

**EVERMORE COMMUNITY IMPROVEMENT DISTRICT (CID)
ANNUAL BOARD MEMBER ELECTION and REGULAR BOARD MEETING
Snellville City Hall
April 23, 2008**

Attendees

Board Members:

Ken Shiver
Kenny King

Gary Custar
Dwight Harrison

Forrest Adair
Dean Robinson

Jimmy Norton
Emory Morsberger

Brett Harrell, Executive Director
Bill Gower, Treasurer

Special Guests: Commissioner Mike Beaudreau; Michelle Couch, Impact Media; Larry Kaiser, Collaborative Infrastructure Services; Frances Smith, Amanda Soesbe, and Muriel Costable, Park Place Community Association; Jack Townsend; Donald Hale; Bob Cowhig, Stone Mountain Memorial Association; Nancy Acker; Jim Hamm; Eunice Tetalman; Jimmy Whitaker, CPA

Call to Order

Registration for the annual election began at 1:30 p.m. and concluded promptly at 2:00 p.m. Chairman Shiver called the meeting to order at 2:00 p.m. and recognized Mr. Harrell, Executive Director, to conduct the annual election.

ELECTION

Mr. Harrell announced the close of registration at 2:00 pm. Mr. Harrell stated the Election was properly advertised as required by law and that the Board formally adopted Rules of Caucus. Mr. Harrell announced that Dean Robinson was a candidate for the Post 2 Board position and asked for any nominations from the floor. No nominations were made. Mr. Norton motioned to close nominations, seconded by Mr. Morsberger – unanimously approved. Mr. Robinson was elected by acclamation.

Mr. Harrell then announced that Emory Morsberger was a candidate for the Post 3 Board position and asked for nominations from the floor. No nominations were made. Mr. Robinson motioned to close nominations, seconded by Mr. Adair – unanimously approved. Mr. Morsberger was elected by acclamation.

Mr. Harrell then announced that Forrest Adair was a candidate for the Post 5 Board position and asked for nominations from the floor. No nominations were made. Mr. Robinson motioned to close nominations, seconded by Mr. Norton – unanimously approved. Mr. Adair was elected by acclamation.

All Board Members were invited to take seats on the dais and incoming Chairman Gary Custar signed the Certification of Election.

CEREMONIAL MATTERS

Chairman Custar welcomed guests and visitors and recognized outgoing Chairman Ken Shiver with a framed Proclamation issued by the Board for his service over the past year.

MINUTES

Approval of Meeting Minutes

Mr. Robinson motioned to approve, seconded by Mr. Shiver the March 26, 2008 Meeting Minutes – unanimously approved (Mr. Morsberger abstained).

Action Items

Election of Board Vice Chair – Mr. Custar motioned to elect Jimmy Norton as Vice Chair for the upcoming year and moving into the Chairmanship the year after that, seconded by Mr. Shiver – approved 6 in favor, none opposed, with Messrs. Harrison and King abstaining.

Approve 5 mils property tax rate for 2008 – Mr. Gower, Treasurer, provided an overview of the history of the CID's millage rates and recommended adoption at 5 mils. Mr. Harrell provided documentation of the required legal advertisement and the Resolution for consideration. Mr. Robinson motioned to adopt the Resolution, seconded by Mr. Adair – approved 7-1 with Mr. King opposed.

Renew lease with Williams-Adair Realty – Mr. Custar recommended Board approval for continuing the existing lease for an additional year under the same terms. Mr. Shiver motioned to renew the lease, seconded by Mr. Norton – approved 7 in favor, none opposed, with Mr. Adair abstaining.

Resolution authorizing Custar/Norton/Gower to sign checks – Mr. Gower provided the Board the procedure used each year to execute financial documents and recommended approval. Mr. Harrell read the Resolution into the record. Mr. Robinson motioned to approve the Resolution, seconded by Mr. Morsberger – unanimously approved.

Presentation of Annual Audit – Mr. Jimmy Whitaker, CPA, presented the Board with a “clean” audit with no adverse findings. Mr. Whitaker went through the audit document and discussed revenues, expenditures, fund balance, existing, and future obligations. Mr. Whitaker addressed the issue of documentation for uncollateralized deposits and answered questions from Board Members.

