



**WORK SESSION NOTES
MAYOR AND COUNCIL
CITY OF DULUTH, GA
OCTOBER 22, 2018**

PRESENT: Mayor Harris, Council members Bomar, Carden, Jones, Kelkenberg and Whitlock, City Manager, Department Directors, City Attorney

5:30 - PM CALL TO ORDER

I. PUBLIC COMMENTS

Ms. Beth Moore came forward to introduce herself as the democratic nominee running for House District 95.

II. PRESENTATIONS/UPDATES

1. PARKS & RECREATION UPDATE

{A}

Parks and Recreation Department Director Kathy Marelle and staff John Keating and Jason Rogers presented the annual department update on recreational programs, parks and park projects.

This year's summer project was a promotional video highlighting the summer day camp program. Staff reported on the seven main programs and gave the percentage of city residents that participated in each of them. Plans are to balance in-house programs with contracted sports.

Staff explained recent park improvements, such as pavilion painting and landscaping at Church Street Park, the new Bunten seating wall at soccer field #2, and the Stormwater project at Scott Hudgens Park. SPLOST projects included the Bunten HVAC replacement; an RFP will be issued for replacement for all three of the bridges on the Bunten asphalt walking trail. Staff also discussed the Rogers Bridge trailhead bathroom and bridge project, as well as the need for controlled access to the Max Activity Center.

Parks Director Marelle also stated that the staff are now all CPR certified. She announced that Duluth was selected to host the statewide Arbor Day celebration for 2019 in conjunction with our 30 years of celebration, and that Bunten Park would also be hosting the District 7 GRPA meeting in March.

Questions were asked regarding the timeline for Rogers Bridge project. Construction is anticipated to start within two years. Next Monday October 29, Council will be discussing SPLOST prioritization and two of the potential projects are the Bridge and trailhead restroom. The project costs were different depending on if we had to remove or rehabilitate the historical structure.

The Duluth Public Art Commission funded the "Cosmic Tunnel" project at Bunten and has other plans for art in other parks as well. Since the iron bridge over the Chattahoochee can be removed, if the City will salvage some of the pieces of the bridge, DPAC will repurpose it in an artful way. In addition, two projects were recently approved by the

Parks Board, to add interactive musical instruments to WP Jones and to work with "graffiti art" in parks and public spaces, transforming some of the less attractive items such as utility boxes, etc. into interesting, whimsical art. DPAC and staff are working with the Duluth High School on this project.

2. PARKING IN RESIDENTIAL DISTRICTS

{B}

Planning Director Bill Aiken gave a follow-up presentation detailing concerns received from neighborhoods regarding on-street parking. He explained what the current regulations allow for and offered strategies to assist neighborhoods. Chapter 8, Article III of the Duluth Municipal Code, "Stopping, Standing and Parking" outlines the allowed options.

There are not a standard set of parking regulations that work for all locations. Planning Staff and the Police Department have worked with a few neighborhoods in an attempt to assist with the problem. Currently they are most concerned with illegal parking that reduces a drivable area to 18' or less and those that park in their driveways but block the sidewalks.

Staff was directed to engage citizens through public information education initiatives that focus on safety rather legality, than and for the time being, allowing enforcement to be complaint-driven.

3. EMPLOYEE SURVEY RESULTS

{C}

City Manager James Riker reported that, in August of this year, staff conducted an employee satisfaction survey. He presented results of the survey and some workforce statistics.

III. DISCUSSION ITEMS

1. ORDINANCE TO AMEND THE DULUTH CODE - CHAPTER 7 – SALES/SOLICITATION

SUMMARY:

As discussed at the September 24 work session, staff recommended approval of the ordinance to amend Chapter 7, Article 10 of the Duluth Code regarding peddling, sales and solicitations.

IMPACT TO BUDGET: N/A

Staff was authorized to place this item on the next Council agenda for consideration.

2. LEASE AGREEMENT – NORFOLK SOUTHERN RAILROAD

SUMMARY:

Staff has been working with Norfolk Southern Railroad to extend our lease area to include sections of railroad property between the StreetSmarts building and the proposed library. Use of this area requires an annual payment of \$600.00. Following execution of the lease, staff intends to submit a landscape improvement plan for railroad consideration that would remove volunteer trees and vegetation and replace the area with maintainable landscape materials.

IMPACT TO BUDGET: \$600 (contingency request required)

Staff was authorized to place this item on the next Council agenda for consideration.

IV. OTHER MATTERS

1. PLANNING DEPARTMENT ACTIVITY

Planning Director Bill Aiken came forward to give Council a quick update on October zoning cases and a construction update.

Downtown permits issued: all projects are underway for Nacho Daddy, White Tuna, Hello Rainbow and Local on North (opening very soon).

Large commercial permits issued:

1. Becknell Warehouse – 160,000 square foot building permit issued and 120,000 square foot interior finish under review for Trimark.
2. 3400 River Green (former Erickson building) – 24,000 square feet interior finish permit issued to Elemaster.
3. Peachtree Christian Health – Converting hospice to adult day care for people with brain injuries and developmental disabilities. Land Development Permit and Interior Finish permits issued.
4. 3970 Rogers Bridge Rd. – Converting vacant office space to plastic surgeons office.

Housing developments:

South on Main – Lennar closed on the property, pulling homebuilding permits. Construction trailer onsite next week, most likely here 12-24 months.

Eugene Brown property: Home South Communities has been approved for land disturbance permits, and plans to add 20 additional townhouses if they cannot sell the lots.

Gardendale (Howell Street:) pre-construction meeting held with DR Horton last week for 55 townhomes, plans to mobilize this week. Soil on this site needs extensive environmental testing.

Land development permits:

1. Goodwill retail center (27,000 sf) on Peachtree Industrial Blvd under review.
2. The first round of review comments have been returned to Courtyard/Marriott Hotel.

Rezoning cases:

Influencers Church application to build a 60,000 sf building on the corner of Old Peachtree Road and Sugarloaf Parkway.

Bernard Robertson has applied for rezoning on property facing Peachtree Industrial Boulevard and North Berkeley Lake Road.

Ashton Woods has purchased the golf courses on Peachtree Industrial Blvd and is applying to rezone from C-2 to PUD to allow for a mixed-use development.

GreyStar Senior Residential to rezone from CBD to PUD to allow for 180 unit development on the corner of Hill St and Hardy St.

2. MISC DISCUSSION ITEMS

Mayor Harris asked if there was interest in pursuing regulations regarding Golf carts. Not at this time.

Councilmember Kelkenberg requested removal of the mailbox for the house the City purchased in Willbrooke.

Council asked Mr. Aiken to clarify some of the Goodwill building information.

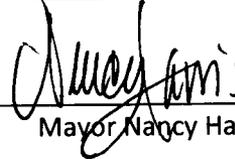
Councilmember Whitlock reported on the DHS fundraiser was held last weekend, which he feels reinforces his opinion that executive housing is very much needed; it brings in those with disposable income to help support the economic base of the City.

Councilmember Whitlock asked staff to revisit the Walmart shopping center tractor-trailer truck parking issue and place back on a work session agenda.

Councilmember Bomar announced that the "Duluth Identified" Mural on PIB has finally been approved by Gwinnett County.

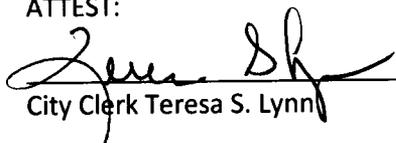
V. ADJOURNMENT

Approved this 12th day of November, 2018.



Mayor Nancy Harris

ATTEST:



City Clerk Teresa S. Lynn