



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Diane Adoma – District 5

CITY COUNCIL MEETING AGENDA

December 5, 2018

9:00am.

3120 Stonecrest Blvd. Suite 190

Stonecrest, Georgia

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** Brenda James, Interim City Clerk
- III. **INVOCATION:**
- IV. **PLEDGE OF ALLEGIANCE:**
- V. **ADOPTION OF THE CITY COUNCIL AGENDA:**
- VI. **MINUTES:** Approval of Minutes of the City Council Meeting of November 7, 2018 and November 19, 2018
- VII. **PRESENTATIONS:**
- VIII. **PUBLIC HEARING:**
 1. 2019 Fiscal Year Budget
- IX. **PUBLIC COMMENTS:**
- X. **AGENDA ITEMS:**
 2. TMOD 18-0006 (An Ordinance to Amend Chapter 27 Section 3.5.15 - Community **Development - Second Read**)
 3. Resolution to Adopt the Fund Balance Policy- City Manager

4. Resolution to Ratify and Reaffirm the Appointment of Alcohol Haring Review Officers and Appoint Alcohol Hearing Review Officers for 2019-2020
5. Resolution to Appoint Members of the Planning Commission for 2019-2020
6. Resolution to Appoint Members of the Zoning Board of Appeals for 2019-2020
7. 2019 Board of Zoning Appeals Meeting Schedule
8. Resolution for Appointment of Development Authority Members
9. Resolution to Set and Publish the Qualifying fees for the 2019 General Election

XI. CITY MANAGER COMMENTS:

XII. CITY ATTORNEY COMMENTS:

XIII. MAYOR AND COUNCIL COMMENTS:

XIV. ADJOURNMENT:

XV. EXECUTIVE SESSION:

WHEN AN EXECUTIVE SESSION IS REQUIRED, ONE WILL BE CALLED FOR THE FOLLOWING ISSUES: 1) PERSONNEL, 2) LITIGATION, 3) REAL ESTATE

CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Diane Adoma – District 5

CITY COUNCIL MEETING MINUTES

November 7, 2018

9:00am.

3120 Stonecrest Blvd. Suite 190

Stonecrest, Georgia

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** Council Member Cobble was absent, all other members were present
- III. **INVOCATION:** Council Member Rob Turner
- IV. **PLEDGE OF ALLEGIANCE:**
- V. **ADOPTION OF THE CITY COUNCIL AGENDA:** Council Member Adoma made a motion to adopt the agenda with Council Member Clanton providing the second. **The motion carried unanimously.**
- VI. **MINUTES:** Approval of Minutes of the City Council Meeting of October 15, 2018

Council Member George Turner said a correction to the minutes on page 4 had been inserted. Council Member Rob Turner made a motion to approve the minutes with the correction on page 4. Council Member Adoma provided the second. **The motion carried unanimously.**

VII. PRESENTATIONS:

VIII. PUBLIC COMMENTS:

Mera Cardenas spoke on the Historic and Cultural Landmark Ordinance and how important history is.

Faye Coffield spoke on the importance of history, rental units in Stonecrest and signage at Woodrow and Evans Mill.

IX. AGENDA ITEMS:

1. Amended and Restated Resolution Authorizing the Establishment of the SPLOST Citizens Oversight Advisory Committee and Appointing the Initial Members

Attorney Laura Cosgray gave an overview of the amended resolution and said the amendment is to revise the 12 names of the initial members only.

Mayor Lary asked Attorney Laura Cosgray to give an overview. Laura said, "As the Mayor indicated this is the amended and restated resolution and that there was an initial resolution that was passed at a previous council meeting. The purpose of this amended and restated Resolution is to revise the twelve names of the initial members."

Mayor Lary stated that he came off the committee and will be replaced by a citizen. Mayor Lary said with that said I motioned to approve the amendment for the restated resolution authorizing the establishment of the SPLOST Oversight Committee. Council Member Clanton provided the second.

Council Member Rob Turner said he will direct his question to Mr. Joyner and asked how the committee was formed, were any of the Council Members asked to be involved or did the committee just come together and if this was the case why weren't any of the Council Members informed other than assigning someone to the committee.

Mayor Lary said: "with all due respect, Mr. Joyner didn't put this together, I put this together". I did not want to put this responsibility on Mr. Joyner. He further said that he spoke to each council member about selecting members for the committee.

Council Member Rob Turner stated that he would like to see the Council involved with this committee, its structure and that it is important that the Council be involved in the direction the committee is going. Council Member Rob Turner said he'd like to submit some amendments to the advisory committee, and he would like to see how to move forward.

Mayor Lary said he'd like to finish this first since he has not seen the amendments, and this is the first he has heard of Council Member Rob Turner's amendments. The only amendment he was aware of was the Mayor's replacement.

Council Member George Turner asked if the floor was open for discussion other than the amendments. Mayor Lary said yes it was open for discussion. Council Member George Turner stated that there were some things he was concerned with. He said someone had brought something to his attention just that morning that needed to be addressed. Mayor Lary stated that this could be done after they were done with this discussion.

Attorney Kurrie stated if there are any questions about the governance of the committee this could be addressed during another meeting.

Council Member George Turner stated that a question had come up about the residency of one of the committee members. Attorney Kurrie stated that the role of the committee will be discussed during the Work Session.

Council Member Adoma stated that she sent an email with three names from District 5 and that none are on the committee. Council Member Adoma stated that she had a concern that a SPLOST Manager has not been selected yet and she is also concerned that there may be duplicity and overlap while still in the negotiating process. Council Member Adoma's other concern is that none of her three recommended members are on the committee. Council Member Adoma stated she would like to see the matter deferred until further discussion and she is not willing to accept amendments until these matters are discussed and resolved.

Mayor Lary stated that he asked all Council members to submit names and contact information. He said he received that information from everyone except Council Member Adoma. Mayor Lary stated he responded to Council Member Adoma's email and did not receive a response.

Mayor Lary indicated that District 5 had more members on the SPLOST Committee than any district. Mayor Lary stated that without their contact information there wouldn't be a way to speak with them.

Mayor Lary stated regarding the SPLOST Committee there is a group of people with experience beyond what the Mayor and Council have. He further explained that the Oversight Committee is no different than the Oversight Committees for the Arabia Mountain Steering Committee or the East Metro CID.

Council Member Adoma stated she sent an email to Mayor Lary dated 10/02/2018. She included three names and that none of the emails responded instructing her to include the phone numbers and email addresses. Council Member Adoma went on to state that she didn't feel that this was a valid reason to exclude her three nominees.

Mayor Lary stated that this is a valid reason when he cannot contact the member. Mayor Lary also stated that he even received a text from Council Member George Turner providing his person's telephone number. Mayor Lary stated that everyone else provided the phone number and email contact information.

Mayor Lary said he sent the request for contact information in his email. Mayor Lary also stated he does not know the people Council Member Adoma suggest and without contact information he has no way of being able to speak with them.

Council Member Adoma stated that she did not receive any email from the Mayor. Mayor Lary asked how she sent the three names without having received the email. Council Member Adoma said she got her information from a press release that the

Common Ground printed saying each Council member has selected a committee member. Council Member Adoma said that this wasn't true. Council Member Adoma stated that one of the suggested members named Ms. Hunter had received a countywide award for all her work for keeping the City of Stonecrest Beautiful. Council Member Adoma stated that Mayor Lary was aware of who Ms. Hunter is. Council Member Adoma stated that she has no record of the Mayor requesting contact information and said she responds to all her emails even when others don't respond to her. Council Member Adoma stated that she would be the last person to ignore an email from the Mayor or any Council Member. Council Member Adoma said all it would have taken was a quick call from the City Manager, Assistant Manager, City Clerk or even the receptionist stating that the contact information was needed.

After much discussion, Mayor Lary said I am going to call for a vote on the motion that was made. A vote was taken on the motion with Mayor Lary, Council Members Clanton, Rob Turner and George Turner voting yes. Council Member Adoma voted no. The motion passed.

Mayor Lary announced he would be leaving the meeting and turned it over to the Mayor Pro Tem.

2. An Ordinance to Amend the Charter, Section 1.03 (b) (37) (A) to Amend the Millage Rate Cap

Attorney Tom Kurrie gave an overview of the ordinance to amend the charter regarding the Millage Rate Cap.

Council Member Clanton made a motion to approve the ordinance to amend the Charter, Section 1.03 (b) (37) (A) to amend the Millage Rate Cap with Council Member George Turner providing the second.

Council Member Adoma read the following statement into the record:

"I believe we will at some point we will begin to deliver additional services and I support growth. However sound research is required to ensure the right decisions are made. Our initial study sustained only the delivery of three services and we are still in the infancy stages of delivering those services which are planning and zoning, code enforcement and parks and recreation. Therefore, I voted "no" because I am concerned about not having a published plan with a financial analysis associated with this decision. When we decide to offer additional services and the research is done it is only a 60-day window of time for the public hearings so rushing may not be the best course of action.

One of the powers and duties of the Stonecrest Governing body includes setting millage rates for approving the city's budget, approving city expenditures, passing ordinances and resolutions, establishing policies and procedures, hearing rezoning and annexation requests and making appointments to boards, authorities and commissions. However, we also took an oath to be good fiduciary stewards and provide oversight for managing your tax dollars. I believe decisions should be made with a sound business plan and without a financial cost analysis could have future negative consequences and if not handled properly can potentially be a financial disaster.

My other concern was I was unable to find another city who in such a short period of time have removed the cap. Cities such as Tucker and Peachtree Corners have not removed the cap and I was unable to find any city who in the first few years of incorporation have taken this action. Sometimes taxes are necessary to maintain high quality of life and provide other services such as police etc., but it should never be thrust upon the citizens without due diligence. Again, I am uncomfortable and recommend that we conduct basic research to ensure that we can sustain these additional services. Others may argue that a rate cap limits our ability to grow, however, I respectfully disagree, and we need to show in writing how we can consistently provide adequate level of additional services.

I am frequently reminded that government moves very slow compared to private business, however, we are moving very fast with major projects which can have very negative outcomes.

I support additional services, especially police services. If we provide our own, they need to be paid a competitive salary, provided with state-of-the-art equipment and training with benefits, pension and other amenities. Why not provide a public plan to the taxpayer and let them see the analysis?

