Works, Parks and Sanitation  
Ellen Powell, Creative, Marketing & Communications Director  
Adriana Holt, Senior Marketing and Communications Coordinator  
Isabella Salazar, Marketing and Communications Coordinator

Meeting Called to Order

The meeting was called to order at 5:30 p.m.

Adoption of Agenda

Commissioner Lyda Steadman motioned to adopt the meeting agenda. Mayor Pro Tem Graham Reiney seconded the motion. The motion was APPROVED unanimously.

Commissioner Comments

Commissioner Lyda Steadman thanked Lori and Shannon for providing a walking tour of the new plantings along 278 and expressed appreciation for their work, noting that the area looks great and that she looks forward to the spring blooms in Avondale Estates. She also shared that he participated in the City's Arbor Day celebration, marking the 44th year as a Tree City, where a hornbeam tree was planted in memory of Ms. Sheila Biggs with her family present. She also thanked the public works team for their work on 278.

Commissioner Luis Suazo reminded residents that City meetings are recorded and available on the City's website and are now also posted on YouTube, making them easier for the public to access and watch if they are unable to attend in person.

Mayor Pro Tem Graham Reiney commented that the lake looks much improved after the corners were cleaned out and noted the recent delivery of chairs for the new plaza, adding that the space is coming together nicely.

Commissioner Michael Smith echoed earlier comments about the meeting recordings, noting that the audio quality is very clear and expressing appreciation for the ability to participate via Zoom.

Mayor Jonathan Elmore shared condolences for the recent passing of former Commissioner Randy Beebe and journalist Paul Varian, noting their contributions to the community and that they will be missed. He also addressed recent lake cleanup efforts, explaining that organic debris being placed nearby is temporary as the City works through

BOARD OF MAYOR AND COMMISSIONERS  
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the first phase of improvements, with additional plans for the lake to come. He thanked Public Works staff for their work preparing, mulching, and trimming along 278.

City Manager Updates:

- A new community climate and land stewardship workshop series hosted by the City in partnership with Roots Down and Georgia Tech student researchers. The first workshop will take place February 26 at the Northwoods Rain Gardens and will focus on stormwater, green infrastructure, and rain gardens. A second workshop is scheduled for March 4 at the Town Green on urban soil health and climate resilience. It was also noted that the presentations will be recorded by Georgia Tech.

Approval of Meeting Minutes

Commissioner Lyda Steadman motioned to approve the following meeting minutes:  
February 11, 2026 Regular Meeting Minutes  
February 11, 2026 Work Session Meeting Minutes  
Commissioner Luis Suazo seconded the motion. The motion was APPROVED unanimously.

Public Comment

1. Joan Zeccola – 3316 Wiltshire

Adjournment

Commissioner Graham Reiney motioned to adjourn the Regular Meeting. Commissioner Lyda Steadman seconded the motion. The motion was APPROVED unanimously. The Regular Meeting adjourned at 5:46 pm.

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Karina Reyna, City Clerk

BOARD OF MAYOR AND COMMISSIONERS  
WORK SESSION  
FEBRUARY 24, 2026 5:46 P.M.  
CITY HALL 21 N. AVONDALE PLAZA

Members Present: Jonathan Elmore, Mayor  
Graham Reiney, Mayor Pro Tem  
Michael Smith, Commissioner (attended remotely via Zoom until arrival at 6:17pm)  
Luis Suazo, Commissioner  
Lyda Steadman, Commissioner

Staff Present: Patrick Bryant, City Manager  
Shannon Powell, Assistant City Manager  
Stephen Quinn, City Attorney  
Karina Reyna, City Clerk  
Harry Hess, Chief of Police  
Jerry Branch, Deputy Chief of Police  
Marcel Jackson, Director of Public Works, Parks and Sanitation  
Ellen Powell, Creative, Marketing & Communications Director  
Adriana Holt, Senior Marketing and Communications Coordinator  
Isabella Salazar, Marketing and Communications Coordinator

Meeting Called to Order  
The meeting was called to order at 5:46 p.m.

Adoption of Agenda  
Commissioner Lyda Steadman motioned to adopt the meeting agenda as amended.  
Commissioner Luis Suazo seconded the motion. The motion was APPROVED unanimously.

