CITY COUNCIL COMMITTEE/WORK SESSION MINUTES
875 Main Street, Stone Mountain, GA
June 19, 2017 @ 6:30 p.m.

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

STAFF: City Manager ChaQuias Thornton, Lt. Shirlene Manning, Public Works Director Jim Tavenner, Visitor Manager Kim Cumbie, Assistant City Clerk Alicia Daniels

CALL TO ORDER: Mayor Wheeler called the meeting to order at 6:36 p.m. (immediately following public hearing.)

INVOCATION AND PLEDGE: The invocation was given by Council Member Higgins. Council Member Wells led the pledge to the flag.

READING OF COMMUNICATIONS: None.

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

Motion approved 6-0.

CITIZEN COMMENTS – NON-AGENDA ITEMS ONLY (The public is encouraged to speak but to keep comments to three minutes.): The following people came forward to express their concerns, opinions and suggestions: Gary Peet – 5495 E. Mountain St. (commended Council for job well done during special work session to consider bed and breakfast ordinance amendments); Joan Monroe – 5499 Woodsong Trace (inquired about update regarding crosswalks), Sara Abrams- 905 Gordon St. (gave update on upcoming August 26th, 2017 event at Medlock Park and yoga in the park); Melvin Woods – 514 Rockborough Dr. (complaint about grass median and pothole); Marie Maurice – 5235 Rockborough Trail (complaints about trash pick-up, code enforcement, sanitation brochure); Ms. Pickens – 416 Rockborough Court (complaint of debris); Nan Nash – 5379 E. Mountain St. (informed Council of reports of tire and rims damaged at corner of 2nd and Manor Streets due to sidewalk construction); Latasha Waver – 529 Jaywood Dr. (complaint of trash left from moveout); Melanie Florence – 1037 Ridge Ave (complaint of church install of fence near her property); American Legion representatives announced their desire to locate a facility in Stone Mountain; Joan Monroe – 5499 Woodsong Trace (informed Council of car parked on 4th St. with expired/temporary plate).

Mayor Wheeler announced her desire to conduct citizen comments in a different manner for future work sessions. She expressed the proposed process of having citizens to sign up and to complete comment cards before the meeting.

COMMITTEE DISCUSSION ITEMS:
A. Planning and Zoning: City Manager Thornton announced Planning and Zoning meeting to hear variance application for 791 Main Street. Meeting scheduled for Wednesday, June 28th, 2017 at City Hall at 7:00 p.m.

B. Community Affairs: Council Member Coletti announced the City-Wide Yard Sale date – September 23rd, 2017.
C. Economic Development/Downtown Development Authority and Visitor Center: Kim Cumbie gave the Visitor’s center report. Report is on file in the City Hall administration office. Ms. Cumbie gave an update of the Historic Train Depot Renovation project. She announced that there will be a farmer’s market event held on Tuesday, July 4th, 2017 and that there are two more Friday night Tunes by the Tracks events left in the series. The series is to end June 30th, 2017.

D. Finance: City Auditor James Whitaker present audit report for the 2016 fiscal year. Mr. Whitaker announced that he is issuing an unmodified opinion of the City’s finances for the reporting year. Audit report information can be obtained at the City Hall administration office.

E. Community Outreach: Council Member Redmond gave information on the yard of the month; community watch meeting June 29th at the German Bakery; Tunes by the Tracks; City Walkers – Saturday 9:00a.m.; report on the Sue Kellogg Library book sale; Summer lunch programs; Ebenezer lunch program on Stillhouse Road; announced covered MARTA bus stop across from the Post Office on West Mountain Street. Mayor Wheeler added that the MARTA smaller bus initiative is to begin in 2018.

F. Public Safety: Council Member Mailman spoke on the clean-up efforts in the Rockborough subdivision. He gave information on some of the violations occurring in the area and the remedies for correcting those violations. Code compliance is to visit the area to issues warnings and citations as necessary. He encouraged the citizens in that area to continue to get involved by communicating with Council and with their neighbors. He discussed an initiative to park police cars in certain areas to deter violations (i.e. speeding) and gave information on the crosswalk initiative.

G. Public Works: Council Member Wells thanked DeKalb Commissioner Steve Bradshaw for the work in the Commission decision to allocate $1.5 Million to the Sue Kellogg Library for renovations. He asked that the Citizens continue to offer their concerns to the Council. Mr. Wells thanked the American Legion for coming and for expressing their interest in locating in the City. He thanked them for their service to the Country.

H. Historic Preservation Commission: HPC Chairman Al Capogrossi discussed with Council the need to inform real estate companies about properties that are within the City’s Historic District and continued to express concern about the trees being cut down within the City.

STAFF REPORTS:
A. Code Compliance Officer: City Manager Thornton gave the Code Compliance report. Copy of the report can be retrieved at the City Hall administration office.

B. Public Works Director: Mr. Tavenner gave the monthly report of Public Work activities. Copy of the report is on file in the City Hall administration office. He reported that the City’s annual MS4 report has been completed. Mr. Tavenner gave information on the need for storm water improvement on James B. Rivers Memorial Drive. Council Member Johnson asked that a tree that is covering the sidewalk at the corner of Ridge and Cloud be attended to.