I would recommend we begin the conversation about perhaps a small dedicated police force, perhaps an officer assigned to each district and then work on a plan to expand. Any usage of the Splost may be perceived as a temporary fix since there are limitations to the uses of the various categories. Considering long term sustainability is a more productive conversation and provides the justification to add additional services.

We need to discuss with sound documentation and research the pros and cons of removing this cap without a business plan or financial analysis.”

A vote was taken on the motion to approve the ordinance with Council Members Rob Turner, George Turner and Clanton voting yes. Council Member Adoma voted no. **The motion passed.**

3. An Ordinance to Amend Section 2.13 (e) of the Charter Eliminating the Restrictions of Employment

Council Member Rob Turner made a motion to approve the Ordinance to Amend Section 2.13 (e) of the Charter, Eliminating Restriction of Employment. Council Member Clanton provided the second. **The motion carried unanimously.**

4. An Ordinance to Amend the Charter, Section 3.11 to Change the name of the City Accountant to City Finance Director

Council Member Rob Turner made a motion to approve the Ordinance to amend the charter, Section 3.11 to change the names of the City Accountant to City Finance Director. Council Member Clanton provided the second. **The motion carried unanimously.**

5. An Ordinance to Amend the Charter, Sections 4.02, 4.03 and 4.06 of Article IV amending the Titles of any Municipal Judge

Council Member Clanton made a motion to approve the Ordinance to amend the Charter, Sections 4.02,4.03 and 4.06 of Article IV amending the Titles of any Municipal Judge. Council Member Rob Turner provided the second. **The motion carried unanimously.**

6. An Ordinance for the Creation of the Stonecrest Youth Council

There was much discussion regarding the budget and timing for the youth council. Council Member Adoma read the following statement into the record.

**“Ordinance Creating Stonecrest Youth Council
FOR THE MINUTES AND RECORD NOVEMBER 6, 2018 COUNCIL
Why this legislation should pass....
COUNCIL MEMBER DIANE DANIELS ADOMA**

Youth Council purpose and mission and benefits to the City of Stonecrest

More than 24% of our population are youth. Currently they do not have an active voice in our government. They are the future of our city. The mission of the youth council is to offer an opening for the youth of Stonecrest to build leadership skills, learn about civic responsibility, gain a better understanding of municipal government, prepare for a lifetime of public and community service and to acquire a greater knowledge of, and appreciation for, the American political system.

The youth advisory committee is to make recommendations to council based on the following terms of reference; 1. To identify and advise on youth issues in the city of Stonecrest, 2. To advise council on the development of policies that are responsive to the needs of youth, 3. Consult with local youth and feedback results of consultations to council, 4. To assist in the ongoing development and delivery of youth-targeted projects and programs, and 5. To create opportunities for youth leadership development by acting as a resource for youth activities.

We have sponsors ready to fund it for 2018 and possibly 2019 and a team of “boots on the ground” members who are already background checked and ready to hit the ground running. Decrease crime, improved youth relations, ambassadors and exposure to government.

This legislation has been vetted by GMA and many other cities have taken this step to partner with them. This would give youth an opportunity to be more civically engaged, decrease crime by acting as a pseudo diversion program and would create more awareness to the needs of the youth and provide a rich rewarding opportunity for leadership.”

After the discussion, Council Member Rob Turner made a motion to defer this item with Council Member Adoma providing the second. **The motion carried unanimously.**

7. An Ordinance to Provide for the Creation of the Stonecrest Youth Council Advisory Committee

Council Member Adoma made a motion to defer the item with Council Member Clanton providing the second. **The motion carried unanimously.**

8. An Ordinance Creating the Historic and Cultural Landmarks Commission

Attorney Cosgray said there were a few things that need to be changed in this ordinance and asked Council to defer the item.

Council Member Clanton made a motion to defer the item with Council Member Rob Turner providing the second. Council Member Adoma said she would like to read her statement into the record.

**AND RECORD NOVEMBER 6, 2018 COUNCIL
Why this legislation should pass....
COUNCIL MEMBER DIANE DANIELS ADOMA
PURPOSE OF THE HISTORIC, ARTS AND CULTURAL COMMISSION**

The purpose of the arts and cultural commission is to encourage cultural growth in Stonecrest to ensure that art, culture and entertainment are central elements of the high quality of life for Stonecrest residents. This commission will make recommendations to the city council regarding art projects, concerts, entertainment and will encourage development reduce crime and reduce code enforcement complaints.

We can't afford to be average. Got to be progressive to grow the city and engaging with GA Dept. of Natural Resources is a vehicle to do that. We have to emulate success. This legislation is in line with Stonecrest being a more progressive city. ARC is now taking applications for Atlanta Arts leaders (13 metro cities across the state) can now get resources that we don't currently have. Need to pass ordinances that provide us with a competitive edge to grow Stonecrest. This historic ordinance shows appreciation for the arts and will

1. Increase real estate values at a faster pace; attract arts and cultural investors including local retail and restaurants.
2. It will facilitate new development and 1% of their revenue will be donated to the city to showcase theater performances, concerts and the like. So, it will be a revenue generator for free concerts. We can consider a historic district also. Flat Rock Archives and Klondike will greatly benefit with options to revitalize the historic infrastructures. Research shows that cities that have this legislation in place are benefiting from a focus on public arts and preservation. This will make us more competitive from some sister cities such as Dunwoody, Brookhaven etc. and other municipalities. We can save key cultural and historic structures like Flat Rock Archives.

What will they do?

1. Work with the city to coordinate and oversee historical programs
2. Creates venues to help showcase talents, concerns and local artists of all ages
3. Encourage sponsors of art programs and plan joint events
4. Utilize cultural arts as an economic development catalyst for the community
5. Assist council in coordinating events
6. Accept donations to the arts and historic preservation fund to enhance the city's artistic and cultural heritage as we write our future
7. Offer advice and assistance in aesthetic matters of the city regarding community planning or in other artistic activities that may be referred to it by the city
8. Write description of historic sites
9. Encourage tourism and visitors
10. Legitimate path to revenue

9. Resolution of the City of Stonecrest finding AT&T to be in Violation of State Law by not paying the City a Franchise Fees on Telecommunication Service

No Action was taken on this item.

10. Resolution of the City of Stonecrest finding AT&T to be in Violation of State Law by not paying the City a Franchise Fees on Video Services

No Action was taken on this item.

X. CITY MANAGER COMMENTS: None

XI. CITY ATTORNEY COMMENTS: None

XII. MAYOR AND COUNCIL COMMENTS:

Council Member Rob Turner announced the regular monthly community breakfast on Saturday November 10, 2018 from 9-11 at the House of Hope and there will be a representative from Marta present.

Council Member Clanton announced his regular meeting on Saturday, November 10th from 10-12 at the Fairfield Baptist Church on 6133 Redan Road.

Council Member Adoma announced the roundabout at Klondike and Rockland Road is being landscaped by Keep DeKalb Beautiful. She also announced at the Townhall meeting on December 18th at the Stonecrest Library she will be accepting unwrapped toys for children between the ages of 0 to 18, and on December 25th she will be feeding the police and firemen.

Council Member George Turner says on Saturday at Big Miller Grove Church there will be an appreciation day for Public Service Officers. He said Congressman Hank Johnson, State Senator Tonya Anderson and the City of Stonecrest will be present to show their appreciations.

XIII. ADJOURNMENT:

Council Member Clanton made a motion to adjourn the meeting at 10:50am with Council Member Adoma providing the second. **The motion carried unanimously.**

XIV. EXECUTIVE SESSION:

WHEN AN EXECUTIVE SESSION IS REQUIRED, ONE WILL BE CALLED FOR THE FOLLOWING ISSUES: 1) PERSONNEL, 2) LITIGATION, 3) REAL ESTATE



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Diane Adoma – District 5

CITY COUNCIL MEETING MINUTES

November 19, 2018

7:00pm.

3120 Stonecrest Blvd. Suite 190

Stonecrest, Georgia

- I. **CALL TO ORDER:** Mayor Pro Tem George Turner
- II. **ROLL CALL:** All Council Members present, and Mayor Lary was absent.
- III. **INVOCATION:** Council Member Rob Turner
- IV. **PLEDGE OF ALLEGIANCE:**
- V. **ADOPTION OF THE CITY COUNCIL AGENDA:**

Council Member Adoma asked to remove item #3 Lot Combination of Lakeview at Stonecrest Subdivision and item #4 Lot Combination Pod D of Stonecrest Subdivision from the consent agenda. Council Member Clanton requested to add to the consent agenda #12 a Resolution to Authorize the Mayor to swear in DeKalb County Police Chief, Police Majors and respective Fire Department Officials and #13 Resolution to Authorize the City Council to utilize the members of the Alcohol License Appeal Board to hear the Business License Appeal Cases.

Council Member Clanton made a motion to adopt the agenda with the stated changes with Council Member Rob Turner providing the second. **The motion carried.**

- VI. **MINUTES:** Approval of Minutes of the City Council Meeting of November 7, 2018

Council Member Adoma said under public comments she would like to add to Mera Cardenas comments the ordinance is good for the city with potential to bring in funding. The City Clerk said she will have to listen to the minutes. Council Member Adoma said also, under the SPLOST discussion she would like to add that nominees

for District 5 were nominated by the Mayor. Council Member Clanton requested clarity from the City Attorney about adding information that was not said at the meeting to the minutes. The City Attorney said you can not add what was not said at the meeting in the minutes. The City Clerk said she will bring back verbatim minutes on the SPLOST discussion. After much discussion, Council Member Adoma made a motion to defer the minutes to the next meeting with Council Member Cobble providing the second. **The motion carried unanimously.**

VII. PUBLIC HEARING:

1. Ordinance for Rezoning Application RZ-18-006-18-006 6206 Covington Highway

Nicole Dozier, Director of Community Development gave an overview of the Rezoning Application RZ 18-006, 6206 Covington Highway.