Continued discussion and introduction of a resolution detailing BOMC Public Meeting Process and Public Comment Policy

City Manager Patrick Bryant introduced a draft resolution outlining the Board of Mayor and Commissioners' public meeting process and public comment policy, prepared by the City Attorney based on direction provided at the previous work session. The Board generally expressed support for the structure of the resolution and discussed several provisions, including how public comments and questions should be handled. Commissioners discussed whether questions from the public should be answered during meetings, with some expressing concern that allowing responses could lead to extended dialogue, while others felt brief clarifications could be appropriate in certain situations. The Board also discussed language regarding written questions, the possibility of using comment cards, and ensuring flexibility for how questions may be submitted to staff or the Board. Additional discussion addressed a provision limiting comments on items scheduled for a public hearing later in the same meeting to avoid duplicate testimony and lengthy meetings. Commissioners generally agreed with the intent of the provision.

BOARD OF MAYOR AND COMMISSIONERS  
WORK SESSION  
FEBRUARY 24, 2026 5:46 P.M.  
CITY HALL 21 N. AVONDALE PLAZA

The Board indicated overall support for the resolution as drafted, with the understanding that it will be brought forward for a vote at the March 11 meeting.

Recommendation of consulting team for Downtown Master Plan Update

Assistant City Manager Shannon Powell reported that the City received 11 proposals for the Downtown Master Plan update and noted the overall high quality of submissions. After reviewing and ranking the proposals according to ARC grant criteria, staff narrowed the list to four finalists and convened a small selection committee that included representatives from the Downtown Development Authority, Planning and Zoning Board, and a local property owner.

Following the review process, the committee recommended Lord Aeck Sargent and their team to lead the project, with supporting partners including KB Advisory Group for economic analysis and Toole Design for transportation planning. The project timeline is expected to run from April through January and will include significant public engagement. Staff will bring the contract forward for Board consideration at the March 11 meeting.

Announcement and discussion of Donation to City's General Fund

City Manager Patrick Bryant announced that the City of Avondale Estates received an extraordinary \$1 million anonymous donation, made possible thanks to Waffle House, which has been a part of the community since 1955. The City will have flexibility to direct these funds toward priorities that best serve the community, including infrastructure improvements, parks and public spaces, public safety, and other initiatives that enhance residents' quality of life.

City Manager Bryant emphasized that, given pending legislation in the Georgia General Assembly (House Bill 1114) that could significantly impact the City's ability to generate revenue, specifically the potential elimination of homestead residential property taxes by 2032, the Board of Mayor and Commissioners should refrain from substantive discussion on how to allocate the gift until the legislative outcomes are clear. Preliminary analysis indicates that if HB 1114 were enacted, the City could face a revenue gap of approximately \$1.3 million annually, roughly 20% of the current budget, even if compensatory sales tax revenues were implemented.

City Manager Bryant expressed sincere gratitude to the donors for their generosity and confidence in the City and confirmed that the donors wish to remain anonymous. The Board and staff look forward to carefully considering how to utilize these resources once legislative impacts are fully understood.

Public Comment

1. Asher Derrico – 17 S. Avondale Rd
2. Bob Rosen – 4 Exeter Rd.
3. Bill Hover – 89 Berkeley Rd.

Adjournment

Commissioner Michael Smith motioned to adjourn the Work Session. Commissioner

BOARD OF MAYOR AND COMMISSIONERS  
WORK SESSION  
FEBRUARY 24, 2026 5:46 P.M.  
CITY HALL 21 N. AVONDALE PLAZA

Lyda Steadman seconded the motion. The motion was APPROVED unanimously. The Work Session adjourned at 6:37 pm.

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Karina Reyna, City Clerk

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO ESTABLISH A PUBLIC COMMENT POLICY  
AND OTHER POLICIES FOR THE CONDUCT OF PUBLIC MEETINGS OF THE  
CITY OF AVONDALE ESTATES BOARD OF MAYOR AND COMMISSIONERS.**

**WHEREAS**, the Board of Mayor and Commissioners desires to provide ample opportunity for the public to comment on City business or bring matters to the Board's attention; and

**WHEREAS**, the Board intends by this resolution to establish reasonable limits on the time and manner of public comments offered during Board meetings; and

**WHEREAS**, this policy provides the opportunity for any person to address the Board regarding any matter that may be of interest or concern to that person at every regular meeting of the Board; and

