

BOARD OF MAYOR
AND COMMISSIONERS

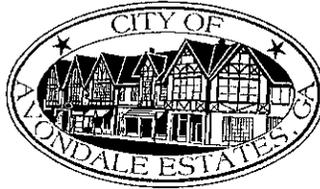
JONATHAN ELMORE
MAYOR

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
WORK SESSION
April 20, 2016
5:30 p.m.**

MINUTES

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

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

Item No. 1 Meeting Called to Order at 5:30 p.m.

Item No. 2 Adoption of Agenda
City Manager Brown requests that Item No. 3 be removed from the agenda.
Commissioner Beebe moves to adopt agenda with amendment.
Commissioner Fisher seconds.

Item No. 3 Ad Hoc Committee for Greenspace Update

Item No. 4 Update on Meeting With Dr. Michael Erwin, Dekalb County School Board Representative

Commissioner Yelton: Commissioner Fisher and I met with Dr. Erwin. It was primarily an introductory meeting. Overall, it was a good meeting. We let him know about the ad hoc committee for education. We talked about ways to keep each other informed about development with, for example, the Dekalb County school district. We looked at informal ways to keep each other informed and more formal ways through the ad hoc committee and BOMC. The other thing we talked about is partnerships.

We asked him about ways we could support the schools in our City. He suggested business partnerships, private partnerships, looking to the City to help facilitate those things. We talked a little bit about the Downtown Development Authority and businesses in our area. The third thing we talked about was public partnerships, which really means how can the City partner with the County to facilitate projects that are mutually beneficial to the City and the schools in our area. I bring these up here to see what ideas we may have about next steps to promote our relationship with the County.

Commissioner Fisher: I'd like to thank Commissioner Yelton for setting up the meeting. I think this was a great first step and he gave us some good ideas about how charter schools could work with the public schools, communication being key. I think there are some opportunities for us to partner with Avondale Elementary. Their basketball court is becoming a parking lot to they're struggling with playground space. They, along with the First Baptist Church, could maybe work together on that. Finally, just advertising what they have. For example, they have a state funded pre-k program that I knew nothing about. Most of the families with young children in the neighborhood I asked about it had no idea it was there either. It's free and it's a good opportunity for families to get engaged with the teachers there and build some good things going into the school because they really have done some nice things. They cleaned the front of the school and are working on the grounds. Also, we already have some folks in the community doing things over there. I think this was a good start to building that relationship.

Mayor Elmore: This is exactly what we have to do. It's not surprising that we didn't know things about each other. I appreciate the both of you setting up the meeting. The committee asked me to reach out to Dr. Andrews. I keep thinking about Lakeside and Oak Grove and other outstanding schools in the county and there's no reason we can't do that. This is how that gets started.

Commissioner Beebe: Thanks to both of you. Did he give any indication what is the biggest priority for them in how the City can help them?

Commissioner Yelton: Two things come to mind. Dr. Erwin was ready for some private or business partnerships. Part of that comes from the city's inability to give the school money directly, according to our current city attorney's interpretation of the rules. We accept that for now but in lieu of that we can solicit or facilitate these partnerships in some way. Another thing is having a meeting with Dekalb County School Superintendent Dr. Green as a next step to talk about our interests and come up with some specific ideas on how we can work together going forward.

Commissioner Fisher: Adela asked a good question: What have you seen that successful schools have done? He said business coming in and being part of the school not only financially but also by showing them real life examples of successful people out in the world. He asked us when the schools got "bad" and we said we didn't know, that it always had that reputation to us. But it took a long time to get that reputation and it will take a long time to turn that around. I think one thing people can do is tell others when they have a good experience at these schools. Let people know there is a free pre-k program there. Dr. Erwin has a child there now. We have a great principal there. I'm not sure if we've really engaged him as much as we could.

