



Mayor and City Council Work Session

Tuesday, April 16, 2024 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

Mayor and Council: Dr. Beverly Jones – Mayor | Post 3 Ryan Smith - Mayor Pro Tem

Post 1 Anita Bass | **Post 2** Mark Marianos | **Post 4** Gil Freeman

Post 5 Shawnette Bryant | **Post 6** Teresa Crowe

Staff: Darnetta Tyus - City Manager | Shawn Edmondson - Assistant City Manager - City Clerk |
Danny Mai - Assistant City Clerk | Jeff Strickland - City Attorney

City of Stone Mountain, GA Facebook page: <https://www.facebook.com/CityofStoneMtn/>

Link to join Webinar: <https://us06web.zoom.us/j/81079327852>

Public Hearing

Adjournment

Call to Order

Mayor Jones called the meeting to order at 06:34 PM ET.

Determination of Quorum

PRESENT

Council Member: Post 1 Anita Bass

Council Member: Post 2 Mark Marianos

Mayor Pro Tem: Post 3 Ryan Smith

Council Member: Post 4 Gil Freeman

Council Member: Post 5 Shawnette Bryant

Council Member: Post 6 Teresa Crowe
Mayor Beverly Jones

Invocation and Pledge

Mayor Jones led the pledge of Allegiance.

Eileen Smith led the Invocation.

Citizen Comments – Including comments from public/stakeholders (3 minutes per comment)

Comments from the Public

The public comments are reserved exclusively for comments from the public and not for immediate reply. The purpose of public comment is to allow the public to voice city related requests, concerns or opinions only during the public comment portion of the City Council meeting. I. The Mayor and City Council reserves the right to extend or limit the length of public comments based on: (1) the issue under discussion; (2) the number of items on the agenda; and (3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the public speaker but must direct all comments and questions to the Mayor and City Council. III. Public harassment of or confrontation with a public speaker will not be tolerated. Members of the public violating tenets two or three will be asked to sit down or leave the premises.

Citizen Comment #1 (Sharon Frierson): Frierson mentioned that they would like to continue talking about the city flag and embracing city pride.

Citizen Comment #2 (Michael Bernard): Bernard spoke about the benefits of the Christian Sports Center. Bernard spoke on the importance of the center and urged the city not to tear it down.

Citizen Comment #3 (Cherise Jefferson): Jefferson spoke on recent events that are occurring to Christian Sports Center. Jefferson also noted the benefits that this center gave to her son (Michael Bernard). Urged council to recognize the importance of the Christian Sports Center. Jefferson also spoke about the importance of protecting the legacy of historical businesses in the area.

Citizen Comment #4 (Mary J. Maiden): Maiden stressed the importance of how citizens should be a part of the planning process in city planning and zoning. Maiden asked that a staff member come to get to learn the community and be a part of the community. Maiden also asked for additional transparency and noted the importance of information being readily available. Lastly, Maiden mentioned that there needs to be signs at the entrances to the city.

Citizen Comment #5 (Karren Patton): Patton spoke in support of the businesses that are being asked to leave by CSX within 30 days. Patton asked the city to speak in support of the businesses affected by CSX and to negotiate with the businesses. Patton stressed the importance of a unified front.

Citizen Comment #6 (Johnnie R Ellison): Ellison questioned why Rockborough subdivision's street is not being supported by the city. Ellison, requests that the City better support the paving of their subdivision.

Citizen Comment #7 (Michael Ishola): Ishola spoke of their experiences with Christian Sports Center, and the benefits that their son gained from being a part of the center. Ishola told city council the benefits that the Christian Sports Center has given to the community.

Citizen Comment #8 (Tanzania Nevels): Nevels spoke in favor with Christian Sports Center. They stressed the benefits that Chistian Sports Center provides for the community and surrounding communities; noting that, many people come to learn from the Center. Nevels noted that the business has been in the local community for 14 years. Nevels note the great things that the Christian Sports Center has given to the community.

