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CITY JUDGE

BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
February 24, 2016
5:30 p.m.

MINUTES

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

Staff Present: Clai Brown, City Manager
Gina Hill, City Clerk
Keri Stevens, City Planner
Paul Conroy, Police Corporal

Item No. 1 Meeting Called to Order by Mayor Elmore

Item No. 2 Adoption of Agenda
Commissioner Beebe moves to adopt. Commissioner Fisher seconds. All ayes.

Item No. 3 Mixed Use Redevelopment Presentation by South City Partners
(E. College Ave. between Hillyer St. and Sams Crossing)

Charles Welch/South City Partners: This is Warren Boatman, our project architect, and Bob Preston with The Preston Partnership. Bob will give the presentation and we're here to answer any questions.

Bob Preston: I'll give you a quick overview of the project. We're in the early design phase. The drawings look farther along than we are and only give an idea of design direction. It will be a four or five story residential building with about 10,000 square feet of retail on the bottom along East College. It will be 175-195 residential units. There's a range because we haven't figured out the average unit size yet. There will be about a five level parking deck in back. It will be accessed off of Hillyer Street.

We will be able to salvage a one acre greenspace that will be a public park on the corner. There are some mature trees there and we will renovate and rejuvenate the space. There will be about 5,000 to 10,000 square feet of amenities on the back of the retail. There will be a private interior courtyard in the middle. Architecturally, the design guidelines for our district are "warehouse." We've borrowed some of those elements. There are lots of brick which gives the project a heavier presence. There are also more contemporary elements like on the corners of the building. They are also brighter and whiter. It's really what we call transitional architecture. The length of the ground floor is almost entirely glass. We're starting to think about the pedestrian zone and streetscapes. The brick is a traditional Georgia red and brown brick. There will also be some more contemporary dove gray brick. We want the exterior to look broken down into sections or smaller buildings. Storefront canopies should be aluminum. We have plans for the outdoor spaces but they're not set in stone. I think it has a real urban pedestrian feel. The height gives you a good relationship to the street.

Mayor Elmore: I'm happy to see mixed use architecture at our western gateway and this is a really good looking building. I think it will be a great addition to the community.

Commissioner Fisher: I like everything about it. I love the park being there and being made usable. It's a great start to a pedestrian streetscape that will hopefully one day connect the two Marta stations. I know this firm well and I think it's a great opportunity for the City.

Commissioner Yelton: Thank you for coming and presenting. It does look like a great opportunity. I appreciate you pointing out the guidelines in the master plan and what parts of your project align with those. Is there anything that doesn't align? I'd like to know more about stormwater and infrastructure.

Warren Boatman/Preston Partnership: You have guidelines and then zoning. I don't think we've strayed from the guidelines. There are variance requests for building height. Nothing serious. The City asks for units that are 1,000 square feet and that's big for this type of project so we're still working that out. We will be adhering to storm water and water quality.

Mayor Elmore: City Manager Brown, can you tell us where we are in this process?

City Manager Brown: The developers are scheduled for a consultation with the Architectural Review Board (ARB) this coming week. They will have them look at their materials to find out what they need to do to move forward. Then there will be a special called meeting with the ARB two or three weeks after that. The plans would then go to the Planning and Zoning Board (PZB). They will have 60 days to make their recommendation and bring that before the Board.

Mayor Elmore: After we review the PZB recommendations, we enter into developer agreement negotiations.

City Manager Brown: There will be a minimum of two public meetings.

Mayor Elmore: I just want everyone to understand the process.

Commissioner Beebe: Thank you, gentlemen. I think you've hit a home run. I like the urban footprint, what you've done with the parking, and especially the park.

Mayor Pro Tem Giager: I like the diversity of the structure. It makes it look not so massive. I think the interior courtyard space, the streetscape. I know we'll have to look at variances but I think the overall plan is excellent. It will be a great gateway to our city.

Public Comments

Unknown Resident/736 Stratford Green: Do you have any dates for breaking ground?

John Long/South City Partners: We're subject to the process. But we'd like to start in June or July.