**WHEREAS**, this policy provides the public with the opportunity to comment before any vote on an item of business; and

**WHEREAS**, this policy additionally provides the public with the opportunity to comment on any item discussed by the Board at one of its work sessions at the end of that work session; and

**WHEREAS**, alternative channels of communication with the Board remain open and available (such as e-mail and Commissioner Chats).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Commissioners that the following policies are hereby adopted regarding public meetings of the Board of Mayor and Commissioners of the City of Avondale Estates and public comment at such meetings:

1. Regular Meetings Public Comment Policy. Members of the public shall have the opportunity to offer public comments at every regular meeting of the Board of Mayor and Commissioners subject to the following regulations:
  - a. Public comments will be received prior to the Board voting on any business agenda item at the regular meeting.
  - b. Each speaker will be limited to one opportunity to speak per regular meeting, with such opportunity limited to three (3) minutes.
  - c. Public comments will only be allowed during the public comment period of the meeting, not during the consideration of business agenda items.
  - d. The public comment period is not a time for dialogue; if a speaker has a question for the Board or City Staff, it should be addressed to the appropriate party in writing to facilitate a well-considered response.

- e. At regular meetings, speakers may address their comment to any topic, except that when a topic is designated for a public hearing at the same meeting members of the public are not allowed to speak on this same topic during the public comment period but instead will be welcome to share their comment during the public hearing.
2. Work Session Meetings Schedule. Unless the Board determines that a work session is not necessary, a work session meeting shall commence ten (10) minutes after the adjournment of each regular meeting of the Board. The purpose of work session meetings is for the Board and staff to work on developing policies for the City and not to make any official decision.
3. Work Session Public Comment Policy. Members of the public shall have the opportunity to offer public comments at every work session meeting of the Board of Mayor and Commissioners subject to the following regulations:
- a. Public comments will be received only at the end of each work session meeting.
  - b. At work session meetings, public comments will only be allowed to address topics that appeared on the agenda for that work session meeting.
  - c. Each speaker will be limited to one opportunity to speak per work session, with such opportunity limited to three (3) minutes.
  - d. Public comments will only be allowed during the public comment period of the work session, not during the Board’s discussion of any agenda item.
  - e. The public comment period is not a time for dialogue; if a speaker has a question for the Board or City Staff, it should be addressed to the appropriate party in writing to facilitate a well-considered response.

**BE IT FURTHER RESOLVED** that this resolution is intended to repeal the Resolution dated July 23, 2018 as well as any other prior resolution of the Board of Mayor and Commissioners regarding public comment at Board meetings.

**SO RESOLVED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**BOARD OF MAYOR AND COMMISSIONERS  
CITY OF AVONDALE ESTATES, GEORGIA**

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JONATHAN ELMORE, Mayor

**ATTEST:**

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Karina Reyna, City Clerk



**Proposal #: 668200**

Date: 3/6/2026

From: Luke Unger

**Landscape Enhancement Proposal for  
City of Avondale Estates**

Marcel Jackson  
City of Avondale Estates  
21 North Avondale Plaza  
Avondale Estates, GA 30002  
mjackson@avondaleestates.org

