



# Mayor and City Council Public Hearing & Regular Session

Tuesday, June 04, 2024 at 6:30 AM

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

## Minutes

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

Anita Bass | Mark Marianos | Gil Freeman | Shawnette Bryant | 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/82926013751>

**City Council Meeting Started at 06:36 PM ET.**

### Public Hearing

Applicant Justin Schoendorf is requesting a privileged alcohol license for, "Monks Meadery"  
DBA Java Vino located at 5379 East Mountain Street, Stone Mountain, GA 30083.

City Attorney Strickland walked up to Council and informed them of the rules and procedures. Assistant City Manager and City Clerk Edmondson spoke with the council to provide further clarification on the applicant. Applicant Schoendorf discussed his plans for the Meadery and Coffee Shop and how they would benefit the city.

- IN FAVOR:
- Susan Tyler noted support for the applicant, citing many potential benefits and fairs.
- Dennis Phillips: Phillips noted support for the applicant, citing the growth and development of the street.

- Jelani Linder: Linder noted support for the applicant, citing the need for additional businesses and activities for the city.
- Carmen Malizia: Malizia noted support for the applicant.
- Elisabeth Richmond: Richmond spoke in favor of the applicant, noting the positive impacts that the applicant would bring in.

#### IN OPPOSITION:

- Theresa Thomas: Thomas called into question the alcohol ordinance specifically for Sundays, given the applicant's interest in opening 7 days a week.

#### APPLICANT RESPONSE:

The applicant noted that there is a relationship between the GA Ren Fair, Dragoncon, and other entities.

### **Adjournment**

Public Meeting was adjourned at 06:54 PM ET.

### **Call to Order**

### **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 started the meeting at 06:54 PM ET. Mayor Jones started the Pledge of Allegiance at 06:55 PM ET. Mayor Jones led the invocation at 06:56 PM ET.

### **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 (Beverly Patterson): Patterson expressed their concerns regarding Medlock Park. Patterson informed the council that asbestos was found within the building on Medlock Park. Patterson noted that the entire building should be torn down and rebuilt.*
- *Citizen Comment #2 (Joan Monroe): Monroe noted that the asbestos is currently being exposed to the public. Monroe noted that asbestos was present in the building. Monroe is requesting a stop work order for the administration.*
- *Citizen Comment #3 (Cheryl Dudley): Dudley noted that the Polaris hotel in downtown Atlanta was shut down due to asbestos. Dudley noted their excitement with the Juneteenth event.*
- *Citizen Comment #4 (Susan Taylor): Taylor expressed their hope with the utilization of the Baptist Lawn. Taylor also noted that the city should begin posting signs on that lawn.*
- *Citizen Comment #5 (Clint Monroe): Monroe mentioned that the fiscal year is coming up and that the city should be more fiscally conservative. Monroe noted the importance of local voting and how citizens should be voting.*

### **Review of the Journal (Assistant City Manager & City Clerk Edmondson)**

Assistant City Manager & City Clerk Edmondson spoke up and informed council of the proposed changes by CM Bryant.

1. Request Minutes from City Council Meeting [05.21.2024] 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 5 Bryant, Council Member: Post 6 Crowe

Voting Nay: Council Member: Post 4 Freeman

**MOTION PASSED**

## **Reading of Communications**

### **Adoption of The Agenda of The Day**

- City Manager Tyus noted that there are two items that City Administration would like to add on to the agenda. All items will individually be voted upon.

#### **1) Discussion regarding the Millage Rate. City Manager Tyus noted that there needs to be three public hearings in regard to the milage rate, as Item #9 "New Business".**

##### **MOTION TO ADD**

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 6 Crowe.

