



**DRAFT MINUTES OF THE  
SPECIAL CALLED MEETING OF THE  
MAYOR & COUNCIL and  
URBAN REDEVELOPMENT AGENCY  
CITY OF DULUTH, GA  
JUNE 28, 2021**

**Council Present:** Mayor Harris, Councilmembers Bomar, Thomas, and Whitlock, City Manager, Department Directors, City Attorney  
**Absent:** Councilmember Kelkenberg

***URA Present:*** *Brandon Odum and Nancy Harris*  
***Absent:*** *Kelvin J. Kelkenberg*

**Mayor Harris called the meeting to order at 5:30 pm.**

***URA Chair Brandon Odum called the meeting to order at 5:30 pm.***

**I. NEW BUSINESS**

**1. TAX ALLOCATION DISTRICT/URA SHORT-TERM WORK PROGRAM**

Staff provided a presentation detailing the five-year short-term work program of the Urban Redevelopment Agency (URA) and City Council relating to the Series 2021 URA Bond and the Intergovernmental Redevelopment Cooperation and Assistance Agreement.

City Engineer Margie Pozin came forward and presented an update on the current URA capital projects.

1. Traffic signal at the intersection of Davenport Road and Buford Highway and quiet zones with pedestrian access on all four approaches. Coordination with utility, railroad and the developer is ongoing. Project will move to construction once the right-of-way is acquired, structures are demolished and encroachment permits are secured with Georgia Department Of Transportation and Norfolk Southern Railroad. Roadway construction is estimated to begin in 12-15 months.
2. Davenport Sewer Extension. SODO, a developer, will be installing the sewer line along Davenport Rd just short of Buford Highway as part of a separate project for the City of Duluth. This will prevent the City from having to go back and install sewer in the future along Davenport Road and provides a cost saving.

Asst. City Manager/Finance Director Ken Sakmar came forward and presented an update on the current TAD obligations rolling over to the URA. Resolution #1 (Regional Detention Pond) has a \$0 balance. Resolution #2 (District at Duluth) has a current balance of \$731,000. Resolution #3 (Greystar-Everleigh) has a balance of \$900,000 and Resolution #4 has a balance of \$2.1M.

Planning Director Bill Aiken came forward and presented the proposed joint projects within the TAD. The Thrive property located on Main Street is a 22,00 sq ft office building with a restaurant and coffee shop along with public parking. There will also be two train viewing platforms. The Paver Lot Conversion Project will include a building (the "Jewel Box") and public areas. A large piece of playable art will be incorporated next to the Jewel Box along with ADA width walkways to Taylor Park. Another project is the streetscaping in front of the library on Main Street. The last project is downtown drainage improvements.

Mr. Sakmar explained the total project costs relating to the Series 2021 URA Bond. The total remaining is \$7.5M for additional projects.

Mr. Aiken came forward to discuss project options for the remaining balance of the Bond. The areas of focus are residential, office/retail space, and mixed-use projects. The following options were presented.

- A. TAD Area A - Property along Buford Highway from Davenport Road to the car wash – Current use for the area is a car wash, storage, single and multi-family homes along with four vacant undeveloped tracks of land. The site line area includes two property owners that are under contract with a home builder and will be submitting to zoning this year. There is also the need to extend Buford Highway medians from Davenport Road to the Sherwood Crossing phase.
- B. TAD Area B1, B2 and B3 - Development and re-development of property from Davenport Road to West Lawrenceville Road along Buford Hwy. B3 is the most popular of the three areas and best used for office space and a detached parking deck. The second option for B3 is redevelopment of the current building for office and restaurant space.
- C. TAD Area C – West Lawrenceville Road to Brock Street for residential use with townhomes front facing on Buford Hwy.
- D. TAD Area D – Jones Street NW to Doraville Street along Buford Highway potential for residential use.
- E. TAD Area E – Duluth Highway to Jones Street NW along Buford Highway is a large area with multi uses.
- F. TAD Area F – Buford Highway facing businesses are Magnolia Medical Clinic, Dairy Queen and various retail businesses, Procter Square Apartments and the Hall Circle area. Ten years ago this area was envisioned as residential with an option for a regional detention pond. Mr. Aiken illustrated three retention pond developments

that are attractive recreation spaces and an overlook for multi-family housing.

- G. TAD Area G – Area next to the police department that is a pine straw lot that can be turned into additional parking and moving the police vehicle repair shop to a new building.