Citizen Comment #9 (Moises Cuadra): Cuadra mentioned that they are the owner of the Carwash on Mainstreet. Noted that there is a large strip of land that is currently being undeveloped. Cuadra asked why there was not enough time being given to City Businesses.

Citizen Comment #10 (Summer Moss): Moss brought up that she received notice from their landlord that they are to vacate the premise within 30 days. Moss noted that the 30-day notice period is not enough time in order for Moss's business to secure a new location. Moss asks City Council to protect the local businesses and hopes that City Council will speak in support of them.

Citizen Comment #11 (Walter W Maddox): Maddox urges that City Council begin talks with CSX in order to support the local businesses. Maddox noted that Christian Sports Center's students are the future, and that he is investing in them by teaching them the principles of life. Maddox asked City Council to get an extension on the 30-day lease termination, suggesting 60/90 days.

Citizen Comment #12 (Arione Moss): Moss spoke in favor of the businesses being affected by CSX. Moss spoke about his life in Stone Mountain. Moss urges City Council to do everything possible to support the local businesses.

Citizen Comment #13 (Kevin Pickett): Pickett is asking City Council to provide additional time for the business owners.

Citizen Comment #14 (Theresa Thomas): Thomas asked the City Council how they let CSX do this to local businesses. Thomas noted that the city website and city minutes have greatly approved. Thomas urges City Council to provide more ADA Parking. Thomas asks the city to find additional resources for small businesses.

Citizen Comment #15 (Ginger Criswell): Criswell spoke on the shock that she felt when she heard about what CSX is doing to local business owners. Criswell is mentioning how the traffic at JB Rivers. Stressed the importance of annexing to memorial drive.

Citizen Comment #16 (Elisabeth Richmond): Richmond asked why certain qualifications are needed to be a part of the Parks and Recs committee. Richmond also called to question for the clarification and transparency on appointments for various committees. Richmond stressed the importance for clarifications on qualifications.

Citizen Comment #17 (Jelani Linder): Linder asked the City Council for clarification on the city's planning. Linder noted that the City Council is more reactionary rather than proactive. Linder noted the importance of revitalization of the city, rather than removing current businesses. Linder requests that the City Council plans and acts on those plans better.

Citizen Comment #18 (Denice Kelley): Kelly mentioned that there are roads/streets within the city that requires immediate and sufficient attention, specifically the paving of road Churchhill Ct Road. Kelly mentioned that the rain has caused major issues within the road, and mentioned the various ramifications that the broken road causes. Kelly stresses that she supports the local businesses, noting that Kelley is suggesting that City Council does more to support them.

Citizen Comment #19 (Jacinda Anderson-Maddox): Maddox noted the importance of investing into the community. Maddox also mentioned how there are many empty plots of land that can be used within the city. Maddox also noted the importance that there it takes a village to raise a child.

Citizen Comment #20 (Rev. Orea Parker): Parker mentioned that she hopes that City Council supports the community. Parker also noted that the local businesses are a part of the characteristic of the city. Parker stresses the importance of a safe, and thriving community that supports the growth and development of the children of the community.

Citizen Comment #21 (Leon McCarthor): (Did not show up to speak).

Citizen Comment #22 (Kathryn Green): Green discussed the speed bumps that are being implemented in Rockborough Sub-division and that Green does not want speed bumps.

Citizen Comment #23 (Vanessa Walls): Walls asked City Council how Walls will be able to get her streets cleaned. Walls noted that there is no sidewalk on Oakridge St and told a story about how a child was walking on the street due to no sidewalks.

Review of the Journal (City Clerk)

1. Request minutes from Council Regular Meeting 04.02.2024 be approved.

Assistant City Manager & City Clerk Edmondson asked that the City Council meeting minutes from 04.02.2024 be approved.

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 2 Marianos.

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 6 Crowe

Voting Nay: Council Member: Post 4 Freeman, Council Member: Post 5 Bryant

Reading of Communications

Adoption of The Agenda of The Day

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 1 Bass.

