

MINUTES OF THE  
CITY COUNCIL COMMITTEE/WORK SESSION  
Monday, June 15, 2015 @ 6:00 p.m.  
City Hall

CALL TO ORDER

Mayor Patricia Wheeler called the Committee/Work Session to order at 6:00 p.m. Present were Council Members Susan Coletti, Steve Higgins, Chakira Johnson, Andrea Redmond, and Steve Wells – which constituted a quorum. Council Member Richard Mailman was absent during the call to order and entered the meeting at a later time.

INVOCATION AND PLEDGE

Council Member Redmond gave the invocation and Council Member Wells led the pledge of allegiance.

READING OF COMMUNICATIONS

None.

ADOPTION OF THE AGENDA OF THE DAY

Council Member Johnson made a motion to adopt the agenda of the day. Seconded by Council Member Susan Coletti.

Motion passed 5-0.

CITIZENS COMMENTS – NON-AGENDA ITEMS ONLY

None.

COMMITTEE DISCUSSION ITEMS

Finance – City Auditor James Whitaker reported on the FY2014 Audit Report as of December 31, 2014, Mr. Whitaker informed Council that an unmodified opinion has been issued. This means that the report of the financial statements for the City are in accordance with Generally Accepted Accounting Principles for governments. Mr. Whitaker began with discussion of the position of the City's General Fund at the end of the 2014 fiscal year. After giving a detailed analysis of the City's audit report, including but not limited to analysis of the Balance Sheet; Statement of Revenues, Expenditures and Changes in Fund Balance; Statement of Net Position and Statement of Revenues, Expenses and Changes in Fund Net Position for Proprietary Funds; Capital Assets and Debt; and Pension Fund Planning. Mr. Whitaker informed Council that overall, the City is improving, showing an increase in net position, or the fund balance of the general fund from \$151,108 at the beginning of the fiscal year to \$396,733 at the end of the fiscal year.

Council Member Mailman entered the meeting before the close of the finance report.

Planning and Zoning – No report.

Community Affairs – No report.

Economic Development/Downtown Development Authority – Executive Director Mechel McKinley gave the DDA report. She informed Council of her activity for the month of June 2015. She informed Council that 1) during the Farmers Market held June 2<sup>nd</sup> Electronic Benefits Transfer (EBT) participants were able to double their dollars on produce; 2) DDA and Generation Gab are working together to get a UDSA grant to help with EBT and SNAP (Supplemental Nutrition Assistance) Programs and to fund a market manager; and she discussed with Council 3) the proposed tax abatement ordinance with an expected implementation date of January 1, 2016 ; 4) the purchase of Christmas lights, suggestion of pole light design, and initial estimated cost of \$8,000 to \$11,000 with half to be paid this year and half to be paid in 2016; 5) a boiler plate facade easement that allows

MINUTES OF THE  
CITY COUNCIL COMMITTEE/WORK SESSION  
Monday, May 18, 2015 @ 6:00 p.m.  
City Hall  
Page 2

the City to install and maintain Christmas lights on private (commercial) property; 6) application for a grant to create a cemetery tour with the Historical Society; 6) creating an area near the trail to the park to showcase the granite workers art piece, other historical pieces, and possibly moving the Freedom Bell to the area for showcase. Public Works Director Jim Tavenner reminded Council that the area under consideration is already a part of the Streetscape Phase IV plan. Council Member Wells voiced that he would like Council to receive public input on the relocation of the Freedom Bell. Ms. McKinley also reported on upcoming events: Trunk or Treat @ Farmers Market on October 27, 2015 and Christmas Parade on Friday, November 27, 2015. Ms. Redmond suggested that DDA should plan to advertise the 2016 Granite Grasshopper event in Runners Magazine.

Community Outreach – Council Member Redmond suggested that signs about littering and the fine for such should be posted throughout the City. Ms. Redmond asked that the City move forward with the video and audio streaming of open sessions of Council. City Manager Gary Peet informed Council that it will be discussed more during discussion of the budget resolution. She further inquired about the ability to use the TV monitors in the meeting room. She reported that there are continued complaints about the mosquito infested property on James B. Rivers Memorial Drive. The matter is to be reported to the City's code enforcement officer. Administration will research mosquito control programs. Ms. Redmond also reported that her community watch group is starting a "Yard of the Month" campaign and is also starting "City Walkers" on Saturdays at 7:30 A.M. Council Member Wells asked if Council can be provided with a cost benefit for placing "No Littering" signs throughout the City. Mr. Peet is to pose a question on the City Managers list-serve to see if other cities have seen a significant decrease in littering by posting the signs.