Mayor Pro Tem Giager: It's tough for me to talk about education in Dekalb County. It seems like every meeting I've had with them, it's always what can you do for us. Never the other way around. The situation is that at least 95% of the students there are not from Avondale Estates. Sixty-five to 70% of the students that enrolled there in August are not there in January. There is so much turnover because they live in apartments and are transient. I don't know what will solve the problem. And I'm not trying to be negative but I've heard this over and over for 30 to 40 years. There was a time when it was good. We do have community member who are involved at the school and the school system doesn't put any money into it. I understand the ad hoc committee can't get a meeting with Dr. Andrews. He wouldn't return calls or emails. They were pleading for the Mayor to help them reach out. I just want to put some perspective out there. I think reaching out is fine but it's always been a one-sided conversation.

Mayor Elmore: I'm realizing in government that you're never done fixing things. You constantly have to strengthen, renew, reevaluate. So if we don't keep the lines of communication open, nothing is going to change. I've never had trouble getting a hold of the principal. He's a busy man. He's got a huge job. He's come before us two or three times. I've met with him a couple of times. You just have to be patient. It's something we can't give up on. Again, I point to Oak Grove and Lakeside but it took a long time for them to build up to that. It's going to take us a long time.

Commissioner Fisher: Another thing that is different is that The Museum School is graduating their first class of 8th graders and those kids are going to North Druid Hills High School. Not all of them but a lot of them. We have more kids in the middle school than the elementary school. We have kids in Dekalb School of the Arts. So we're going to have more experience with our kids in the county schools than we have in the past. Another thing, Dr. Erwin had some concrete ideas for ways Avondale Elementary could help the charter school with. For example, they can help The Museum School buy supplies more cheaply and access to technology.

Mayor Pro Tem Giager: Why wasn't he offering you this in the first place?

Commissioner Yelton: I hear what you're saying, but Dekalb County serves 103,000 students. So look at our area compared to the entire area they serve. And go into it with a more positive attitude and approach.

Mayor Pro Tem Giager: I've been paying property taxes for a long time and I've never had one child in this school system. If you look at their financials and where they spend their money, it doesn't make sense.

Commissioner Fisher: It's going to be a long road, no doubt. They have a reputation in our community that they've earned. And we have a reputation with them that we've earned over time. It's going to take time to break down some of those barriers that have prevented us from working together in the past. It's just too important not to. People don't want to move here if they don't have a place to send their kids to schools. Changing things would help everyone's property values, our revenue stream.

Lisa Shortell/6 Clarendon Pl: I have done lots of volunteer work at Avondale Elementary. When Dr. Andrews sees us over there he has always been great. He came to our Second Century Avondale forum. I agree it will be a long road. It would be good if Avondale Elementary could be known for some program. There is a lot of STEM stuff going on over there. I just wanted to convey that they've always been nice and welcoming to me.

Commissioner Yelton: They do have the International Baccalaureate (IB) program there.

Mayor Elmore: The Museum School has all sorts of partnerships.

Commissioner Yelton: That's the core of the curriculum.

Dave Deiters/2 Clarendon Ave: I'm a long time resident who has never had a child in the Dekalb County school system but it's not going to get any better without a relationship so I applaud you for reaching out and trying to improve it. There are going to be transient kids but that doesn't mean we don't need to try and make it better.

Joe Anziano/3242 Wiltshire Dr: What percentage of the school is kids who live in Avondale?

Commissioner Yelton: It's a very low number.

Mayor Elmore: Yes, maybe 14 or 15 kids.

Commissioner Fisher: There are more young families moving into the neighborhood. The pre-k program has one class of 22 kids. They're talking about doing a second class. It's a good opportunity to get kids and their parents exposed to the school. If no one you know goes there, it's easy to assume it's bad. But news spreads here pretty quickly and some people having good experiences could be a great thing.

Joe Anziano/3242 Wiltshire Dr: I was hoping that annexing Stratford Green would increase the number of young families.

Commissioner Fisher: It would be interesting to know the number of kids in Decatur Terrace and Forrest Hills.

Commissioner Yelton: I can afford to send my school to private school but I don't. So it's not always a socio economic decision. We could talk to the few Avondale families that go to Avondale Elementary about their experiences and share them through our newsletter, as well as information about the pre-k program and IB program.

Paul Brown/3271 Kensington Rd: I think a hurdle is that families with young children don't want to be the first in. I've spent some time at Avondale Elementary and the environment there is very positive. I've been there twice for career day and the kids ask good questions. You have some that won't be there for the whole year but their test scores have risen. They're off probation. They have one year left of STEM certification. Unless you go there and experience it yourself, you don't realize how good it is. There are going to be good student and bad students.