Council Member Adoma made a motion to open the Public Hearing with **Council Member Rob Turner** providing the second. **The motion carried unanimously.**

Spoke In Favor

Attorney Larry Dingle
Kenneth Woods

Spoke Against

No one

Council Member Adoma made a motion to close the Public Hearing with Council Member Rob Turner providing the second. **The motion carried unanimously.**

Council Member Rob Turner made a motion to approve the Ordinance for the Rezoning Application RZ 18-006 6206 Covington Highway with the conditions from the Planning Commission. Council Member Adoma provided the second. **The motion carried unanimously.**

2. Ordinance TMOD 18-0006 (Amend Section 3.5.15 Low-Rise Mixed-Use Zone, Tier III)

Nicole Dozier, Community Development Director gave an overview of the TMOD 18-006 and the ordinance to amend section 3.5.15 Low-Rise Mixed-Use Zone Tier III.

Council Member Rob Turner made a motion to open the Public Hearing with Council Member Adoma providing the second. **The motion carried unanimously.**

Spoke in Favor
Michelle Battle
Bernard Knight

Spoke Against
Faye Coffield

Council Member Adoma made a motion to close the Public Hearing with Council Member Clanton providing the second. **The motion carried unanimously. This was the first read.**

VIII. PUBLIC COMMENTS:

Faye Coffield spoke on the Blue Room regarding license, revocation and police. She also spoke on the Master Plan and the cutting down of trees.

Dave Marcus spoke on the division and distrust for almost the whole existence of the City of Stonecrest.

Bernard Knight spoke on the timeline of the LCI Plan and the Overlay.

IX. CONSENT AGENDA ITEMS:

5. Intergovernmental Agreement for Solid Waste Management Services with DeKalb County- **City Attorney**
12. Resolution to Authorize the Mayor to swear in County Police Chief, Police Majors and respective Fire Department Officials and Authorize them to Swear in all officers working in the City of Stonecrest
13. Resolution to Authorize the City Council to Utilize the Members of the Alcohol License Appeal Board to also hear Business License Appeal Cases.

Council Member Clanton made a motion to approve the consent agenda items Council Member Adoma providing the second. **The motion carried unanimously.**

X. AGENDA ITEMS:

3. Lot Combination of Lakeview at Stonecrest Subdivision, 7196,7340,7345,7280,7226 and 7290 Rockland Road

Nicole Dozier, Community Development Director gave an overview.

Council Member Clanton made a motion to approve the Lot Combination of Lakeview at Stonecrest Subdivision, 7196,7340,7345,7280,7226 and 7290 Rockland Road. Council Member Cobble provided the second. **The motion carried unanimously.**

4. Lot Combination Pod D Parks of Stonecrest Subdivision

Nicole Dozier, Community Development Director gave an overview. Council Member Adoma inquired about the Master Plan. Ms. Dozier called on Jake Coombe to respond. Mr. Coombe said there is a plan for 117 units for single family detached homes.

Council Member Rob Turner made a motion to approve the Lot Combination Pod D for Parks at Stonecrest Subdivision with Council Member Clanton providing the second. **The motion carried unanimously.**

6. 2019 Planning Commission Meeting Schedule

Council Member Adoma made a motion to adopt the 2019 Planning Commission Meeting Schedule with Council Member Rob Turner providing the second. **The motion carried.**

7. An Ordinance Adopting Chapter 22 to the City Code (Solid Waste)

Attorney Laura Cosgray gave the overview of the Ordinance Adopting Chapter 22 of the City Code (Solid Waste) **First Read Only.**

8. An Ordinance Adopting Chapter 22.5 to the City Code (Storm Sewer Illicit Discharge and Illegal Connection)

Attorney Laura Cosgray gave the overview of the Ordinance Adopting Chapter 22 of the City Code (Storm Sewer Illicit Discharge and Illegal Connection) **First Read Only.**

9. An Ordinance Adopting Chapter 25 to the City Code (Water, Sewer and Sewage Disposal)

Attorney Laura Cosgray gave the overview of the Ordinance Adopting Chapter 25 to the City Code (Water, Sewer and Sewage Disposal) **First Read Only.**

Mayor Lary arrived at 9:25p.m.

10. Resolution to Amend the Resolution for the Formation of the SPLOST Citizen Oversight Advisory Committee and Appointment of Members

Councilwoman Cobble stated she was not present at the last meeting. However, some revisions to the resolution was presented. She said Attorney Kurrie noticed some discrepancies between the City Code and the proposed resolution and she would like him to weigh in on the revision.

Councilwoman Cobble stated that she wasn't sure if Attorney Kurrie was reading the additions from today or prior. She said the language says the Mayor would nominate all seven members and be approved by Council and it also says for one year.

Councilwoman Cobble asked if the council has authority to change the resolution. Attorney Kurrie stated Council cannot amend a resolution that contradicts the ordinance. He further said provide two sponsors and he'd drive through legislature.

Attorney Kurrie informed Councilwoman Cobble that if Council makes any changes in the resolution; they would be in violation since the ordinance had not been amended.

Councilwoman Cobble said that there was no language that indicated that amendments could not be made limiting number of members and it does not say is only up to the Executive Branch to determine how many members can be on a committee.

Attorney Kurrie stated that the Ordinance is the law and council must go through the proper procedures to make changes in the Ordinance.

Councilwoman Cobble stated that according to the charter she has it states that every proposed ordinance or resolution shall be introduced in writing; and the City Council shall have the authority to amend, disapprove or approve any ordinance or resolution.

Councilman George Turner stated when this was put together it was more like a board, authority or a commission more so than a committee. He said the terms for a committee are one year and this one says four. Boards and Authorities can go up to four years. Councilman George Turner expressed concerns that this committee was more than just a committee.

Attorney Kurrie stated when there are limitations on the authority of the Mayor compared to what the ordinance says then council is changing the ordinance. Attorney Kurrie said, "Change the ordinance. It's real simple."

Councilman Rob Turner asked, "So what we have here as amendments can be changed by the ordinance?" Attorney Kurrie responded saying, "I'll go through it with you and let you know what can be changed by the ordinance." Attorney Kurrie will put it in writing and send to Council.

Councilman Clanton suggested letting Councilman George Turner and Councilwoman Cobble air out their issues with the City Attorney and come back with information. He said the bottom line is that it is the Mayor's decision when it comes to the committee. Councilman Clanton suggested moving forward with what we have now.

Councilwoman Cobble stated that council does have the authority to amend the legislation as this is the council's job.

Councilwoman Adoma asked Attorney Kurrie how difficult would it be to convert a resolution into an ordinance. She said she agrees with Councilwoman Cobble that this is one of the duties of the legislative branch.

Attorney Kurrie stated that the council has the authority to change an ordinance and all that's needed is to submit the information to him. Attorney Kurrie said council could amend the ordinance to fit what council wants and all that is needed is to get two sponsors and vote it through.

Councilwoman Adoma stated that she wants Attorney Kurrie to exercise his legal duty and to create an ordinance that is reflective of what Councilwoman Cobble mentioned. Attorney Kurrie asked Councilwoman Adoma is she was going to be a sponsor and she said she would. Attorney Kurrie told Council Member Cobble that she needed two to sponsor and Councilmember Rob Turner said he would second this.

Mayor Lary asked if council was still in discussion mode. Mayor Lary stated he will give Attorney Kurrie some ordinances to change for every committee. Mayor Lary stated that he is not going to single out the SPLOST Committee for whatever reason. Mayor Lary said the SPLOST Committee was set up just as the Arabia Mountain Steering Committee.

Councilman George Turner said he did go back and noticed that the comparison shows a difference in how the SPLOST committee and the Arabia Mountain committee function. Councilman George Turner stated that the two committees don't match at all.

Councilman George Turner stated that the council needed more information. Mayor Lary said he did not understand why more information was needed since this had already been discussed for months.

Councilman George Turner stated that council had not seen a list of who was on the committee other than the one or two who were nominated. Mayor Lary asked Councilman George Turner if there was voters' remorse.

Mayor Lary stated that he gave each council member an opportunity on every committee to select who they wanted, and he feels council should be able to make the confirmations and have say in the committee choices. Mayor Lary stated these committee members have ten times the experience that Mayor and Council has. Mayor Lary pointed out that the other committees are not under such scrutiny as the SPLOST Committee. Mayor Lary said if council is going to undo the SPLOST Committee then undo them all.

Councilwoman Adoma asked Attorney Kurrie for his legal opinion on the creation of committees where priority preference is given to the members of the committee. Councilwoman Adoma requested that Attorney Kurrie would provide this information in writing.

Attorney Kurrie asked Councilwoman Adoma what she meant by priority preference. Councilwoman Adoma explained that priority preference was given to Stonecrest residents with experience in the following areas: legal services, contracting RFP valuations, road services, purchasing, road construction, engineering, and information technology.

Attorney Kurrie asked Councilwoman Adoma did she want to write whether a committee could be formed using a selection process such as priority preference. Councilwoman Adoma said her request is for a legal opinion based on what the law says about creating committees with a priority preference with experience in certain areas with case law attached to the document.

Councilman George Turner stated that creating a SPLOST committee is fundamental in overseeing the expenditures of the SPLOST funds. Councilman George Turner suggested further discussion.

11. Development Authority Replacement Member

City Manager Michael Harris asked that this item be deferred.

Council Member Clanton made the motion to defer this item based on the recommendation of the City Manager with Council Member Adoma providing the second. **The motion carried unanimously.**

XI. CITY MANAGER COMMENTS:

City Manager, Michael Harris said he provided each member a letter addressed to Patrick Bradshaw at the Atlanta Regional Commission regarding the Panola Road Project. He also said all the appointments need to be redone by the 1st of the year.

XII. CITY ATTORNEY COMMENTS:

XIII. MAYOR AND COUNCIL COMMENTS:

Council Member Cobble said Happy Thanksgiving to all.

Council Member Rob Turner said Happy Thanksgiving.

Council Member Clanton announced his regular meeting this month on the 15th of December at the Stonecrest Library. He also said when it is all said and done, he would like to see us paving our roads in the Spring.

Council Member George Turner had no remarks.

Council Member Adoma announced a Christmas luncheon to feed the Police Officers at the East Precinct. Also, on December 18th at the Stonecrest Library she will be collecting clothing, and toys for children in Stonecrest and they will be delivered on Christmas Eve.

Mayor Lary said it was good seeing everyone and thanked them for the cards, calls and text and said he is doing as good as he can. He said no matter how spirited they are they have the best interest of the city.

