

BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
JANUARY 14, 2026 6:02 P.M.
CITY HALL 21 N. AVONDALE PLAZA

Members Present: Jonathan Elmore, Mayor
Graham Reiney, Mayor Pro Tem
Michael Smith, Commissioner
Luis Suazo, Commissioner
Lyda Steadman, Commissioner

Staff Present: Shannon Powell, Assistant City Manager
Stephen Quinn, City Attorney
Karina Reyna, City Clerk
Harry Hess, Chief of Police
Jerry Branch, Deputy Chief of Police
Ellen Powell, Creative, Marketing & Communications Director
Isabella Salazar, Marketing and Communications Coordinator

Meeting Called to Order

The meeting was called to order at 6:02 p.m.

Adoption of Agenda

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

Auditing Services Proposal Review

The Board discussed the Auditing Services proposal from Mauldin and Jenkins, LLC. Assistant City Manager Shannon Powell provided an overview of the firm's 3-year and 5-year quotes, noting the 3-year option starts at \$200,000 and increases \$3,000 annually, while the 5-year option starts at \$205,000 and increases \$2,000 annually. A single audit will be required due to federal funding for the Complete Streets project, adding \$8,500 for next year, with the possibility of additional years depending on federal expenditures. Commissioners Lyda Steadman expressed support for Mauldin and Jenkins, citing their strong reputation, positive past performance, and extensive experience with other municipalities. Commissioner Graham indicated a preference for the 5-year term, noting it would save \$21,000, and the other commissioners agreed, emphasizing the firm's quality work and the long-term savings. No formal action was taken at this meeting, and the Board plans to vote on the contract at the next meeting on January 28th.

Review of an Ordinance Establishing a Franchise Agreement with Google Fiber

The Board reviewed an ordinance establishing a franchise agreement with Google Fiber. Assistant City Manager Powell explained that the agreement would allow Google Fiber to use city rights-of-way to install infrastructure, with the company compensating the city through a franchise fee based on a percentage of revenue from residents. The agreement includes requirements for Google Fiber to obtain permits for any work that disturbs the right-of-way, provide notice to the city, and indemnify the city for any damages or personal injuries resulting from their work. Commissioners asked several questions, including whether the agreement addresses potential damage to existing infrastructure,

BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
JANUARY 14, 2026 6:02 P.M.
CITY HALL 21 N. AVONDALE PLAZA

such as AT&T fiber, and the placement of underground boxes or other installations. Assistant City Manager Powell confirmed the franchisee is responsible for repairing any damaged public or private property to its original condition and will provide plans for all work. Commissioners also discussed the history of Google Fiber in the city, noting previous attempts and clarifying this is a new agreement unrelated to past efforts. The Board emphasized the importance of maintaining the appearance and safety of public spaces while allowing new utility options for residents. No action was taken at this time; the first read is scheduled on January 28th.

Review of an Agreement with Groundtech LLC for Debris Cleanup at Lake Avondale

The Board reviewed the proposed agreement with Ground Tech for debris cleanup and minor restoration at Lake Avondale. Assistant City Manager Powell explained the work includes removing accumulated debris near the dam and adjacent community areas, stabilizing the banks, and hauling debris and silt to a designated compost site at Berkeley extension. The contract was awarded following three bids, with a proposed cost of \$29,873. Commissioners inquired about environmental impacts, permit requirements, liability for potential damage to the lake area, and the scope of work near the bridge, which is not included in this phase. Clarification was provided that the cleanup is performed in sections, overseen by professionals, and any damage to grass or property would be the contractor's responsibility. Commissioners also discussed the contract's provisions for termination, noting that if the city ends the contract before completion, the contractor would be reimbursed for actual costs plus 20% for profit and overhead. Questions were raised regarding excavation depth, containment of debris, and silt fencing at the compost site. It was confirmed the work is limited to scraping surface debris from the bank, not deep silt removal. No vote was taken at this meeting; the contract will be considered for approval at the next meeting on January 28th.

Review of Georgia Fund 1 Account Setup Authorization

The Board reviewed the authorization to set up new Georgia Fund 1 accounts for the city's TAD and SPLOST 2 funds. Finance Director Brittany Marmol explained that while the city already maintains Georgia Fund 1 accounts for the general and capital funds, these specific funds must remain completely separate by law, requiring the creation of additional accounts. The new accounts will hold the TAD and SPLOST 2 monies independently and appear on their own balance sheets. Commissioners asked clarifying questions regarding whether these accounts are separate or subsets of existing accounts and how funds would be transferred. Brittany confirmed that funds currently in the city's bank accounts would be moved into the newly created Georgia Fund 1 accounts. No objections were raised, and the Board agreed to proceed with the setup.

Public Comment

1. John Merritt – 3122 Wiltshire Rd
2. Kathy Kingsbury – 817 Stratford Road
3. Shelly Groves – 750 Stratford Green

BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
JANUARY 14, 2026 6:02 P.M.
CITY HALL 21 N. AVONDALE PLAZA

Adjournment

Commissioner Lyda Steadman motioned to adjourn the Work Session. Commissioner Michael Smith seconded the motion. The motion was APPROVED unanimously. The Work Session adjourned at 6:36 pm.

Karina Reyna, City Clerk