Commissioner Yelton: And that's at every school.

Paul Brown/3271 Kensington Rd: We must keep attracting young families. It's too important to our community.

Item No. 5

South City Partners Vertical Mixed Use Redevelopment Update

City Manager Brown: South City Partners (SCP) did an informal review with the Architectural Review Board (ARB). It was formally presented to the ARB on March 25th with minimal recommendations from the ARB. A draft development agreement has been made but will stay in draft form until final plans are presented by SCP. The goal is for the BOMC to discuss it sometime in May. The project appeared before the Planning and Zoning Board (PZB) this past Monday night. The PZB now has 60 days to give the BOMC their recommendations. They have to hold a public hearing and a meeting to deliberate on that. City staff is awaiting dates for that. Last week, SCP contacted City staff to say there would likely be some changes to the exterior of the project. We're not sure how extensive those changes will be but more than likely they will have to go before the ARB again. Therefore, there could be a change in the development agreement. Hopefully we'll have those changes by the end of this week.

Commissioner Beebe: How did things go with the PZB?

City Manager Brown: They had the plans about 2 weeks in the beginning. They got the development agreement just hours prior to the meeting so they hadn't really had a chance to look at that. SCP was here and answered a lot of questions. It was a good meeting. They have 60 days which is around the middle of June.

Commissioner Yelton: Sounds like things are moving smoothly. Are there any concerns or is this just an update to let us know that things are moving the way they should be moving?

City Manager Brown: Things are moving the way they should be moving. Again, until we see what changes they make to the exterior we just won't know the next step.

Commissioner Yelton: Who initiated that revision?

City Manager Brown: South City Partners.

Commissioner Yelton: Why?

Mayor Elmore: I hear they were wanting to reduce some of the brick and use a different material. It's just a cost reduction move. They wouldn't replace the brick over the entire building, just in parts.

City Manager Brown: They did mention that construction costs are really high right now. They said since they first started looking at this project costs have risen 20% for materials.

Mayor Pro Tem Giager: The changes are probably from analysis of the workability of the plan. If they can make 185 apartments profitable for that size structure. That may have to do with why they're cutting costs. I think it's a great development and I know the planning and zoning board is going to do a great job. They're very thorough but they do a super job and are very detailed. We're very lucky to have those volunteers working on this project. I hope we get everything through pretty quickly and get that started.

John Pomberg/3288 Kensington Rd: I'm on the planning and zoning board and they told us the other night it would be 196 units, plus or minus five. The average square footage would be 855 square feet. The largest being 1,273 and the smallest would be 627.

Mayor Elmore: Matt Delicata, who is on our DDA, says that in general apartment sizes are going down. It's not really a cost thing. It's just more of a response to millennials and just where the market is going.

Candace Jones/9 Fairfield Dr: When will the documents be on the website?

City Manager Brown: As soon as we get the final drawings from South City Partners. The presentation that was given at the planning and zoning board meeting is already on the website.

Item No. 6

Board of Mayor and Commissioners Compensation Ordinance

Mayor Elmore: We do have a copy of the ordinance. It provides the mayor receive a stipend of \$600 per month and commissioners would receive \$400 per month. It would become effective January 1st, 2018.

Mayor Pro Tem Giager: Like I've said, the only way I would vote for it is if it's options. The way this is written, I would vote no.

Commissioner Beebe: I agree somewhat with Terry but I agree the mayor should be paid and commissioners shouldn't. I can live with the ordinance, however.

Commissioner Yelton: This is in line with what we talked about. It does mention stipend versus salary which I had requested. I agree with it.

Commissioner Fisher: I'm fine with it too. I don't have much more to add.

John Pomberg/3288 Kensington Rd: It stinks.

Candace Jones/9 Fairfield Dr: Does that exclude you from getting a telephone or other expenses reimbursed?

Mayor Elmore: We are going to city email. We'll discuss phones next and we haven't discussed expenses any further.