XIV. EXECUTIVE SESSION:

Mayor Lary made a motion to adjourn into Executive Session for a Real Estate Matter with Council Member Adoma provided the second. **The motion carried unanimously at 9:48p.m.**

Council Member Clanton made a motion to come out of Executive Session and reconvene back into the regular meeting with Council Member Rob Turner providing the second. **The motion carried unanimously.**

XV. ADJOURNMENT:

Council Member Clanton made a motion to adjourn the meeting at 11:13 p.m. with Council Member Cobble providing the second. **The motion carried unanimously.**

WHEN AN EXECUTIVE SESSION IS REQUIRED, ONE WILL BE CALLED FOR THE FOLLOWING ISSUES: 1) PERSONNEL, 2) LITIGATION, 3) REAL ESTATE



CITY COUNCIL AGENDA ITEM

SUBJECT: 2019 Fiscal Year Budget

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input type="checkbox"/> RESOLUTION | <input checked="" type="checkbox"/> OTHER |

Date Submitted: 10/31/2018 Council Agenda:12/05/2018

SUBMITTED BY: City Manager/Mayor Lary

PURPOSE: Public Hearing Only

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:

FY 2019 GENERAL FUND BUDGET SUMMARY

FY 2019 12 MONTHS (Jan. 1 - Dec. 31)

Beginning Fund Balance

General Property Tax	\$2,154,400.00
Selective Sales & Use Tax	\$120,000.00
Business/Occupational Taxes	\$3,005,000.00
Delinquent Taxes	\$1,000.00
Business License	\$1,275,000.00
Building/Development Permits	\$1,310,000.00
General Government	\$10,000.00
Fines & Forfeitures	\$12,000.00
Interest Earned	\$0.00
Other Sources of Income	\$1,281,000.00

TOTAL GENERAL FUND REVENUES \$12,158,400.00

City Council	\$209,500.00
City Manager	\$203,000.00
City Clerk	\$202,650.00
Public Works	\$928,250.00
Public Safety	\$25,000.00
Finance/Administration	\$632,000.00
Legal Services	\$370,000.00
Facilities and Buildings	\$302,000.00
Communications	\$366,000.00
IT/GIS	\$416,000.00
Economic Development	\$217,000.00
General Operations	\$329,000.00
Municipal Court	\$80,000.00
Parks	\$1,630,000.00
Community Development	\$600,000.00
Business Development	\$149,500.00
Community & Cultural Affairs	\$152,000.00
Code Enforcement	\$940,500.00
Building	\$916,000.00
Designated Reserve	\$500,000.00

TOTAL GENERAL FUND EXPENDITURES \$12,158,400.00

FY2018 HOTEL/MOTEL FUND BALANCE SUMMARY

Taxes
Total Hotel/Motel Fund Expenditures

Economic Development
Total Hotel/Motel Fund Expenditures

FY2018 RENTAL CAR FUND BALANCE SUMMARY

Taxes
Total Rental Car Fund Revenues

Economic Development
Total Rental Car Fund Expenditures

TOTAL REVENUES ALL FUNDS

TOTAL EXPENDITURES ALL FUNDS

FY 2019
12 MONTHS

100 - General Fund Revenue Detail

Taxes

General Property Tax	
100-031-03110-31100	Ad Valorem Tax-Current Year
100-031-03110-31110	Public Utility Tax
100-031-03110-31200	Ad Valorem Tax-Prior Year
100-031-03110-31310	Motor Vehicle Tax
100-031-03110-31315	Title Ad Valorem Tax
100-031-03110-31320	Mobile Home Tax
100-031-03110-31325	Heavy Equipment Tax
100-031-03110-31340	Intangible Tax Revenue
100-031-03110-31350	Railroad Equipment Tax
100-031-03110-31360	Real Estate Transfer Tax

Franchise Fees

100-031-03111-31371	Atl. Gas Light (Southern Co.)	\$300,000.00
100-031-03111-31372	SSEMC (Snapping Shoals EMC)	\$400,000.00
100-031-03111-31373	Comcast (Infinity)	\$554,000.00
100-031-03111-31374	AT&T (BellSouth)	\$145,400.00
100-031-03111-31375	Georgia Power	\$755,000.00

SUBTOTAL	\$2,154,400.00
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Selective Sales & Use Tax

100-031-03140-34200	Alcoholic Beverage Excise Tax	\$117,000.00
100-031-03140-34300	Alcoholic Beverage Wholesale Excise Tax	\$3,000.00
100-031-03140-34900	Other Selective Tax	

SUBTOTAL	\$120,000.00
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Business Taxes

100-031-03160-31620	Insurance Premium Tax	\$3,000,000.00
100-031-03160-31630	Financial Institution Taxes	\$5,000.00

SUBTOTAL	\$3,005,000.00
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Penalties & Interest On Delinquent Taxes

100-031-03140-39100	Pen. & Int. on Delinquent Taxes	\$1,000.00
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SUBTOTAL	\$1,000.00
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TAXES SUBTOTAL

License & Permits

Business License

100-032-03210-32110	Alcoholic Beverages	\$75,000.00
100-032-03210-32120	General Business License (Admin. Fees)	\$1,200,000.00
100-032-03210-32190	Other Licenses/Permits	
100-032-03210-32210	Insurance Prem. (Collections begin in 2019)	

SUBTOTAL	\$1,275,000.00
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Building/Development Permits

100-032-03220-32200	Building Permits	\$1,150,000.00
100-032-03220-32202	Development Permits	\$150,000.00
100-032-03220-32205	Zoning Applications	\$10,000.00

SUBTOTAL	\$1,310,000.00
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Regulatory Fees

100-032-03230-32300	Regulatory Fees	
100-032-03230-32310	Inspection Fees	

SUBTOTAL	\$0.00
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LICENSE & PERMITS SUBTOTAL**General Government****General Government**

100-034-03400-34119	Other Fees (Tax Comm. IGA)	\$7,500.00
100-034-03400-34120	Film Permitting	\$2,500.00
100-034-03400-34930	Bad Check Fees	\$10,000.00
SUBTOTAL		\$10,000.00

GENERAL GOVERNMENT SUBTOTAL**Fines & Forfeitures****Fines & Forfeitures**

100-035-03510-35100	Municipal Court	\$12,000.00
SUBTOTAL		\$12,000.00

FINES & FORFEITURE SUBTOTAL**Interest Earned****Interest Revenues**

100-360-36100-36100	Interest Revenues	\$0.00
SUBTOTAL		\$0.00

INTEREST EARNED SUBTOTAL**Other Sources of Revenue****Contributions/Donations**

100-370-37100-37100	Donations/Contributions	\$0.00
SUBTOTAL		\$0.00

Other Financing Sources

100-390-39100-39120	Transfer from Hotel/Motel	\$360,000.00
100-390-39100-39121	Transfer from Hotel/Motel for Parks	\$1,000.00
100-390-39100-39122	Transfer from Rental Car	\$500,000.00
100-390-39100-39123	Transfer from Other (Millage for Parks)	\$20,000.00
100-390-39100-39124	Parks & Rec Activity Fees	\$400,000.00
100-390-39100-39125	Transfer from Other (Millage for R/W Maint)	

SUBTOTAL	\$1,281,000.00
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OTHER SOURCES OF REVENUE SUBTOTAL	
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TOTAL GENERAL FUND REVENUES	\$9,168,400.00
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FY 2019
12 MONTHS

100-General Fund Expenditures Detail

City Council		
100-010-05110-51110	Regular Salaries	\$95,000.00
100-010-05110-51210	Group Insurance	\$3,000.00
100-010-05110-51240	Retirement	\$3,000.00
100-010-05110-51260	Unemployment Expense	
100-010-05110-51270	Workers Comp.	\$2,000.00
100-010-05110-51200	FICA/Medicare	\$8,000.00
100-010-05110-52105	Uniforms	\$1,000.00
100-010-05110-52120	Professional Services	20,000.00
100-010-05110-52359	Mayor Travel Expenses	\$8,000.00
100-010-05110-52370	Education & Training	\$15,000.00
100-010-05110-53100	Operating Supplies	\$6,000.00
100-010-05110-53169	Mayor Allowances	\$5,000.00
100-010-05110-53168	Council Allowances	\$35,000.00
100-010-05110-53170	Committee Support	\$2,500.00
100-010-05110-53178	City Initiatives	\$6,000.00
City Council, Subtotal		\$209,500.00

City Manager		
100-010-05130-51110	Regular Salaries	
100-010-05130-51200	FICA/Medicare	
100-010-05130-51210	Group Insurance	
100-010-05130-51240	Retirement	
100-010-05130-51260	Unemployment Expense	
100-010-05130-51270	Workers Comp.	
100-010-05130-51290	Other Emp. Benefits	
100-010-05130-51280	Relocation Expenses	
100-010-05130-52121	Contractual Services: Jacobs	\$200,000.00
100-010-05130-52350	Travel Expense	\$500.00
100-010-05130-52360	Dues & Fees	\$500.00
100-010-05130-52370	Education & Training	\$1,000.00
100-010-05130-53100	Operating Supplies	\$1,000.00
City Manager Subtotal		\$203,000.00

City Clerk

100-010-05131-51110	Regular Salaries	
100-010-05131-51200	FICA/Medicare	
100-010-05131-51210	Group Insurance	
100-010-05131-51240	Retirement	
100-010-05131-51260	Unemployment Expense	
100-010-05131-51270	Workers Comp.	
100-010-05131-51290	Other Employment Benefits	
100-010-05131-52112	Election Services	\$50,000.00
100-010-05131-54240	Computer/Software (Municode)	\$20,000.00
100-010-05131-52120	Professional Services	
100-010-05131-52121	Contractual Services: Jacobs	\$125,000.00
100-010-05131-52330	Advertising	\$5000.00
100-010-05131-52350	Travel Expense	\$250.00
100-010-05131-52360	Dues & Fees	\$400.00
100-010-05131-52370	Education & Training	\$1,000.00
100-010-05131-53100	Operating Supplies	\$1,000.00
City Clerk Subtotal		\$202,650.00

Public Works

100-010-05135-52121	Contractual Services: Jacobs	\$311,000.00
100-010-05135-51300	Technical Services (Work Order System)	\$15,000.00
100-010-05135-52120	Professional Services	\$600,000.00
100-010-05135-52350	Travel Expense	\$250.00
100-010-05135-52360	Dues & Fees	\$500.00
100-010-05135-52370	Education & Training	\$1,000.00
100-010-05135-53100	Operating Supplies	\$500.00
Public Works Subtotal		\$928,250.00