**LOCATION OF PROPERTY**

21 North Avondale Plaza  
Avondale Estates,, GA 30002

**Dewey Brown Plaza Landscape**

| DESCRIPTION  | QTY | UNIT PRICE | AMOUNT      |
|--|-----|------------|-------------|
| Enhancement Labor  | 220 | \$93.12    | \$20,486.65 |
| Asimina Triloba PawPaw 15 gal. Container   | 4   | \$454.55   | \$1,818.19  |
| Diospyros Kaki Fuyu Japanese Persimmon 15 gal. Container   | 3   | \$372.73   | \$1,118.18  |
| Diospyros Virginiana Persimmon 15 gal. Container   | 1   | \$300.00   | \$300.00    |
| Taxodium Distichum Bald Cypress 25-30 gal. Container   | 1   | \$651.51   | \$651.51    |
| Aesculus Parviflora Bottlebrush Buckeye 7 gal. Container   | 5   | \$227.27   | \$1,136.36  |
| Amelanchier X Grandiflora Autumn Brilliance Apple Serviceberry 15 gal. Container                         | 5   | \$496.97   | \$2,484.85  |
| Aronia melanocarpa Low Scape Mound Proven Winners Chokeberry True 3 gal. (11.36 L) Container             | 18  | \$103.03   | \$1,854.54  |
| Cephalanthus Occidentalis Buttonbush 7 gal. Container  | 3   | \$106.06   | \$318.18    |
| Coreopsis Verticillata Zagreb Threadleaf Tickseed 1 gal. Container                                       | 173 | \$27.27    | \$4,718.18  |
| Fothergilla X Intermedia Mount Airy Dwarf Fothergilla 3 gal. Container                                   | 37  | \$63.64    | \$2,354.54  |
| Hydrangea Quercifolia Alice Oakleaf Hydrangea 3 gal. Container   | 23  | \$78.79    | \$1,812.12  |
| Itea Virginica Henrys Garnet Sweetspire 3 gal. Container   | 27  | \$57.58    | \$1,554.54  |
| Lindera Benzoin Spicebush 7 gal. Container   | 3   | \$196.97   | \$590.91    |
| Panicum Virgatum Northwind Switch Grass 1 gal. Container   | 90  | \$30.30    | \$2,727.27  |
| Rhododendron Canescens Mountain Azalea 7 gal. Container  | 7   | \$166.67   | \$1,166.67  |
| Rhus Aromatica Gro-Low Sumac 3 gal. Container  | 11  | \$84.85    | \$933.33    |
| Vaccinium Darrowii Evergreen Blueberry 3 gal. Container  | 13  | \$60.61    | \$787.88    |
| Vaccinium Ashei Premier Rabbiteye Blueberry 3 gal. Container   | 11  | \$54.55    | \$600.00    |
| Viburnum Dentatum Christom Blue Muffin Proven Winners Arrowwood Viburnum True 3 gal. (11.36 L) Container | 38  | \$90.91    | \$3,454.54  |

|  |     |            |             |
|--|-----|------------|-------------|
| Schizachyrium Scoparium Little Bluestem Grass 1 gal. Container | 370 | \$33.33    | \$12,333.32 |
| Amsonia Hubrichtii Hubrichts Bluestar 1 gal. Container         | 178 | \$31.82    | \$5,663.63  |
| Asclepias Tuberosa Milkweed 1 gal. Container                   | 16  | \$40.91    | \$654.54    |
| Thelypteris Kunthii Southern Shield Fern 1 gal. Container      | 78  | \$28.03    | \$2,186.36  |
| Iris versicolor Iris 1 gal. Container                          | 68  | \$28.03    | \$1,906.06  |
| Wheat Straw Bale   | 150 | \$24.39    | \$3,659.09  |
| Compost- Bulk  | 125 | \$142.42   | \$17,803.01 |
| Seed Blend   | 1   | \$454.55   | \$454.55    |
| Freight  | 1   | \$4,000.00 | \$4,000.00  |
| Mulch (Sub)  | 198 | \$64.79    | \$12,828.62 |

### Dewey Brown Plaza Landscape Installation

Install plant material per design provided

Aerate 13238 sq ft. prep area and seed with custom blend. Install thin layer of wheat straw to aid in germination.

125 cubic yards of compost will be used in planting beds and spread as topsoil for seed

198 cubic yards of hardwood mulch will be used in areas per design

Initial water in for plant material is included (1)

**In an effort to continue to be a good partner, I will warranty the plant material other than any acts of Mother Nature like a flood or tornado. I would ask that in the event of a severe drought that you all would approve a work order for a water truck."**

