

MINUTES
DECATUR CITY COMMISSION

Regular Meeting
June 21, 2021
Via Video Teleconference: 7:30 p.m.

Mayor Garrett called the Regular Meeting of the Decatur City Commission to order at 7:30 p.m. on Tuesday, June 21, 2021.

PRESENT: Mayor Garrett, Mayor pro tem Powers; and Commissioners Dusenbury, Mayer, and Walsh; and City Manager Arnold.

MINUTES of the Regular Meeting of June 7, 2021, the Executive Session of June 14, 2021 and the Special Called Meeting of June 14, 2021 were approved on a motion by Mayor pro tem Powers, second by Commissioner Walsh; and, all voting “aye.”

PROCLAMATION.

Mayor Garrett read a proclamation recognizing the week of June 20, 2021 as National Pollinator Week. She thanked Beecatur for its work to celebrate bees and pollinators throughout the year.

SPECIAL EVENT ALCOHOLIC BEVERAGE LICENSE.

Downtown Programs Manager Shirley Baylis requested approval of a temporary alcoholic beverage license for beer and wine at the BBQ, Blues, and Bluegrass Festival sponsored by the Community Center of South Decatur on August 14, 2021 at Decatur Legacy Park.

On a motion by Commissioner Walsh, second by Mayor pro tem Powers; and, all voting “aye,” the temporary special event beer and wine license was approved.

PUBLIC HEARING- BUDGET AND MILLAGE RATES.

City Manager Arnold presented highlights of the FY21-22 proposed budget. She stated that public hearings were held on June 7, 2021, June 14, 2021 and June 21, 2021. She added that the tentative millage rates were adopted on May 17, 2021 and that there were no recommended changes to the millage rates. City Manager Arnold stated that there was an anticipated increase of approximately 5% in the digest. She also stated that the City was in a position to restore programs and services that were interrupted by the COVID-19 pandemic in addition to funding capital improvements and improvements within communications and customer service. She added that the budget was available online, at City Hall and at the Decatur Library.

Mayor Garrett opened the public hearing.

Hearing no comments, the public hearing for the revised and proposed budgets and millage rates was closed.

PUBLIC COMMENT ON AGENDA ACTION ITEMS.

Mayor Garrett opened the meeting for public comment on agenda action items.

Hearing no comments, the public comment portion of the meeting was closed.

ORDINANCES ADOPTING MILLAGE RATES.

City Manager Arnold recommended adoption of Ordinances O-21-14, O-21-15 and O-21-16 setting the 2021 millage rates.

On a motion by Mayor pro tem Powers, second by Commissioner Dusenbury; and, all voting “aye,” Ordinance O-21-14 establishing the general fund millage rate at 11.08 was adopted.

On a motion by Commissioner Dusenbury, second by Mayor pro tem Powers; and, all voting “aye,” Ordinance O-21-15 establishing the bond fund millage rate at 2.46 was adopted.

On a motion by Mayor pro tem Powers, second by Commissioner Dusenbury; and, all voting “aye,” Ordinance O-21-16 establishing the Downtown Development Authority Fund tax rate at 0.38 was adopted.

ADOPTION OF FEE SCHEDULE.

City Clerk Meredith Roark presented an update to the consolidated fee schedule that was adopted on June 15, 2020 and amended on July 20, 2020. She stated that if approved, the updated fees would go into effect on July 1, 2021.

In response to a question from Commissioner Mayer, Ms. Roark stated that pages 9-11 of the proposed consolidated fee schedule showed the Active Living and Children and Youth Services fees increasing nominally with the exception of the pool fees. She added that camp fees would increase from \$230 to \$250 for residents and from \$250 to \$275-\$280 for non-residents.

In response to a question from Commissioner Mayer, Ms. Roark stated that the rationale for the increase for pool fees for residents was based on use and alignment with fees in other metro-Atlanta communities. She added that the Active Living Division conducted a small, regional survey on its fees.