Public Safety

100-010-05136-51110	Regular Salaries	
100-010-05136-51200	FICA/Medicare	
100-010-05136-51210	Group Insurance	
100-010-05136-51240	Retirement	
100-010-05136-51260	Unemployment Expense	
100-010-05136-51270	Workers Comp.	
100-010-05136-51290	Other Emp. Benefits	
100-010-05136-52120	Professional Services (Study)	\$24,000.00
100-010-05136-52350	Travel Expense	
100-010-05136-52360	Dues & Fees	
100-010-05136-52370	Education & Training	\$500.00
100-010-05136-53100	Operating Supplies	\$500.00
Public Safety Subtotal		\$25,000.00

Finance Administration		
100-010-05151-52370	Education & Training	\$2,000.00
100-010-05151-52110	Audit Svcs. (Internal Auditor, CPA, M&J LLC)	\$65,000.00
100-010-05151-52120	Professional Svcs.(Finance Director, Tax, IGA)	\$120,000.00
100-010-05151-52121	Contractual Services: Jacobs	\$400,000.00
100-010-05151-53100	Operating Supplies	
100-010-05151-54240	Computer/Software (QS1 & Asset MGMT)	\$45,000.00
Finance Administration Subtotal		\$632,000.00

Legal Services		
100-010-05153-52122	Attorney Fees/City Attorney	\$250,000.00
100-010-05153-52130	Attorney Fees/Other	\$100,000.00
100-010-05153-52120	Professional Services (Bond Attorneys)	\$20,000.00
Legal Services Subtotal		\$370,000.00

Facilities & Buildings		
City Hall		
100-010-05156-51300	Technical Services (Key Card System)	\$25,000.00
100-010-05156-52120	Professional Services	\$1,000.00
100-010-05156-52200	Repairs & Maintenance	\$2,500.00
100-010-05156-52210	Sanitation (Recycle/Shred)	\$2,000.00
100-010-05156-52301	Real Estate Rents/Leases	\$205,000.00
100-010-05156-53102	Pest Control	\$1,500.00
100-010-05156-53121	Water/Sewer	
100-010-05156-53122	Natural Gas	
100-010-05156-53123	Electricity	\$30,000.00
100-010-05156-54130	Buildings & Improvements (Office Build Out)	\$20,000.00
100-010-05156-54230	Furniture & Fixtures (New Chairs/Storage)	\$10,000.00
100-010-05156-54250	Other Equipment	\$5,000.00
Facilities & Buildings Subtotal		\$302,000.00

Communications		
100-010-05157-52121	Contractual Services: Jacobs	\$331,000.00
100-010-05157-52120	Professional Services (Web Hosting)	\$30,000.00
100-010-05157-52340	Printing	\$500.00
100-010-05157-52370	Education & Training (3CMA Conferences)	\$1,500.00
100-010-05157-53100	Operating Supplies (Frames, Plaques, etc.)	\$1,000.00
100-010-05157-54250	Other Equipment (Camera Equip)	\$2,000.00
Communications Subtotal		\$366,000.00

IT/GIS		
100-010-05158-52121	Contractual Services: Jacobs	\$355,000.00
100-010-05158-53100	Operating Supplies (GIS Software/ESRI)	\$6,000.00

100-010-05158-52120	Professional Services (System Integration)	\$20,000.00
100-010-05158-54240	Computer/Software	\$25,000.00
100-010-05158-54250	Other Equipment	\$10,000.00
IT/GIS Subtotal		\$416,000.00

Economic Development		
100-010-05155-52121	Contractual Services: Jacobs	\$130,000.00
100-010-05155-52120	Professional Services	\$50,000.00
100-010-05155-34120	Film Permitting (CRM)	\$5,000.00
100-010-05155-52372	Legal Services (Development Authority)	\$10,000.00
100-010-05155-52373	Economic Development Plan	
100-010-05155-52132	Marketing	\$5,000.00
100-010-05155-52370	Education & Training	\$2,500.00
100-010-05155-52360	Dues/Fees	\$2,000.00
100-010-05155-53100	Operating Supplies	\$500.00
100-010-05155-52371	Development Authority	\$12,000.00
Econ. Development Subtotal		\$217,000.00

General Operations		
100-010-05159-52120	Professional Services (GMA-Telecom)	\$15,000.00
100-010-05159-52121	Contractual Services: Jacobs	\$110,000.00
100-010-05159-52310	General Liability Insurance	\$25,000.00
100-010-05159-52330	Advertising	
100-010-05159-52340	Printing	\$5,000.00
100-010-05159-52360	Dues & Fees (GMA)	\$15,000.00
100-010-05159-52370	Education & Training	\$500.00
100-010-05159-53101	Postage	\$8,500.00
100-010-05159-53100	Operating Supplies	\$20,000.00
100-010-05159-53105	Phones	\$33,000.00
100-010-05157-54230	Furniture & Fixtures	\$10,000.00
100-010-05157-54231	Signs	\$2,000.00
100-010-05157-54240	Computer/Software	\$80,000.00
100-010-05157-54250	Other Equipment	\$5,000.00
General Operations Subtotal		\$329,000.00

Municipal Court		
100-050-05160-52120	Professional Services (Judges)	\$20,000.00
100-050-05160-52121	Contractual Services: Jacobs (Court Clerk)	\$15,000.00
100-050-05160-52140	Solicitor	\$25,000.00
100-050-05160-52150	Public Defender	\$3,000.00
100-050-05160-52160	Probation Services	\$2,500.00
100-050-05160-52170	Court Clerk	\$1,000.00
100-050-05160-52180	Court Security	\$4,500.00

100-050-05160-54240	Court Software	\$2,000.00
100-050-05160-52351	Administration Expenses	\$3,000.00
100-050-05160-52370	Education & Training	\$4,000.00
Municipal Court Subtotal		\$80,000.00

Parks		
100-060-06210-52121	Contractual Services: Jacobs	\$500,000.00
100-060-06210-52200	Repairs & Maintenance	\$500,000.00
100-060-06210-53100	Operating Supplies	\$50,000.00
100-060-06210-53124	Utilities	\$30,000.00
100-060-06210-53125	Parks Acquisition (SPLOST Funds)	\$300,000.00
100-060-06210-53126	Summer Programs (Seasonal Staff)	\$100,000.00
100-060-06210-52120	Professional Services (Pool)	\$150,000.00
Parks Subtotal		\$1,630,000.00

Community Development		
100-070-07210-52105	Uniforms	\$1,000.00
100-070-07210-52121	Contractual Services: Jacobs	\$540,000.00
100-070-07210-52120	Professional Services	
100-070-07210-52330	Advertising	\$16,000.00
100-070-07210-52340	Printing	\$4,000.00
100-070-07210-52370	Education & Training (Staff/Boards)	\$4,000.00
100-070-07210-53100	Operating Supplies	\$2,000.00
100-070-07210-52360	Dues/Fees	
100-070-07210-54240	Computer/Software (Citizen Serve)	\$28,000.00
100-070-07210-54250	Other Equipment	\$5,000.00
Community Development Subtotal		\$600,000.00

Business Development		
100-072-07220-52121	Contractual Services: Jacobs	\$120,000.00
100-072-07220-52120	Professional Services	\$5,000.00
100-072-07220-52132	Marketing	\$20,000.00
100-072-07220-52350	Travel Expense	\$2,000.00
100-072-07220-52120	Operating Supplies	\$2,500.00
Business Development Subtotal		\$149,500.00

Community & Cultural Affairs		
100-073-07330-52121	Contractual Services: Jacobs	\$125,000.00
100-073-07330-53100	Operating Supplies	\$2,500.00
100-073-07330-52330	Advertising	\$2,500.00
100-073-07330-52340	Printing	\$2,000.00
100-073-07330-53175	City Events	\$20,000.00
Community & Cultural Affairs Subtotal		\$152,000.00

Code Enforcement		
100-080-08210-52105	Uniforms	\$2,500.00
100-080-08210-52121	Contractual Services: Jacobs	\$925,000.00
100-080-08210-52340	Printing (Citation Books)	\$2,000.00
100-080-08210-52370	Education & Training	\$2,000.00
100-080-08210-53100	Operating Supplies	\$3,000.00
100-080-08210-52360	Dues/Fees	\$1,000.00
100-080-08210-54250	Other Equipment	\$5,000.00
Code Enforcement Subtotal		\$940,500.00

Building		
100-090-09210-52105	Uniforms	\$2,500.00
100-090-09210-52121	Contractual Services: Jacobs	\$900,000.00
100-090-09210-52120	Professional Services	\$500.00
100-090-09210-52340	Printing	\$2,000.00
100-090-09210-52370	Education & Training	\$2,000.00
100-090-09210-53100	Operating Supplies (Code Books)	\$3,000.00
100-090-09210-52360	Dues/Fees	\$1,000.00
100-090-09210-54250	Other Equipment	\$5,000.00
Building Subtotal		\$916,000.00

Designated Reserve		
100-010-05900-57902	Reserve Contingency	\$500,000.00
Designated Reserve Subtotal		\$500,000.00

TOTAL GENERAL FUND EXPENDITURES \$9,168,400.00

275-Hotel/Motel Tax Fund Revenue Detail

Taxes		
275-031-03140-31410	Hotel/Motel Excise Tax	
275-031-03140-39100	Pen. & Interest on Delinquent Tax	
Taxes Subtotal		

275-Hotel/Motel Tax Fund Expenditure Detail

Economic Development		
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275-075-07500-61100	Transfer to General Fund	\$360,000.00
275-075-07500-61101	Transfer to General Fund for Parks	
275-075-07500-75400	Discover Dekalb	
Economic Development Subtotal		\$360,000.00

280 - Rental Car Tax Fund Revenue Detail

Taxes		
280-031-03140-31440	Excise Tax on Rental Motor Vehicles	\$15,000.00
280-031-03140-39100	Penalty & Interest on Delinquent Tax	
Taxes Subtotal		\$15,000.00

280 - Rental Car Tax Fund Expenditures Detail

Economic Development		
280-075-07500-61100	Transfer to General Fund	\$15,000.00
Economic Development Subtotal		\$15,000.00

Stonecrest

Vision Statement:

Community, Commerce and Culture working together as a World Class city

October 31, 2018

RE: Budget Message

Dear Council,

Attached you will find the proposed budget for Fiscal Year 2019. The proposed budget will serve as our guiding document in outlining the future direction of our City, while emphasizing the principle tenets of our City's Vision, Mission and Values. This year's budget will represent our second full budget year and will mark the end of our two-year Transition Period. This year's budget includes the expansion of city services in the areas of Public Works and Parks & Recreation. As our second full-term budget, this year's budget will serve to underscore our continuing focus on becoming a world class city, with a focus on innovative approaches in the services we provide our citizens. There is an increased emphasis on providing information in a more efficient and user-friendly manner to help ensure that all of our residents, businesses and visitors experience the highest level of customer service possible. This proposed budget represents the City's commitment to incorporating sound fiscal principles to ensure for a healthy financial outlook.