Candace Jones/9 Fairfield Dr: I think the mayor should be reimbursed because he's expected to do more. I do think \$400 a month for commissioners is a little steep considering the size of our city. I'd rather you spend that money hiring staff that can do the operational work.

David Sacks/89 Dartmouth Ave: Wasn't it brought up in a previous meeting that other cities were looked at and we were the only one that didn't compensate our board?

City Manager Brown: Yes, we looked at about 18 different cities and Avondale Estates officials were the only ones not receiving compensation.

David Sacks/89 Dartmouth Ave: Just based on that I would support it. It sounds like a reasonable and right thing to do.

Joe Anziano/3242 Wiltshire Dr: I think it's about time. I see how much time the Board puts in and I don't think it's a lot of money. I think it's the right thing to do.

Mayor Pro Tem Giager: It might not sound like a lot but the compensation totals about \$26,000 a year. What really scares me about this is that once it's passed it could get raised higher and higher at any time. To me, government is part of the people. That's just the way I feel.

Commissioner Beebe: I don't think \$400 is going to mean anything to anyone running for office. You don't do it for the money. I think it's a nice recovery of your time and expenses. I'd actually feel better increasing the mayor's amount and cutting out the commissioner's pay.

Mayor Elmore: I think we all put a lot into this.

Commissioner Yelton: We should look at this from other perspectives. When you're older and have retired and built up enough financial stability that you're able to give back, that's great. But we also want representation from families with young children. If they need to get a babysitter that could be a deal breaker as to whether or not they run. It may not sound like a lot but it's also the message that we're sending. Compensation is more than just cash.

Mayor Elmore: I agree with that. I would like to stick to the numbers already in the ordinance. If we do away with commissioner pay then I would say do away with all of it. If the commissioners don't get compensated then I shouldn't either. I think we're all working a lot.

City Manager Brown: We would need to have three readings of the ordinance and the first one could be this coming Monday night. Then it could be read at our regular meetings in May and June. It also has to be advertised properly before a final vote. And it's not official until after that final reading.

Commissioner Fisher: Can you change it during that process?

City Manager Brown: Yes. But any time you touch an ordinance, it requires three readings. Also, there is already an ordinance about expenses. If the Board decides what can be expensed that will need to be done in a resolution.

Commissioner Yelton: This is just a follow-up from our last discussion where we talked about the results of our strategic planning session. We've reviewed the overall summary and the categories of items that we agreed to as a Board that would make up some of our priorities. We talked about infrastructure, downtown development, education, and communications. During the retreat, we did create an action item list for those areas. So I wanted to talk about what the next steps might be. I think we should take the checklist that the facilitator prepared and start assigning them right now. The good news is that we're already working on many of these.

Mayor Elmore: We need to make sure none of the goals in the comprehensive plan and downtown master plan aren't overlooked.

Commissioner Yelton: I like that idea. We should make sure they all align.

Mayor Elmore: This is a great start but I think we should include other items that may be in the other plans. I know the comprehensive plan is about to get updated and the downtown master plan was just updated. We need to make sure we've done that before we adopt a list formally.

Commissioner Yelton: I don't mind taking that on and getting together with City Manager Brown.

Mayor Elmore: I would like to participate in that too. It would make this a longer list but we can't ignore what's been done before.

Commissioner Fisher: My hope is that under downtown redevelopment, the intragovernmental agreement (IGA) with the Downtown Development Authority is done way before that. Now that the DDA is fully staffed I'm excited to start working on that.

Mayor Elmore: Are the documents prepared by the strategic planning session facilitator on the City website?

City Manager Brown: Some of it is but we have not received final versions of those documents.

Mayor Elmore: Then we definitely need to work on it.

Commissioner Yelton: So we can make sure it aligns with the comprehensive and downtown master plan and then finalize it.

Mayor Elmore: I think we need a final version on the website and then discuss it again at the next work session. Right now the public has no idea what we're looking at. But the three of us should get together soon and start working on it. It would be nice once we get this on the website if we had a way of going in and checking things off as they are done.

Commissioner Fisher: I think we're going down the right path. I like the idea of being able to check things off so people will know what we've accomplished.

Commissioner Yelton: Some things will be easier than others and some will be ongoing.