Commissioner Mayer stated that she was concerned with nominal fee increases for youth activities that were not available last year. She added that many families were adversely impacted by the COVID-19 pandemic. She stated that she preferred to refrain from increasing fees for activities meant to enhance the lives of the community’s children as the City emerged from the pandemic.

Mayor pro tem Powers acknowledged Commissioner Mayer’s comments.

In response to a question from Mayor pro tem Powers, Ms. Roark stated that she did not have information on an offset or phase-in approach at the time. She added that the proposed consolidated fee schedule represented the maximum cost that could be charged. She stated that staff were able to work with families to determine costs based on financial need on a case by case basis.

City Manager Arnold added that Children and Youth Services after school programs offered an income-based fee on a sliding scale. She also stated that there were a number of scholarships available to fully or partially fund participation and added that the City would not turn participants away due to finances.

In response to a question from Mayor Garrett, Ms. Roark stated that under the proposed fee schedule, a half day pool reservation of five hours included options of 9:00 a.m. to 2:00 p.m. and 3:00 p.m. to 8:00 p.m. and a full day from 9:00 a.m. to 8:00 p.m.

Commissioner Dusenbury acknowledged Commissioner Mayer's concerns about affordability for families and inquired about delaying fee increases in recognition of the community emerging from the pandemic.

In response to a question from Commissioner Dusenbury, Ms. Roark stated that she did not have an estimate on hand for the breakdown of revenue differences or estimates for number of children served by Children and Youth Services summer camps.

City Manager Arnold stated that Children and Youth Services operated in a business-like manner. She added that the proposed budget included a \$200,000 transfer from the General Fund to Children and Youth Services Fund. She stated that the changes in the fees could be made with an understanding that a need for additional revenue from the General Fund would be necessary to make up the difference.

Commissioner Mayer requested additional information on the current fees, proposed fees and a breakdown of the projected revenue increase expected to result from the fee increase. She stated that she appreciated the existence of policies to make income-based decisions and added that there were some impacts on families that were unlikely to be represented in standard income disclosures due to the unprecedented circumstances. She stated that she needed to review comparisons to determine if an increase was worth supporting in the context of the events of the last year, otherwise she would be inclined to vote "no."

Commissioner Walsh stated that she was happy to receive additional information as part of the memo. She also stated that she found Active Living and Children and Youth Services programs to be a good deal in the area. She added that the various forms of assistance allowed for meeting families where they were. She added that scholarships and sliding scale fees alleviated her concerns about prohibitive costs for summer camps.

In response to a question from Commissioner Dusenbury, Ms. Roark stated that some program fee changes applied to summer 2021 programs while after school program fee changes applied to the upcoming school year and would carry into summer 2022.

In response to a question from Mayor Garrett, Ms. Roark confirmed that fees would be effective July 1 but many other fees would not be applicable until next summer when program offerings were restored. She added that she would confirm with Active Living.

Commissioner Dusenbury proposed amending the fee schedule to delay fee increases for Children and Youth Services until January 2022. He also requested Commissioner Mayer's thoughts on the suggestion.

Commissioner Mayer stated that she was not going to support the fee increases at the time. She added that the City had the capabilities to offer respite to families. She stated that although she appreciated the suggestion for delaying fee increases, she was not going to support

a fee increase without a deep understanding of the reasoning and the benefit to the City. She added that she did not believe an increase was necessary for the 2021-2022 fiscal year.

On a motion by Mayor pro tem Powers, second by Commissioner Mayer; and, all voting “aye,” the agenda item was tabled and re-scheduled for July 19, 2021 with a request for additional information about the Active Living and Children and Youth Services fees.

RESOLUTION ESTABLISHING VARIOUS FUND BUDGETS.

City Manager Arnold stated the revised 2020-2021 and proposed 2021-2022 budgets reflected a resilient community emerging from the pandemic in a strong financial position and thus restored services and programs that were suspended during the pandemic, invested in City personnel, addressed organizational needs, funded an aggressive capital improvement program and promoted long-term investments in core community goals. She presented highlights which included funds for the 2020 Strategic Plan process, a Downtown Master Plan, a Facilities and Greenspace Master Plan, a Clean Energy Plan, an updated pay plan for full-time employees, affordable housing assistance, the affordable housing fellowship and capital improvements. She stated that specific capital improvements included installation of turf and lighting at Ebster Field, a solar array and battery project at the Public Works building, sidewalk and path improvements and street repairs.