Public Safety –No report.

Public Works – Council Member Wells asked Chief Troutman if witnessing someone littering is something that should be reported to the police. Chief Troutman responded that if call is made to police, citation is written, and the matter is heard in court, the person witnessing the act will have an opportunity to testify as a witness to the account. Mr. Wells also asked if Council can be provided with a cost benefit for placing "No Littering" signs throughout the City. Mr. Peet is to pose a question on the City Managers list-serve to see if other cities have seen a significant decrease in littering by posting the signs.

Historic Preservation Commission – Council Member Coletti reported that the HPC would like assistance with working the microphones in the meeting room during HPC meetings. City Clerk Thornton will assist.

Downtown Development Authority Executive Director Mechel McKinley informed Council that Aztec Cycles has submitted application for approval to hold the International Bicycle and Music Festival event on Main Street on July 18, 2015. Ms. Kinley requested the consensus of Council to add the Open Container Resolution for the event to the July 7<sup>th</sup>, 2015 regular session agenda. Consensus to add the item was given.

Visitor Center – Kim Cumbie, VC Manager reported that the Visitor Center had 5,954 visitors from 23 states and 8 countries during April 2015, with 5,681 of those visitors being from the Color Vibe event. She informed Council that she attended the AMTA meeting at the Fox Theater on June 3, 2015 and the next meeting is to be held at The Strand in Marietta on August 5, 2015. Mrs. Cumbie also reported that two more people are interested in volunteering for the Visitors Center and that the center has a full schedule of volunteers for the month of June. She also informed Council that the VC has partnered with the cities of Decatur, Lithonia/Arabia Mountain for a Bicycle Tourism Program.

MINUTES OF THE  
CITY COUNCIL COMMITTEE/WORK SESSION  
Monday, June 15, 2015 @ 6:00 p.m.  
City Hall  
Page 3

STAFF REPORTS

Code Compliance – Code Compliance Officer Sanja Roseberry reported for Code Compliance. She gave her monthly status report and report of the code compliance related cases issued to date for the month of June 2015. Officer Roseberry discussed with Council the Certificate of Occupancy issue regarding a property on Cloud Street, yard sale signs being placed in the City’s right-of-way, and status of the code compliance issue relating to a property on Third Street. Officer Roseberry also discussed with Council the status of the property located at 5444 Rockbridge Road.

Public Works

Public Works Director Jim Tavenner gave the Public Works Report. He informed Council that there were 28 community service workers for last month and 5 to date for June 2015. Mr. Tavenner gave detail on the East Ponce DeLeon paving project and the Rock Gym parking lot paving project. He informed Council that it is his recommendation that a split-rail fence replace the damaged picket fence at McCurdy Park. He also informed Council that SM&E did a 28 foot boar of well #5 at Main and West Mountain and found that the water tested was contaminated with fuel. The City is asking that the Environmental Protection Division allow for the water to drop three (3) feet and then retest. Mr. Tavenner informed Council of possible scenarios in the City’s course of action(s) based on the way that EPD responds to the request to retest.

Public Safety

Chief Troutman reported the May 2015 statistics for citations and warnings issued. Mr. Troutman further reported on the burglaries occurring in the City. There were five burglaries reported for the month of May – one each on Main Street, Brittany Court, Ridge Avenue, Maple Drive, and Rockborough Drive. He reported that department Z Scores will no longer be provided, however, individual police activity reports will be provided each month for all officers. Chief Troutman further reported on some of the criminal arrests made in the City, giving information about the suspects and the nature of the criminal activity. Chief Troutman thanked Attorney Joe Fowler for the work he has continually done to help the City’s police department with different cases. Chief Troutman mentioned to Council that he is continuing to try to provide electric box fans to those elderly citizens that are in need of them. He also asked that citizens be reminded to secure their lawn equipment to deter theft of those items. Chief Troutman further informed Council that the suspect that was apprehended for theft of gold teeth from a deceased body has been tried, found guilty and is awaiting sentencing.