Paul Brown/3271 Kensington Rd: Beautiful project. I like everything about it. Is there a way to tie in the PATH and bring it into our city?

Dee Merriam/8 Lakeview Pl: This is a very exciting project. It's key to have enough depth in the pedestrian promenade area and that's an opportunity to tie that back in to the PATH. So how deep will the area be between the street and the face of the building? Will there be room for canopy trees and pedestrians and bicyclists?

Bob Preston: It's actually 28 feet right now. That's a lot more than you would normally see.

John Long: Knowing this information now will help us decide what to do with that space.

Mayor Elmore: I like the idea of tying into the PATH but you should know that hasn't been discussed so you're not missing anything.

Joe Anziano/3242 Wiltshire Dr: Where will parking be for the retail businesses? And won't the residential units cause increased traffic in the mornings?

John Long: We have about 29 surface spots on Hillyer and there will be some parking for retail in the parking deck. The Hillyer spots are specifically for retail. The deck will mainly be for residents. It will be secure and they will have a walkway from it directly into the building. I can tell you from having done lots of these projects, you think all this traffic will occur at once and it really doesn't happen that way. Of course there will be more cars but I don't think it would even warrant a light at that intersection.

Bob Preston: Yes, this is a pretty small project. Retail drives a lot more traffic than residential. And with different schedules and people working from home, you'd be surprised how the traffic gets dispersed throughout the day.

Dave Deiters/2 Clarendon Ave: It's a great looking design. I really like the green space and the space in front. It will set a great standard for other development we hope to see in the area.

Lisa Shortell/6 Clarendon Pl: This is very refreshing and welcome. I like the park and the fact you're keeping the big trees and the building looks great.

Sharon Saliba/56 Clarendon Ave: What will be the continuity between your project and our community? How will it fit in? Can we attach your work with the city's work?

Mayor Elmore: They're setting the bar pretty high which I appreciate. Hopefully we'll attract more quality development. We need to start thinking about connectivity.

Sharon Saliba/56 Clarendon Ave: It would be good if they would have similar elements visually without being the same.

John Long: We're specifically attracted to this site because it's in Avondale Estates. It's important for us to respond to what makes the city special. We've purposely tried to avoid making this Tudor Village II.

David Sacks/89 Dartmouth Ave: I'm a landscape architect so I've been thinking about the streetscape and park. I'm also on the ARB. I look forward to discussing taking what makes Avondale special and adding some of that to your project. But I think it would be a mistake to try to historicize it. We've got a lot of variety in architecture. The streetscape is a great start to that. We'll be setting a precedent. We look forwarding to working with you. Your streetscape plans sounds just like what the master plan calls for.

Mayor Elmore: This might be a good opportunity to build a monument or structure or something on the western corner that would serve as our gateway. Maybe something brick but with a more modern interpretation.

David Sacks/89 Dartmouth Ave: Maybe a subtle cue that you've just crossed a threshold into a different place. I think the streetscape is key.

Christine McMahan/32 Berkeley Rd: What are the chances the development could eventually become condos?

John Long: We've built almost as many condos as we have apartments. There is no demand for condos right now. That could change some day.

Jim Camp/1150 Chatsworth Dr: As a commercial real estate agent, I think this project is the linchpin that will spur other development.

Dan Pennywell/2988 Majestic Cir: As a realtor for 30 years, I say welcome.

Erica Brown/7 Berkeley Rd: I'm new to the neighborhood. This could be a good opportunity for the City to use branding and/or a logo. A Welcome to Avondale Estates sign might be good.

Candace Jones/9 Fairfield Dr: I like very close to downtown. It looks great. I love the wrap around parking garage. How long will it take to complete the project?

John Long: Typically it would take about 18 months. It could be slightly less.

Candace Jones/9 Fairfield Dr: Will you continue ownership or will you sell?

John Long: We've done both. We more frequently gotten projects leased out and stabilized before selling but we hold on to properties as well.