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

##### **MOTION APPROVED**

#### **2) Approval of the DDA Agreement regarding the IGA, as Item #11.**

##### **MOTION TO ADD**

Motion made by Council Member: Post 1 Bass, 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

##### **MOTION APPROVED**

- CM Crowe noted that they would like to add item,

#### **1) Discussion of the Baptist Lawn, Item #12 "New Business"**

##### **MOTION TO ADD**

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

##### **MOTION APPROVED**

- CM Freeman noted that they would like to add item:

### **1) Discussion regarding the DDA, Item #10 "New Business"**

#### **MOTION TO ADD**

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 4 Freeman, Council Member: Post 5 Bryant, Mayor Jones

Voting Nay: Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 6 Crowe

#### **MOTION APPROVED**

#### **VOTE ON APPROVE AGENDA PENDING THE FOUR NEW ITEMS**

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

#### **MOTION APPROVED**

### **City Manager's Report**

#### **2. City Manager - Darnetta Tyus**

City Manager Tyus delivered her speech to the council.

City Manager Tyus noted that the city is anticipating the completion of the Baltic project by next week.

City Manager Tyus noted that City Council approved the selection of the LCI Project and that the City Mayor needs to sign it to be binding.

City Manager Tyus noted that the city has spoken to various professionals and will come back to the project after discussion with additional exterminators.

City Manager Tyus provided an update regarding the signage around the city. These updates include the following items: gateway signage, park signage, and electric signage.

City Manager Tyus provided an update regarding the outdoor gym across the post office.

City Manager Tyus informed us that the mayor and council should not endanger themselves and be at construction sites. City Manager Tyus also informed the Mayor and Council that they should not encourage staff to let them into the construction sites.

City Manager Tyus noted that staff is looking into a solution for providing string lights around the trees on Main Street's islands.

City Manager Tyus informed the council that Public Works cleared the vegetation around the area noted on the City Manager's Report. City Manager Tyus also noted that the city will be installing the suggested mirrors.

City Manager Tyus noted that Congressman Hank Johnson has selected the City of Stone Mountain's 15 prime projects.

City Mayor Jones asked City Manager Tyus about updates to Medlock Park.

City Manager Tyus spoke about exposed asbestos around the park. The city mayor requests that the city administration wall off the affected parks.

CM Crowe asked for an update regarding the 2023 audit. City Manager Tyus noted that the auditor is responsible for the audit and that the city is requesting that it be completed in July.

CM Crowe asked for an update regarding the signage project. City Manager Tyus responded and provided an update regarding the signage.

CM Bryant requests that City Manager Tyus provide a solution for the asbestos.

CM Freeman requested an update regarding the asbestos in the parks. City Manager Tyus provided CM Freeman with an update on the asbestos and how the contractors will be responsible for the cleanup of it.

## **Council Policy Discussion Topics**

### **Unfinished Business**

3. **Request the adoption of the Official Zoning Map of the City of Stone Mountain. Pursuant Appendix A-Zoning, Article I, Section 1-1 The official zoning map shall have marked upon it the following: "Official Zoning Map of the City of Stone Mountain." The official zoning map shall be signed by the City Clerk and shall include the date of its adoption (City Planner Edwards).**

Assistant City Manager & City Clerk Edmondson spoke regarding the item. Edmondson is requesting that this item gets tabled so that the map can be updated as thoroughly as possible. Edmondson also requested that there be an open public hearing regarding the particular map.

### **MOTION TO POSTPONE**

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

**MOTION TO POSTPONE APPROVED**

**4. Discussion on adding "treelights" to Main Street (CM Crowe)**

CM Crowe noted that CM Crowe & MPT Smith have been receiving requests from local businesses. MPT Smith noted that the lights would be placed on the trees on the island medians & trees in the parking lot.

CM Bryant requests that the costs of the trees be reported to the Council. CM Freeman asks about if there is already electricity at the location.

REQUEST MORE INFORMATION TO BRING BACK TO COUNCIL.

**5. Discussion on a potential Installation of a Mirror on Ridge Ave in Front of Stone Bush Subdivision (CM Bryant)**

City Mayor asked if there were other areas that would require additional mirrors at other locations. Assistant City Manager & City Clerk Edmondson spoke to council regarding the project and informed the council that the Department of Public Works is working on identifying the potential locations. CM Freeman requested that there be signage to negate the risks.

NO ADDITIONAL DISCUSSION

Item was discussed during City Managers Report.