City Clerk ChaQuias Thornton gave the City Clerk’s report. She reminded Council that Personal Financial Disclosure Reports for those officials not in an election year are due by July 1, 2015 and for those in an election year, the report is due with 15 days of qualifying. She also reported that 1) the DeKalb County Board of Elections has submitted a voters list and a street maintenance for the City’s review in preparation of the upcoming 2015 elections, 2) she has provided Council with a list of the requirements for levying and recommending authorities and a timeline that adheres to the process for millage rate adoption. Mrs. Thornton also gave updates to Council on the 901 4<sup>th</sup> Street – Mountain View, Third Street – Habitat, and 1054 Main Street – Westgate Plaza projects.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Consent Agenda

None.

MINUTES OF THE  
CITY COUNCIL COMMITTEE/WORK SESSION  
Monday, June 15, 2015 @ 6:00 p.m.  
City Hall  
Page 4

Employment Contract – City Manager – Gary Peet

City Manager Gary Peet explained that this contract is usually revisited at the close of the year, December 31, but, and that he is requesting consideration of the changes noted in the contract for a term beginning August 1, 2015 and ending July 31, 2016. He is asking that his bi-weekly compensation amount be increased to account for the future out of pocket pay of his monthly medical insurance premium expense.

Bid Award for Resurfacing E. Ponce de Leon Avenue from James B. Rivers Drive to Tuggle Lane  
Public Works Director Jim Tavenner discussed this item in his Public Works Report.

Bid Award for Resurfacing a Portion of the Rock Gym Parking Lot  
Public Works Director Jim Tavenner discussed this item in his Public Works Report.

Appointment of an Assistant City Attorney – Solicitor

City Manager Gary Peet informed Council that he has been working with City Attorney and Solicitor L’erin Barnes on a replacement of an Assistant City Attorney – Solicitor. He informed Council that the City would need to come to a resolve of this situation fairly quickly, being that court is held on the second Thursday of every month and is coming up again on July 9<sup>th</sup>, 2015.

NEW ORDINANCES AND RESOLUTIONS

Ordinance 2015-06 – Ad Valorem Tax Rate

Council Member Johnson rendered the first reading of “An Ordinance Pursuant to the Chapter of the City of Stone Mountain Section 6.11 to Set the Rate for Ad Valorem Property Taxation...” City Manager Gary Peet gave an analysis of the 2015 Real Property Digest.

Ordinance 2015-07 – Findings of the Existence of Nuisances

Council Member Johnson rendered the first reading of “An Ordinance to Amend Chapter 5, ‘Buildings’, of the Code of Ordinances of the City of Stone Mountain by Adding Thereto an Article V to be Entitled ‘Findings of the Existence of Nuisances’; to Establish Findings that Dwellings, Buildings, or Structures Exist in the City of Stone Mountain, Georgia of a Negative Condition of Character as Described Under the Official Code of Georgia Annotated (O.G.C.A) Section 41-2-7 by Complying with Section 41-2-9(a); To Provide Severability; To Provide for Penalties; To Provide an Effective Date and For Other Lawful Purposes.” City Attorney Joe Fowler gave a synopsis of the ordinance and the process involved.

Ordinance 2015-08 Abatement of Nuisances

Council Member Johnson rendered the first reading of “An Ordinance to Amend Chapter 5, “Buildings”, Division 4 of Article IV, “Property Maintenance” by Deleting Said Division 4 and Inserting in Lieu Thereof a New Division 4 to Be Entitled “Nuisance Abatement”; To Establish Rules and Regulations for Abatement of Unsafe or Unhealthful Premises; To Provide Severability; To Provide Penalties; To Repeal Conflicting Ordinances; and For All Other Lawful Purposes.

Resolution 2015-19 – FY2015 Budget Amendment

Council Member Johnson rendered a read of Resolution 2015-19 “A Resolution of the Mayor and City Council of Stone Mountain, Georgia to amend the general fund budget for the year ending December 31, 2015...” City Manager Gary Peet gave detail explanation of the proposed budget resolution to amend the general fund budget. He reiterated Council’s discretion to place the proposed increase in real property tax current year revenue into fund balance reserve to be disbursed at Council’s discretion.