Listed below are key aspects of the FY 2019 Budget:

Revenue Projections:

The revenue projections for this year's budget are based, in large part, to the historical information we have gathered over the past year. Using actual receivables from the past has allowed us to more accurately reflect anticipated funding for the upcoming fiscal year. A key addition to this year's budget is the Insurance Premium Tax. This tax is collected by the State of Georgia on insurance policies purchased by residents of the City of Stonecrest. The anticipated revenue amount (\$3 Million) is based on population and represents 33% of the city's proposed budget. The vast majority (98%) of our revenues is projected to come from five primary sources:

- Business/Occupational Taxes: 33%
- Franchise Fees: 23%
- Building Permits: 14%
- Business Licenses: 14%
- Other Income Sources: 14%

We continue to work with a few of the utility companies to solidify our revenue projections, and therefore continue to take a conservative approach regarding the projected revenues. The staff has worked diligently over the past year to accurately locate and identify all commercial business to ensure all revenues are collected in a fair and comprehensive manner. Incorporating the new CitizenServe software program has been instrumental in accurately tracking our commercial businesses.

2018 proved to be a strong year in the building and development industry. Over 400 residential permits, and over 90 commercial permits have been issued in Stonecrest as of November 1, 2018. With several new residential and commercial projects on the horizon, we are anticipating another robust year in our building and development departments.

Another addition to this year's budget will be the launching of two new departments, Parks & Recreation, and Public Works. We are in the process of finalizing the Inter-Governmental Agreement (IGA) between the City and the County, which will include a proportionate share of the millage collected by the County for these two services. Once again, the approach here was conservative, given that final figures have yet to be determined.

Hotel/Motel & Car Rental Taxes:

City was required to begin our Hotel/Motel tax rate at 5% for our initial year. In 2019, we will seek authorization from State legislature to increase this rate to 8%, which would equal the current rate for County and surrounding jurisdictions. As a portion of this funding goes to Discover Dekalb, we anticipate modest increases to General Fund.

Expenditure Projections:

The expenditures are spread throughout nineteen (19) departments and the designated reserve fund. As is typical, the majority of our costs are captured in personnel (55%), which is made up of 34 staff members, and is provided through a contractual agreement with CH2M/Jacobs. Also included in this amount is the cost for a total of six (12) vehicles, and dedicated back office support.

City Council: (2.1%)

This department consists of the salary and expenses for our elected officials. The Training and Travel was increased to more accurately reflect the Council's educational training needs. Allowance for each Council member was increased to \$7,000/each to account for City specific expenses incurred throughout the year.

City Manager: (2.2%)

This department includes one staff member, and ancillary supplies. As determined by the Council, the City Manager oversees all City departments and, in accordance with the City Charter, is supervised by the Mayor.

City Clerk: (2.2%)

This department represents one staff member, and the various expenses directly associated with office, such as advertising legal notices and associated election costs. The purchase of Municode is also included in this proposed budget.

Public Works: (10.3%)

This department represents two staff members, the Deputy City Manager and a Field Services Coordinator. The largest proposed expense is for Professional Services. This consists of contracting a firm to maintain the City Rights of Way for the entire year. The scope of their work would be principally confined to grass cutting, litter pickup and other minor ancillary functions. Department will also be responsible for providing oversight to our SPLOST program and Parks & Recreation department.

Public Safety: (0.3 %)

The City intends to further explore the feasibility of initiating a Police Department in the coming years. Funding for a Police Department Feasibility Study has been included in this proposed budget.

Finance Administration: (6.9%)

This department consists of three staff members, comprised of our current Accounts Manager, and Business License Tech, and adds the new position of Procurement Officer. Funds are also included for both an External and Internal auditor, software costs, and funding for the County Tax Commissioner's office for services identified in our Intergovernmental Agreement. We also anticipate contracting with a firm to serve as the City's Finance Director, appointed by the Mayor and Council.

Legal Services: (4.0%)

This department consists of services provided by our City Attorneys, as well as any other ancillary legal fees that may arise. The proposed budgeted amount represents a 23% reduction from 2018. The basis for this reduction is that we have completed the majority of the required ordinances as well as several of the required IGA's.

Facilities & Buildings: (3.4%)

This department consists of the current City Hall space and associated furniture and fixtures. Expenses for the buildout of additional office space and a new access control system is also included in this budget draft.

Communications: (3.8%)

This department consists of two fulltime staff members and also proposes a third part-time staff member to assist with the launch of Stonecrest TV. The cost to establish a new Web Hosting platform is also included in this department budget.

IT/GIS Services: (4.5%)

This department consists of the IT Manager and the GIS Manager. Several of our monthly software/hardware expenses are also included in this department. A new initiative for 2019 will include a new platform to further integrate our current software systems.

Economic Development: (2.9%)

This department consists of one staff member, responsible for business retention. The newly formed Development Authority is also included in this department. Specific costs associated with the Development Authority will include training, legal consultation and consideration of a Strategic Plan at the Mid-Year review. The continuation of Professional Services to assist the Authority is also included in this department.

General Operations: (3.6%)

This department has been amended to include only one staff member, functioning in the role of receptionist, as well as to provide support to the Mayor and Council, and as a backup for other departments as needed. The majority of expenses in this department are associated with operating supplies and equipment needs.

Municipal Court: (0.8%)

This department consists of personnel to conduct two court dates each month. Necessary software and administration expenses are also included in this department expenditures.

Parks: (18%)

This department consist of four staff members, three of which will be new positions. In accordance with the City's transition plan, Parks & Recreation Services will transfer to the jurisdiction of the City beginning in 2019. While the full scope of services has yet to be determined, funding to staff, operate and maintain the majority of the park facilities has been included in this budget

Community Development: (6.7%)

The Community Development department will consist of four staff members, including a new Administrative Assistant position which will provide assistance to both the Code Enforcement and Building departments. In addition to personnel, costs for software (CitizenServe) and advertising associated with the planning & Zoning cases are also included in this department budget. Costs associated with the on-going Comprehensive Plan are also included within this department.

Building & Development: (10.1%)

This department, formally included in the Community Development department, consists of five staff members and is responsible for the permitting and inspections of all residential, commercial and industrial development within the City.

Code Enforcement: (10.1)

This department consists of the five current staff members, as well as the addition of another code officer to start at mid-year.

Business Development: (1.7%)

This is a newly created department consisting of one existing staff member. This department will focus on seeking out and attracting new businesses to the City. Efforts associated with our promotion of the film and entertainment industry will also fall within this departments purview.

Community & Cultural Affairs: (1.6%)

This is a newly created department consisting of one existing staff member. This department will focus on bridging the gap between local government and the community by working with various community organizations. City sponsored events and community outreach efforts will be spearheaded by this department.

Designated Reserve: (5.5%)

This represents anticipated funds remaining at 2018 year-end. Goal is to establish a minimum fund balance of 25% of Operating Budget by year end 2019.

This budget proposes to add \$500,000 to the City's fund balance. The City completed its first year with a net position fund balance of \$250,000 for the seven month timeframe. We anticipate a net position fund balance of \$1,000,000 for end of fiscal year 2018. The additional \$500,000 by the end of 2019 would equate to a fund balance of 16% at the end of 2019. Based on our current financial projections, we intend to reach our goal of a 25% fund balance by the end of fiscal year 2020. The City begin will continue to maintain its conservative approach and austerity measures while we work towards meeting our target fund balance.

The positions proposed in this years' budget will allow Stonecrest to provide the scope of services needed for support our community in the most effective and efficient manner possible. The proposed new positions will allow the City to meet all stated obligations related to the transition of services from Dekalb County to the city of Stonecrest. The proposed new positions include:

- Procurement Officer (Finance/Admin Dept.)
- Admin. Assistant (Community Development Dept.)
- Operations Manager (Parks & Rec. Dept.)
- Facilities Manager (Parks & Rec. Dept.)
- Recreation Manager (Parks & Rec. Dept.)
- Field Services Coordinator (Public Works Dept.)
- Communications Tech. (Part Time; Communications Dept.)
- Code Enforcement Officer (Code Enforcement Dept.; to begin at Mid-year)

Funding for the Finance Director position is also included in this budget proposal, with the understanding that this likely be a contract position; not associated with the CH2M/Jacobs contract.