City Manager Arnold stated that the City received close to \$3 million from DeKalb County in CARES Act funding. She added that all information on accounting for the funds was included in the budget. She stated that the proposed 2021-2022 budget did not reflect a spending plan for American Rescue Plan funds as the funds had not yet been received. She thanked staff who were involved in the development of the budget, including the City Management Team, the Finance Division and City Clerk/Budget Director Meredith Roark. She also thanked local artist Adam Pinsley for his design of the budget’s cover art.

In response to a question from Commissioner Dusenbury, City Manager Arnold stated that the State of Georgia required cities to adopt balanced budgets. She added that the City was using a portion of fund balance in order to ensure that revenues were equal to expenditures. She stated that the City was in compliance with its financial policies for use of fund balance and added that it was documented that the use of fund balance was for one-time only, non-recurring expenditures.

Commissioner Dusenbury stated that he was initially concerned about the projected deficits prior to learning that the City had a relatively conservative approach to budgeting.

In response to a question from Commissioner Dusenbury, City Manager Arnold stated that in fiscal year 2019-2020, the City anticipated a \$2.3 million use of fund balance and yet instead added \$1.8 million to the fund balance because the actual revenues exceeded the budgeted revenues. She added that the actual expenditures for fiscal year 2019-2020 featured a significant drop in comparison to the budgeted expenditures, largely due to impacts of the pandemic. She also stated that in fiscal year 2018-2019, the City had plans to use a little over \$1 million in fund balance but added a little over \$150,000. She stated that the fluctuation was consistent with the City’s experiences and added that revenues historically came in stronger than

budgeted and budgeted expenditures reflected filling of every position. She noted that the City typically spent less than what was budgeted. She added that the City did not budget for reserves. She stated that the City kept a healthy fund balance and requested approval from the City Commission to use fund balance in the event of emergency.

Commissioner Dusenbury stated that proposed funding for capital improvements was going to significantly improve the quality of life for residents of the City. He also emphasized that the City Commission was supporting the overall fund budgets and not delving into specific details.

In response to a question from Commissioner Mayer, City Manager Arnold stated that her observation was that growth in the tax digest had been fairly gradual. She also stated that the City was not seeing five years' worth of development reflected in the digest at once. She added that this allowed for stability in the millage rate.

In response to a question from Commissioner Mayer, Planning and Economic Development Director Angela Threadgill stated that when she first started with the City in 2015, 85% of the tax digest came from single family residential category and 15% came from the commercial category. She stated that the current figure for the commercial contribution was around 21%. She added that incremental change was standard in the field of economic development and the expectations of Decatur residents.

City Manager Arnold added that the City was one of the few cities in DeKalb County whose increase in the tax digest was a single-digit. She stated that many other cities saw double-digit increases. She also stated that the needle was slowly moving on commercial properties. She stated that the average property owner or tax payer would not see dramatic changes in their tax obligations except in the case of a large reassessment. She added that the figures were based on a 5.5% increase in the digest.

Commissioner Mayer stated that she was constantly impressed by staff's work on the annual budget.

In response to a question from Commissioner Dusenbury, City Manager Arnold stated that the City Schools of Decatur was adopting a new millage rate at its upcoming meeting after setting a tentative rate of 21 mills.

In response to Commissioner Dusenbury's question, Ms. Roark stated that prior to the school district's upcoming changes, 57 cents of every tax dollar went to the school district.

In response to a question from Mayor Garrett, Ms. Roark stated that the pre-fiscal year 2021-2022 figure increased to 64 cents of every dollar when the bond fund was included.

On a motion by Mayor pro tem Powers, second by Commissioner Walsh; and, all voting "aye," Resolution R-21-10 was adopted.

FINANCIAL POLICIES.