Dee Merriam/8 Lakeview Pl: I think they already have a monument in the canopy trees they're leaving on the greenspace. That's a huge statement.

Mayor Elmore: Thank you gentlemen for your presentation.

Item No. 4 Community Promotion Program Applications

City Planner Stevens: We got four applications for our Community Promotions Program (CPP). Fifteen thousand dollars was budgeted and application requests total $18,500. We have the Avondale Estates Farmers Market that has received funding in the past. They want to move into the parking lot of My Parents' Basement. We have RAD, which will be in its 10th year. And there are two new applications. One is the Avondale May-Ham Fest and the other is the Stomp Surf Fest. Both of those would be located in and around the Little Tree Art Studio area. All of our applications are in the central business district, which is one of the criteria.

Melanie Green/Avondale Estates Farmers Market: This is our third year. The first year we were at Little Tree Studios. The next year, we moved to the parking lot of the old credit union and had more visitors because of the increased visibility. We're partnering with My Parents' Basement this year so we could benefit from some of their facilities, like bathrooms.

Lawson Wright/My Parents' Basement: We're really happy to be involved. I think it will be good for everyone. We have a good promotional network.

Commissioner Fisher: How do we make sure we advertise to the public what's going on?

Melanie Green: Our Facebook page is where we have a lot of timely information. We'll also have an Instagram account this year. And Twitter will link all three. My Parents' Basement has an event one Sunday a month so we hope to have even more turnout those days. We're working on our website too.

Lawson Wright: It's important people have a consistent place to go for information.

Commissioner Beebe: Where will the market go in relationship to the building?

Lawson Wright: It will be in the parking lot bordering Pine Street.

Commissioner Yelton: I like the idea of cross promoting and sharing resources. Any reason you're asking for $1,000 more dollars than last year?

Melanie Green: We're hoping to provide musicians weekly. We want to increase our signage. Possibly a new tent. One got damaged last year. If we didn't get the full funding the tent would be the first thing to go.

Mayor Elmore: I think the farmers market is a great thing. I like the idea of having it with My Parents Basement. I'd be in favor of the full funding. We'll vote on this Monday.

Amy Mumma/May-Ham Fest: The last two years we've done Drive Invasion. It used to be at the Starlight Drive-In then a Turner Field parking lot. Last year was invitation only. We did it at Little Tree Studios. We'd like to open it up this year and draw people from outside Avondale. There would be 12 bands during the day. They would be done by 9pm. The stage would be behind My Parents' Basement. Another stage would be inside Little Tree. The car show would be in their parking lot. The movies would be shown on an actual 35 millimeter projector. There would be about 35-40 classic cars.

Mayor Elmore: My only concern is the fact that it goes on until 2am.

Dusty Mumma/May-Ham Fest: The movies would be right there at Little Tree too. At the end of the block there.

Commissioner Fisher: Is there much residential around there?

Mayor Elmore: There are townhouses on Locust.

Bob Means/Little Tree Art Studio: They did it last year but I wasn't in town. It gets lower key the later it goes. They went at least that late last year. Rusty Bowers (Pine Street Market) and Lawson Wright (My Parents' Basement) have been working on this together. We wanted to bring back Art-B-Que but that can't be done the way it was. So we're looking at this to be the big May event instead of that. The vendors May-Ham would bring in would be edgier. The bands would be different from the AutumnFest bands. I just wanted to let you know more about scale and intent.

Commissioner Fisher: I think the end time would be ok as long as the residents and businesses were ok with it.

Commissioner Yelton: Do we have a noise ordinance?

City Manager Brown: Yes. The noise ordinance is 24-7.

Commissioner Beebe: It looks like from the map the screen will be set up where there really isn't any residential nearby.

Commissioner Yelton: Do you have a plan for sponsorship?

Amy Mumma: We have had sponsors but it's more of a trade situation instead of money.

Commissioner Yelton: What would you do if you don't get the full amount?

Amy Mumma: Probably just get more vendors or work on more sponsors. I'd rather do that than cut back.

Commissioner Fisher: How does the clean up work?