**Terms and Conditions:** Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

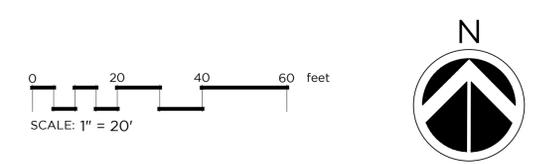
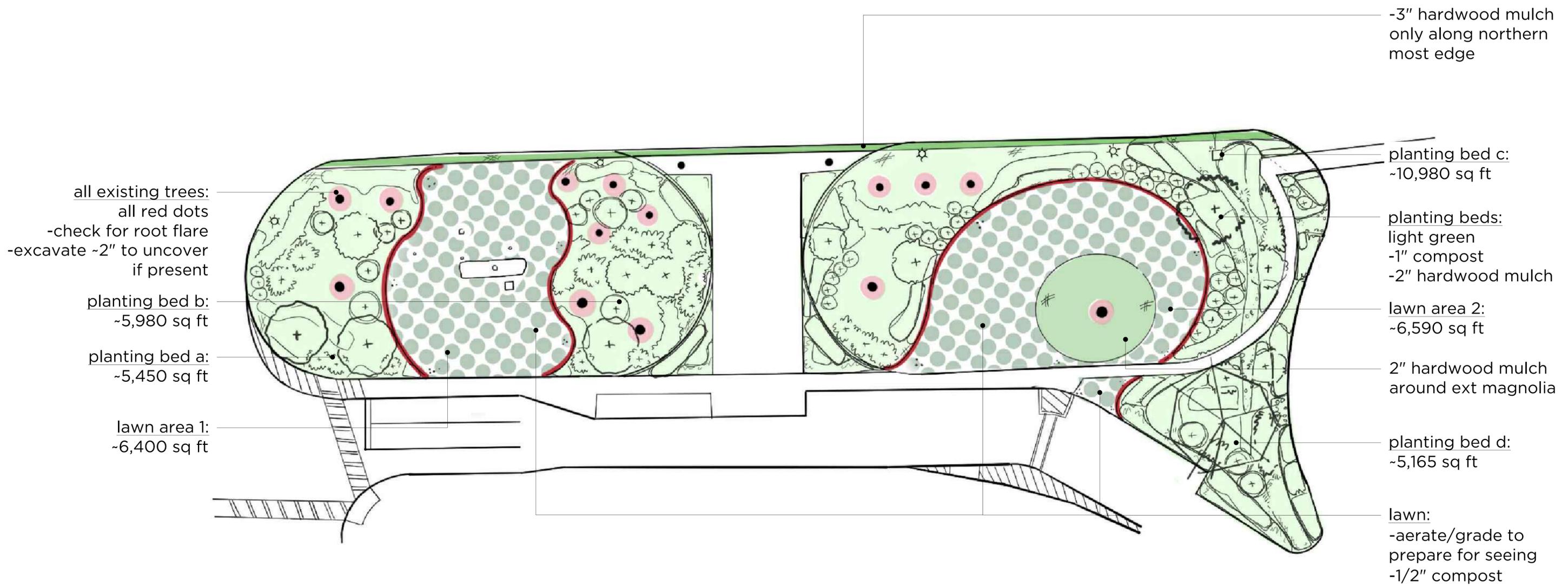
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Date \_\_\_\_\_

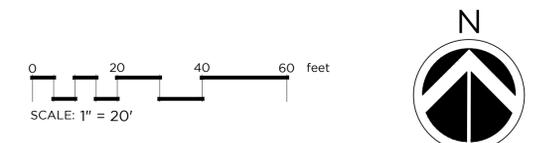
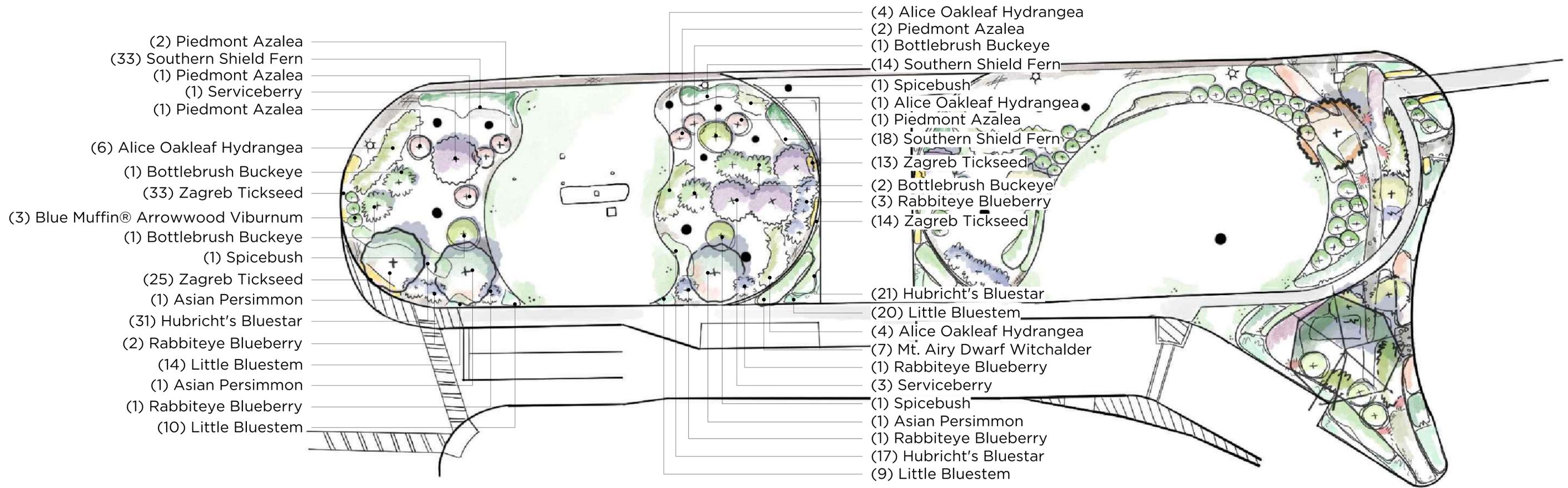
**City of Avondale Estates**

