



**BOARD OF MAYOR AND COMMISSIONERS
REGULAR MEETING
CITY HALL
DEWEY BROWN ROOM
JULY 23, 2018
*Immediately Following Public Hearing***

ACTION 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
Keri Stevens, City Planner
- Item No. 1 Meeting Called to Order
- Item No. 2 Invocation (Commissioner Yelton)
- Item No. 3 Pledge to the Flag
- Item No. 4 Adoption of Agenda
Commissioner Laratte moves to adopt. Commissioner Yelton seconds.
All ayes.
- Item No. 5 Approval of Minutes:
June 6 special called work session
June 6 special called meeting
June 20 public hearing
June 20 special called meeting
June 20 work session
Mayor Pro Tem Fisher moves to engross. Commissioner Shortell
seconds. All ayes.
- Item No. 6 Commissioner Updates – Subjects of General Interest and Concern
- Mayor Pro Tem Fisher congratulates all involved in putting the July 4th festivities together. Commissioner Laratte says things seem to be getting better all the time. Commissioner Shortell recognizes the passing of resident Virginia Evans at age 100. Commissioner Yelton reminds everyone to vote tomorrow in the run-off election. She also

thanks the other Board of Mayor and Commissioners (BOMC) members for putting in long hours lately. Interim City Manager Ken Turner adds that the polls will open at 5:45am the following morning.

Item No. 7

Citizens' Comments:

"It's another beautiful day in Avondale Estates" – Thomas P. Samford

Resident Melissa O'Shields says there is an ongoing problem with ducks of Lake Avondale being hit by cars. She requested the addition of speed bumps or something similar to protect them. She added she has heard that delivery trucks are speeding through the neighborhood.

Item No. 8

Old Business:

Ratify Laredo Drive Study Contract

Due to a technical defect in approving this contract at the previous regular meeting, this agreement needs to be ratified.

Commissioner Shortell moves to ratify. Commissioner Laratte seconds. All ayes.

The Mayor explains that this contract and the one below need to be ratified but had already been voted on and approved.

Ratify Agreement with Stevens & Wilkinson, Inc. for 3D Modeling of Downtown

Due to a technical defect in approving this contract at the previous regular meeting, this agreement needs to be ratified.

Commissioner Shortell moves to ratify. Mayor Pro Tem Fisher seconds. All ayes.

Resident Candace Jones asks about the status of this project. The Mayor says it is already underway.

Item No. 9

New Business:

Developer Agreement with Icon Residential

The proposed rezoning would approve a specific development according to submitted plans and elevations reflecting a community of 33 townhomes bordered by Hobbs and Wells Streets. The Planning and Zoning Board (PZB) has recommended approval of the requested rezoning.

Commissioner Shortell moves to approve. Commissioner Laratte seconds. All ayes.

Commissioner Shortell says she's attended most if not all meetings related to this project. She knows some people have issues with its density but she feels it's a good development in part because it will be split up into six buildings, there is greenspace, it provides townhomes, there is no fence restricting it from the public, and there is plenty of

parking. Commissioner Laratte agrees and says he doesn't think lowering the density would add value. Mayor Pro Tem Fisher agrees and lists the things about the development he likes. Commissioner Yelton says she is also in favor of it and welcomes the diversity of housing.

A member of the audience asks for clarification regarding the location of the development. Candace Jones feels it's still too dense compared to zoning. She adds the builder is meeting the required greenspace and not going above and beyond as suggested. An attendee asked who owned the property previously. The Mayor says it was sold by Marta. In response to an audience question, Kenneth Wood, the developer, explains their tree plan. After the vote, the Mayor says she thinks it's a good development and gives some reasons why.

Road Abandonment Resolution for Icon Residential Development

The developer has requested the abandonment of a portion of the cul-de-sac at the end of Hobbs Street.

Mayor Pro Tem Fisher moves to adopt. Commissioner Shortell seconds. All ayes.

Mayor Elmore explains how, with the City Attorney's approval, the City will swap land at the end of this cul-de-sac with greenspace. He adds the City is getting more property than it's giving away. Commissioner Shortell says in the future it should be considered how Hobbs Street might connect with Clarendon Avenue. Mayor Pro Tem Fisher says it would be worthwhile to go ahead and look into title research on the property needed to do that.

Candace Jones remarks there could be cost to researching the titles and they likely wouldn't be used for a long time. She thinks that should be delayed. Commissioner Shortell responds that the Board is just raising the possibility right now and no action is planned. Mayor Pro Tem Fisher adds that title research can be a lengthy process and it often is done under time pressure so it would be better to do it ahead of when it's needed. Ms. Jones disagreed.

Resolution Approving City Manager to Obtain Appraisal in Regard to Detention Pond Easement

The City plans to build a retention pond in hopes of alleviating flooding in the Kensington Road/Covington Highway area and beyond. Easements were required from several residents for underground pipes. All but one easement has been completed and paid for through the City's Stormwater Fund. The Interim City Manager requests approval to take this step should eminent domain be needed.

Mayor Pro Tem Fisher moves to adopt. Commissioner Shortell seconds. All ayes.

Mayor Elmore says the eminent domain process can be lengthy. Commissioner Laratte feels this should move forward although the idea

of going to court with a resident doesn't sit well with him. He hopes this can be resolved without having to do that.