Dusty Mumma: At Turner Field it wasn't bad because we had to pay people to sweep during the festival. We put out trash cans and empty them as needed.

City Manager Brown: In the beginning with Art-B-Que, our public works department helped out for free but we moved away from that since we were already providing seed money for the event.

Mayor Pro Tem Giager: The 2 a.m. end time is a concern for me.

Mayor Elmore: I thought Art-B-Que. I think we need a spring event of this magnitude. Please promote Marta and Uber to ease any parking issues. How many people came to Art-B-Que?

Bob Means: About 3,500-4,000 but that was during the course of the day. We had signs showing people where to park and now there's even more parking the city owns not too far away.

Amy Mumma: Also, all the food vendors would be from Avondale.

Dusty Mumma: We'd try to involve as many Avondale Businesses as possible.

Rusty Bowers: I'm working with Big Green Egg to sponsor a bbq behind our shop during the festival.

Commissioner Fisher: I love the date. I think we need consistent, eclectic things that bring people in and accentuate our downtown.

City Manager Brown: Is it a rain or shine event?

Amy Mumma: Yes. The bands and vendors would be covered.

Bob Means: The Rail Arts District Studio Cruise will have 5 trolley stops this year. Wild Heaven, the area in front of Little Tree Studios, Garage Door Studio, Mudfire, and Atlanta Hot Glass (across the street from each other), and then Paper Trail on E. Ponce across from Anthony's Pizza. We keep cutting it back so it's concentrated more here. It will take place from 11am til 7pm. That night there will be a band at the Avondale Towne Cinema. It's the Allman Brothers Tribute Band that was rained out at AutumnFest. They are playing for free. We're trying to arrange for all the food vendors to be from Avondale. The Market in Avondale will have a tent where the trolley stops. Skips will sell hot dogs.

Lawson Wright: We should have food available behind My Parents' Basement.

Bob Means: Mama and Icing are sponsors so we're hoping they can do something. RAD has grown into something really successful.

Commissioner Yelton: Why is your application for 2017?

Bob Means: It used to be in February and because of the timing with the CPP, we operate a year ahead. We already have our money for this year's event.

Commissioner Yelton: Could you possibly need more money next year?

Bob Means: I don't think so. I don't see where our expenses would increase. I could wait and ask for this money next year.

Commissioner Fisher: I love the consistency of this event. It's important.

Bob Means: There are always new faces from outside the neighborhood.

Commissioner Beebe: Could we parcel out the payment? Some this year, some next year?

City Manager Brown: I would suggest just going ahead and funding the entire amount and going over budget if the Board wants to do all events.

Bob Means: We've already been paid for this year. It used to be in February before you even voted on this and that's why we asked a year ahead. Now it's in March in hopes of having better weather. The good thing it's an indoor festival.

City Manager Brown: If the Board approves this for 2017, we could just put it in the 2017 budget. It wouldn't come out of this year's budget.

Chad Shivers/Southern Surf Stompfest: We actually do this as a monthly event in Oakhurst. We host surf bands from around the country as well as local and non-surf bands too. Our first festival was last September at Little Tree Studios. We didn't have much time to put it together but it was a great success. We had about 400 people. We're expecting 500-600 this year. It will be a regional event. We potentially have bands coming from as far as California. We brought in local businesses to vend and plan to have all Avondale vendors this year. We will partner up with My Parents' Basement. Next month will be our 24th consecutive monthly event at Karvana in Oakhurst. One good thing about surf music is it's mostly vocal free and very family friendly. There has been a big surf music festival in North Carolina the past 10 years and they're not doing it this year so we hope to get a lot of the people that normally would've gone to that. We'd like for it to grow to the biggest in the East.

Bob Means: It could be done inside or outside at Little Tree Studios.

Chad Shivers: We had it inside last year with the bay doors open. It sounded great outside and we don't use a lot of amplifiers so it's not particularly loud. We will be done by 10pm. My wife and I cleaned up the whole thing last year and it was not a problem. We'll also have volunteers this year.

