

BOARD OF MAYOR  
AND COMMISSIONERS

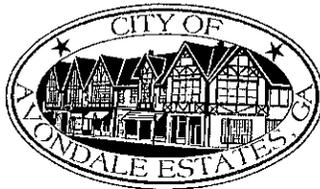
JONATHAN ELMORE  
MAYOR

TERRY GIAGER  
MAYOR PRO TEM

RANDY BEEBE  
COMMISSIONER

BRIAN FISHER  
COMMISSIONER

ADELA YELTON  
COMMISSIONER



R. CLAI BROWN  
CITY MANAGER

GINA HILL  
CITY CLERK

ROBERT E. WILSON  
CITY ATTORNEY

STEPHEN W. NICHOLAS  
CITY JUDGE

**BOARD OF MAYOR AND COMMISSIONERS  
SPECIAL CALLED MEETING**

**January 25, 2016**

**7:30 p.m.**

**MINUTES**

**Members Present:** Jonathan Elmore, Mayor  
Terry Giager, Mayor Pro Tem  
Randy Beebe, Commissioner  
Brian Fisher, Commissioner  
Adela Yelton, Commissioner

**Members Absent:** Randy Beebe, Commissioner

**Staff Present:** Clai Brown, City Manager  
Gina Hill, City Clerk

- Item No. 1 Meeting Called to Order by Mayor Elmore at 7:30 p.m.
- Item No. 2 Adoption of Agenda  
Mayor Pro Tem Giager makes motion to adopt. Commissioner Yelton seconds. All ayes.
- Item No. 3 Approval of Minutes  
December 8, 2015 Special Called Work Session with the DDA  
December 8, 2015 Work Session  
December 14, 2015 Regular Meeting  
January 4, 2016 Regular Meeting  
Brian Fisher motions to engross. Mayor Pro Tem Giager seconds. All ayes.
- Item No. 4 Commissioner Updates – Subject of General Interest and Concern

Commissioner Fisher: I'd just like to give my thanks to the community. We had a really good work session. We talked about a big subject and I think the feedback and dialogue were really well done. I think we have a lot of great things going on in the city and it feels like we're all going in the same direction.

Commissioner Yelton: Thank you for the work session last week. I learned a lot and will continue to learn. I appreciate the input from the community and I know the meetings are well attended and that's because people care.

Mayor Pro Tem Giager: We're getting a lot more people coming to the meetings, more participation, more volunteers and that's great. Thank you to the community for coming out and sharing your thoughts so we can make better decisions.

Mayor Elmore: I would like to recognize a couple of our citizens. First is Mrs. Bonnie Kallenberg. Bonnie has owned Finders Keepers for 32 years and she has been involved in RRISA, the Refugee Resettlement and Immigration Services of Atlanta. She has been involved with them for about 10 years and on their board for six years. She recently had a scholarship named in her honor. The purpose of the scholarship is to pay for vocation training for refugees that are overqualified for minimum wage jobs.

I'd also like to recognize Brian Deutsch. Brian was recently appointed to the Dekalb County Board of Ethics by Judge Gerald Bush. This board was just formed and was voted for overwhelmingly by county residents. I'm proud one of our citizens was chosen to serve for such an important task. Thank you for your service.

Tomorrow night is a presentation on sustainable cities here tomorrow night from 6:30 to 8:30. I invite everyone to attend.

Item No. 5

Deborah Carter, Citizen Advocacy

Mayor Elmore: I recently met Derona King of Citizen Advocacy. She couldn't be here tonight. She was introduced to me by another member of our community. She heads the organization which I think is a worthy cause. Deborah is here to tell us more about their organization and their needs.

Deborah Carter: We go out into the communities in Atlanta and Dekalb County and look for people who are struggling because they have a developmental disability. We look for people who are vulnerable to abuse, neglect, or social isolation. We try to get to know those people really well and learn their story. Then we look for people in the community who have great lives and lots going on. We then pair the two together. The person with the great life can add a layer of protection and advocacy for the one that is vulnerable and also help them broaden their social circle. We have a small local board of directors. I know of a man in your community named Fred who could use a really good friend. He is in his mid-50s. He's humorous, intelligent, fun and likes thoughtful conversation. He likes talking about politics, faith, family, community, just like a lot of you here. But his life is very small. He wants to be more involved. I'm looking for an established man in your community, a solid guy. He doesn't need to be a particular age, just a man who knows how to be a good friend. If that sounds like you or someone you know, please let me know. We can sit down over coffee or a beer and get to know each other. I'm happy to talk to you too if you want to know more about our organization. This is what we do all day.

Mayor Elmore: She mentioned Josh Norris who lives in the neighborhood and is involved with their group. He's an attorney in the Georgia Advocacy Office. I hope someone in our community can step up and help you guys.

Item No. 6

Resolution for Downtown Development Authority (DDA) Appointments

Mayor Elmore: The DDA met recently, including our three newly appointed members. They interviewed applicants and came up with a list for us. The Board would like to approve those three. We feel like you guys have done a great job and look forward to working together with all of you and having a full panel so we can get to work. The appointees are Parke Kallenberg, Nick Purdy, and Rachel Herzog.