Positions to be reviewed at Mid-Year Review:

- Sr. Planner
- Building Inspector

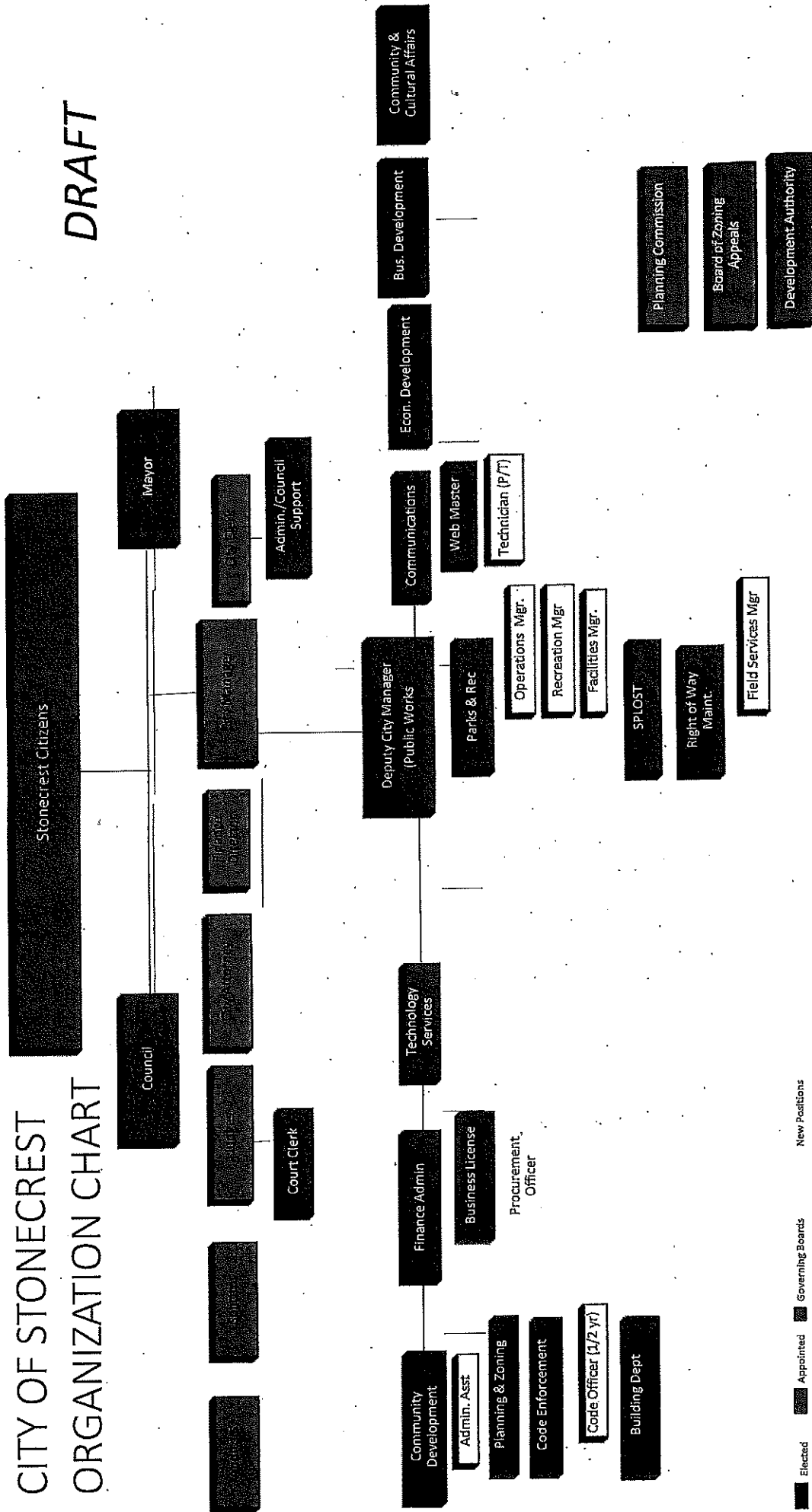
Sincerely,

Jason Lary
Mayor

Michael C. Harris
City Manager

CITY OF STONECREST ORGANIZATION CHART

DRAFT



Elected
 Appointed
 Governing Boards
 New Positions



CITY COUNCIL AGENDA ITEM

SUBJECT: TMOD 18-0006 (An Ordinance to Amend Chapter 27, Section 3.5.15 – Low-Rise-Mixed-Use-Zone, Tier III)

- ORDINANCE** **POLICY** **STATUS REPORT**
 DISCUSSION ONLY **RESOLUTION** **OTHER**

Date Submitted: 11/15/2018 Council Meeting: 11/19/2018 Council Meeting: 12/05/2018

SUBMITTED BY: Nicole C.E. Dozier, Community Development Director

PURPOSE: This ordinance is to amend Chapter 27 Section 3.5.15 Low-Rise-Mixed-Use-Zone, Tier III

HISTORY: This item was originally heard at the November 7, 2018 Planning Commission Meeting and was approved. The First Reading was held at the City Council Meeting of November 19, 2018.

OPTIONS: Approve, deny; or make Alternative conditions

RECOMMENDED ACTION: The Planning Commission recommended approval of petition MOD 18-0006

Attachments:

- #1 11/7/18 Staff Report
- #2 11/7/18 Ordinance for Section 3.5.15

**AN ORDINANCE OF THE CITY OF STONECREST, GEORGIA,
AMENDING CHAPTER 27, ARTICLE III, SECTION 3.5.15**

1
2
3
4 **WHEREAS**, the City of Stonecrest is authorized to exercise the power of zoning Ga. Const.
5 Art. IX, Section II, ¶ IV, Ga. Const. Art. IX, Section II, ¶¶ I and III, Official Code
6 of Georgia Annotated (O.C.G.A.) § 36-66-1 et seq., the City's Charter, the City's
7 general police powers, and by other powers and authority provided by federal,
8 state and local laws applicable hereto; and

9 **WHEREAS**, the City of Stonecrest continues to exercise its zoning powers to provide
10 comprehensive city planning and ensure a safe, healthy, and aesthetically pleasing
11 community; and

12 **WHEREAS**, as the City of Stonecrest experiences growth and gains knowledge through the
13 exercise of these powers, it is necessary to and, amend, and/or remove certain
14 requirements in the Zoning Ordinance; and

15 **WHEREAS**, the City of Stonecrest recognizes necessity of implementing regulations which
16 protect the health, safety and welfare of its citizens;

17 **WHEREAS**, the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*, provides statutory
18 requirements which must be met by a local government to enact zoning
19 ordinances and make zoning decisions; including, requiring publication of notice
20 and public hearing prior to the enactment of zoning ordinances;

21 **WHEREAS**, the City of Stonecrest has advertised and held public hearings on November 7,
22 2018 and November 19, 2018 on the adoption of the amendment to Chapter 27,
23 Article III.

24 **THEREFORE**, the Mayor and City Council of the City of Stonecrest, Georgia, hereby ordain as
25 follows:

26 **Section 1: Chapter 27, Article III, Section 3.5.15 of the Code of the City of Stonecrest,**
27 **Georgia, is hereby amended to read as follows:**

28 Sec. 3.5.15. - Low-Rise Mixed-Use Zone (Tier III).

29 A. *Principal uses and structures.* A combination of the following principal uses of land and
30 structures shall be authorized within Tier III: Low-Rise Mixed-Use Zone of the Stonecrest
31 Area Compatible Use Overlay District:

- 32 1. All uses authorized in the C-1 and C-2 (General Commercial) District, except those
33 listed in B., below.
34 2. All uses authorized in the O-I (Office Institutional) District, except those listed in B.,
35 below.
36 3. All uses authorized in the O-D (Office Distribution) District, except those listed in B.,
37 below.
38 4. All uses authorized in the HR-1 (High Density Residential) District.

39 5. Buildings that contain a mixture of two (2) or more uses selected from those authorized
40 in this district.

41 6. Single-Family attached or detached units that are part of a planned community so long
42 as such single family attached or detached units are part of a mixed-use development.

43 B. *Prohibited uses.* The following principal uses of land and structures shall be prohibited
44 within Tier III: Low-Rise Mixed Use Zone of the Stonecrest Area Overlay District:

45 1. Kennels.

46 2. Storage yards.

47 3. Tire dealers and tire repair.

48 4. Sexually oriented businesses.

49 5. Reserved.

50 6. Outdoor amusement and recreation services facilities.

51 7. Outdoor storage.

52 8. Appliance and equipment repair shops.

53 9. Motels.

54 10. Used motor vehicle dealers, except those used motor vehicle dealers satisfying the
55 requirements of subsection K. which is also applicable to new auto sales dealerships.

56 11. Temporary and seasonal outdoor sales.

57 12. Automobile title loan establishments.

58 13. Pawn shops.

59 14. Liquor stores.

60 15. Salvage yards and junk yards.

61 16. Self storage facilities.

62 17. Gasoline service stations.

63 18. Major and minor automobile repair and maintenance shops.

64 19. Commercial parking lots.

65 20. Carwashes and detail shops.

66 21. Night clubs and late-night establishments.

67 22. Check cashing establishments.

68 23. Automobile emission testing facilities.

69 C. *Accessory uses and structures.* The following accessory uses of land and structures shall be
70 authorized in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay
71 District:

72 1. Accessory uses and structures incidental to any authorized use.

73 2. Parking lots and parking garages.

74 3. Clubhouse, including meeting room or recreation room.

75 4. Swimming pools, tennis courts, and other recreation areas and similar amenities.

76 5. Signs, in accordance with the provisions of chapter 21 and this chapter.

77 6. Accessory uses and structures incidental to any authorized new or used motor vehicle
78 dealer; including automobile rental/leasing, major and minor automobile repair, new tire
79 sales, emissions testing, non-public fuel pumps and carwashes, and outdoor storage and
80 automobile display.

81 D. *Building setbacks.* The following requirements shall apply to all structures in the Tier III:
 82 Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

- 83 1. *Minimum front yard setback* : Fifteen (15) feet from right-of-way of public street,
 84 except that front-facing garages of residential units shall be set back a minimum of
 85 twenty (20) feet from rights-of-way.
- 86 2. *Minimum interior side yard* : Ten (10) feet. There shall be a minimum of fifteen (15)
 87 feet between buildings and structures less than two (2) stories in height and a minimum
 88 of twenty (20) feet between any two (2) buildings and structures when one (1) of them
 89 is greater than two (2) stories in height.
- 90 3. *Minimum rear yard* : Ten (10) feet.

91 E. *Height of buildings and structures.* Maximum height, three (3) stories or forty-five (45) feet,
 92 whichever is less.

93 F. *Single -Family attached or detached units may be permitted and shall comply with the*
 94 *following:*

- 95 1. *Lot width and area.* All residential lots shall have at least twenty-five (25) feet of
 96 frontage as measured along the public street frontage
- 97 2. *Minimum Lot area.* 3000 sq. feet.
- 98 3. *Setback requirements.*
 - 99 • *Front yard minimum:* fifteen (15) feet.
 - 100 • *Side yard:* ten (10) feet.
 - 101 • *Interior side yard:* three (3) feet with a min. of ten (10) feet separation.
 - 102 • *Rear yard:* ten (10) feet.
- 103 4. *Required Parking*
 - 104 • Single-family attached or detached units shall have two (2) spaces per unit.

106 G. *Density:* No development in the Tier III Zone shall exceed a FAR of one (1); unless it also
 107 provides additional public space or other amenities singly, or in combination as provided in
 108 H., below.