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5 Bryant, Council Member: Post 6 Crowe

Committee Discussion Items

2. Planning Commission

No Comment.

3. Economic Development/Downtown Development Authority

Carl Wright: Wright stated that on April 22nd at 06:30 there is another DDA Session. Wright noted that there are exciting new ideas and projects being planned. Wright mentioned that the DDA are finalizing a contract for the maintenance of Main Street and that there are 4 applications for the one open position.

CM Shawnette asked Wright about the criteria necessary in order for someone to be a part of the DDA. Wright responded with the various requirements.

4. Historic Preservation Commission

No Comment.

5. Parks and Recreation Committee

Rev. Orea Parker: Parker noted that P&R met on 04.01.2024 at 7:15 PM ET; all members were present. Parker stated that they have continued discussion on the book bench project. Parker mentioned that there are still some open items that the P&R would like the city to fulfill, including a budget etc... Parker noted that there are large pools of water at Leia Mason Park, and that there are also problems at McCarthy Park.

CM Bryant asked Parker if there is a member of Public Works on the committee. Parker responded that there is no member of Public Works on it. City Attorney Strickland was asked to speak on the matter. City Attorney Strickland informed City Council that the old P+R Committee was disbanded, and that since this is a new council. Since it is a new council, then there needs to be clear definition on how they are to operate.

Staff Reports

6. Public Safety- Police Chief- James Westerfield Jr

Chief Westerfield: Spoke on the Police and Crime Statistics and mentioned that the statics are posted online monthly. Mentioned that the PD has increased patrols and are becoming more involved with the community.

Chief Westerfield asked if Council has any questions. CM Bryant asks that Chief Westerfield spoke on the *drug bust* that occurred within the city.

7. Administration- Assistant City Manager-City Clerk- Shawn Edmondson

Assistant City Manager & City Clerk Edmondson spoke on the activities that occurred within the prior month (March).

CM Marianos asked Assistant City Manager & City Clerk Edmondson if there are any city cleaning activities. Assistant City Manager & City Clerk Edmondson noted that the City hires a third party to do a cleaning twice a year. City Manager Tyus noted that the city will look into this topic.

City Manager's Report

8. City Manager- Darnetta Tyus

City Manager Tyus requests City Council will allow the third-party vendors to speak first, given that they are paid hourly.

CPL REPRESENTATIVE: The representative noted that the subgrade of the streets are being problematic. They gave an example of a sponge, and how it is hard when dry but soft when wet; alluding to the ground that is being worked upon. The Representative noted that there they have been in business for 25 years and have never seen this issue before. They proposed various solutions and theories of why this issue occurred.

MPT Smith asked about the two options that will fix the issue. The Representative discussed the two options and explained the major differences between the two: including pricing and life

expectancy of the materials. The Representative noted that the cheaper option would be the better option in this case. City Mayor asked if there was a warranty or guarantee on the products. The Representative noted that there is none. CM Bryant asked if the representative has looked at other streets within the city. The Representative noted that the cost for another study would be around \$43M+. CM Marianos asked The Representative if the next road project would be more cost effective due to it being a newer studier road. CM Freeman asked if The Representative has done this for other jurisdictions and if there are any environmental impacts. The Representative noted that there are no environmental impacts and that this has only been seen on a smaller scale (15FT x 15 FT). The Representative noted that the middle option would be the preferred solution.

CITY MANAGER TYUS: Discussed the costs of Phase 1 and Phase 2 adjustments for the paving projects. Tyus noted that the second option is what the city suggests for approval. Tyus noted that this would be changes only to SPLOST 1.

A Motion was made to approve the second option, as recommended by The Representative and City.

VOTE

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 2 Marianos.

