

Main Street Advisory Board
Minutes – August 4, 2022

1. Call to Order: Chairman Cossart called the meeting to order at 5:04pm

Roll: Chairman Cossart; Directors Gordon, Presswood, Loudermilk, and Moore were present. Directors Lay and DeShazier were absent

Staff: Alicia Hartley – Downtown Manager, Bryan Wood – Community Development Director, and Christine Sewell – Recording Clerk

Guests: Bryan Fountain, Becky Wilson -CVB, and Lee Gilmour – City Manager

2. Invocation: was given by Director Loudermilk

3. Guests/Speakers

- a. Bryan Fountain was seeking input from the board in regard to his lot at the corner of Commerce and Ball Street. The recent COA had expired, and an extension was not given for the temporary solution to block access for public parking. He currently has two proposed tenants and does not know their needs but does need to block access to the lot and is seeking suggestions. He noted he can put up the no towing signs, but he was thinking about placing railroad ties that would lay low to the ground, but he has to be mindful of the numerous curb cuts and the GDOT right-of-way. He understands the lot has a lot of current conditions, but he does not have any long-term plans for it. Chairman Cossart inquired how many entrances there were; Mr. Fountain advised three down each street. Mr. Wood advised the board the towing signs were exempt from city regulation. The board questioned the use of the railroad ties, Mr. Wood advised the current design guidelines relate to structures, but the intent of the board was the overall vision and design of downtown. The question arose on a fence, Mr. Wood advised there were no specific guidelines. Director Presswood asked if the railroad ties would be new; Mr. Fountain was not sure, but he would place around every entrance or put up the towing signs, but that was dependent on the tenants and their use and what they would need for parking. Director Gordon asked Mr. Fountain what his intention was for the property; develop or sell it? Mr. Fountain advised construction costs were too high at the moment and he has no plan for either at the moment. Director Moore suggested large planters similar to what the city did at the events center; Mr. Fountain advised he had no water source for irrigation, and he doesn't want to do any digging on the property as it may open it up for problems, he is unaware of. Director Gordon suggested some type of fencing to make for no access to the public; Mr. Fountain felt that would be too much for the property. The board concurred on no railroad ties and recommended the no towing signs. Mr. Fountain agreed to the signs, as he doesn't want anything permanent that would have to be pulled out at a later date. Mr. Wood advised the violation notice expires on August 5th as the COA was not extended. Mr. Fountain advised the towing signs will come from the company and he will place on metal street poles.

Director Moore motioned to extend the violation notice to September 1, 2022, to allow for removal of current blocks and woods and posting of towing signage; Director Loudermilk seconded; all in favor and was unanimously approved.

4. Citizens with Input - None

5. Old Business

a. Review updated proposal for downtown lighting

Ms. Hartley provided an updated quote for rewiring (13) existing trees and adding (3) new trees. Ms. Hartley also asked if the board wishes to pursue the hanging ball lights, these would be purchased outright and hung by public works. Questions arose on which trees to place on, how many and what size per tree. Directors Gordon and Moore will work with staff to evaluate location and sizes. Director Presswood motioned to approve staff to spend \$3000 for the purchase of the hanging light balls; Director Moore seconded; all in favor and was unanimously approved.

b. Alleyway Project Update

Chairman Cossart advised MSAB will need to partner with the DDA for the project as the flow through entity, which is the same process for façade grants. The City Attorney has completed the façade easements and is currently working on the temporary construction easements. Ms. Hartley will solicit bids for phase 1 of the project. Phase 1 consists of painting rear doors, landscaping (pull and kill weeds), rocks with small retention ponds, and low maintenance ground plants. Ms. Hartley is reaching out for community partners, such as Kiwanis, Chamber Youth Leadership and Rotary. Chairman Cossart advised the goal is to have Phase 1 completed by the end of 2022.

c. Restaurant District Expansion

Ms. Hartley advised she has spoken with the church, and they do not wish to be included into the boundary. The DDA has also approved the expansion without the church property. Director Loudermilk motioned to approve with the restaurant district expansion as presented; Director Gordon seconded; all in favor and was unanimously approved.

6. New Business

a. Approve July 21, 2022, minutes

Director Presswood motioned to approve as submitted; Director Moore seconded; all in favor and was unanimously approved.

b. Approve July 2022 Financial Statements

Director Gordon motioned to approve as submitted; Director Loudermilk seconded; all in favor and was unanimously approved.

c. Approval of expenditures for Promotion Committee Harvest Dinner

Ms. Hartley presented the expected expenditures, which are estimated at \$10,650.00. This includes entertainment, which will be dueling pianos, the contract from 2020 is being utilized, and the food and beverage costs, which all downtown food service businesses were provided an opportunity to bid on. Director Moore motioned to approve the expenditures as presented; Director Presswood seconded; all in favor and was unanimously approved.

d. Downtown Magazine Discussion

Ms. Hartley in follow up to previous discussion provided the cost breakdown, shared the content from another community on layout and asked whether ads should be paid or a free. It was agreed ads should be free and the publication only done twice a year. Staff would do the design layout but there would have to be criteria set for timelines, etc. Ms. Hartley is not requesting approval at this time but would like for the board to think about and bring back for further discussion.

7. Chairman Items- None

8. Downtown Manager's Report

- a. Downtown Projects update – Ms. Hartley advised the Commodore Building has received its certificate of occupancy. Council passed the trailer ordinance and relayed who would be affected. The kiosk map will be done with the full orientation and name changes with the City funding the cost. Survey for loading zones has been completed and at this time will be tabled by Council and readdressed, if necessary, at a later date if problems arise or persist. Trey Moody is uncertain when the front façade of his building will be done, but the contractor has been made aware of the requirements and notification so as to not impact any downtown events. The Main Street realignment project is complete.
- b. Strategic Plan Update – scheduled for August 29th from 5-7pm; the Regional Commission will facilitate, and an agenda will be provided

9. Promotion Committee Report – Ms. Hartley advised the Scarecrow Fest is being currently advertised and already has (17) participants.

10. Update on Downtown Development Authority- None

11. Other- None

12. Adjourn: there being no other further business to come before the board the meeting was adjourned at 6:40pm.

Approved 09.01.22