|                       |                    |
|-----------------------|--------------------|
| <b>Subtotal</b>       | <b>\$87,448.94</b> |
| <b>Sales Tax</b>      | <b>\$0.00</b>      |
| <b>Proposal Total</b> | <b>\$87,448.94</b> |

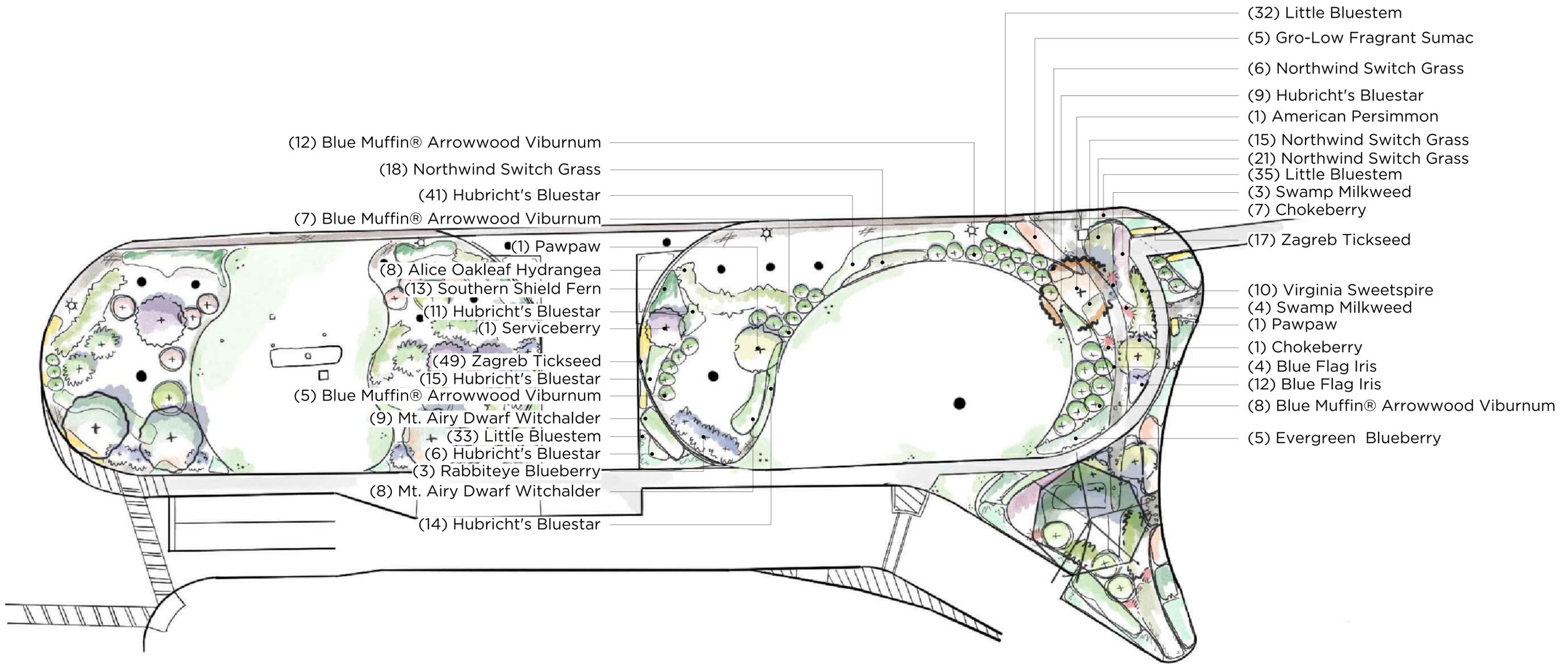
**THIS IS NOT AN INVOICE**



|   |                             |   |
|---|-----------------------------|---|
| Site Preparation Plan   | February, 2026              |  |
| Prepared for City of Avondale Estates<br>Dewey Brown Plaza<br>21 N Avondale Plaza<br>Avondale Estates, GA 30002 | Designed by: Raleigh Wasser |   |