Resolution in Support of Rural Zone Application

A bill has passed in Georgia calling for the development of "Rural Zones." The Department of Community Affairs, in partnership with the Georgia Department of Economic Development, will designate up to 10 zones each year. Tax credits and other incentives will be available for job creation activities, investment in downtown properties, and renovation of properties to make them usable. The City is eligible because of size and will apply in August. It will be another economic development tool to entice development.

Mayor Pro Tem Fisher moves to adopt. Commissioner Laratte seconds. All ayes.

City Planner Keri Stevens says this is just another tool to help the City entice development. Interim City Manager Ken Turner reiterates that these are state income tax credits and not federal. Resident Joe Anziano says he's in favor of the application. The Mayor thanks City staff for their work on this.

Phoenix Station Letter

Phoenix Station is the name of a proposed development near the intersection of Covington Highway and Memorial Drive in unincorporated DeKalb County. The development would include 244 apartments. The BOMC sent a letter to county decision-makers outlining their concerns. An advocacy group opposed to the project has asked the BOMC to send a follow-up letter now that the process has moved forward. Commissioner Laratte moves to approve. Commissioner Yelton seconds. All ayes.

Commissioner Shortell explains this is a follow-up letter requested by the advocacy group Friends of Kensington. She adds the next County meeting on this project is tomorrow night. Candace Jones asks if this or the first letter were posted on the City website. She request City staff email her the links to the letters. Joe Anziano asks for an update of the process of this development being approved which Shortell provided. Another resident praised Shortell and resident Sheri Locke for their efforts to voice the community's concerns.

First of Three Readings of Residential & Commercial Tree Ordinance

Commissioner Shortell says this has been a long time coming and it's very exciting that it's actually happening. Mayor Elmore thanks the Ad Hoc Greenspace Committee for their work on this. Candace Jones thanks the BOMC for getting this done.

Resolution to Approve Public Comment Policy

The BOMC has discussed this document for the past several months and how it would govern the public comment portion of public meetings. Mayor Pro Tem Fisher moves to adopt. Commissioner Laratte seconds. All ayes.

Commissioner Shortell wants to confirm that extending the comment period at any given time can be done at the Mayor's discretion. The consensus is that the Mayor always has discretion over how a meeting proceeds. Commissioner Yelton asks why the Communications Plan wasn't being voted on as well and was told it would be voted on at the next meeting. Resident Mary Ann Anziano suggested having speakers go to the podium to address the BOMC as a way to keep them from talking directly to other audience members. Mayor Elmore agreed and City staff did confirm that was part of the Public Comment Policy. Resident David Sacks feels the tone of the policy should be softened. The Mayor asked him to wait until the Communications Plan is presented before commenting on it. Candace Jones agreed the tone should be softer.

Resolution of Intent for Building Downtown Street Grid

The BOMC wishes to take this official step to solidify its intention to build a downtown street grid which would increase walkability and connectivity within the central business district. That process begins with design. Commissioner Shortell moves to adopt. Commissioner Laratte seconds. All ayes.

Commissioner Shortell says this goal is in the Downtown Master Plan (DMP) and is something they've been working on for a while. It's a refinement of recommendations that are already there. She says City Planner Keri Stephens and Downtown Development Authority (DDA) Consultant David Burt worked together to make a proposal and Request for Proposals (RFP). Mayor Pro Tem Fisher explains why the RFP focuses on one specific area of downtown. Mayor Elmore thanks all involved for the work. Commissioner Yelton is supportive of the project and this resolution. Joe Anziano asks if the City is committing to building streets without having design plans. Shortell says a lot of the design suggestions are already in the DMP but that doesn't mean there can't be changes. Candace Jones suggested making the resolution more specific to the area discussed.

Resolution of Intent to Rewrite Zoning Ordinance

The BOMC recognizes the importance of the City's zoning code and other adopted development documents. This resolution shows a commitment on their behalf to have the zoning code amended in a way that supports the vision for the community.

Commissioner Laratte moves to adopt. Commissioner Yelton seconds. All ayes.

Mayor Elmore comments that the BOMC is trying to accomplish a lot and one of those is setting policies in place that will make it easier for future Boards to improve the City. Resident Paul Dorrah comments that this

resolution doesn't also include issuing an RFP. City Planner Stevens says there needs to be indepth discussions about the scope of work in an RFP. Mr. Dorrah asks is there is a timeline for this project. Interim City Manager Ken Turner says this will have to be a 2019 budget item. The Mayor asks for a listen of items to consider when coming up with a scope of work to be developed before the next meeting. Commissioner Shortell says this item could be on the agenda for the next BOMC/DDA joint meeting. Candace Jones says the City may not have to wait to start the project since the DDA has money now.

Item No. 10 Announcements (Commissioner Yelton)

The Avondale Estates Farmers Market is in full swing every Sunday from 10 a.m. to 1 p.m. This is a reminder so no one misses peak peach season.

We regret to announce the passing of Earl Tveit, a resident of Clarendon Avenue as well as Virginia Evans.

Item No. 11 Adjournment
Commissioner Laratte moves to adjourn. Commissioner Shortell seconds.
All ayes.

APPROVED THIS 30th DAY OF AUGUST 2018



Jonathan Elmore, Mayor

ATTEST:



Gina Hill, City Clerk