**6. Approval of the signing of the previously passed (Council Work Session 05.21.2024) professional services agreement between THE CITY OF STONE MOUNTAIN and POND AND COMPANY for their consulting services for the Livable Communities Incentive Project (LCI) to not exceed TWO HUNDRED THOUSAND US DOLLARS (\$200,000.00) (the "Maximum Contract Price"). (City Attorney Strickland)**

City Attorney Strickland spoke to council informing them regarding council of the contract and the one sentence change. City Attorney Strickland noted that he has no issue with the one singular change.

ARC (Atlanta Regional Commission) is providing a \$160,000.00 (\$160K) grant with the city providing \$40,000.00 (\$40K) as a supplement to reach the \$200,000.00 (\$200K) (the "Maximum Contract Price").

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

**7. Request approval to purchase and upgrade in order to modernize the City Council/Court Room through the following options (Assistant City Manager & City Clerk Edmondson):**

**Options 1A -> 1C: Sharp Business Systems.**

**OPTION (1A):** A partial upgrade for the Audio Systems of the City Council/Court Room for an amount of \$13,923.99 without sales tax ;

**OPTION (1B):** A partial upgrade for the Video Systems of the City Council/Court Room for an amount of \$20,673.02 without sales tax ;

**OPTION (1C):** A full upgrade and modernization of the entire City Council/Court Room for an amount of \$26,121.51 without sales tax.

;OR,

**Option 2A: NetPlanner**

**Option (2A):** A full upgrade and modernization of the entire City Council/Court Room for an amount of \$70,116.94 without sales tax.

City Staff has reached out to several other vendors including: Diversified, Tekstra, Vivo, etc... but no other quotes have yet to be received in a timely manner.

Assistant City Manager & City Clerk Edmondson explained the item to council. Assistant City Manager & City Clerk Edmondson noted that we have reached out to various 3rd parties in order to secure a quote regarding the upgrade to City Council Chambers & the City Court Room.

**MOTION TO APPROVE OF OPTION 1C**

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 5 Bryant, Council Member: Post 6 Crowe

Voting Nay: Council Member: Post 4 Freeman



## **MOTION PASSED**

### **New Business**

8. **Applicant Justin Schoendorf is requesting a privileged alcohol license for, "Monks Meadery" DBA Java Vino located at 5379 East Mountain Street, Stone Mountain, GA 30083.**

#### **MOTION TO APPROVE**

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

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#### **-----ADDITIONAL ITEMS ADDED -----**

#### **Item #9: Discussion regarding the Millage Rate. City Manager Tyus noted that there needs to be three public hearings in regard to the milage rate. (City Manager Tyus)**

City Manager Tyus noted that City Council will have to host a special called session in order to meet the timelines described by the County. City Manager Tyus noted that the net digest is: 15.5 (rollback), 16 (net digest).

#### **MOTION TO APPROVE POSTING INTO THE LEGAL ORGAN**

Motion made by Council Member: Post 1 Bass, 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

## **MOTION APPROVED**

**Item #10: Discussion regarding the DDA. (CM Freeman)**

CM Freeman asked City Attorney Strickland if Strickland was prepared to discuss the IGA. City Attorney Strickland noted that he is not adequately prepared and have additional items to review.

**Item #11: Approval of the DDA Agreement regarding the IGA (City Manager Tyus)**

MOTION TO APPROVE THE DDA AGREEMENT WITH THE CITY OF STONE MOUNTAIN (IGA)

Motion made by Council Member: Post 6 Crowe, 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

**MOTION APPROVED**

**Item #12: Discussion of the Baptist Lawn (CM Crowe)**

City Council discussed potential uses for the Green Space. City Mayor Jones suggested that the City Council create a set of rules (Smoking, Drinking, Permits Required, etc...). City Mayor Jones noted that this is more so akin to guidelines rather than rules. CM Marianos suggested that the city administration look into advice for the council. Mayor Jones came in agreement and advised that city provide recommendations in the next session. CM Freeman noted that it is important for the city citizens to provide feedback in regard to the park.

**New Ordinances and Resolutions**

**Remarks of Privilege**

**Announcements by The Mayor**

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

**Adjournment**