

CITY COUNCIL COMMITTEE/WORK SESSION  
875 Main Street, Stone Mountain, GA  
Monday, October 17, 2016  
6:30 pm  
MINUTES

PRESENT:

Mayor Patricia Wheeler, Mayor Pro Tem Chakira Johnson, Council Members Coletti, Higgins, Redmond and Wells.

ABSENT: Council Member Richard Mailman

STAFF: City Manager ChaQuias Thornton, Chief of Police Chauncey Troutman, Public Works Director Jim Tavenner, DDA Executive Director Mechel McKinley, Visitor Center Manager Kim Cumbie and City Clerk Kate Settle

CALL TO ORDER: Mayor Wheeler called the meeting to order at 6:30 p.m.

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

READING OF COMMUNICATIONS: None.

ADOPTION OF THE AGENDA OF THE DAY: Council Member Johnson motioned to adopt the agenda of the day. Council Member Coletti seconded the motion.

**Motion approved 5-0.**

CITIZEN COMMENTS -- NON-AGENDA ITEMS ONLY (*The public is encouraged to speak but to keep comments to three minutes.*):

The following citizens came forward to share their concerns, opinions and suggestions: Joan Monroe, Clint Monroe and Diana Hollis.

COMMITTEE DISCUSSION ITEMS:

A. *Planning and Zoning:* None.

B. *Community Affairs:* None.

C. *Economic Development/Downtown Development Authority:* Ms. McKinley reported on upcoming events: Trunk or Treat on October 28. Diorama Exhibit is open on Fridays and Saturdays from 10:00 a.m. to 4:00 p.m. West Gate Plaza is coming along. The façade has been designed to look more like Main Street. She reported two filming projects are taking place in the City which will entail road closures. She thanked everyone for their patience.

D. *Finance:* None.

E. *Community Outreach:* Council Member Redmond encouraged everyone to participate in early voting. She informed the public of polling place locations. She reviewed upcoming dates: October 18<sup>th</sup> there will be a meeting regarding McCurdy Park at McCurdy park at 6:00 p.m.; October 20<sup>th</sup> Tom Eldridge will be speaking at the Wells Brown House; October 22<sup>nd</sup> the City Wide Yard Sale will be taking place; October 24<sup>th</sup> Victoria Wilcox will be speaking on the History of Doc Holiday at the Sue Kellogg Library.

- F. *Public Works*: Council Member Wells reported a citizen has asked for a stop sign to be placed at Ridge and Cloud Streets. He recognized Kim Cumbie. Ms. Cumbie reported on the history of the item and reported that six accidents have taken place at that location within three years. She asked that Council reconsider their previous decision and place a sign at that location. Public Works Director Tavenner shared that the previous decision was based on the Traffic Code Manual. If the manual is not followed, there might be consequences to the Council's decision. Discussion included the history of the item; the traffic code manual's criteria and possibly making a city wide policy should the council want to consider such an item.
- G. *Historic Preservation Commission*: Al Capagrossi reported on the Historic Preservation Commission meeting; there were three applications and all were approved. He expressed his concern regarding 5329 Mimosa Drive and hoped the owners would repair their building before attempting to sell the property.
- H. *Visitor Center*: Ms. Cumbie reviewed her report with Council. In the month of September, the Center had 177 visitors. She reported on the Susan B. Coleman walk/run. The Toy Diorama had 150 visitors. Ms. Cumbie thanked Public Works for their hard work on the depot. She is in need of volunteers interested in doing three hours a month at the Visitor's Center.

#### STAFF REPORTS

- A. *Code Compliance Officer*: Sergeant Roseberry reviewed her report with the Council. She included specifics regarding Rankin Street, 717 Main Street, 5367 E. Mountain Street and the Tamika Williams sentence.
- B. *Public Works Director*: Mr. Tavenner reported on community hours; last month there was a total of 26, so far in the month of October there have been four. Bids have been sent out for more work to be done on Mimosa and Ridge. Clean and Beautiful Dumpsters will be located at Medlock Park.  
  
He reported on electrical problems at Rock Gym. Mr. Tavenner updated Council on Rockborough Drive project. He distributed photographs on the work necessary to complete the project. Mr. Tavenner also distributed photographs on the resident's yard where the work is being done. He recommended that the City consider sodding the resident's front yard when the work is completed.
- C. *Chief of Police*: Chief Troutman reviewed his report with Council. He reported on burglaries that had taken place in the City this month. He reported on the initiative taking place in Shermantown. Chief Troutman is in the process of setting up meetings with the churches in Shermantown.
- D. *City Clerk*: Ms. Settle had submitted a written report.

#### UNFINISHED BUSINESS

- A. *East Mountain Street Sidewalk Project - Additional Sidewalk Consideration*: City Manager Thornton has spoken with Atwell. Atwell has been in contact with the contractor. Atwell will be meeting with the contractor tomorrow.
- B. *DeKalb County Use of Facilities Agreement – Rock Gym – \$16,500*: Council Member Johnson reported on a discussion that took place at the Budget Work Session. Council had discussed entering into the lease agreement. Discussion included how in-kind services would be deducted at the end of the lease project; community involvement; making it a safe environment for those that would like to use it; and getting a listing of repairs.