The City Council and Urban Redevelopment Agency jointly recommended the following three priorities for the projected \$7.5M of the Series 2021 URA Bond.

1. TAD Area B3
2. TAD Area A
3. TAD Area F with the correct developer or office space

## **II. ADJOURNMENT**

***A motion was made by URA member Harris, seconded by URA member Odum, to adjourn at 6:50pm.***

***Voting for: Members Harris and Odum***  
***Motion carried.***

**A motion was made by Councilmember Bomar, seconded by Councilmember Thomas, to adjourn at 6:50pm.**

**Voting for: Council members Bomar, Thomas, Jones, and Whitlock**  
**Motion carried.**

### **WORK SESSION NOTES MAYOR AND COUNCIL CITY OF DULUTH, GA**

**Mayor Harris called the meeting to order at 7:00pm.**

## **I. PUBLIC COMMENTS**

No comments received.

## **II. DISCUSSION ITEMS/PRESENTATIONS/UPDATES**

1. STORMWATER UTILITY FUND UPDATE

Planning Director Bill Aiken came forward to present the recent activities in the stormwater utility fund. He introduced Josh Arnold, the Stormwater Supervisor who has been with the program since inception. Mr. Aiken noted that the Stormwater Division inspects 38 ponds per year, 690 structures, eight miles of pipe, two miles of ditches, 104 outfalls, 48 HVPS (gas stations and mechanic shops), two industrial inspections, one municipal water quality study (Bunten Road), and two impaired stream tests. He also discussed the priority list that is posted on the City website. The current priority list includes 84 projects at the cost of \$4,335,000 however this does not include recent CCTV inspections (remote control car in the pipes, cleans debris, identifies failing pipes, and assesses severity of damage not visible by a field inspector). CCTV inspections in FY21 included Woodhaven, Charleston Bay, Grove Park, Willbrooke, Ennfield, Bromley, Norman Downes, and Peachtree Walk. A total of 368 pipes were inspected.

Councilmember Bomar asked how the neighborhoods were selected for the CCTV inspection. Mr. Aiken noted that two zones are selected each year and three neighborhoods per zone are then inspected based on the most failing infrastructures. Mr. Aiken continued the presentation by showing numerous illustrations of the CCTV footage.

In FY21, 28 projects were completed at a total cost of \$888,171 which made up 68% of the budget for construction.

Mr. Aiken also noted current issues and concerns relating to non-HOA subdivisions with private infrastructure that are failing. The City has 56 neighborhoods with detention ponds, 82 ponds in neighborhoods, and four neighborhoods with detention ponds and no maintenance strategies. The City has an opportunity to develop Access and Maintenance Agreements, along with Special Assessments to repair the failed ponds as well as maintain the ponds as many other cities and jurisdictions are currently involved in.

Staff asked the Council to consider options for future repair and maintenance of these ponds and provide direction to investigate agreements and costs for the four neighborhoods in current need. Staff was directed to investigate how other cities are managing repair and maintenance of such ponds and report back to Council.

## 2. MAIN ST ENHANCED SIDEWALK - GREENSPACE CONCEPTS

{A}

At previous meetings, Mayor and Council discussed the opportunity to beautify a property that would otherwise be used for a stormwater management practice (aka "BMP") along the Main Street Enhanced Sidewalk project. City Engineer Margie Pozin came forward to present two options for the Council to consider. Option #1 is The Overlook, where guests would observe the space that includes a pollinator meadow that is low maintenance, wildflower mix of color that will be established by year two and only dormant for four months of the year. Option #2 is the Hideaway, where guests could interact with the space and includes trees with a quieter space. Both options cost \$70,000 including trash receptacles and dog stations. Option #1 allows for potential future development without impact to the rest area. Option #2 allows for quieter seating away from the road. Council unanimously selected Option #1.

### **III. MATTERS FROM COUNCIL**

Councilmember Bomar announced that she is not seeking re-election to Post 1 and stated that she is working with Jamin Harkness who plans to run for office. She looks forward to remaining engaged in the community.

Councilmember Whitlock announced that he has reached out to View Point Counseling Services regarding incorporating an on call mental health counselor in the police department. Our police department is already participating in training to identify mental health needs. In addition, Councilmember Whitlock has had conversations with an organization that assists with preventing evictions.

### **IV. ADJOURNMENT**

**Meeting adjourned at 8:10pm.**

*The next regularly scheduled meeting of the Mayor and Council will be held on July 12, 2021 at 5:30PM in the City Hall Council Chambers.*