Commissioner Fisher: Will you have security?

Chad Shivers: That will probably fall to some of our volunteers. I have a friend that does security too. I will try to involve him. We have a very good group of people dedicated to this genre that help us. And there are all age ranges.

Mayor Elmore: So we have $15,000 budgeted and applications for $18,500. Who set that amount and why?

City Manager Brown: That's been the amount used over the past few years.

Commissioner Beebe: If we give everyone the full amount but hold RAD's money until next year we will be at $13,500.

Mayor Elmore: Do we need to talk now about shifting this responsibility and money to the DDA at some point?

Mayor Pro Tem Giager: I think that's the objective.

Sam Collier/DDA: We are dividing up responsibilities and I believe festivals go to Rachel and Parke. I will pass this information along to them. And I agree that this type of thing would fall to the DDA at some point.

Commissioner Fisher: I think in the future this line item would just go into what we fund the DDA.

Commissioner Yelton: I agree this should go to the DDA. I would go further and say if it's only $15,000 it shouldn't even come before the Board. We've already allotted the money. I trust the City staff to make these decisions.

Commissioner Beebe: The DDA is actually building a budget they'd like us to fund and this program could just be part of it. I don't think it should come through us either.

Commissioner Yelton: We need to think about helping fund AutumnFest because it's not totally off the table right now.

Mayor Elmore: AutumnFest is in a transition and we can't let it fall through the cracks. I'd like to get together with DDA Chair Matt Delicata in the next week or so about how we can keep from dropping the ball on that. It was part of the CPP program before.

Commissioner Fisher: How much have their gotten in the past?

City Manager Brown: Five or six thousand dollars. Their total expenses were about $27,600.

Commissioner Yelton: And that's mainly with volunteer base. If someone was paid or organize it, that would add to that.

Item No. 5 Tree Canopy Survey

Mayor Elmore: Resident Dee Merriam and the Ad Hoc Committee for Greenspace had approached the Board before about the possibility of having this survey done to get a baseline measurement of our tree canopy.

Dee Merriam: The 2015 data just became available and that's why we're moving this forward. Also, they have the ability to do it by district. So we suggest having them do the entire Avondale city limits, the business and residential areas. We're not basing the tree ordinance on this survey but it will help us evaluate the impact of the tree ordinance down the road.

Commissioner Yelton: Why are we discussing this at the Board level?

City Manager Brown: The cost could have been over $5,000 and my limit to spending without Board approval is that much.

Mayor Elmore: I'm glad it's been brought up for discussion.

Mayor Pro Tem Giager: The Board gives direction.

Dee Merriam: My recommendation is that it be done every five years.

Commissioner Fisher: If it's under $5,000 and doesn't need to be voted on, can we just say we'd like to go ahead and order the survey?

Mayor Elmore, Mayor Pro Tem Giager agree to move forward on Option 1.

Item No. 6 Application for Open Area, Deck and/or Patio Sales (Pallookaville)

City Manager Brown: This same process took place when Pallookaville was first opened. There are new owners and since all the licenses are changing we have to go through this process again. It would need to be voted on next week.

Commissioner Fisher: Is there ever a reason we wouldn't approve something like this?

City Manager Brown: If they have a bad history. You could also put restrictions on the approval. As far as I know, there have never been any issues with Pallookaville's patio.

Item No. 7 Board of Mayor and Commissioners Compensation

Mayor Elmore: We talked about this is October.

Commissioner Fisher: It's hard for me to have an opinion right now. There is a lot of time involved. I could go either way right now.

City Manager Brown: If the Board did decide to act on this, it would not take effect until 2018.

Commissioner Yelton: I think I'll be able to have a better opinion after I've been in the position longer. I think an actual job description for commissioner is needed. Time estimates would be helpful too. It will help future commissioners know what they are signing up for.

Commissioner Beebe: I took the information City staff sent us and broke things down per capita.

Commissioner Fisher: Did the City ever pay its Board?

Carolyn Chandler/2996 Majestic Cir: We got $50 back in the 1980s.

