

CITY OF STONE MOUNTAIN
WORK SESSION COUNCIL MEETING
875 Main Street
Stone Mountain, GA 30083

MARCH 21, 2016, 6:00 P.M.

MINUTES

PRESENT: Mayor Patricia Wheeler, Mayor Pro-Tem Chakira Johnson, Council Members: Susan Coletti, Steve Higgins, Richard Mailman, Andrea Redman and Steve Wells.

STAFF: City Manager Gary Peet, City Clerk ChaQuias Thornton, Executive Director DDA Mechel McKinley, Chief of Police Chauncy Troutman, Code Enforcement Office Sanja Roseberry, Public Works Director Jim Tavenner.

CALL TO ORDER: Mayor Wheeler called the meeting to order at 6:01 p.m.

INVOCATION AND PLEDGE: Council Member Higgins gave the invocation. Council Member Wells led the pledge to the flag.

ADOPTION OF THE AGENDA OF THE DAY: **Motion** by Council Member Johnson, seconded by Council Member Coletti, to adopt the agenda. The **motion** carried unanimously.

CITIZEN COMMENTS-NON AGENDA ITEMS ONLY: Joan Monroe of 5499 Woodsong Terrace asked to receive any documentation regarding Section 8 housing in the City. She hoped to assist in finding ways to restrict Section 8 housing in the area. Ms. Monroe was concerned that there was drug activity in her neighborhood and asked the Council Members to direct police to patrol the area more. Council Member Mailman requested that she call 911 whenever she thought there was suspicious activity happening in her neighborhood.

Klaus Friese of 6665 James B. Rivers Memorial Drive was not comfortable reporting his sales on a quarterly basis in order to be in compliance with the City's regulations regarding alcohol licensing. He did not feel that it was necessary for his type of business. He hoped the Council would consider changing the ordinance to reporting on an annual basis and to report on percentages and not sales.

Police Chief Chauncey Troutman presented commendations to the following Police Officers for going beyond the call of duty for the citizens of Stone Mountain: Officers Palmer and Swisher, Detectives Burton and Norrington, Sergeant Hubbard and Lieutenant Manning.

COMMITTEE DISCUSSION ITEMS

A. *Planning and Zoning:* No report was received.

- B. **Community Affairs:** Council Member Coletti reminded everyone of the Community Yard Sale to take place on April 23rd. She reported on dumpsters and a shredder being available to the public during the event.
- C. **Economic Development/Downtown Development Authority (DDA):** Mechel McKinley reviewed the report distributed to the council members in their packet. She announced the grand opening dates and times for the Twisted Swisher and Cool Breeze Smoothies. The Farmers Market will resume their activity on April 19th. Tunes by the Tracks will be coming back the first Friday in May and will be held in May, June, September, and October 2016. *Several new businesses have opened in the area.* There has been a sale of a commercial property in the DDA area. Ms. McKinley reported that Mr. Jelani Linder would like to serve on the DDA Board and hoped the Council would approve his seat on the Board at their next regular meeting. She asked if they had any questions regarding the agenda item for open containers for Tunes by the Tracks. Ms. McKinley reported that the City of Stone Mountain is a finalist in the Main Street Program. The winner of the program is to receive \$25,000. She asked that everyone vote every day if possible.
- D. **Finance:** No report was received.
- E. **Community Outreach:** Council Member Redmond reported there would be a Community Watch meeting at her home on Tuesday, March 22 at 7:00 p.m. Wonderful Wednesday classes are available on Mount Carmel Church. Council Member Redmond applied to Atlanta Regional Commission (ARC) for the City of Stone Mountain to become a certified “green” community. The Assistant Director of Communications at MARTA **contacted** Council Member Redmond to discuss covered shelters. Marta is now providing a “semi-seat” which is a benched placed on concrete pads. Council Member Redmond requested five semi-seats at stops throughout the City. She asked MARTA, because the City is historic, to consider smaller busses to serve the City. Council Member Redmond thanked the Public Works Director, Mr. Tavenner, for the department’s work on the cemetery. She has received positive comments from those putting flowers on the graves of their family. She encouraged everyone to join in playing Pickle Ball on Tuesday, Wednesday and Thursday evenings at the Rock Gym. She asked that the automated phone directory be corrected to announce Mayor Wheeler’s name.
- F. **Public Safety:** Council Member Mailman expressed concern regarding the gate opening and closing times for the VFW Park. Council Member Wells would like the police, while patrolling, to open and close the gate every day. Council Member Mailman reported on the school aged children gathering by the library. There have been reports of the children running out in traffic. Council Member Wells also expressed his concern regarding inappropriate behavior and language of some of the children. Discussion included the jurisdiction of the library; contacting the principals of the schools in the area; contacting the parents of the children; enforcing the “no loitering” sign at the library. Council Member Mailman suggested he and the Police Chief talk to the principal and librarian about the problem. He thanked the Chief Troutman for all of his hard work.