Finance Director Russ Madison recommended approval of two additions to the City's financial policies as part of the proposed FY21-22 budget. He stated that the additions would be

a continuation of existing practices which had generally been spoken policies or documented in various written communications. Mr. Madison stated that adoption of the changes in writing would help give clearer, centralized reference for auditors, customers, and staff; and it would help provide enhanced transparency, accountability, and stewardship of taxpayer dollars. He stated that the changes would be replaced in Section VI. Revenues and Section VII. Purchasing. He stated that if approved, the changes would become effective on July 1, 2021.

Mayor Garrett agreed that putting the policies in writing would strengthen the City's financial policies.

In response to a question from Mayor Garrett, Mr. Madison stated that the City did not have the authority to receive payments in which there was no obligation to the taxpayer. He stated that pre-payment of tax bills was a liability to the City. He also recommended that taxpayers seeking to pre-pay for income tax purposes speak with a tax professional or tax attorney. He added that the City had received a finding approximately 12 years ago about having a too-high refund liability.

In response to a question from Commissioner Walsh, Mr. Madison stated that the changes were results of an internal review. He stated that the complete set of policies was published within the annual budget document.

On a motion by Commissioner Walsh, second by Commissioner Dusenbury; and, all voting "aye," the amendments to the financial policies were approved.

RESOLUTION AMENDING THE PAY AND CLASSIFICATION PLAN.

Ms. Roark recommended adoption of Resolution R-21-11 amending the Pay and Classification Plan. She stated that the amendments reflected changes in job duties and organizational needs as well as recognized efforts to create opportunities for professional advancement within departments. She also recommended adoption of an updated "Assignment of Classes to Salary Ranges." She stated that the schedule identified the ranges and steps for each position classification and that the ranges had been shifted upward by 5% based on data collected during a salary survey of cities in the metro-Atlanta region conducted in March 2021. She stated that several positions were at least 5% below the market median rate so the shift changed the pay scale and made salaries more attractive from a recruitment perspective. She added that the amendments moved the organization closer to a "living wage" as the minimum wage for full-time positions.

In response to a question from Commissioner Dusenbury, Ms. Roark stated that the most recent salary range shift took place in 2019.

On a motion by Mayor pro tem Powers, second by Commissioner Mayer; and, all voting "aye," Resolution R-21-11 was adopted.

TAX ALLOCATION DISTRICT (TAD) FINANCING PROCEDURES AND POLICIES.

Planning and Economic Development Director Angela Threadgill requested that the City

Commission pass a resolution to adopt Tax Allocation District (TAD) Financing Policies and Procedures. Ms. Threadgill stated that in 2015, the City established its first TAD in order to encourage private investment within the East Decatur district. She added that it was designed by state law to collect the tax digest growth of new investments in the specific area, based on the redevelopment plans. She stated that the funds could help provide infrastructure for use by the developer or the City. She stated that Columbia Residential recently requested use of TAD funds for a senior residential project. She added that a consistent, fair method for evaluating requests was needed.

Ms. Threadgill stated that Affordable Housing Fellow Kristin Allin presented an initial framework for procedures and policies to the City Commission at the May 3, 2021 work session. She stated that in the proposed guidelines, requirements included project location within the TAD, minimum project value of \$7.5 million, developer financial equity commitment of 10% of the project costs, evidence of control of the property by developer, generation of profit, demonstration of need of TAD funds for project implementation and meeting of requirements of unified development ordinance (UDO). Regarding the UDO, she added that this included pre-application conferences with zoning administrator and other key staff to review plans and ability to meet ordinance requirements. She noted that pre-application conferences were a common feature in the UDO. She stated that additional quality control measures included required support from the Downtown Development Authority and/or the citywide Development Authority following their review. She added that the various requirements with the application were going to assist staff in its consideration.