C. Chief of Police: Lieutenant Shirlene Manning gave the Police Department report. She reported on the officer activity and crime activity for the month.
Council Member Johnson asked for consideration to request the addition of Item D. under New Ordinances and Resolutions, Ordinance 2017-07 To Amend Appendix A, Zoning to Establish Article XVI Vacation Home Facilities. Council Member Johnson made a motion to add, Seconded by Council Member Coletti.

**Motion passed 6-0.**

**UNFINISHED BUSINESS:**

A. Consideration of Pickleball – Rock Gym Programming
   No action taken. Update was given on the facility use agreement between the City and the DeKalb County School Board for use of the facility.

B. Ordinance 2017-04 To Amend Appendix A, Zoning Article XV: Bed and Breakfast Facilities
   Council Member Johnson rendered first reading of ordinance amendment. Regulations/restrictions considered in draft were discussed. Copy of draft can be found on the City’s website and copy can be obtained at the City Hall administration office. The amend serves to define and to offer regulations for the land use that offers lodging rooms for a fee within residential districts. These regulations include but are not limited to: district regulation, occupation tax certification, owner occupancy, definition of such establishments, limitations on days of stay in such establishments, maximum and minimum lodging room allowances ramifications of the allowance of use, etc.

C. Ordinance 2017-05 To Amend Appendix A, Zoning, Article VI: Supplemental Regulations, Section 6-9 Home Occupations
   Council Member Johnson rendered first reading of ordinance amendment. Regulations/restrictions considered in draft were discussed. Copy of draft can be found on the City’s website and copy can be obtained at the City Hall administration office. The amendment adds language regarding regulating land use that offers lodging rooms for a fee within residential districts under Home Occupation regulations.

**NEW BUSINESS:**

A. Consent Agenda: None.

B. Amend the Employee Classification Plan
   City Manager Thornton explained that this action is necessary to officially amend the Employee Classification Plan (per Council Consent) to remove the position of Executive Director of the Downtown Director from the plan.

C. Application for Variance – EMDG 791 Main, LLC - 791 Main Street – Variance to Sign Ordinance
   – To Consider for Vote 07/05/2017
   This item was discussed during public hearing on the matter. The public hearing was held prior to the work session. The request is for variance of the City’s sign ordinance in the amount of 9.08 square feet for the maximum square foot allowance of a façade or wall sign. The variance application is for 791 Main Street.

**NEW ORDINANCES AND RESOLUTIONS:**

A. Ordinance 2017-06 Ad Valorem Tax Rate
   First read was rendered by Council Member Johnson. The purpose of this ordinance is to establish the 2017 ad valorem tax rate in the amount of 22.27 mils. Public hearings on the matter are scheduled for Monday, June 26th at City Hall at 11am and 6pm, and Wednesday, July 5th at 6:30pm.
B. Resolution 2017-15 Appointment of City Clerk – Place Holder for Placement of City Clerk Position
This resolution is reserved for the proposed appointment of a new City Clerk during the July 5th, 2017 regular session of Council.

C. Resolution 2017-16 FY2017 Resolution
This resolution serves to amend FY2017 budget appropriations for the East Mountain Street Capital project fund. The overall fund budget is not increased with this amendment. Also, the amendment serves to amend the personal services and benefit line items within Fund 20 Downtown Development to increase the part-time employees’ line item and to decrease the full-time employees’ line item relative to the placement of the Interim Executive Director.

D. Ordinance 2017-07 To Amend Appendix A – Zoning by Establishing Article XVI: Vacation Home Facilities
City Manager Thornton explained the proposed amendment. The ordinance serves to establish, to define and to offer regulations for the land use that offers whole house rental with lodging rooms for a fee within residential districts. Discussion was had about the consideration of regulations relative to district inclusion, occupation tax certification, owner occupancy, definition of such establishments, limitations on days of stay in such establishments, ramifications of the allowance of use, etc. Copy of the draft ordinance can be found on the City’s website and at the City Hall administration office. Council consented to the scheduling and advertising of public hearing in the matter. Council Member Johnson announced that once the ordinance amendments are passed, proposed use for all bed and breakfast facilities and vacation home facilities will have to be heard by Council as an application for conditional use and will require Council approval.

CITy MANAGER’S REPORT: City Manager Thornton asked Council to address her with any questions about the revenue and expense report.

Council Member Wells announced that information about the Sue Kellogg Library can be found by visiting the library’s web page.

ANNOUNCEMENTS BY THE MAYOR: Mayor Wheeler announced the Stone Mountain citizen Ms. Pat Sabatelle will be coming home soon from the hospital. Council Member Coletti announced that there is an online sign up to offer meals to the Sabatelle’s during Ms. Sabatelle’s recovery.

ADJOURNMENT: Council Member Johnson made the motion to adjourn the June 19th, 2017 work session. Council Member Coletti seconded the motion.
Motion approved 6-0

The meeting adjourned at 8:35 p.m.

Mayor Patricia Wheeler
Alicia Daniels, Assistant City Clerk

Page 4 of 4 06/19/2017