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5 Bryant, Council Member: Post 6 Crowe

ENTERPRISE REPRESENTATIVES: The Representatives noted the vast amounts of cities and counties that work with the Fleet Management Program. The Representatives noted various benefits that the city will gain from partnering with Enterprise. The Representatives explained the plans that Enterprise has for the City of Stone Mountain, including purchasing, selling and maintaining the fleet. MPT Smith asked The Representatives how maintenance is performed, and the location. The Representatives noted that they have a network of certified shops that the fleet will go to. Additionally, Enterprise has negotiated fixed prices with the vendors and that will benefit the city. MPT asked if the City will still be responsible for adding the police equipment into the Autos. The Representatives noted that the city will. CM Crowe asks if there is a term on the contract. The Representatives noted that it is on a case-by-case basis based on of variables such as milage, usage, etc... They would only make financial recommendations, but the decision will ultimately be on the City. The Representatives noted that there are no contractual basis on that binds the city to Enterprise, and that they take partnerships seriously and will do the best that they can. The Representatives noted that they

work with Governments and also corporations such as Home Depot, and Chik-Fil-A. CM Bass asks if there is an immediate ROI. The Representatives noted that there will be \$100k+ savings activated within the first year alone.

Assistant City Manager & City Clerk noted various reasons why this program would benefit the city, including: Risks, Time, Man-Power, and Insurance basis.

Chief Westerfield requests that the City Council Approves of this program. The Representatives noted that they have a guaranteed compliance with corporative source agreement and satisfies that compliance.

Voting has been tabled for next session.

CITY MANAGER REPORT: City Manager Tyus requested that City Council approves the City Auditor's Engagement Letter. City Manager Tyus noted that the 2023 FY Audit will consist of **two** (2) audits. City Manager Tyus informed City Council that there is a county coordinated Storm Water project. City Manager Tyus noted the event that Stone Mountain Elementary School and informed City Council that the School would like members of the City to be involved with this event.

Council Policy Discussion Topics

Unfinished Business

New Business

9. The Downtown Development Authority requests the approval of Thom Deloach as the DDA Vice Chairperson. (Assistant City Manager & City Clerk Edmondson)

Tabled to next session with council requesting that the party is present in the session.

10. The Downtown Development Authority requests the approval of Michelle Dunbar as a member of the Downtown Development Authority. (Assistant City Manager & City Clerk Edmondson)

Tabled to next session with council requesting that the party is present in the session.

11. Applicant Kenny Bittick requests a variance from Section 5-2.5(A)(8) to reduce the minimum heated floor area from 1,500 square feet to 728 square feet. (City Planner Edwards)

City Planner Edwards: City Planner Edwards explained that the applicant is proposing a cottage (slightly bigger than a tiny home). City Planner Edwards noted that DeKalb County will provide parcel numbers to the city once they have completed their work. City Planner Edwards

pointed out various portions of the City Plan that are being supported by the approval of this variance. City Planner Edwards noted that staff is seeking approval for a variance from Section 5-2.5(A)(8) to reduce the minimum heated floor area from 1,500 square feet to 728 square feet contingent on recommendations made by City Staff.

Kenny Bittick: Bittick noted that there is actually parking for the structures, and that he is extending it to make sure that parking is in compliance. Bittick also noted that he and his father-in-law are trying to be intentional and bring value to the area, rather than cookie cutter type homes. City Council asked various questions to the Bittick. Bittick responded to the questions and provided further clarity.

VOTE HAS BEEN MOVED TO NEXT SESSION.

12. Applicant Kenny Bittick requests a variance from Section 5-2.7(A)(1) for relief from the requirement to develop a single-family dwelling with a two-car garage or carport parking spaces. (City Planner Edwards)

VOTE HAS BEEN MOVED TO NEXT SESSION AND COMBINED WITH THE PREVIOUS ITEM.

13. Adoption of the Official Zoning Map of the City of Stone Mountain (City Planner Edwards)

VOTE HAS BEEN MOVED TO NEXT SESSION.