Ms. Threadgill stated that proposed objectives for evaluation included: consistency with the redevelopment powers law and TAD redevelopment plans, overall amount and timing of tax increment to be generated, financial need and return on public investment. She added that eligible redevelopment purposes included streetscapes, sidewalk enhancements, storm water management, public art and more. She also stated that the proposed project criteria utilized a point system in which 20% would go toward demonstrated developer experience, 20% toward financial readiness and project feasibility and 60% toward project impact and community revitalization. Ms. Threadgill recommended an application fee of \$2,500.00 for funding requests up to \$500,000.00; \$5,000.00 for funding requests between \$500,001 and \$1 million; and, an additional \$1,000.00 added to the base application fee for requests over the first \$1 million and for each increment of \$1 million thereafter. She added that the City Schools of Decatur were not participating in the TAD at the time. She noted that the proposed procedures and policies had the ability to change should the City Schools of Decatur and/or DeKalb County decide to participate.

Mayor Garrett thanked Ms. Threadgill and stated that the proposed procedures and policies provided a view of development and public works processes for the City.

In response to a question from Commissioner Walsh, Ms. Threadgill stated that the \$7.5 million minimum project size was based on the expectations for incremental tax growth.

In response to Commissioner Walsh's question, Ms. Allin stated that the minimum amount was set to ensure that projects would create sufficient increments for utilization of funds.

In response to a question from Commissioner Walsh, Ms. Threadgill stated that an affordable housing developer in the nonprofit realm could include a reduced application fee in its request if the application fee was a significant burden.

In response to a question from Commissioner Dusenbury, Ms. Threadgill stated that development purposes were taken from the redevelopment powers law. She also stated that she saw potential for mixed-use projects consisting of affordable housing that would go above and beyond requirements outlined in the inclusionary zoning ordinance.

Commissioner Dusenbury stated that he was skeptical about having a program in place to subsidize developers for simply meeting the inclusionary zoning ordinance requirements.

In response to a question from Commissioner Dusenbury, Ms. Threadgill stated that a discussion on how to review evaluation criteria and establish potential for public benefit was going to be useful for the City Commission. She added that staff was going to view the policies and procedures from a technical standpoint while the City Commission was going to apply the criteria and determine appropriateness of requests.

In response to a question from Commissioner Dusenbury, Ms. Threadgill stated that factors such as public access/amenities and diversified goods and community services were not required by the Unified Development Ordinance (UDO).

Commissioner Dusenbury stated that meeting UDO requirements should be a criteria for any consideration and expressed concern about the implications of the language in the proposed policies.

In response to a question from Commissioner Dusenbury, Ms. Threadgill stated that upon review, if the City Commission chose to dedicate TAD funds to a development project, the City would enter a binding, performance-based development agreement with the developer. She added that the developer would have to return to the City Commission in the case of any changes to commitments.

Commissioner Dusenbury proposed clarifying the legally binding nature of public access/amenities as an aspect of community benefit. He also stated his concerns about the inclusion of construction job creation as part of criteria due its inevitability and the legitimacy of high cost site acquisition for TAD funding assistance.

In response to a question from Commissioner Dusenbury, Ms. Threadgill stated that the list was pulled from the state redevelopment powers law. She also stated that she understood Commissioner Dusenbury's concern about developers overpaying for property and added that staff would consider the issue in addition to the public's concern about subsidizing overpriced land.

In response to a question from Commissioner Dusenbury, Ms. Allin stated that the 20% excess figure was pulled from TAD financing best practices. She added that it was meant to minimize risk to the City in that profits in excess would be returned to the TAD fund for other needed public benefits in the area.

Commissioner Dusenbury stated that the City needed a higher threshold for developers. He also stated that he wanted to see more proactive investments in public goods over subsidizing developments that meet minimum standards outlined in the UDO.

In response to a question from Mayor Garrett, Ms. Threadgill confirmed that the City Commission would decide if additional benefits brought forward were enough to justify allocation of TAD funds if minimum affordable housing requirements were met.

In response to Mayor Garrett's question, Ms. Allin stated that there could be additional inclusionary zoning, deeper affordability and other recommendations for public benefit. She added that the point system would go toward recommendations from staff before being brought before the City Commission.

Commissioner Dusenbury stated that the intent of the point system was good but was not aligned with language in the document. He added that there was a difference between allocation of points for meeting requirements and allocation of points for exceeding requirements. He proposed removing language that would lead a developer to believe that they would receive points for meeting minimum standards. He added that the procedures and policies would set the standard for expectations of developers moving forward.