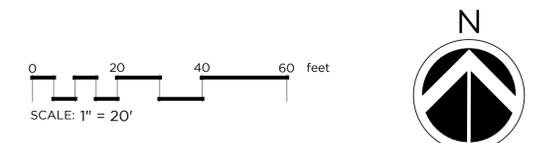


|   |                             |   |
|---|-----------------------------|---|
| Planting Plan   | February, 2026              |   |
| Prepared for City of Avondale Estates<br>Dewey Brown Plaza<br>21 N Avondale Plaza<br>Avondale Estates, GA 30002 | Designed by: Raleigh Wasser |  |

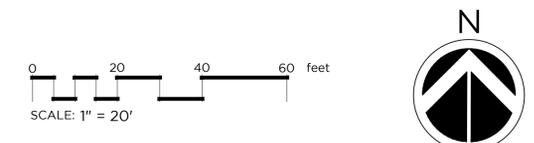
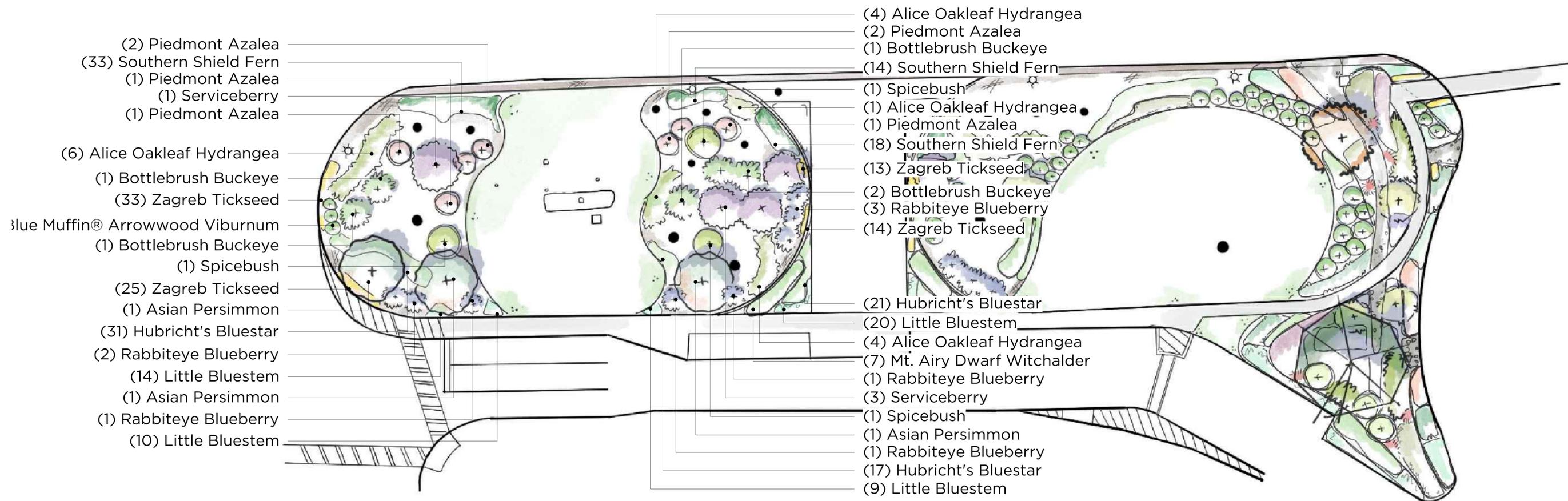


- (12) Blue Muffin® Arrowwood Viburnum
- (18) Northwind Switch Grass
- (41) Hubricht's Bluestar
- (7) Blue Muffin® Arrowwood Viburnum
- (1) Pawpaw
- (8) Alice Oakleaf Hydrangea
- (13) Southern Shield Fern
- (11) Hubricht's Bluestar
- (1) Serviceberry
- (49) Zagreb Tickseed
- (15) Hubricht's Bluestar
- (5) Blue Muffin® Arrowwood Viburnum
- (9) Mt. Airy Dwarf Witchalder
- (33) Little Bluestem
- (6) Hubricht's Bluestar
- (3) Rabbiteye Blueberry
- (8) Mt. Airy Dwarf Witchalder
- (14) Hubricht's Bluestar

