



**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
JANUARY 27TH, 2021
IMMEDIATELY FOLLOWING REGULAR MEETING
VIA ZOOM**

MINUTES

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

Staff Present: Patrick Bryant, City Manager
Paul Hanebuth, Asst. City Manager
Shannon Powell, Asst. City Manager
Rebecca Long, Communications Manager
Gina Hill, City Clerk
Stephen Quinn, City Attorney

Item #1 Meeting Called to Order

Item #2 Adoption of Agenda
Commissioner Laratte motioned to adopt. Mayor Pro Tem Fisher seconded. All ayes.

Item #3 **Project Management Agreement with Fabric Developers**
An agreement between the Urban Redevelopment Agency (URA) and the developer is necessary to facilitate the construction of the Town Green.

City Manager Bryant explained the draft of this agreement was just received that day. He recapped earlier agreements between Fabric and the Urban Redevelopment Agency (URA). Those were amended when financing could not be obtained by Fabric at the time (due to the pandemic) to complete the commercial portion of the project. This changed the project from being a public/private partnership to being a public works project and requires this agreement to ensure laws surrounding solicitation of bids is followed. The agreement also covers a couple of other items regarding Fabric acting as project managers. If the BOMC approves this agreement at the next regular meeting then Fabric will issue a Request for Proposals (RFP) for construction immediately the next day. Mr. Bryant added more detail about what would happen after that. Commissioner Merriam asked if the BOMC would not be able to see the evolution of the plans approved last spring. Mr. Bryant said that approved plans are usually not brought back before a board ahead of

construction drawings. Ms. Merriam is concerned because some elements had not been solidified last spring and she was told there would be updates. Mayor Pro Tem Fisher said it was his understanding that if the construction drawings have to match the concept the BOMC previously approved. Mr. Bryant agreed that was correct. Ms. Merriam was disappointed that they haven't seen the evolution of the design over time. Mr. Fisher asked about some of the details of the agreement and City Manager Quinn responded with a timeline for when some of the legal issues would be addressed. Ms. Merriam asked about payment timing for the contractor and project manager. Commissioner Laratte asked if the original memorandum of understanding (MOU) was still valid. Mr. Quinn felt the MOU is still active and has been complied with. Mr. Laratte asked if the development could be rebid out at any point. Mr. Bryant recommended the BOMC/URA continue working with Fabric. Mr. Bryant did not believe there would be any changes to this draft before the vote. Ms. Merriam asked that the draft be posted for the public.

Resident Stacey Bearden asked if the original commercial development was now going to be a food truck park. Mr. Bryant explained that Fabric could not get financing at the moment for the original plan because of the pandemic. Mr. Elmore said he's committed to having commercial development there. There was more discussion about the proposed plan. Johnny Garcia asked who would manage the food truck park. Mr. Bryant said it is city-owned property but the details haven't been worked out. Mr. Fisher reiterated this was an interim solution.

Item #4

Policy for Expressing Condolences

The BOMC will discuss a policy for paying respects when any employee of DeKalb County or any of its cities dies or is killed in the line of duty. They will have a draft resolution to review.

Mayor Elmore felt this was a well-written resolution. He added a councilman from Tucker just passed away and he expressed his condolences.

Item #5

Discussion of Change in Ordinance Reading Process

Discussed at previous meetings, the BOMC is considering decreasing the number of readings required to pass an ordinance.

Mayor Elmore recapped this issue and asked for comments. Johnny Garcia asked if the meeting schedule was driving this change. Mr. Elmore explained that it's just part of the motivation and gave other reasons. Commissioner Shortell weighed in and Commissioner Merriam explained why she's against the move. Mr. Garcia suggested looking at a tiered system for ordinances and how many readings they would require. Ms. Shortell responded that the BOMC can slow down the process as much as they like under this amendment. Commissioner Laratte liked the flexibility with this option. He suggested residents be engaged to stay abreast of what's going on.

Item #6

Sanitation Fees for 2021

First discussed at the previous work session, staff and the BOMC will continue to talk about sanitation fees for the coming year. Commercial sanitation fees need to be set at the first regular meeting in February.

City Manager Bryant discussed the information staff had sought to inform any changes in sanitation fees and/or service. One was the landscape maintenance plan and the other was responses to the request for proposals (RFP) for sanitation services. Assistant City Manager Hanebuth went through the memo he wrote on the topic and the options outlined within it. Commissioner Laratte asked if any businesses have stopped using city sanitation services. Mr. Hanebuth said there were a handful. Mr. Laratte asked more about revenue and subsidizing that fund. More discussion followed, some regarding the RFP. Commissioner Shortell said she currently supports option #1 in the memo but would like a recommendation from staff once the RFP responses are evaluated. Mr. Bryant said he'd like to provide the BOMC with every possible option with as much information as possible. Mr. Hanebuth noted the commercial sanitation fees need to be set at the next regular meeting. Mayor Pro Tem Fisher asked that residents be patient while they gather information about best practices. Mr. Laratte asked what was the driver behind this analysis. Mr. Hanebuth responded they had to go through the RFP process anyway for recycling. Mr. Hanebuth and Mr. Bryant both said this exercise was to gather as much information as possible and then let the BOMC and public make a value judgement about what is worth the cost and what is not (for example, back door service and twice a week pickup). Commissioner Merriam also support option #1 with the current information.

Item #7

Zoning Review Process

A discussion of the current and possible changes to the zoning review and approval process.

City Manager Bryant said the first draft of the new zoning code written by Clark Patterson Lee is done and this presentation will be about process; what process would a builder or developer follow when coming to the city. Assistant City Manager Powell offered that this is all about governance and not details. Ms. Powell went through her presentation which focused on who makes decisions about what. Commissioner Merriam said she would need time to review the information. Mayor Elmore listed some items covered that he's pleased to see. Commissioner Shortell did the same. Mayor Pro Tem Fisher commented about what he hoped these changes could achieve. Commissioner Laratte asked about enforcement. Ms. Powell said permits and code enforcement will provide that. He also asked about aesthetics. Mr. Bryant said that was built into the code and this presentation was just about process. There was an exchange about how this affects commercial versus residential properties. Mr. Bryant encouraged board members to come speak with him or Ms. Powell about feedback or questions. Ms. Merriam asked when this would be made public and about future meetings on this subject.

Item #8

Discussion About 4th of July Fireworks

City Manager Bryant said he was prepared to contract with our usual fireworks vendor for July 4th, 2021 but he wanted to hear from the BOMC first. Mayor Elmore asked him the state or county had provided any guidance. Commissioner Laratte asked if the city would lose money if the show was cancelled. Mr. Bryant said there is a timeline where more money is lost the closer it gets to July 4th. He added that this expense is budgeted. The BOMC was supportive of moving forward.

Item #9 Public Comment

Johnny Garcia asked the BOMC to consider trees and leaf collection when thinking about changes to sanitation policies. He also felt there would be a safe way to have the fireworks this year.

Commissioner Laratte motioned to enter into executive session at 7:55 pm. Mayor Pro Tem Fisher seconded. All ayes.

Item #10 Executive Session – Real Estate

Commissioner Merriam moved to exit executive session at 8:23 pm. Commissioner Laratte seconded. All ayes.

Item #11 Adjournment

Commissioner Laratte moved to adjourn. Commissioner Shortell seconded. All ayes.

APPROVED THIS 24th DAY OF FEBRUARY 2021



Jonathan Elmore, Mayor

ATTEST:



Gina Hill, City Clerk