



**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
AUGUST 9TH, 2023
21 N. AVONDALE PLAZE
IMMEDIATELY FOLLOWING REGULAR MEETING**

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
Shannon Powell, Asst. City Manager
Ellen Powell, Communications Manager
Gina Hill, City Clerk
Stephen Quinn, City Attorney
Harry Hess, Police Chief
Tammy Martinez, Communications Coord.
Helen Menefee, Admin. Coordinator
Lori Leland, Permitting Coordinator
Kristen Moretz, Capital Projects Manager

Item #1 Meeting Called to Order

Item #2 Adoption of Agenda
Commissioner Laratte motioned to adopt the agenda. Commissioner Merriam seconded. All ayes.

Item #3 **Presentation of the Kensington Station Transit Oriented Design Plan Given by MARTA Representative**
Debbie Frank, Director of Transit Oriented Development at MARTA, gave a presentation about MARTA's plans for the Kensington station and surrounding area. The plans include greenspace, soccer fields, commercial and residential developments. Members of the BOMC shared comments and posted questions. Questions covered issues like safety, security, parking, traffic, ridesharing, affordable housing percentage, recreation space, grocery stores, electric vehicle charging stations, and more.

Item #4 **Discussion of Second Round of SPLOST Distribution**
City Manager Bryant explained that SPLOST will be on the November election ballot. Dekalb County and its municipalities are preparing to develop a final intergovernmental agreement (IGA) outlining SPLOST distribution percentages.

SPLOST is projected to collect roughly \$125 million per year assuming 2% growth over a six-year period. Mr. Bryant listed the steps the city must take to get the SPLOST item on the ballot, including signing the IGA, passing a resolution, and approving the ballot question. The draft ballot question says the city can spend SPLOST funds in three areas – roads/sidewalks/pathways, stormwater infrastructure, and other capital needs. The city must also assign percentages to each of those categories. Those percentages can be changed at any point. Mr. Bryant said a proposal before the Dekalb Municipal Association (DMA) and county would more change the way funds are distributed, making it more equitable and he explained what that would mean. If the proposal is accepted, it would change the city's collection from about \$3.6 million over six years to about \$7.2 million. He noted that many of the city's needed capital projects would also benefit the county. All the legal documents must be finalized by September 8th for the item to get on the ballot. There was discussion of ways to use the money as well as process.

Item #5

North Woods Project Update

City Manager Bryant explained that since this is such a large project and summer rain has been extreme at times, he felt it was important to give regular updates. Capital Projects Manager Moretz gave the update with large drawings for visual aid.

Item #6

Public Comment

Bill Hover had questions about how the MARTA development would impact the city and the North Woods project. He was concerned about standing water after the rains. John Mizell was concerned the MARTA project could drastically increase traffic. He also asked about SPLOST spending the last few years. Mr. Mizell felt street paving should be a SPLOST priority.

Item #7

Adjournment

Mayor Pro Tem Fisher motioned to adjourn. Commissioner Shortell seconded. All ayes.

APPROVED AUGUST 23rd, 2023



Gina Hill, City Clerk