REGULAR COUNCIL MEETING MINUTES
875 Main Street, Stone Mountain, GA  30083
Tuesday, August 1, 2017 6:30 P.M.

PRESENT:  Mayor Patricia Wheeler, Mayor Pro Tem Chakira Johnson, Councilmembers Susan Coletti, Steve Wells, Richard Mailman and Steve Higgins.

ABSENT:  Councilmember Andrea Redmond.

STAFF:  City Manager ChaQuias Thornton, Attorney Joe Fowler, Police Chief Chauncey Troutman, Public Works Director Jim Tavenner and City Clerk Rhonda Blackmon.

CALL TO ORDER:  Mayor Wheeler called the meeting to order at 6:30 P.M.

DETERMINATION OF A QUORUM:  A quorum was present.

INVOCATION AND PLEDGE:  Councilmember Higgins gave the invocation and Councilmember Wells led the pledge of the flag.

CITIZENS COMMENTS:  (Citizens are encouraged to speak but keep their comments to three minutes):  "Judy Asher, 5287 Mountain Village Court and I would like to bring up again rental property that is two doors down from my house.  The grass is now taller than waist high.  The blinds are broken in the windows, the windows have been open so there’s probably mold inside the house, and I know this is not in your neighborhood, but Councilmember Johnson it is in yours; along with the house with the tarp on the roof, the house with the trash in the backyard and the house where the people parked cars in the yard.  If nothing can be done about the grass then I know my neighbor that will mow it if the city would like to pay him because he desperately needs the money.  Also, Councilmember Wells, you owe Joan Munroe an update on the coyote problem since we were told at the work session last month that you were working on it.  Also, Mr. Councilmember Mailman, I thought it was rude of you to contradict what Joan Munroe said about the lack of shoppers in the city.  I have stated several times that the long time businesses are holding on with rent and certain ones are promoted and frequented by all of you.  And also Councilmember Mailman, I don’t have the police chief on my speed dial and the responses time for the police to get our area is 40 minutes.  This is not a reflection on the police department, but on DeKalb County.  By the time we end up calling DeKalb County and reporting that there are speeding motorcycles in our city, those motorcycles will be all the way towards Lilburn.  I’m also tired of seeing kids, men or whatever walk around the town with their pants halfway down their knees.  I’m sorry but I have seen enough plaid, checked, solid gray and white boxer shorts; men should be dressing like men and you need to either give them a warning and the next time give them a ticket if you see them again.  And I’d also like to know why the brand-new granite curbing was purchased on E. Mountain St. when the existing granite curbing had to be reused on Main Street.  I don’t understand why a 55, 95% residential street was redone along with Second Street, which has no businesses other than the back ends of
the existing buildings that faced Main Street. I think what you really need to do is you concentrating on finishing Main Street and getting our city back the way it used to be. We also don't need loft apartments. We also don't need three story townhouses. This was 12 years ago you tried to do this and it didn't work. We also don't need developers to come into the city by property and tear down historical homes and put a Quick Trip on the property. This was done also 12 years ago. We lost a lot of nice old homes and nothing has been done about that property as of today. Something also needs to be done about the building that's on the corner of East Mountain and Main Street. The light shelves are falling apart. The paint is peeling off and the roof needs to be redone. I don't know if the Downtown Development Authority sold it or not, but it is in desperate need of repair. I also filed a police report about ring that was stolen while the installers were installing windows in my house. They said they won't do anything unless the police contact them. I am out $3000 for my wedding ring and my mother's wedding band that I had almost 40 years. I think it's ridiculous that the police don't check into things like that and they will not do anything unless something is done about it. Also, I'd like to say that actions speak louder than words and right now I haven't seen any actions by any of you". There was no one else to come forward to speak.

**READING AND APPROVAL OF THE JOURNAL:** Minutes of the Regular Council Meeting on July 5, 2017; Mayor Pro Tem Chakira Johnson made a motion; Councilmember Susan Coletti seconded the motion; **motion carried 5/0.**

**READING OF COMMUNICATIONS:** None

**ADOPTON OF THE AGENDA OF THE DAY:** Request to add by unanimous consent under New Business: F. Appointment of Thom DeLoach to the Stone Mountain Downtown Development Authority Board – Four Year Term to End July 31, 2021. Mayor Pro Tem Johnson moved for the adoption of the agenda of the day; Councilmember Susan Coletti seconded the motion; **motion carried 5/0.**

**CONSIDERATION OF ANY LEGISLATION VETOED BY THE MAYOR:** None

**UNFINISHED BUSINESS:**

A. Ordinance 2017-04 To Amend Appendix A, Zoning Article XV: Bed and Breakfast Facilities. Mayor Pro Tem made a motion to adopt; Councilmember Susan Coletti seconded the motion; she stated that she wanted to make sure that we removed the two night statement pertaining to all of these ordinances; City Manager Thornton stated that on page two, we added the language that there would not be any stay beyond fourteen consecutive days, **motion carried 5/0.**