14. Discussion on Short-Term Rentals. (City Planner Edwards)

City Planner Edwards discussed on the status of the Short-Term Rentals and the procedures that are in place to combat such. City Council asked various questions to City Planner Edwards. City Planner Edwards responded and answered the questions asked.

VOTE HAS BEEN MOVED TO NEXT SESSION.

15. Discussion on the approval of a purchase to upgrade and modernize the City Council/Court Room through Sharp Business Systems dependent on upgrade. Options are listed below. (Assistant City Manager & City Clerk Edmondson)

OPTION (A): A partial upgrade for the Audio Systems of the City Council/Court Room for an amount of \$13,923.99 without sales tax ;

OPTION (B): A partial upgrade for the Video Systems of the City Council/Court Room for an amount of \$20,673.02 without sales tax ;

OPTION (C): A full upgrade and modernization of the entire City Council/Court Room for an amount of \$26,121.51 without sales tax.

VOTE HAS BEEN MOVED TO NEXT SESSION.

16. Discussion on establishing a pool of attorneys to advise on various city functions (Mayor Jones)

City Attorney Strickland was asked to come speak on this topic. City Council asked various questions to City Attorney Strickland. City Attorney Strickland noted that the city's engagement with the City Attorney's firm is not exclusive only to City Attorney Strickland but is exclusive to his firm and the resources that his firm may or may not have.

NO ACTION TAKEN.

17. Discussion on Traffic Calming Study and Ordinance 2022-02. (Councilmember Bryant & City Attorney Strickland)

City Attorney Strickland engaged in discussion with City Council regarding the process of a Traffic Calming Study, and the prior events that happened during year 2022. City Attorney Strickland discussed on the various different types of Traffic Calming Studies. City Attorney Strickland discussed the process of which the Traffic Calming Study would occur, including, the processes that would occur in front of City Council.

NO ACTION TAKEN.

18. Discussion on Adopting the Enterprise Fleet Management Program to manage and monitor maintenance and inventory of the City of Stone Mountain's Vehicles. (City Manager Tyus)

VOTE HAS BEEN MOVED TO NEXT SESSION.

19. Executive Session Item: Real Estate – Item #1 (City Council)

DECISION WAS MADE TO NOT TAKE ANY ACTION

New Ordinances and Resolutions

20. Discussion on the adoption of Ordinance 2024-04, "The Adoption Agreement for the City of Stone Mountain's Defined Benefit Retirement Plan through the Georgia Municipal Employees Benefit System. (Assistant City Manager & City Clerk Edmondson)

VOTE FOR THE 1st READING

Motion made by Council Member: Post 1 Bass, Seconded by Council Member: Post 5 Bryant.
Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5 Bryant, Council Member: Post 6 Crowe

21. Discussion on Resolution 2024-03, asking city council for approval for the city auditor to proceed with initializing fiscal year Audit 2023 (City Manager Tyus)

Motion made by Council Member: Post 1 Bass, Seconded by Mayor Pro Tem: Post 3 Smith.
Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro
Tem: Post 3 Smith, Council Member: Post 6 Crowe
Voting Nay: Council Member: Post 4 Freeman, Council Member: Post 5 Bryant

22. Discussion on the modification and re-adoption of Resolution 04-01 to Resolution 2024-04
(Councilmember Bass)

Assistant City Manager & City Clerk Edmondson discussed information regarding this action
item with the City Council. Discussion occurred, between City Council and Assistant City
Manager & City Clerk Edmondson. City Mayor Jones noted that City Council members should
be the "farmers" who planted this.

NO ACTION OCCURED

Remarks of Privilege

Announcements by The Mayor

Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)

NO EXECUTIVE SESSION

23. Real Estate – Item #1

DECISION WAS MADE TO NOT TAKE ANY ACTION

Adjournment

City Mayor Jones adjourned the meeting at [11:21] PM ET.

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 4 Freeman.

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3
Smith, Council Member: Post 4 Freeman, Council Member: Post 5 Bryant, Council Member: Post 6
Crowe