- G. **Public Works:** Council Member Wells asked Sara Abrams to discuss her proposal regarding redevelopment of Medlock Park. She would like the park to be eco-friendly. Ms. Abrams hoped to get a grant in order to hire a landscape architect. Council Member Johnson felt it was important to have the landscape architect first in order for them to facilitate the public meeting. Discussion turned to approaching the local universities for assistance.
- H. **Historic Preservation Commission:** Mr. Al Capogrossi, Historic Preservation Chair (HPC), reported on the properties that came before the Commission at their last meeting; 922 Ridge, 1100 Second Street, 5329 Mimosa Drive (Old Sycamore Grill) and 1093 New Gibraltar.
- I. **Visitor Center:** Ms. Kim Cumbie reported on the number of visitors and the states and countries represented visiting the Center in the month of February. Color Vibe has over 3,000 registered participants to date. Ms. Cumbie expects more than 5,000 for the event. Mr. Peet asked when she was going to go before council for road closures. She indicated the permitting for the event was completed in the fall and she was still working on the map of the event.

STAFF REPORTS:

- A. **Code Compliance Officer:** Officer Roseberry thanked Council for sending her to training and she reported on some of what she had learned. She has been working diligently on insuring that each household only has only the paid number of containers at each residence. Advance Disposal has done an audit indicating some households have more than one and are not being charged for them. She thanked Officer Bob Hillis for providing her with the technology necessary to do her job. Council Member Wells asked if she knew anything about the truck parked at the VFW. She indicated it was the property owner's truck.
- B. **Public Works Director:** Jim Tavenner reported 22 community service hours were received during the month of February. He appreciated the compliment from Council Member Redmond regarding the cemetery. He reported on the following projects: McCurdy VFW Fence line, cleaning out the storm pipes on Shepherd Cove, Stillhouse, and Main Street. The Pepperwood Storm Water repair has been completed. The demolition of the property on East Mountain is scheduled for Wednesday, March 23, 2016.

Council Member Coletti reported that there is some debris in the right of way on Fourth Street across from the elementary school. Council Member Johnson thanked Public Works for their hard work on behalf of the Community Garden. Council Member Redmond reported she had spoken to a representative of at CSX about the clean-up on the embankment at the overhead pass on James B. Rivers.

- C. **Chief of Police:** Chief Troutman reviewed his report with Council regarding police activity, statistics and individual police officer activity reports from February 9, 2016 to March 7, 2016. Chief Troutman distributed a photograph of someone who had run from the Stone Mountain Police a couple of years ago. Sergeant Hubbard had learned of his whereabouts; he contacted the Fugitive Squad for Dekalb County. The suspect was wanted in another state

and was apprehended 48 hours after Sergeant Hubbard's call. Chief Troutman assured Council that the graffiti around town was not gang related but a signature of one individual.

- D. **City Clerk:** ChaQuias Thornton introduced Kate Settle as a new member of staff. She reported she had a meeting with Mr. Perry of 1093 New Gibraltar regarding his application to install a lap pool on his property.

UNFINISHED BUSINESS: None.

NEW BUSINESS

- A. **Consent Agenda.** None.
- B. **Allocation of Medical Plan Insurance Premium to Compensation – City Clerk:** Mr. Peet explained to Council what the Charter allows regarding Council setting salary for the City Clerk. He reported it is a similar arrangement as he had made with Council. There was some question regarding whether the benefit would transfer to employees that were not appointed by council per the charter.
- C. **Facility Use Agreement – Downtown Development Authority of the City of Stone Mountain:** Council Member Johnson reported the agreement was the same except for the costs for a police officer that would be incurred by the City and how that was not budgeted in the costs for the event. She hoped that could be discussed.
- D. **Lease Agreement between the City of Stone Mountain and Georgia Municipal Association – Police Vehicle - \$40,948.00:** Council Member Wells asked if the vehicle would replace a vehicle to be taken out of the fleet. He suggested using the old vehicle as a decoy.