## NEW BUSINESS

- A. *Consent Agenda:* None.
- B. *City of Stone Mountain FY 2016-17MS4 Annual Report and Dry Weather Screening Proposal – Clark Patterson Lee:* City Manager Thornton reported the requirements for the report have strict mandates from the Federal Government; therefore, there is an increase in the amount necessary to do the report. The agreement reflects a \$20,000 fee.
- C. *Approval of Employee Medical Benefit Plan:* City Manager reviewed the table provided by Landmark regarding the choices the City has from Humana. The plan the employees are currently under is no longer being offered. The Council review the choices. Both choices would have an increase. The comparable plan would be an increase of 12% and the Simplicity Plan would have an increase of 7%.
- D. *Set the date of the Public Hearing on FY 2017 Budget:* It was the consensus for the public hearing for the budget to be on November 21, 2016. The proposed budget will be submitted on November 1, 2016.
- E. *Report of the Annexation Study Committee – Annexation Study 2016 – Annexation Resolution. Discussion:* Mr. Peet updated the Council on the Committee's work on the Annexation Study 2016. He spoke to the increase in the land mass, population and the change in the ad valorem tax rate to the City. Mr. Peet reviewed the need for increase in staff to assist in the facilitation of the possible annexation. He distributed an amendment that needs to be made to the report and asked for direction from council. Council Member Johnson made the motion to ask Annexation Task Force to make the recommended amendments to the report. The motion was seconded by Council Member Coletti.  
**Motion approved 5-0.**

Mr. Peet reported on the procedure for Resolution Referendum; there is a requirement for the County to give the approval. If the City were to go forward, the earliest date for the referendum would November 2017.

Council Member Wells thank the Committee for their volunteer hours and their efforts in putting together the report.

- F. *Agreement for Ad Valorem Tax Billing and Collection:* City Manager Thornton reported that the final agreement has been received. This agreement will be added to the Service Delivery Strategy Agreement (SDS). She outlined the difference financially in the agreement.
- G. *Intergovernmental GIS Data Sharing Agreement between City of Stone Mountain and DeKalb County, Georgia:* City Manager Thornton reviewed the agreement with Council. The County will give the City four customized maps per year.

## NEW ORDINANCES AND RESOLUTIONS

- A. *Ordinance 2016-19 - An ordinance amending Appendix A, Zoning, Uses – Churches:* Council Member Johnson made the motion to table the Ordinance 2016-19 until we have further information on the item. Council Member Coletti seconded the item. City Manager reported the Public Hearing is scheduled for October 25, 2016. She asked for a Special Call Meeting immediately following. She asked the resolution for the Employee Benefit Plan to the Special Call Agenda.  
**Motion approve 5-0.**

- B. *Resolution 2016-36 - FY2016 Budget Amendment:* Council Member Johnson asked the item be removed from the agenda. The City has no need to make a budget amendment at this time.
- C. *Resolution 2016-37 - Employee Benefit Plan:* City Manager Thornton referred to the previous discussion and asked that it be added as an item to the Special Call agenda on October 25<sup>th</sup>.
- D. *Resolution 2016-38 – A Resolution to Request the Georgia General Assembly to Annex Property into the City of Stone of Stone Mountain:* City Manager Thornton reported the item was a draft sent from the City Attorney. The resolution is missing the meets and bounds which will be added before any discussion or vote. Council Member Johnson noted a request to postpone until the November Work Session. Council Member Johnson motioned to add Resolution 2016-38 – A Resolution to Request the Georgia General Assembly to Annex Property into the City of Stone of Stone Mountain to the November Work Session Agenda. The motion was seconded by Council Member Coletti.

**Motion approved 5-0.**

CITY MANAGER'S REPORT: City Manager Thornton reviewed the revenue and expense report with Council. She reported that 95.5% of the taxes have been collected. She met with a builder with Hearthstone Subdivision. They are building another subdivision in the Stone Mountain area. They are using the same architect but the builders are different than those the Council met before. Mr. Capagrossi ask that they meet with HPC.

ANNOUNCEMENTS BY THE MAYOR: Mayor Wheeler called a town hall meeting on November 3, 2016 at 6:30 p.m.

Council Member Johnson thanked the administrative staff, particularly the City Manager as she has taken her new role.

Council Member Coletti thanked the merchants for "It takes a Village" and for the success of the event.

Council Member Redmond was proud of the Business Association for their support of the event and that the businesses were open and there was a lot of visitors and foot traffic on Main Street.


City Manager Thornton announced the McCurdy Park meeting is tomorrow and the planners of the design are traveling from New York.


Council Member Coletti thought it might be nice to have an adult workout station at the Park.

ADJOURNMENT: Council Member Johnson made the motion to adjourn the meeting. Council Member Coletti seconded the motion.

**Motion approved 5-0.**

The meeting adjourned at 9:03 p.m.

  
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Patricia Wheeler, Mayor

  
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Kathleen E. Settle, City Clerk