MINUTES OF THE  
CITY COUNCIL COMMITTEE/WORK SESSION  
Monday, June 15, 2015 @ 6:00 p.m.  
City Hall  
Page 5

Resolution 2015-20 Authorization for Depot Project Management by the DDA

Council Member rendered a reading of Resolution 2015-20 “Whereas, the City of Stone Mountain desires to rehabilitate its historic Granite Railroad Depot for use as a Visitor Center, Senior Activity Center, and Event Space; and...”

Council Member Johnson noted that the main change is the addition of the Senior Activity Center. Previously the resolution just read “... Visitor Center and Event Space”.

Resolution 2015-21 Sanitation Fees for 2015

Council Member Johnson rendered a reading of Resolution 2015-21 “A Resolution pursuant to Chapter 24 of the Code of Stone Mountain, Georgia to Set Fees for the Collection of Solid Waste in the City of Stone Mountain...”

City Manager Gary Peet informed Council that the only change from the current fees and rates is in item 1.d). The words “damaged or taken by residents” is being omitted from the item. He also informed Council that he and Steve Edwards of Advanced Disposal will be completing a field audit to determine those residents that have more than one cart. The brochure of Advanced Disposal services is being updated and a mailing of need to know information pertaining to sanitation will be provided to all residential and commercial customers.

Resolution 2015-22 Sale of Surplus Property

Council Member Johnson rendered a reading of Resolution 2015-22 “Whereas, Section 6.33 of The Charter of the City of Stone Mountain, Georgia Authorizes the Sale of Disposal of Surplus Property; and...”

Council Member Steve Wells suggested that surplus police cars be used for decoys around town.

CITY MANAGER’S REPORT – City Manager Gary Peet gave the City Manager’s Report. He informed Council that 1) Tower Cloud Inc. withdrew its application for right-of-way on June 10, 2015; 2) Municipal Court Clerk Jan Lewis completed a comprehensive review of court forms – the judges and solicitor L’Erin Barnes participated in the revision process; 3) the administration requests that lease agreements be added to the agenda of the regular meeting of the Mayor and City Council scheduled on July 7, 2015; 4) the administration assisted Chief Troutman with the draft of a new Personnel Policies Procedure to define the term “desirable level of performance” found in Section 20-91 – the new policy is undergoing trial evaluation; and 5) the East Mountain Street Sidewalks project is awaiting notice to proceed to bid for construction. Mr. Peet gave a Revenue and Expense Summary Report for the month of May 2015. He reported that all funds are on budget after adjustments for annual expenditures and payroll.

City Manager Gary Peet discussed with Council that should Council would want the writing of traffic citations to be a part of the duties of the Code Compliance Officer, the officer’s vehicle will have to have the word “Police” visibly displayed on the vehicle. Chief Troutman has no objection to the matter. It was general consensus of Council to mark the vehicle accordingly.

#### ANNOUNCEMENTS BY THE MAYOR

Mayor Wheeler announced that she would like to present Solicitor L’Erin Barnes with a proclamation for her service to the City.

Council Member Steve Wells announced that the DeKalb County Commission has voted to fund a new library at Wade Walker Park, which will make the Sue Kellogg Library in Stone Mountain obsolete and eventually non-existent. He has been appointed by the Mayor to head a task force to help to keep the library open. There has been a facebook page started for “Friends of Sue Kellogg Library”. There is also information pertaining to the matter on the nextdoor.com website. The task force will be meeting with District 4 Commissioner Sharon Barnes

MINUTES OF THE  
CITY COUNCIL COMMITTEE/WORK SESSION  
Monday, June 15, 2015 @ 6:00 p.m.  
City Hall  
Page 6

Sutton and have talked to Super District 7 Commissioner Stan Watson. Mr. Wells encouraged the citizens of Stone Mountain to voice their opinions on the matter.

ADJOURNMENT

Council Member Johnson made a motion to adjourn, seconded by Council Member Coletti.  
Motion approved 6-0. The meeting adjourned at 8:38 P.M.

---

Patricia Wheeler, Mayor

---

ChaQuias Miller Thornton, City Clerk