Commissioner Fisher: I'm excited. I think it's a great group of people. We have a lot of work to do and we're going to work closely together. I can't wait to get started.

Commissioner Yelton: I think it's a qualified slate of candidates. We've got a great team coming together and a lot of work to do. I think we'll be able to accomplish a lot and I appreciate you volunteering.

Mayor Pro Tem Giager: These aren't the only three good candidates. They were all good. These were their recommendations and we decided at the work session last week that we would go with them. We look forward to big things. Thank you.

Commissioner Yelton motions to adopt resolution. Commissioner Fisher seconds. All ayes.

Item No. 7

Resolution for Historic Preservation Commission/Architectural Review Board (HPC/ARB) Reappointment

Mayor Elmore: David has been serving on this board for four years already. We will be needing to appoint another person. We are currently taking applications for that position. But David wanted to be reappointed and the Board felt like that was a good choice.

Commissioner Fisher: I'm just glad he wants to keep doing it. I can't think of a harder job in our city.

Commissioner Yelton: I'd like to thank David for his continued service. I hope another candidate steps up as well.

Mayor Pro Tem Giager: I'm glad David is doing this. We do have the other vacancy. If you have friends you think would be good please ask them. It is intensive and you won't make a lot of friends. But it's very important to our city.

Mayor Pro Tem Giager motions to reappoint David Sacks to the HPC/ARB. Commissioner Fisher seconds. All ayes

Item No. 8

Resolution for Lake Avondale Advisory Board (LAAB) Reappointments

Mayor Elmore: Both of these people are science, engineer types. They've done a great job on the lake board. We appreciate their previous service. I think these are good reappointments.

Commissioner Fisher: The lake is one of the real gems that makes our community what it is. I'm just glad people are willing to sign up and take part in keeping it beautiful.

Commissioner Yelton: I'm always amazed at the level of qualifications of individuals in our city and I appreciate everyone who steps up.

Mayor Pro Tem Giager: I've worked with Camilla and Chris on different projects. They've been there for me. They've been very patient to teach me. Both are excellent people and I'm happy to vote for them.

Mayor Pro Tem Giager motions to reappoint Camilla Warren and Chris McArthur to the LAAB. Commissioner Yelton seconds. All ayes.

Item No. 9

Main Street Memorandum Of Understanding (MOU)  
MOU read by Mayor Elmore

Mayor Elmore reads description of the Main Street program and the MOU.

Commissioner Fisher moves to adopt the MOU. Commissioner Yelton seconds. All ayes.

Dave Deiters/2 Clarendon: The DDA actually serves as the Main Street board. This is a fantastic program and City staff has done a magnificent job keeping it going. There are lots of opportunities for us now that we have a full board. We are going to get ourselves organized to really take advantage of all the things this program has to offer.

Item No. 10

Arbor Day Proclamation  
Proclamation read by Mayor Elmore

Item No. 11

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

Melissa O'Shields/1170 Bromley Rd: When the City takes down large trees why don't they replace them?

City Manager Brown: They are usually replaced when the City does the annual tree planting event.

Melissa O'Shields/1170 Bromley Rd: Two large trees were taken down near the high school and not replaced. They were taken down way before the tree planting.

City Manager Brown: The tree board actually goes around the city and chooses the areas for trees to be planted. I can make a note for the next event.

Melissa O'Shields/1170 Bromley Rd: I told Stephany Cross about it. I feel that more and more Avonwood gets neglected where trees are concerned.

Mayor Elmore: Thank you for bringing that to our attention.

Bonnie Kallenberg/1035 Lakeshore Dr: First of all, thank you for the recognition. Is there anything being done about streetscapes? I recently walked back from the Marta station to one of my stores. There were no sidewalks, lots of glass.

Mayor Elmore: We have applied for a grant from the Georgia Department of Transportation, a matching grant.

City Manager Brown: Yes, it's a \$2.8 million LCI grant for the area between Ashton and Sam's Crossing. It's for streetscapes and pedestrian crossings and islands. It's all part of the walkability study we started back in 2012. We sent something out in the e-news today. It also has a diagram of what's going to happen. The first phase is engineering. It's \$128 thousand with a 20% match from the City. It will be awarded sometime in July. We're starting the RFP process. It will come back to the BOMC with staff recommendation for the consultant. The biggest part is any right of way acquisition that's required.

Donna Bay(?)/3243 Kensington Rd: I hope the flooding we had over Christmas will renew interest in the stormwater problem. Residents on Kensington and Majestic have complained numerous times starting in 2006. Studies in 2010/2011 showed the pipes are overwhelmed. Some are too small and the catch basins can't take the overflow. I'm sure this isn't the first time since Christmas you have heard about this.

Mayor Elmore: We are planning to have a special called meeting about this issue on Monday. We are aware of the problem. We've been talking amongst ourselves and with City Manager Brown about making annual capital improvements, including with roads, stormwater, the lake. These are big costly issues that we'd like to take a more proactive approach towards.

