



**MINUTES OF THE REGULAR COUNCIL MEETING**  
**Tuesday, August 7, 2018 @ 6:30 pm**  
**City Hall, 875 Main Street, Stone Mountain, Georgia 30083**

**CALL TO ORDER**

The meeting was called to order by Mayor Patricia Wheeler at 6:39pm following the Public Hearing. Present were Council Members Little, Mailman, Hollis, Johnson, Wells and Bryant. City Attorney Joe Fowler was also present.

**DETERMINATION OF A QUORUM**

Mayor Wheeler determined that a quorum was present.

**INVOCATION AND PLEDGE**

Council Member Hollis led moment of silence in observance of Purple Heart Day and gave invocation.  
Council Member Wells led the pledge of allegiance.

**CITIZEN COMMENTS – NON-AGENDA ITEMS ONLY**

- Susan Coletti, 5417 E. Mountain Street: City needs to consider parking meters.
- Sara Abrams, 95 Gordon Street: A citizen committee should be formed to help with planning of how the SPLOST funds are spent.
- Mike Schaaphok, 1060 Third Street: Asked for a status on a date for a State of Village Address or public statement from the Council or the Mayor as to the goals, aims and progress made over the year. Mayor advised that the City is looking for a larger venue and will hopefully have a set date by the work session.

**READING AND APPROVAL OF THE JOURNAL**

Minutes of Regular City Council Meeting 07/03/18

Council Member Johnson made a motion to approve, seconded by Council Member Hollis. No additions or corrections were noted.  
Motion approved 6-0

Minutes of Special Called Meeting 07/17/18

Council Member Johnson made a motion to approve, seconded by Council Member Hollis. Correction was noted by Council Member Johnson that meeting was called to order by Mayor Wheeler and not herself.  
Motion approved with correction 6-0

Minutes of Council Work Session Meeting 07/17/18

Council Member Johnson made a motion to approve, seconded by Council Member Hollis. No additions or corrections were noted.  
Motion approved 6-0.

**READING OF COMMUNICATIONS**

None by the Mayor.

City Manager, ChaQuias Miller Thornton introduced our newest addition to the Police Department, Officer Lawrence Wade and his family.

**ADOPTION OF THE AGENDA OF THE DAY**

Council Member Johnson made a motion to adopt the agenda of the day with the additions of Items D – G under New Business

- D. Contract for Completion of Phase II of the Historic Train Depot Rehabilitation Project – Macallan Construction, Contractor - \$196,651 (Base Bid Awarded 7/17/2018)
- E. To Consider a Conditional Use Application for a Micro-Brewery at property located at 5368 E. Mountain Street, Stone Mountain, GA; parcel 18 089 27 007.
- F. Intergovernmental Agreement between the City of Stone Mountain and DeKalb County for Cloud Street Calming Devices.
- G. Vertical Communications Proposal – Phone System Upgrade – Lease Agreement Option

## UNFINISHED BUSINESS

- A. Consideration of Rock Gym Maintenance – Intergovernmental Agreement between the City of Stone Mountain and DeKalb County Board of Education for Long-Term Lease of the Historic Rock Gym Facility

Council Member Johnson announced that Item A was for discussion only.

City Manager, ChaQuias Miller Thornton, noted some items that Administration wanted to highlight; the term of contract and rent or other consideration. Proposed assessment of rent, for consideration is \$13,200 (reduced from \$16,500). The School District (BOE) is requiring metering of water services for gym separately, which must be done within six months of contract effective date of the contract. In consideration of meeting the terms for keeping the building safe for occupancy there is a need to consider such matters as ADA compliant restroom. The BOE would want to have periodic inspections of the gym and would notify the City of any issues with the City having the responsibility to rectify issues within 30 days of notice. Mrs. Thornton reminded the Council that there is no intent, on the part of the BOE, for the City to become owners of the property. Water and sewage use fee for the six months until the City gets the water metered is \$400. Per the agreement the City is required to obtain criminal background checks for anyone who has access to gym property because of proximity to the school.

Several members of Council gave their perspective of the contract terms.

City Manager will accept Council feedback until Thursday morning before sending comments in to the Board of Education.

## NEW BUSINESS

- A. Consent Agenda – None.

- B. Composition of Request for Proposal – Solid Waste Management Services

City Manager noted that December 31 of this year marks the end of the City's contract with the current provider of solid waste collection services. Public Works Director Jim Tavenner reviewed the meeting information from DeKalb County Sanitation for possible sanitation services that the County can provide. City Manager Thornton gave input on their meeting with DeKalb County Sanitation as well. Council Members ask questions as well as give input/opinion. Members from audience ask questions and give opinions.

- C. Hearthstone Subdivision – Permission to Continue Building Subdivision as Previously Approved – Previous Builder CORE Homebuilders – New Builder Unique Homes and Renovations (James MacDowell)

For discussion only. New builder, James MacDowell of Unique Homes informed Council of his company's plans for completion of the Hearthstone Subdivision. After meeting with HPC, Council will consider taking action on this item.