Commissioner Beebe: I think some get paid by the meeting as well.

Commissioner Fisher: Does anyone know when or why that stopped?

Carolyn Chandler/2996 Majestic Cir: Commissioners also had designated responsibilities back then too. For example, there was a police commissioner and activities commissioner.

Commissioner Yelton: We've also talked about having each commissioner actively involved in a committee. For example, a commissioner dedicated to the DDA.

Mayor Elmore: The DDA is starting to use that model as well.

Commissioner Yelton: Is this a stipend or salary? There is a difference.

Mayor Elmore: Stipend. I asked City staff to look into this and my biggest concern is cell phone cost and the occasional babysitter. But I would just like to start the conversation for future boards and commissioners. I think we should be in line with some of these other cities.

Commissioner Beebe: Being on the Board would be tough for someone still working full time.

Mayor Pro Tem Giager: I would not vote for this unless it was optional. I wouldn't choose to get paid but I know everyone's situation is different.

Carolyn Chandler/2996 Majestic Cir: I think if you do this, it should be clear that it's for future boards. I wouldn't have a problem with it being optional but it would make others look bad.

Mayor Pro Tem Giager: No one would have to know.

Carolyn Chandler/2996 Majestic Cir: It's a small town and those things have a way of getting out.

Mayor Elmore: Maybe it could be deferred or go to a specific charity.

Joe Anziano/3242 Wilshire Dr: I am surprised you don't get paid. The job is getting even more time consuming as the city grows. You deserve it. And I agree that making it optional puts pressure on other board members. You can take it and give it to a charity if you choose.

John Mizell/3302 Wynn Dr: I suggest you do expense reports for reimbursement.

City Manager Brown: We do have that but it's mainly for training purposes.

Commissioner Yelton: Like Mr. Anziano said, the role of commissioner is getting more complicated so I'd like to reiterate the need for a formal job description. And I would be in favor of a stipend. It could also help recruit candidates in the future.

Mayor Elmore: How would it work? Would we need to amend the charter?

City Manager Brown: The compensation will have to be done in an ordinance. The Board would have to decide what that compensation would be. It would end up being a budget item.

Carolyn Chandler/2996 Majestic Cir: I think you should vote on doing expense reimbursements now instead of waiting.

City Manager Brown: I would recommend that if the Board wanted to do that, to get cell phones linked to the city account. Mayor, you could do city email addresses too that wouldn't be on the city server but would be like the ones the DDA has set up.

Commissioner Fisher: Would that make it easier to fill open records requests in we had emails on the city's server?

City Manager Brown: You could still get open records requests on your personal accounts as well, however.

City Manager Yelton: But the City would have access to our city accounts and they could fill open records requests without our help, right?

City Manager Brown: I would be the only person who could access those and I don't feel comfortable doing that.

Commissioner Beebe: Everything I send is to City Manager Brown. I don't reply all to anything. That way, if there is an open records request, he already has everything from me.

Carolyn Chandler/2996 Majestic Cir: Could citizens vote on this?

Mayor Elmore: I've wondered about that in regards to other topics. Can we call a vote?

City Manager Brown: Dekalb County could set that up but it would cost some money. You could just do a makeshift ballot box too here at City Hall. We could send out a survey or set one up on our web site. But that would limit it to people who had internet.

Item No. 8 Restatement of City of Avondale Estates Georgia Municipal Association 401(a) Defined Contribution Plan; Required Federal Law Updates

City Manager Brown: There have been updates to federal guidelines. The City has to do this every year that there is an update or we won't get to participate in the retirement plan.

Item No. 9 Body Cameras for Police Officers Agreement

City Manager Brown: We came to an agreement with Taser as we discussed in our last meeting. Since we last spoke about this, we actually got them to lower the price by $5,000.

Mayor Elmore: Nothing in the legislature will affect this?

Cpl. Paul Conroy: I don't think so.

Commissioner Fisher: I think it's the right thing to do. Nice job on negotiating the contract.