Commissioner Beebe: My concern is the time involved in doing something like this. We already don't have enough time to get everything done. I worry that we vote on things we haven't talked out enough.

Mayor Pro Tem Giager: A lot of these things I don't think we really discussed in our retreat. I think we were just brainstorming and items ended up on this list. I have similar concerns as Randy's. We have a city manager that we pay to run the City. He already does these things. There is so much language here that is subjective to me. Things here are painted with such a broad brush. Often I can't see anything that's actionable. We only have one city manager and I am protective of his time working on something like this.

Mayor Elmore: Since we've invested so much time into this, I think we should take things item by item and decide if it's under our purview and if it's actionable.

Commissioner Yelton: Could Mayor Pro Tem Giager go through the list and highlight the items that are nebulous? Or how about highlighting the ones you feel are good?

Mayor Pro Tem Giager: I can do that.

Commissioner Yelton: The reason we did this is because it's best practice. It's what high performing cities do.

Mayor Pro Tem Giager: I need something more concrete. We establish ordinances and policies and the city manager carries them out.

Mayor Elmore: I just want everyone to take a look at this first. Maybe we can have a different kind of meeting about this and not try to tackle it in the next work session.

Commissioner Fisher: There isn't one topic we're not already working on or that's not in our purview.

Commissioner Beebe: The IGA is a good example to me because the first goal under downtown development is define the relationship between the BOMC and DDA. Now will the IGA take care of that?

Commissioner Fisher: Yes.

Mayor Elmore: Let's each go through this. If it's not clear or actionable or if it's not something we should be doing. I think we need clarity on that anyway. If we're doing things we shouldn't be doing we need to know that.

Commissioner Fisher: City Manager Brown, if we were overstepping you would let us know, right?

City Manager Brown: Absolutely.

Mayor Elmore: A lot of this is driven by our desire to make this a better place. We want to be accountable and prioritize things that need to be done. City

Manager Brown does a fantastic job. But we want to help. We don't want to meddle or take anyone's territory.

David Sacks/89 Dartmouth Ave: I'd like to applaud you for taking on this long term thinking and systematic approach to where the city is going. I bet the charter would indicate that thinking about the future is more of a function of the Board instead of the City Manager.

Lisa Shortell/6 Clarendon Pl: I'd also like to applaud the Board. It's great to see you structure and organize this information. I think it's a good idea to also look at the comprehensive plan and downtown master plan.

Candace Jones/9 Fairfield Dr: I also want to commend you. I think you're moving in the right direction. Maybe a quarterly status update would be good because, as the Mayor said earlier, it's never done.

Martha McDermott/6 Kingstone Rd: Some of the bigger things will have to be an active, live checklist. They will continue to be challenged.

Mayor Elmore: I do think it's the Board's job to look long term. Keep in mind, this is something we work with the City Manager on, not against him. It's teamwork.

Sam Collier/DDA: I'm glad you did this. I'm a big believer in strategic plans. They also show the public what your priorities are. I'm pushing the DDA to do one as well.

Item No. 8

Resolution for City Manager to Hire Contractor to Install Sidewalk Addition on Wiltshire Drive From Sussex Road to Forrest Boulevard

City Manager Brown: I've received requests to extend the sidewalk from Sussex Road to Forrest Boulevard on either side of the street. I've received two quotes. One was for about \$13,000. The other quote was about \$16,000. It will be tough to do it on the south side of Wiltshire Drive. The City has applied for a \$26,000 grant. The City has a 25-foot right of way but it ends short of the intersection that is the border of the City. Dekalb County owns the right of way that we do not own. They are willing to work with us so far. If a sidewalk is built on the south side of the street, a retaining wall will have to be built. Also, that driveway there is on an incline. For those reasons, we don't recommend doing it on that side of the street. So the City has the right of way up to the yard of the homeowner on the corner. Dekalb County has the right of way for that property. We will have to talk to that homeowner so there could be issues there. I cannot move forward because both estimates are above the threshold for what the city manager can spend. But it would allow for safe passage for anyone on that block. I have received lots of calls and emails about this being a safety issue.