- (32) Little Bluestem
- (5) Gro-Low Fragrant Sumac
- (6) Northwind Switch Grass
- (9) Hubricht's Bluestar
- (1) American Persimmon
- (15) Northwind Switch Grass
- (21) Northwind Switch Grass
- (35) Little Bluestem
- (3) Swamp Milkweed
- (7) Chokeberry
- (17) Zagreb Tickseed
- (10) Virginia Sweetspire
- (4) Swamp Milkweed
- (1) Pawpaw
- (1) Chokeberry
- (4) Blue Flag Iris
- (12) Blue Flag Iris
- (8) Blue Muffin® Arrowwood Viburnum
- (5) Evergreen Blueberry



|   |                             |  |
|---|-----------------------------|--|
| Planting Plan   | February, 2026              |  |
| Prepared for City of Avondale Estates<br>Dewey Brown Plaza<br>21 N Avondale Plaza<br>Avondale Estates, GA 30002 | Designed by: Raleigh Wasser |  |



|   |                             |   |
|---|-----------------------------|---|
| Planting Plan   | February, 2026              |   |
| Prepared for City of Avondale Estates<br>Dewey Brown Plaza<br>21 N Avondale Plaza<br>Avondale Estates, GA 30002 | Designed by: Raleigh Wasser |  |

## PLANT LIST

| BOTANICAL NAME                         | COMMON NAME                    | QTY SIZE   |
|--|--------------------------------|------------|
| <i>Asimina triloba</i>                 | Pawpaw                         | 4 15 gal.  |
| <i>Diospyros kaki</i>                  | Asian Persimmon                | 3 15 gal.  |
| <i>Diospyros virginiana</i>            | American Persimmon             | 1 15 gal.  |
| <i>Taxodium distichum</i>              | Bald Cypress                   | 1 30 gal.  |
| <i>Aesculus parviflora</i>             | Bottlebrush Buckeye            | 5 7 gal.   |
| <i>Amelanchier alnifolia</i>           | Serviceberry                   | 5 15 gal.  |
| <i>Aronia melanocarpa</i>              | Chokeberry                     | 18 3 gal.  |
| <i>Cephalanthus occidentalis</i>       | Buttonbush                     | 3 7 gal.   |
| <i>Coreopsis verticillata</i> 'Zagreb' | Zagreb Tickseed                | 173 1 gal. |
| <i>Fothergilla gardenii</i> 'Mt. Airy' | Mt. Airy Dwarf Witchalder      | 37 3 gal.  |
| <i>Hydrangea quercifolia</i> 'Alice'   | Alice Oakleaf Hydrangea        | 23 3 gal.  |
| <i>Itea virginica</i>                  | Virginia Sweetspire            | 27 3 gal.  |
| <i>Lindera benzoin</i>                 | Spicebush                      | 3 7 gal.   |
| <i>Panicum virgatum</i> 'Northwind'    | Northwind Switch Grass         | 90 1 gal.  |
| <i>Rhododendron canescens</i>          | Piedmont Azalea                | 7 7 gal.   |
| <i>Rhus aromatica</i> 'Gro-Low'        | Gro-Low Fragrant Sumac         | 11 3 gal.  |
| <i>Vaccinium darrowii</i>              | Evergreen Blueberry            | 13 3 gal.  |
| <i>Vaccinium virgatum</i>              | Rabbiteye Blueberry            | 11 3 gal.  |
| <i>Viburnum dentatum</i> 'Christom'    | Blue Muffin Arrowwood Viburnum | 38 3 gal.  |
| <i>Schizachyrium scoparium</i>         | Little Bluestem                | 370 1 gal. |
| <i>Amsonia hubrichtii</i>              | Hubricht's Bluestar            | 178 1 gal. |
| <i>Asclepias incarnata</i>             | Swamp Milkweed                 | 16 1 gal.  |
| <i>Dryopteris ludoviciana</i>          | Southern Shield Fern           | 78 1 gal.  |
| <i>Iris versicolor</i>                 | Blue Flag Iris                 | 68 1 gal.  |