City Manager Brown: Finance Director Ken Turner did the negotiating. Storage has been the hurdle to getting these in the past. It was very expensive. We even looked into having our own server but it was impractical. The City has spent a lot of time researching this and this option is the best way to go. The Dekalb County Sheriff's Department just went with this company as well.

Item No. 10 2015 Audit Agreement With Clifton, Lipford, Hardison & Parker, LLC

City Manager Brown: This firm does the financials for the DDA as well. This is about the 5th year we've used them.

Commissioner Fisher: Are we meeting all the regulatory rules about having an unbiased opinion?

City Manager Brown: Yes. There are also a lot of safeguards in place for cities. For example, you have to send everything to the State for review.

Commissioner Fisher: Could we use this information to get a bond rating? Or would we have to step up to a different level?

City Manager Brown: Yes.

Mayor Pro Tem Giager: These guys do a good job.

Commissioner Yelton: Has there been an increase in fees?

City Manager Brown: No, not this year.

Commissioner Fisher: Do they review anything of ours on a monthly or quarterly basis?

City Manager Brown: We send them the meeting minutes and we upload financials to them.

Commissioner Yelton: Should we be doing a request for proposals every five years?

Commissioner Fisher: Their price looks very reasonable.

City Manager Brown: That includes the DDA as well.

Mayor Elmore: As the DDA ramps up we should expect an increase in that fee.

City Manager Brown: At that point the DDA might do their own finances.

Mayor Elmore: That's something we can address in the intragovernmental agreement. We will vote on agreement next week.

Item No. 11 Georgia City-County Management Association (GCCMA) 60th Anniversary Proclamation
Mayor Elmore reads into the minutes.

Item No. 12 Public Comment

Candace Jones/9 Fairfield Dr: Have you given any thought to expanding the tax allocation district (TAD) to include the property South City Partners is developing?

City Manager Brown: We're waiting on numbers from the County to see where we are. Each TAD can only be up to 10% of your total digest. We were right at that when the Fenner-Dunlop property was annexed. The County would have to approve it. It would take 6 months to a year.

Commissioner Fisher: You have to be careful too because that money is deferred and you still have to pay for waste collection, police, etc.

Mayor Elmore: You just have to look at all scenarios and decide what's in the best interest of the city. But we have not had a formal discussion about that. What would be the impact of having a TAD there versus not?

City Manager Brown: It would depend on the type of project built. A lot depends on how much the project costs. You can get a bond to help pay for some of those services. But if the project fails, you are stuck paying that bond. There can be no exact calculations until we know what a project is going to cost.

Candace Jones/9 Fairfield Dr: I think it would be a good idea to gather the information and weigh the pros and cons.

Carolyn Chandler/2996 Majestic Cir: I heard some very insightful questioning from the Board tonight and I feel confident we're in good hands.

Mary Ann Anziano/3242 Wiltshire Dr: I was very impressed with the RAD group and how they are all combining efforts with other groups and businesses.

Mayor Elmore: I agree. I'd like to think that's the kind of community we have. But a lot of those people don't even live here. It's great to see that synergy.

Mayor Pro Tem Giager: No one in unincorporated Dekalb wants to be annexed. But I believe if someone else was trying to annex the American Legion, they would come to us wanting to be a part of Avondale.

Mayor Elmore: The issue will keep coming up. We just need to improve our relationship with our neighbors.

Carol Hassel/1178 Berkeley Rd: Has South City Partners asked for anything yet?

Mayor Elmore: They will need a couple of zoning variances. That's pretty typical. I think it helps that it's far from the Tudor Village. The height won't be in competition with those buildings.

Carol Hassel/1178 Berkeley Rd: Will they be asking for any infrastructure?

Mayor Elmore: No.

Carol Hassel/1178 Berkeley Rd: Will the City have to take care of their park/greenspace?

City Manager Brown: No.

Item No. 13 Adjournment

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

APPROVED THIS 23rd DAY OF MARCH 2016

Jonathan Elmore, Mayor

ATTEST:

Gina Hill, City Clerk