B. Ordinance 2017 – 05 To Amend Appendix A, Zoning Article VI Supplemental Regulations, Section 6 -9 Home Occupation. Mayor Pro Tem Johnson made a motion; Councilmember Susan Coletti seconded the motion; **motion carried 5/0.**
C. Ordinance 2017 – 07 To Amend Appendix A, Zoning by Establishing Article XVI: Vacation Home Facilities. Mayor Pro Tem Johnson made a motion; Councilmember Susan Coletti seconded the motion; motion carried 5/0.

NEW BUSINESS:
A. Consent Agenda; none.

B. Purchase of KUBOTA Commercial Zero Turn Gasoline Mower - Lashley Tractor Sales - $7999. Mayor Pro Tem Johnson made a motion; Councilmember Susan Coletti seconded the motion; Councilmember Wells asked what the process of finding that price was. City Manager Thornton stated we had, by ordinance, we had to get three written quotes. Councilmember Mailman made a comment that they had already put this in the budget foreseeing the problem in needing a new mower way prior to this and that he also had seen the three bids and we got the better of the deal. No other questions; motion carried 5/0.

C. Consideration of Council Initiated Amendment to Appendix A, Zoning for Regulations Regarding Accessory Dwelling Units and/or Tiny Houses. This item is for discussion only. There was a lot of discussion on this item because of possible changes in taxation base of the area as well as the affect this may have on the Historic District areas. City Manager Thornton gave Council a small preliminary tax digest analysis saying that they all know that the residential tax base is what really supports their tax digest. She stated that until they can build a stronger commercial base, they need to be real careful about how they impact that residential base. Ms. Thornton said there needs to be a determination about where these properties of these types of home facilities will go and what impact they will have on the district or districts that they are placed in. There was also discussion as to the esthetics of these houses as well. City Manager Thornton also gave Council some considerations on some of the ordinances from about seven or eight different cities and counties that already have ordinances established for substandard parcels or tiny houses. A tentative timeline was given for consideration so that they did not rush into this. She wasn't proposing having a draft until the work session this month after getting more information on it and then we can start with the public hearing dates after that. Councilmember Mailman said he had another question since he has not been able to read all of it over yet. He asked if they have the ability to designate where that area would be. City Manager Thornton stated that they do. There was additional discussion to consider a tiny house community where they were all in one area. Councilmember Wells wanted to know what was driving this or what are the forces or who is pushing for this. Mayor Wheeler said that it seems that a lot of the cities and counties are just doing the ordinance before something comes into play. She stated they want it in place before someone comes since they do have a lot of small lots scattered across the city and she thinks that’s what’s driving the idea of at least having it in place before somebody come to say they want to build
a tiny house. Councilmember Wells stated that for us to get out in front of this doesn't necessarily mean we have to allow tiny houses as his concern is about the historic integrity and not just the historic downtown, but the borderline historic cul-de-sac communities that are getting up on age and are going to be considered historic very soon and the historic character in this town. Mr. Wells said that they do not have density issues at this point and he is really hesitant stating he doesn't think it's necessarily going to be a very good thing for the city at this point. Mayor Wheeler said that it still goes back to the fact that you really need something on the books so if someone comes and they can always challenge you in court because you don't actually have an ordinance and then it still up to the councilmembers to say yes you can or no you can't. There was then discussion on sizes of lots and accessory structures related to the zoning regulations. Also pricing was discussed. It was stated that this was for the betterment of the citizens and therefore, this needed to be looked at carefully.

**D. Request to Dispose of Surplus Property – 11 Sets of Bleachers – Public Works Department.** Mayor Pro Tem Chakira Johnson made a motion; Councilmember Susan Coletti seconded the motion; Councilmember Mailman commented that Director Tavenner has repeatedly asked to do this as these do not conform. They have gotten some that to conform to the safety issues with people sitting in them; **motion carried 5/0.**

**E. Appointment of Gary Peet to the Stone Mountain Downtown Development Authority Board – Four Year Term to End July 21, 2021.** Mayor Pro Tem Johnson made a motion; Councilmember seconded the motion; Councilmember Wells had discussion on the applicant process. Mayor Pro Tem Johnson went over that process. It was also mentioned that there will still be two more seats open; **motion carried 5/0.**

**F. Appointment of Thom DeLoach to the Stone Mountain Downtown Development Authority Board – Four Year Term to End July 31, 2021.** Mayor Pro Tem Johnson moved for the approval of the appointment; Councilmember Susan Coletti seconded the motion; **motion carried 5/0.**