Mayor Garrett stated that her understanding was that the meeting or exceeding of minimum UDO requirements applied to general consideration of projects.

In response to a question from Commissioner Dusenbury, City Manager Arnold stated that there would be a certain minimum of points provided by staff review. She also stated that if a developer went above and beyond requirements, they would be allocated additional points or credit. She added that the process would begin with a pre-application conference with staff to discuss expectations, community benefits and the TAD redevelopment plan components. She also thanked Commissioner Dusenbury for his questions. She added that the proposed procedures were well-thought out, researched and had undergone extensive review by the City Attorney. She stated that staff could handle reservations on interpretation during the review process and that the decision to allocate TAD funds ultimately lay with the City Commission.

Commissioner Dusenbury stated that he appreciated the discussion and answers provided by staff. He also stated that the discussion was necessary in the process of setting standards for subsidizing significant development in the City.

Mayor Garrett thanked Commissioner Dusenbury for his questions and the sharing of his interpretation of the procedures and policies. She also stated that she appreciated that the City Commission would make the final decision and that staff were aware of factors of importance to the City Commission.

On a motion by Commissioner Walsh, second by Mayor pro tem Powers; and, all voting "aye," Resolution R-21-12 was adopted.

EMERGENCY DRAINAGE REPAIR.

Assistant City Manager David Junger recommended the awarding of a contract to T&J

Industries of Lithonia in the amount of \$13,254 for the emergency repair to a section of failed storm water pipe and to establishing a project budget in the amount of \$15,000 to cover contingencies and field conditions discovered during the repair. Mr. Junger stated that the Streets and Drainage crew had recently investigated soil loss under a sidewalk and found a large void under the sidewalk at the intersection of Winnona Drive and Avery Street. He stated that they proceeded to do further investigation, contracted with a firm for storm structure cleaning at the intersection and determined that there was a failed section of terra cotta storm water pipe that caused the collapse and that repair work was needed. He stated that the work was necessary to replace a 12' segment of 24" clay pipe that collapsed under the sidewalk on the west side of Avery Street. Mr. Junger noted that adjacent Corrugated Metal Pipe (CMP) segments appeared functional, indicating a point repair was appropriate at the time to restore functionality.

Mr. Junger stated that T&J Industries performed the initial investigative vacuum excavation and video inspection services to identify the extent of the failure. He stated that T&J Industries had successfully performed comparable work for DeKalb County on sanitary sewers in Decatur and met the appropriate standards. He also stated that attempts were made to obtain two additional quotes and added that those firms had not yet been able to provide proposals for consideration. He stated that considering the cost, which was comparable to past point repairs, and the promptness of T&J Industries' response, it was reasonable to proceed with the proposal. Mr. Junger added that funds for the project were available in the revised FY 20-21 Storm Water Utility Fund budget for repair and maintenance of infrastructure.

On a motion by Commissioner Mayer, second by Mayor pro tem Powers; and, all voting "aye," the budget and contract were approved as recommended.

CITY MANAGER'S EMPLOYMENT AGREEMENT AMENDMENT.

Mayor Garrett stated that the City Manager's employment agreement was approved in December 2020 and that it had been agreed that the City Commission would return to Section 3.1 to review an adjustment for a salary increase of up to 5% at a later date. She stated that it was her recommendation to amend the employment agreement as provided, including an annual base salary increase from \$170,000 to \$178,500 effective July 1, 2021 through December 2022.

On a motion by Mayor pro tem Powers, second by Commissioner Walsh; and, all voting "aye," the amendment to the employment agreement was approved as recommended.

Mayor Garrett stated that she appreciated City Manager Arnold's leadership particularly throughout the pandemic. She stated that City Manager Arnold brought forward refinancing of bond debt to allow for the purchase of the Boys and Girls Club and established an internal Equity Team within City Staff. She added that she had a creative approach to problem solving and made concerted efforts to regularly meet with City Commissioners. She thanked City Manager Arnold for her financial acumen and stewardship of the City's funds. She added that she over oversaw the use and accounting of the CARES Act funds and that she would be overseeing the use and accounting of the American Rescue Plan Act funds.