Mayor Elmore: For those of us walking our kids to school, the road narrows down right there. There are bushes right up against the road. A lot of kids going to school have to walk or ride their bikes out into the road right there. It's not safe. This would help. I think it's a valid concern.

Commissioner Fisher: And residents pretty consistently park on the street.

Mayor Pro Tem Giager: I think before we move forward we should touch base with that property owner on the corner who is in the county. Also, I didn't hear anything about this until the park closed. Now that the park is opened, I wonder if it will still be a problem.

Mayor Elmore: For a lot of families in Avonwood, Majestic Acres, and Clarendon, this is the most direct route.

Mayor Pro Tem Giager: I don't have a problem with it. I think it's a great idea. But I don't think we should be getting proposals until we know if that homeowner on the corner is going to be agreeable.

City Manager Brown: That is part of the reason we're here tonight. If the Board wants me to move forward, I will start contacting property owners, power companies, and so forth. I got quotes just to get a feel for how much it would be.

Commissioner Yelton: I fully support it. It gives a safe alternate route. It might also relieve some congestion around the park. Walkability and infrastructure are all important to us. It would also be a good project to do with the county to build that relationship.

Commissioner Fisher: I'm a big supporter of it too. I think it would alleviate some of the morning traffic. Kids that go to The Friends School could use it to ride bikes to school as well.

David Sacks/89 Dartmouth Ave: I agree that walkability is very desirable. It seems to make sense. It's a small project for a contractor so if any other similar work needs to be done it could all be done at the same time and may save money.

Mary Ann Anziano/3242 Wiltshire Dr: I wish we had sidewalks the entire length of Wiltshire. I see kids walking a long way to and from school.

Candace Jones/9 Fairfield Dr: Do we have a priority list for sidewalks?

City Manager Brown: We have a list where trip hazards are concerned. We do not have a list for new sidewalks.

Candace Jones/9 Fairfield Dr: I suggest we do that. It sounds like it would be a good idea to build a sidewalk all the way down Wiltshire. This is the benefit of a long range plan.

Mayor Elmore: Do we know how much sidewalks cost per foot?

City Manager Brown: The average cost is \$250 per square. The price goes down the more work that's done.

Candace Jones/9 Fairfield Dr: Is the City paying for the sidewalk that's in Dekalb County?

City Manager Brown: Yes. We have applied for a \$26,000 grant. We get three bids if it's under \$20,000. But there are only a couple of masonry

companies that we really like. We've had bad experiences with others that didn't do quality work.

Mayor Pro Tem Giager: It would cost about \$3,000 to put a sidewalk in front of the smallest lots in the City. I think funding streets and curbs for storm water control is more important right now. The exception being tripping hazards and other safety issues with sidewalks.

Martha McDermott/6 Kingstone Rd: Our road still doesn't have new curbs. What's the status of that?

City Manager Brown: The plan is to still do those.

Lisa Shortell/6 Clarendon Pl: What if we get the grant and don't use the full \$26 thousand? Can we use it for something else?

City Manager Brown: It's project specific.

Commissioner Beebe: If we're just doing a sidewalk on the north side of the street do we need a bike lane or cross walk?

City Manager Brown: The law calls for a crosswalk wherever there is a stop sign like at that intersection. But we can paint them.

Commissioner Fisher: You could also put crosswalks at the intersection of Wiltshire and Dartmouth.

Mayor Pro Tem Giager: Traffic really backs up on Clarendon at the intersection of Wiltshire in the mornings.

Commissioner Fisher: And again, there are residents that park on the street along Wiltshire and that makes it worse.

Commissioner Yelton: Does City staff paint crosswalks?

City Manager Brown: City staff does touch up work on crosswalks but that's it. We have an intragovernmental agreement with Dekalb County to do the striping. Public Works Director Oscar Griffin is working with them right now to get other crosswalks repainted.

Mayor Elmore: I am in favor of the sidewalk as well. Let's put this to a vote at Monday night's meeting.

City Manager Brown: I would like to have this done before school opens in August.

Item No. 9

Resolution for City Manager to Purchase Lawnmower for Parks

City Manager Brown: The lawnmower the City is interested in buying is the same kind we have now, just a bigger cutting deck. We have had the current one for 10 or 11 years.