**NEW ORDINANCES AND RESOLUTIONS:** Resolution 2017-18 FY2017 Budget Amendment. Mayor Pro Tem Johnson made a motion; Councilmember Susan Coletti seconded the motion; **motion carries 5/0.**

**COMMITTEE DISCUSSION ITEMS:**

**A. Planning and Zoning:** no one present to report.

**B. Community Affairs:** Councilmember Coletti reminded everyone of the citywide yard sale on September 23rd and the shredder will be there from 10 to 12. On
September 30th is the Plane Air Art Competition; she gave information on the scholarship that the city takes part in with the competition. Councilmember Coletti asked that the city take part again this year. Councilmember Mailman seconded that; motion carried 5/0.

C. Economic Development/Downtown Development Authority: Mayor Pro Tem Johnson stated that Mr. Newark did the report at the work session so they gave thanks for the two board member appointments. They will look at the other applications to see if there will be further appointment requests. She also stated that the Downtown Development Authority usually matches the city sponsorship for the art competition and they would have that put on their next agenda.

D. Finance: Councilmember Higgins stated no report.

E. Community Outreach: Councilmember Redmond is not here.

F. Public Safety: Councilmember Mailman discussed the Back-to-School Bash. He stated it went well and any overage went to the elementary school to help teacher from having to come out-of-pocket for school supplies. They also donated to the library to show support for what is been going on with the library. The last of the school supplies will be going to the Stone Mountain Days on August 5th. Mr. Mailman then discussed meeting with the City Manager and the Chief about many things that have been going on in the city such as the courts and the number of cases and people wearing pants low; he stated there are several things that need to be fixed.

G. Public Works: Councilmember Steve Wells passed out papers on crosswalks. He discussed possibilities for the crosswalks on Main Street. He discussed the crosswalks in Decatur stating that this would be a colorful way to highlight the downtown area and on top of that it provides a much brighter visual cue for people to stop for pedestrians. Mr. Wells also discussed the options for the crosswalks. Councilmember Higgins wanted to ask about the picture he sent showing the sidewalk and a big drop off and that it was mentioned that public works would build a curb or something there. Mr. Tavenner discussed the corrections possible. Councilmember Wells also wanted to confirm that the striping on E. Mountain Street and Second Street will still be on August 4th and the city manager confirmed. Councilmember Mailman mentioned conversation with the park also.

H. Historic Preservation Commission: Mayor Wheeler stated they reported at the work session and would be back at the next work session.

I. Visitor Center: Mayor Wheeler stated this report was also given at the work
Mayor then asked the councilmembers if they have anything personal privilege at this time because she was going to ask for an executive session. Councilmember Coletti gave an update on Pat Sabatelle and thanked everyone that has helped out and that has been praying for her.

Mayor Pro Tem Johnson then wanted to congratulate the city manager on her one year anniversary and on doing a great job. She also mentioned the depot open house and Commissioner Bradshaw coming by and taking a tour of the depot and she also thanked him for allocating money for the library. She then stated that the Stone Mountain Historical Society will be having their annual BBQ on August 19th. The Community Garden will be having a workday on August 12th from eight to noon and then the historical society will be having a booth at Stone Mountain Day; they are trying to get people issued in their genealogies.

Councilmember Coletti asked if there was an update on Chief Rivers. Mayor Wheeler stated he had a heart attack last week. Chief Troutman came in and said there was no update.

**ANNOUNCEMENTS BY THE MAYOR:** Mayor Wheeler stated she will be speaking with Commissioner Bradshaw about the SPLOST. The county commissioners will be voting on it in September to actually put it on the November ballot. Once we have all the details, it will be on the voting agenda in November. There will be a couple of town hall meetings to explain what it is going to do for the city and the citizens.

Mayor Wheeler then called for a motion to go into Executive Session; Mayor Pro Tem Johnson moved to adjourn to executive session to discuss real estate; Councilmember Coletti seconded the motion; **motion carried 5/0**; Mayor and Council adjourned into Executive Session at 7:20 P.M.

Mayor Wheeler then called the regular meeting back to order; Mayor Pro Tem Johnson moved to re-open the regular session of the City Council; Councilmember Coletti seconded; motion carries 5/0. Mayor and Council were back in regular session at 8:10 P.M. Mayor Pro Tem Johnson stated that there were no actions taken in Executive Session.

Mayor Wheeler then called for a motion to adjourn; Mayor Pro Tem Johnson made that motion; Councilmember Coletti seconded the motion; **motion carries 5/0**. Meeting adjourned at 8:16 P.M.

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Mayor Patricia Wheeler                        Rhonda A. Blackmon, City Clerk