



**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
March 21, 2018
5:30 p.m.**

MINUTES

Members Present: Jonathan Elmore, Mayor
Brian Fisher, Mayor Pro Tem
Adela Yelton, Commissioner
Lionel Laratte, Commissioner
Lisa Shortell, Commissioner

Staff Present: Ken Turner, Interim City Manager/Finance Director
Gina Hill, City Clerk

Item No. 1 Meeting Called to Order

- In Mayor Elmore's absence at the beginning of the meeting, Mayor Pro Tem Fisher called the meeting to order.
- Commissioner Laratte makes a motion to add an item regarding a new bank account for SPLOST funds to the end of the agenda. Commissioner Shortell seconds.

Item No. 2 Adoption of Agenda
Commissioner Laratte moves to adopt the amended agenda.
Commissioner Yelton seconds. All ayes.

Item No. 3 **Strategic Planning Recap**
The BOMC discussed the priorities and goals for 2018 during their strategic planning session which took place on January 25th. The session was facilitated by Katherine Moore of the Georgia Conservancy. She will give a presentation.

Ms. Moore is the Director of the Sustainable Growth Program at the Georgia Conservancy and has facilitated the BOMC's strategic planning retreat for three years in a row. The Board chose to highlight three strategic areas that were also discussed at the 2017 retreat – communication, infrastructure and downtown development. They discussed challenges and goals for each area with action items and a member of the BOMC was assigned to each task to keep it in discussions. Ms. Moore had a few takeaways after the retreat in regards to areas the Board should continue to work on: Progress with development while maintaining the historic character of the City, institutionalizing best practices, transparency, and roles and

responsibilities. The Board thanked Ms. Moore for leading them through the process.

Item No. 4

Intergovernmental Agreement (IGA) Between the Board of Mayor and Commissioners (BOMC) and the Downtown Development Authority (DDA)

The IGA expired at the end of 2017. The BOMC and DDA are in the process of executing an IGA to govern the relationship moving forward in 2018.

Since the joint special called work session between the BOMC and DDA, Commissioner Yelton and DDA Chair Dave Deiters have met to go through comments on the draft IGA from their respective members. They have four recommendations for additions to the IGA: 1) that the DDA use the Downtown Master Plan (DMP) as its guide to downtown redevelopment. The DDA should also suggest any changes to the DMP as needed. 2) The DDA shall request that entities receiving event funding from them provide data on attendance. 3) The DDA and BOMC shall collaborate on downtown development goals regarding the public realm. 4) The DDA shall provide quarterly (and one annual) written reports and presentations. Ken Turner responds to a question from Commissioner Laratte that the City's auditors also evaluate all of the DDA's revenues and expenses.

Next Steps: Commissioner Yelton will send a draft of the IGA to Ken Turner who will then forward it to City Attorney Stephen Quinn. After Mr. Quinn makes comments/changes, the draft will be sent to the DDA's attorney, Jim Monacell. In response to a resident's question, the Board says the IGA will be available to the public after the attorneys review it. It's agreed that City staff will alert the public via e-mail or social media once it is published.

Item No. 5

Discussion of DDA/Main Street Board Membership

The current DDA is interested in naming Dave Deiters as its Chair and bringing Commissioner Lisa Shortell on board to fill an empty seat. This was discussed at the last joint special called work session between the DDA and BOMC and it was determined that more discussion and research was needed.

Mayor Elmore says the City Attorney, Stephen Quinn, agrees with the DDA's attorney that the DDA has the legal leeway to redesignate Dave Deiters from a resident member to one with an economic interest in downtown development. He added that policies of previous BOMCs policies cannot find future Boards. Commissioner Yelton supports the change and requests that the City website be updated with this new policy in mind. The other Board members agree. One resident feels the new policy is too arbitrary and that business owners should have a priority over others when applying for the DDA. Another resident requests that the language be tightened up in the resolution so that someone with an economic interest is well defined.

Next Steps: A resolution will be drafted by the City Attorney and signed at the next BOMC regular meeting.

Item No. 6

Update on City Manager Search

The BOMC will finalize which search firm will be tasked with helping to fill the position of City Manager.

Commissioner Yelton says the BOMC's practice of scoring potential search firms resulted in a tie. The Board discussed their opinions and the pros and cons of each firm. The group consensus was to go with The Mercer Group.

Next Steps: The City Attorney will review a written agreement with The Mercer Group before it's entered into by the City. It's the Board's wish to sign the agreement at the next voting session. Parts of the agreement will be posted on the website after it's signed.

Item No. 7

Phoenix Station Update

Phoenix Station is the name of a proposed development near the intersection of Covington Highway and Memorial Drive. The development would include 244 apartments.

Mayor Elmore says he has talked with DeKalb Commissioner Bradshaw about resident concerns about this development. Mayor Pro Tem Fisher agrees that it does not fit the guidelines of the Livable Centers Initiative (LCI) and the developer has a poor track record. There is consensus among the Board that they should write an official letter in opposition. Many residents voice opposition as well. One resident mentioned the possibility of the City obtaining legal representation in the matter.

Next Steps: Commissioner Shortell will write a letter on the behalf of the BOMC in opposition of the development. Members of the BOMC agree to call decision makers, such as the Marta board, DeKalb County CEO and commissioners and also try to set up meetings with some of them. They also agreed to consider the idea of legal representation.

Item No. 8

Lake Avondale Advisory Board Re-Appointments

The terms for two LAAB members, Camilla Warren and Chris McArthur, expired at the end of 2017. Their seats were advertised with no applicants. Both members would like a new term.

Members of the Board appreciate Ms. Warren and Mr. McArthur's service. They agree to reappoint them.

Next Steps: A resolution reappointing these members will be signed at the next regular meeting.

Item No. 9

Contract for Probation Supervision Amendment

Due to a change in the law, the contract the City has with Professional Probation Supervision and Rehabilitation Services needs to be amended. The change is in regards to contract expiration and renewal dates.

Ken Turner explains what this change is about and why the amendment needs to be signed.

Next Steps: The amendment will be signed at the next regular meeting.

New Checking Account for SPLOST Funds

Mr. Turner explains that, by law, SPLOST funds must be kept separately from general fund revenues. Mr. Turner needs Board approval before opening a new bank account for the City. The Board agrees.

Next Steps: A resolution will be signed at a special called meeting.

Item No. 10 Public Comment

Public comment included discussion of traffic, annexation, and the process of purchasing property from Marta.

Item No. 11 Adjournment
Mayor Pro Tem Fisher moves to adjourn. Commissioner Shortell seconds.
All ayes.

APPROVED THIS 23rd DAY OF APRIL 2018



Jonathan Elmore, Mayor

ATTEST:



Gina Hill, City Clerk