- D. Contract for Completion of Phase II of the Historic Train Depot Rehabilitation Project – Macallan Construction, Contractor - \$196,651 (Base Bid Awarded 7/17/2018)

Council Member Johnson made a motion to approve, seconded by Council Member Hollis.

There was further discussion of the item by Council Member Mailman.

City Manager ChaQuias Miller Thornton discussed the General Liability amounts that were left out of the draft. Mayor Wheeler announced the motion on the floor and to approve with insurance additions.

Motion approved 6-0.

- E. To consider a Conditional Use Application for a Micro-Brewery at property located at 5368 E. Mountain Street, Stone Mountain, GA parcel 18 089 27 007.

Council Member Johnson made a motion to approve, seconded by Council Member Hollis. There was no further discussion on item.

Motion approved 6-0

Discussion was had after the motion to approve by City Manager ChaQuias Miller-Thornton regarding Planning and Zoning and their attempts to present a quorum to discuss this item. Quorum of the Planning & Zoning members was not established. Council discussed Planning and Zoning Committee's role and responsibilities. Council Member Johnson discussed as well. City Manager Thornton asked Mr. Cooper from audience, whom is a member of Planning and Zoning Committee, if he is interested in getting together with her the first of next week regarding the Committee. Mr. Cooper agreed.

- F. Intergovernmental Agreement between the City of Stone Mountain and DeKalb County for Cloud Street Calming Devices.

Council Member Johnson made a motion to approve, seconded by Council Member Hollis.

Council Member Wells spoke on his talks with DeKalb County regarding the IGA.

City Manager ChaQuias Miller Thornton reviewed the City's responsibilities and the County's role in the agreement.  
Motion approved 6-0

- G. Vertical Communications Proposal – Phone System Upgrade – Lease Agreement Option  
Council Member Johnson made a motion to approve, seconded by Council Member Hollis.  
City Manager ChaQuias Miller Thornton discussed our current phone system and the proposal.  
Motion approved 6-0.

#### **NEW ORDINANCES AND RESOLUTIONS**

- A. Ordinance 2018-07 To Amend Chapter 5, Building Regulations, Chapter 13 Motor Vehicles and Traffic, And Appendix A – Zoning – Primarily to reinstate parking regulations omitted in the re-write of Chapter 5.  
Council Member Johnson made a motion to adopt, seconded by Council Member Hollis.  
City Manager ChaQuias Miller Thornton noted that this was a second reading.  
Motion approved 6-0.

#### **COMMITTEE DISCUSSION ITEMS**

- A. Planning and Zoning – no discussion.  
B. Economic Development/Downtown Development Authority – no discussion.  
C. Historic Preservation Commission – no discussion.

#### **REMARKS OF PERSONAL PRIVILEGE**

Council Member Johnson made a motion to adjourn to Executive Session to discuss personnel; seconded by Council Member Hollis; motion approved 6-0. Council adjourned the regular meeting and entered into Executive Session at 7:58 pm.

Council Member Johnson made a motion to reconvene into the regular meeting; seconded by Council Member Hollis.  
Motion approved 6-0. Council reconvened into regular session at 8:22 pm.

Council Member Johnson announced that there were no actions to take out of Executive Session.

Council Member Little discussed her training in Savannah and wants the Council to look at the budget in consideration of funding for going paperless. She thinks that Service Pro would be a good vendor for scanning. She would also like for the Sign ordinance to be updated.

Council Member Mailman wanted to thank everyone that helped with the Back to School Bash and stated that it was fun. He also wanted to thank everyone who helped with the 28<sup>th</sup> year of Stone Mountain Day. Mr. Mailman also thanked Council Member Johnson for planning the day for Chief Rivers. Council Member Mailman wanted to thank everyone involved in things moving forward and thinks that the City has had positive movement in the past 2 – 3 years.

Council Member Johnson announced the Downtown Development Authority's effort applying for the Rural Zone designation with DCA. Rural Zone designation will not be able to be accomplished this year, but the DDA will try to accomplish the task for next year. The City's LCI plans are not specific enough for what DCA considers a strategic plan, but needs to be geared more towards the downtown area. Another requirement of the application will be to review the City's zoning ordinances. The DDA is working to get proposals on Zoning review. The Rural Zone designation will offer businesses tax incentives and tax credits to local business establishments. Ms. Johnson also announced that we will be honoring our late Chief Rivers on his birthday Sunday, August 26.

Council Member Little wanted to thank City Manager Thornton for all that she does.

#### **ANNOUNCEMENTS BY THE MAYOR**

Mayor Wheeler wanted to thank Council Member Mailman and Council Member Johnson as well as Council Member Hollis and her husband for being at Stone Mountain Day and stated that there was an incident and that the Hollis' were able to help.

**ADJOURNMENT**

Council Member Johnson made a motion to adjourn the August 7<sup>th</sup>, 2018 Regular Session of Council; seconded by Council Member Hollis.

Motion approved 6-0.

The August 7<sup>th</sup>, 2018 regular session of Council adjourned at 8:28 pm.

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Patricia Wheeler, Mayor

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Alicia Daniels, Assistant City Clerk