Authorize 2008 Revitalization Grant Application – Mr. Adair began discussion on several potential project submittals. Mr. Harrell described a detailed site plan for one of the catalyst sites identified in the Park Place Activity Center study. Mr. Kaiser described a site evaluation plan for five potential redevelopment sites along the corridor. Board Members discussed additional funding for the Yellow River sewer project. After discussion, Mr. Norton motioned to apply for a 2008 Gwinnett County Revitalization Grant for the five site evaluation as outlined in the JJG Scope of Services for \$130,000 from Gwinnett County with the balance funded by the CID anticipated at approximately \$30,000, seconded by Mr. Morsberger – unanimously approved.

Yellow River Sewer Project – Chairman Custar recognized Larry Kaiser, CID Project Manager, to update the Board on the sewer project with 75% complete plans and cost updates prepared by PBS&J. Mr. Harrison requested the cost breakdown and Mr. Kaiser provided the unit pricing prepared by PBS&J at just over \$375,000 for construction. Mr. Harrison suggested postponing until the May meeting. Mr. Harrell requested clarification of the activities he and Mr. Kaiser should continue during the postponement and Mr. Harrison responded that the project should proceed during the interim as if approved. After further discussion, Mr. Morsberger motioned to postpone until the May meeting, seconded by Mr. Harrison – approved 6 in favor, Mr. Norton opposed, and Mr. Shiver abstaining.

Discussion Items

Stone Mountain LCI Trail Project – Mr. Kaiser reviewed two potential LCI projects developed out of the Park Place Activity Center study — Park Place Area sidewalks and a multi-use trail from the Stone Mountain Stadium into Stone Mountain Park. Mr. Cowhig, Stone Mountain Memorial Association, present at our meetings call to order, had other commitments and had to leave prior to our reaching this point on the agenda. Mr. Kaiser detailed the estimated costs of each project submittal – Sidewalks at \$1,128,000 and Multi-Use Trail at \$1,095,000. Mr. Harrell reminded the Board that the CID’s financial responsibility should these project(s) be approved by ARC would be a minimum of 20% or \$445,000.

Standing Committees – Chairman Custar described two new standing committees:
Economic Development: Messrs. Adair, King, Morsberger, and Norton
New Initiatives: Messrs. Harrison, Shiver, Robinson
The appointed members agreed to serve on the standing committees.

U.S. 78 Median Construction Update – Mr. Harrell provided an update on construction.

PIOH Report and Project Status Reports – Mr. Harrell provided an update on the Public Information Open House and several Project Status Reports contained in the meeting binders.

Board Reports

Chair’s Remarks – Mr. Custar thanked the Board for the opportunity to serve as Chair as well as his recommendation for Vice Chair. Mr. Custar and Mr. King recently discussed record retention at the CID and Mr. Harrell and Mr. Gower responded detailing current practices on retention and back up of data. Mr. Harrell offered that he and Mr. Whitaker, CPA discussed a formal records retention policy and that he would prepare a draft for future Board consideration. Mr. Gower suggested the formation of an Audit and Financial Review Committee. Mr. Custar requested Mr. Gower and Mr. Harrell review the Investment and Banking Policy and report back at the next Board meeting.

Treasurer’s Report – Mr. Gower provided the Board an update on our financial condition. The CID’s income statement, balance sheet, and bank statement are included in the Board Member’s packets.

Board Member Remarks – Mr. Norton presented several recent marketing and advertising pieces featuring the Evermore CID. Mr. Norton suggested we continue to discuss PR as an agenda item during future Board meetings.

Mr. Harrison offered for consideration by the Board that the CID has both a private security contract and a contract with Gwinnett County; however, we do not presently have a contract in place with the City. He also commented that he desires the Board provide clear direction for actions by the Executive Director coming out of Board retreats that involve financial investments.

Staff Reports – Mr. Harrell provided an update on Landscape Maintenance and Security Patrols. He answered questions from Board Members and provided the Deggy report indicating our security patrols check points, dates, and times. Board Members commented on the Plaza Security Activity Reports, satisfaction with service, and Messrs. Norton and Shiver shared positive personal contacts with Plaza Officers.

Executive Director's Update – Mr. Harrell referenced his monthly report to the Board included in the meeting reference binder. He made specific mention of his December 2007 memo and requested Board Members carefully review his monthly report and respond with questions, concerns, recommendations, and / or additional directives.

Announcements

Next Meeting: May 28, 2008, 2:00 pm - Snellville City Hall – Community Room

Public Comments

Commissioner Mike Beaudreau addressed the Board providing an update on recent County activities and zoning decisions impacting the U.S. 78 corridor including the pending removal of an existing billboard, planned inter-parcel access expansion opportunities, and secured ROW for planned parallel streets.

Adjournment

By acclamation, the meeting adjourned at **5:12 p.m.**