Mayor Elmore: I would support that.

Commissioner Fisher: I support it as well. Is your spending threshold too low? Does it slow down your ability to make purchases?

Commissioner Yelton: What is the spending limit for other cities?

City Manager Brown: We could look into that. It would need to be changed with an ordinance.

Commissioner Fisher: We could always lower it as easily as raise it, right?

City Manager Brown: Correct.

Commissioner Yelton: I would like to know what other cities use as a percentage of budget. I think we could be using this time more wisely. We know the city manager is doing a great job and we trust him. His spending threshold should reflect that.

Commissioner Beebe: I agree the lawnmower should be purchased.

Mayor Pro Tem Giager: I also support buying the lawnmower. I think we should look at raising the spending threshold too.

City Manager Brown: I can look at what other cities are doing and bring that information back to the Board.

Commissioner Yelton: It's not the only check and balance though. There is the finance director and auditors.

John Mizell/3302 Wynn Dr: Are there sprinklers installed at the park?

City Manager Brown: No, that was one of the cost cutting measures before the estimate was approved.

John Mizell/3302 Wynn Dr: That could be a problem.

Commissioner Yelton: Are there other costs that could be coming up that may not be in the budget?

City Manager Brown: Not that I'm aware of.

Mayor Elmore: We will vote on this Monday. I think we should look at what other cities are doing as well.

Item No. 10

Resolution for City Manager to Hire Contractor to Repair Bird Sanctuary Steps

City Manager Brown: There is a historical monument at the top of the steps between the lake and the bird sanctuary. Some of the flagstone is missing or loose in those steps. Some of the mortar is coming loose. The quote I got was to replace those pieces and rejoin everything. That should make it last at least another 50 years.

Commissioner Beebe: Do people use those steps?

City Manager Brown: A lot of children use them to get into the bird sanctuary.

Commissioner Beebe: Then I think we should repair them.

City Manager Brown: Even if they weren't used often, the fact that there are steps there invites people down there and that could be dangerous.

Commissioner Yelton: I support it. It sounds like it's a safety issue and we need to address it.

Commissioner Fisher: I've been down there a few times and it's not safe. I think it would be great if the steps weren't so steep but I don't think they're used enough to warrant that. According to the plaque, they're about 70 years old.

Mayor Pro Tem Giager: I think we need to take care of that area.

David Sacks/89 Dartmouth Ave: It's important to take care of historical monuments and the contractors who do the work need to keep the integrity of it. The material should be matched carefully, etc. The work done on Carl's Corner was really good.

City Manager Brown: That was Jollay Masonry. The same people gave us the quote for the steps. We like to keep it local if possible.

Joe Anziano/3242 Wiltshire Dr: Wasn't there a plan to do something with the bird sanctuary?

City Manager Brown: Yes, it was in the lake master plan. The plan can be done in stages. Right now, the City is focusing on the north woods. That's an ongoing project. There have also been concerns about contaminants and birds in the bird sanctuary area.

Commissioner Beebe: That area may be off limits for any changes.

Commissioner Yelton: Is there any grant money available?

City Manager Brown: Not currently.

Mayor Elmore: I agree that it's a historic monument and we need to take care of it. This can be voted on Monday.

Item No. 11

Public Comment

Candace Jones/9 Fairfield Dr: Is there still a plan to have the storm water issue looked at?

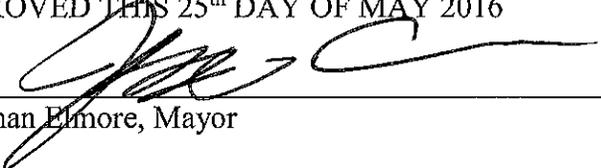
Mayor Elmore: Yes. That's currently being discussed.

Item No. 12

Executive Session – Real Estate

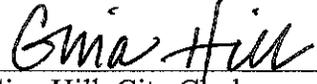
Mayor Elmore announces to the public that the Board will be entering into an executive session concerning real estate.

APPROVED THIS 25th DAY OF MAY 2016



Jonathan Elmore, Mayor

ATTEST:



Gina Hill, City Clerk