REQUESTS AND PETITIONS.

Greg Vourloumis, DeKalb County resident, spoke in opposition to the City's face

covering ordinance and requested information on the metrics and justification for the hosting of virtual meetings in July and mask requirements in buildings.

John Raveling, 431 West Ponce de Leon Avenue, spoke in opposition to the City's face covering ordinance and spoke about disadvantages faced by business owners.

REPORTS AND OTHER BUSINESS.

On a motion by Commissioner Dusenbury, second by Mayor pro tem Powers; and, all voting "aye," Resolution R-21-13 confirming the Executive Session of June 14, 2021 was adopted.

City Manager Arnold stated that the City had maintained a face covering ordinance since July 2020. She also stated that the ordinance was extended at the May 17, 2021 meeting through 11:59 p.m. on June 21, 2021 to allow time for all eligible community members to receive the vaccine. She stated that based on the widespread availability of the vaccine to all eligible people, her recommendation was that the City Commission take no further action and allow the ordinance to expire. She noted that the recommendation would not preclude businesses from enforcing their own rules regarding face coverings. She added that at least 80% of business owners stated that they were ready for the expiration of the face covering ordinance.

In response to the Mr. Vourloumis' question, City Manager Arnold stated that the July 19th meeting would be open to the City Commission and staff only with the public participating via Zoom. She stated that the City wanted to continue to provide opportunities for engagement and that technology upgrades would allow for hybrid meetings with community participation. She added that the City had a reopening plan that had been in development since initial closings in March 2020. She stated that the City continued to use metrics to guide face covering requirements in City buildings.

Mayor Garrett stated that businesses would continue to have the right to require face coverings on their properties if they so desired.

Commissioner Mayer stated that she was happy that the City Commission passed a budget with a significant focus on affordable housing. She stated that it was important to consider the impact of millage rates and the budget on affordable housing.

Commissioner Mayer stated that she remained excited about the rescheduling of the postponed inaugural Juneteenth celebration in Decatur. She stated that the federal holiday of Juneteenth preceding the federal holiday of Independence Day served as a reminder that could help the community to target actions for equity.

Commissioner Mayer encouraged the public to participate in the Strategic Plan pop-ups.

Commissioner Dusenbury stated that he was disappointed about the cancellation of the Juneteenth celebration.

Commissioner Dusenbury wished Mayor pro tem Powers a belated Father's Day.

Commissioner Dusenbury thanked staff and Ms. Threadgill for their presentations and the robust discussion on the City's TAD guidelines.

Commissioner Walsh thanked staff for their efforts on the Strategic Plan.

Commissioner Walsh stated that she was proud of the budget work and that she was excited for the plans for upcoming capital projects.

Commissioner Walsh stated that she enjoyed the City Commission Retreat and that she looked forward to in-person meetings with hybrid options in the near future.

Commissioner Walsh stated that she looked forward to taking part in the rescheduled Juneteenth celebration.

Mayor pro tem Powers stated that he appreciated that the public was able to hear the City Commission's internal deliberations.

Mayor pro tem Powers thanked Julia Novak and Dr. John Nalbandian for their facilitation at the City Commission Retreat.

Mayor Garrett stated that she looked forward to the rescheduling of Juneteenth event. She also stated that she participated in DeKalb County's Juneteenth celebration on June 18th. She invited the public to view the Juneteenth flag and the Pride flag flying alongside the City of Decatur flag at City Hall.

Mayor Garrett thanked the City Commission and staff for the City Commission Retreat.

Mayor Garrett encouraged the public to get vaccinated. She also expressed her condolences to the family of the young woman killed in DeKalb County. She also stated that she hoped the community could view the events as a tragedy and not an event that was brought about by face covering mandates. She asked that the public respect the decisions of businesses and the decisions of the City regarding City building activities.

There being no further business, the meeting was adjourned.

Meredith Roark

City Clerk