NEW ORDINANCES AND RESOLUTIONS

- A. **Ordinance 2016-10 Amendments to Chapter 3, Alcoholic Beverages:** Council Member Johnson rendered the first reading of Ordinance's preamble into the record, "AN ORDINANCE BY THE GOVERNING AUTHORITY FOR THE CITY OF STONE MOUNTAIN TO AMEND CHAPTER 3, ALCOHOLIC BEVERAGES, TO PROVIDE DEFINITIONS; TO REGULATE LICENSING; TO PROVIDE REGULATIONS FOR LICENSEES ALLOWING PATRONS TO BRING THEIR OWN ALCOHOLIC BEVERAGES; TO PROVIDE FOR FEES BY RESOLUTION; TO PROVIDE FOR TEMPORARY LICENSES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES." Council Member Coletti questioned the closing time of 10:00 p.m. and wondered how that was decided upon. Council Member Johnson had a request from a business to amend the time

to 11:00 p.m. and she questioned the necessity of the licensing requirements for “brown bagging” and whether the reference to state licensing needs to appear within the ordinance.

- B. ***Ordinance 2016-11 Amendments to Chapter 5, Article II, Historic Preservation:*** Council Member Johnson rendered the first reading of the preamble into the record, ”AN ORDINANCE BY THE GOVERNING AUTHORITY FOR THE CITY OF STONE MOUNTAIN TO AMEND CHAPTER 5, ARTICLE II, HISTORIC PRESERVATION COMMISSION; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.” Mr. Peet explained the ordinance was developed in order to be more readily able to enforce the Nuisance Abatement Ordinance within in the Historic Preservation District.
- C. ***Resolution 2016-14 To exempt DDA from the Open Container during Tunes by the Tracks:*** Council Member Johnson read the preamble into the record. She felt the resolution went along with the other changes being made legislatively regarding DDA. Council Member Coletti asked if the ordinance allows for someone to purchase an alcoholic beverage at another establishment and bring it to tunes by the tracks. Mr. Peet responded in the affirmative. Discussion included enforcement of the designated area and using plastic containers.
- D. ***Resolution 2016-15 FY2016 Budget Amendment:*** Council Member Johnson read the preamble of the resolution into the record. Mr. Peet explained, the resolution allows for the correct reporting of the amount of funds reported in the Confiscated Assets Fund at the beginning of FY 2016.
- E. ***Resolution 2016-16 To Set the Fees for Alcoholic Beverage Licenses:*** Council Member Johnson read the preamble of the resolution into the record. Council Member Coletti questioned the differences in the amounts required for those establishments selling beer and wine and those offering beer, wine and distilled spirits. Mr. Peet indicated those were the fees established by Council in the past. Council Member Johnson asked whether the fee established for “brown bagging” was taken from similar cities. Council Member Redmond asked the City do a comparison for each category to the City of Decatur. Mr. Peet will conduct a comparison of fees with other cities that are comparable to the City in size.
- F. ***Resolution 2016-17 The Issuance and Sale of a Tax Anticipation Note in the Principal Amount of \$825,000:*** Council Member Johnson read the preamble of the resolution into the record. City Manager Peet reviewed the history of the relationship with SunTrust and the differences in the agreement SunTrust would like to implement this year. He felt the rate offered by SunTrust is a competitive rate. He reviewed the financial differences with Council. Mr. Peet reported the need for a special call meeting for Council to consider the

Mayor's execution a non-binding letter of agreement with SunTrust. It was the consensus of the Council to have a quorum meet on Friday, March 25, 2016 at 4:00 p.m.

Council Member Wells asked if the City might consider going out next year for a Request for Qualifications to receive competitive rates for the issues of the next TAN.

CITY MANAGER'S REPORT: Mr. Peet gave the revenue/expense report. Revenues are exceeding the budgeted estimate. He reviewed the general ledger account.

Mr. Peet reported on a contract with Georgia Department of Transportation (GDOT) is being reviewed by the City Attorney and Mr. Peet. He reviewed the audit with Advanced Disposal and reported Council will have to consider increasing the rates. Council Member Wells was not completely satisfied with Advanced Disposal's services and would like the City to consider using another vendor. Mr. Peet reported the City has a contract until 2018. Stone Mountain City Cemetery Charitable Trust contributed \$8,000 for this year. He praised Mr. Tuggle for his investment skills.

Motion by Council Member Mailman, seconded by Council Member Coletti, to close the Work Session and go into Executive Session to discuss two properties within the City of Stone Mountain. The **motion** carried unanimously.

Motion by Council Member Mailman, seconded by Council Member Johnson, to adjourn Executive Session and to reconvene the Work Session. The **motion** carried unanimously.

Mayor Wheeler called the work session to order.

Motion by Council Member Wells, seconded by Council Member Coletti, to approve backing the loan of the DDA pursuant to the purchase of real estate discussed in the Executive Session. The **motion** carried unanimously.

ANNOUNCEMENTS BY THE MAYOR: None.

ADJOURNMENT: **Motion** by Council Member Johnson, seconded by Council Member Coletti to adjourn the meeting at 8:55 p.m. The **motion** carried unanimously.

Patricia Wheeler, Mayor

ChaQuias Miller-Thornton, City Clerk