Donna Bay(?)/3243 Kensington Rd: We need to invest in infrastructure. It's a big part of quality of life. There should be some continuity when leadership turns over so we don't have to keep talking about these things.

Mayor Elmore: That would be part of the idea of planning ahead for infrastructure improvements. The idea is to go ahead and set aside that money in our budgets.

Commissioner Yelton: I appreciate you coming out and speaking on your behalf and your neighbors'.

Stacey Bearden/47 Clarendon Ave: We are having flooding problems. We have done lots to our home and spent a lot of money to fix the problem. I had to spend money on those problems eventhough I didn't want to and the City must do the same for its property. There is not much more me and my neighbors can do. It would help if there were options as far as where you pump the water from your basement.

Don Connelly/10 Dartmouth Ave: I know Dekalb County has spent a lot of money for stormwater. Will we see any of that?

City Manager Brown: The county has nothing to do with stormwater. They handed over the responsibility to the cities. That's when the City started the stormwater fee. The county does still handle the sewer.

Mayor Elmore: That is part of the issue. The county turned it over to us and these are million dollar problems. And these systems are old.

Larry Zagorsky/32 Berkeley Rd: I want to talk about the historic preservation of the community. I ask the commissioners to read the nomination for the City for the National Register of Historic Places. My concern is that it's changing and the changes are not fitting with what the historic district is all about. It specifically says the homes built later fit with the historic homes. We need to decide if we want to preserve that. Many of the homes being built are passed off as craftsman style and they're not.

Christine McMahan/32 Berkeley Rd: I've lived here 35 years and the reason I sold the lot next to me was so I could pay off my mortgage and afford to stay. We've been around and around with the builder that took on the project. The grade was changed so we don't know what it originally was. Now we have this humongous house towering over the others. If we keep tearing down smaller homes and build mansions it will reduce their property values. I feel horrible that I did this to the people on my street. I know it's too late now but I'd like to find out what we can do in the future. Also, there was a breakdown somewhere because the house is too big for the street. Builders are buying houses after people die before citizens even find out about it. What can we do?

Mayor Elmore: I saw this a lot in Atlanta. It's difficult to balance all the competing interests.

Christine McMahan/32 Berkeley Rd: But this could've been eliminated. The City didn't have to approve this house. At some point we have to step up as a city and say if you have a street full of one story houses, this is what you can do. Maybe it's a building ordinance, I don't know.

Mayor Elmore: The only place I've seen that done successfully is Inman Park and there you have to basically match what's on the street. It's a difficult rule to enforce and it can affect property values.

Christine McMahan/32 Berkeley Rd: Part of the issue is grading. They allowed him to build something that wasn't approved. The garage is already four feet above where it was supposed to be.

Commissioner Fisher: It is a tough balance. I live at 11 Dartmouth and we tore down a house that was falling down. In my experience of working with the HPC they were very detailed and thorough.

Christine McMahan/32 Berkeley Rd: I've seen builders bully the HPC and I think that's very unfortunate.

Larry Zagorsky/32 Berkeley Rd: The first go around, the HPC rejected the builder's plans. The consultant's concern was a width/height ratio. When they started building, the foundation was way too high and the HPC told him to cut it

back to the original plans. There are 3D techniques and technology that show how a house will look on a lot. The HPC was as careful as they could be but they didn't have much to stand on. That end of the block has been seriously compromised.

Christine McMahan/32 Berkeley Rd: What can we do as residents? Maybe the HPC could only accept 3D renderings? If that were the case it would've been much easier to see that that house was much too big. And it's not hard to do 3D renderings these days.

Mayor Elmore: It's obviously a conversation we need to have.

Item No. 12

Announcements (Mayor Pro Tem Giager)

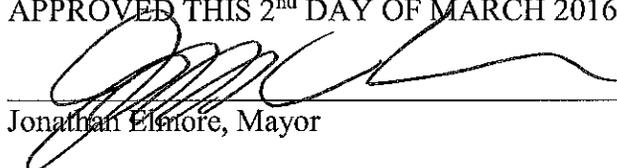
- The Georgia Conservancy will present material about Building Competitive Communities here at City Hall tomorrow night at 6:30 p.m.
- As we mentioned earlier, Avondale Estates celebrates its 32<sup>nd</sup> year as a Tree City on Friday, February 19<sup>th</sup>, which is Arbor Day. Avondale Estates is one of the few tree cities in DeKalb County and the second tree city in the states of Georgia. This year's Arbor Day tree will be planted at 22 Dartmouth Avenue.
- We regret to report the death of former resident Mary Reimer.

Item No. 13

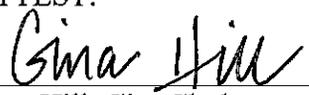
Adjournment

Mayor Pro Tem Giager moves to adjourn. Commissioner Fisher seconds. All ayes.

APPROVED THIS 2<sup>nd</sup> DAY OF MARCH 2016

  
Jonathan Elmore, Mayor

ATTEST:

  
Gina Hill, City Clerk