109 H. *Bonus density:* The maximum allowable FAR of a building or development in a Tier III
 110 Zone shall be increased to a FAR not to exceed a total of two (2) in exchange for one (1) or
 111 more of the additional amenities provided in the table below:

112 **Table 3.3 Maximum Bonus FAR: Tier III**

Maximum Bonus Floor Area Ratio in Stonecrest Area, Tier III Zone	
Additional Amenity	Increased FAR
Increase public space to 25 percent while providing connectivity	0.5

Increase public space to 30 percent while providing connectivity	1.0
Mixed-use building that combines office-institutional with commercial or retail uses. Each mixed-use building shall include one principal use and at least one secondary use. No primary or secondary use shall constitute less than ten percent of the gross floor area of the building.	0.25
Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

113

114 I. *Required parking.* Required parking may be provided through a combination of off-street,
 115 on-street, or shared parking provided that all required parking is located within seven
 116 hundred (700) feet of the principal entrance of buildings which it is intended to serve. The
 117 minimum number of required parking spaces shall be as provided in article 6, except as
 118 follows:

- 119 1. Retail uses, personal service uses, and other commercial and general business uses,
 120 including food stores—Minimum of four (4) spaces per one thousand (1,000) square
 121 feet of gross floor area.
- 122 2. Office and clinic uses—Minimum of three (3) spaces per one thousand (1,000) square
 123 feet of gross floor area.
- 124 3. Hotel and motel uses—Minimum of one (1) space per unit.
- 125 4. Multifamily residential uses—Minimum of one and one-half (1.5) spaces per dwelling
 126 unit.

127 J. *Parking space area requirements.* Parking space area requirements shall comply with the
 128 provisions of section 6.1.3.

129 K. *Sidewalks.* Sidewalks at least five (5) feet in width shall be provided on both sides along the
 130 right-of-way of all public streets.

131 L. *New or used motor vehicle dealers.* New or used motor vehicle dealers are authorized in
 132 Tier III of the Stonecrest Overlay District only if they comply with the following
 133 requirements:

- 134 1. New or used motor vehicle dealers must be located on a parcel with a lot area of no less
 135 than three (3) acres, and must contain at least six thousand (6,000) square feet of
 136 building floor space.
- 137 2. New or used motor vehicle dealers must provide vegetative screening along any
 138 automobile display areas that abut a public right-of-way. Said vegetative screening shall
 139 be located outside any guard rails or security fencing abutting such public right-of-way.
 140 Within three (3) years of planting, the vegetative screening must be of sufficient height
 141 to screen all guard rails or security fencing abutting the public right-of-way. Planting
 142 materials shall be subject to the approval of the City of Stonecrest Arborist.

- 143 3. New or used motor vehicle dealers must provide screening of all maintenance areas and
144 storage yards for automobiles stored for service. Such screening shall be sufficient to
145 shield the maintenance areas and storage yards from visibility from any adjacent
146 properties or public rights-of-way. Should vegetative screening be used, planting
147 material shall be subject to the approval of the City of Stonecrest Arborist.
148 4. No overhead bay doors opening into vehicle service areas shall be visible from a public
149 right-of-way.

150

151 **Section 2:**

- 152 1. It is hereby declared to be the intention of the Mayor and City Council that all sections,
153 paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their
154 enactment, believed by the Mayor and City Council to be fully valid, enforceable and
155 constitutional.
156
157 2. It is hereby declared to be the intention of the Mayor and City Council that, to the
158 greatest extent allowed by law, each and every section, paragraph, sentence, clause or
159 phrase of this Ordinance is severable from every other section, paragraph, sentence,
160 clause or phrase of this Ordinance. It is hereby further declared to be the intention of the
161 Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph,
162 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
163 section, paragraph, sentence, clause or phrase of this Ordinance.
164
165 3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
166 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
167 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is
168 the express intent of the Mayor and City Council that such invalidity, unconstitutionality,
169 or unenforceability shall, to the greatest extent allowed by law, not render invalid,
170 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
171 sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed
172 by law, all remaining phrases, clauses, sentences, paragraphs and sections of the
173 Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.
174
175 4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith
176 are hereby expressly repealed.
177
178 5. The within ordinance shall become effective upon its adoption.
179
180 6. The provisions of this Ordinance shall become and be made part of The Code of the City
181 of Stonecrest, Georgia, and the sections of this Ordinance may be renumbered to
182 accomplish such intention.

183 **SO ORDAINED AND EFFECTIVE** this the ____ day of _____, 2018.

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST

ORDINANCE 2018-_____

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Attest:

Brenda James, City Clerk

Approved:

Jason Lary, Sr., Mayor

As to form:

City Attorney

TMOD 18-0006

Attachment #1

11/7/2018

Planning Commission Staff Report



PLANNING COMMISSION STAFF REPORT

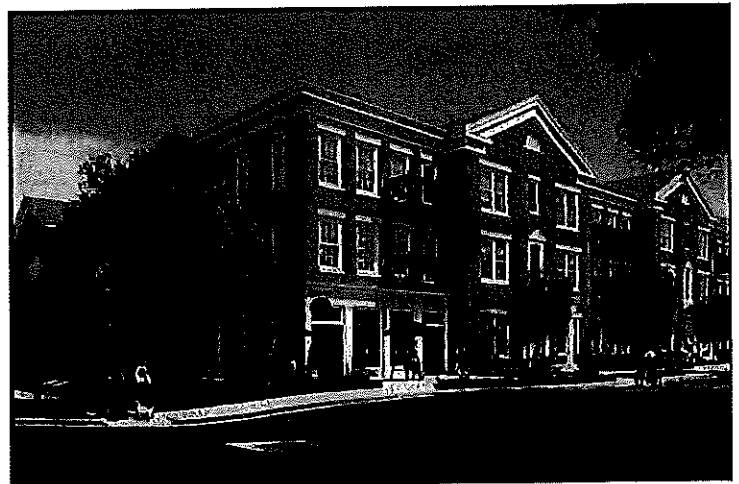
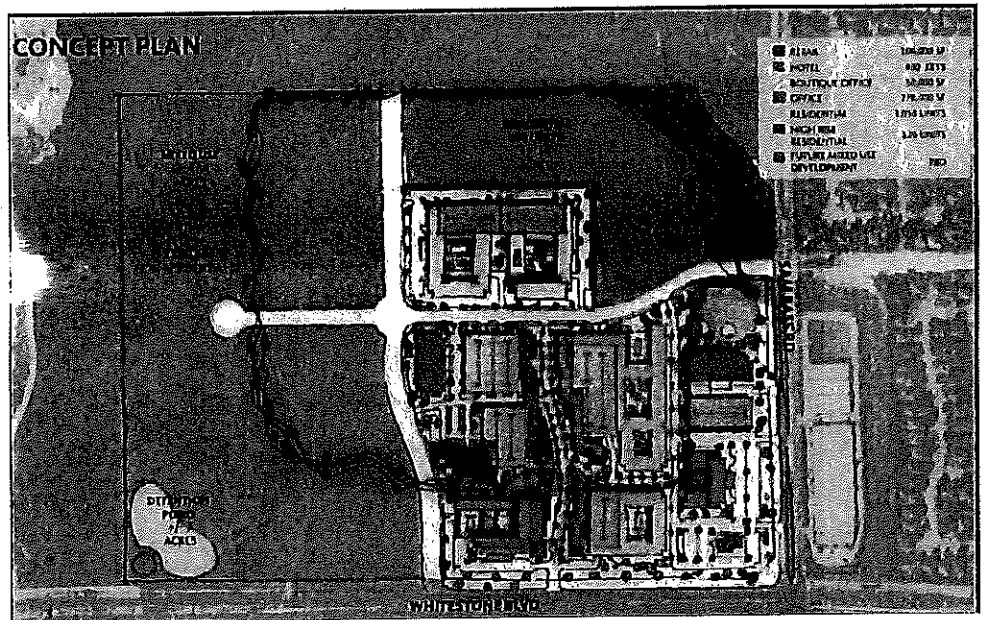
MEETING DATE: November 7, 2018

GENERAL INFORMATION

Petition Number: TMOD 18-0006
Applicant: Stonecrest Community Development Department
Project Location: Stonecrest Overlay District

Discussion: This is a recommended text amendment to the Stonecrest Overlay District, based on the comments received from the 2038 Comprehensive Plan process. The purpose is to encourage mixed use development within the Stonecrest Overlay District.

Mixed use development is defined as “... a type of urban development that blends residential, commercial, cultural, institutional, or entertainment uses, where those functions are physically and functionally integrated, and that provides pedestrian connections”



TMOD-18-0006

Attachment #2

11/7/2018

**Ordinance: Sec. 3.5.15. – Low-Rise
Mixed-Use Zone
(Tier III)**

Sec. 3.5.15. - Low-Rise Mixed-Use Zone (Tier III).

A. *Principal uses and structures.* A combination of The following principal uses of land and structures shall be authorized within Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Compatible Use Overlay District:

1. All uses authorized in the C-1 and C-2 (General Commercial) District, except those listed in B., below.
2. All uses authorized in the O-I (Office Institutional) District, except those listed in B., below.
3. All uses authorized in the O-D (Office Distribution) District, except those listed in B., below.
4. All uses authorized in the ~~RMR-275HR-1~~ (Multifamily High Density Residential) District.
5. Buildings that contain a mixture of two (2) or ~~more~~ more uses selected from those authorized in this district.
6. Urban Single-Family attached or detached units that are part of a planned community so long as such urban single family attached or detached units are part of a mixed-use development.

B. *Prohibited uses.* The following principal uses of land and structures shall be prohibited within Tier III: Low-Rise Mixed Use Zone of the Stonecrest Area Overlay District:

1. Kennels.
2. Storage yards.
3. Tire dealers and tire repair.
4. Sexually oriented businesses.
5. Reserved.
6. Outdoor amusement and recreation services facilities.
7. Outdoor storage.
8. Appliance and equipment repair shops.
9. Motels.
10. Used motor vehicle dealers, except those used motor vehicle dealers satisfying the requirements of subsection K. which is also applicable to new auto sales dealerships.
11. Temporary and seasonal outdoor sales.
12. Automobile title loan establishments.
13. Pawn shops.
14. Liquor stores.
15. Salvage yards and junk yards.
16. Self storage facilities.
17. Gasoline service stations.
18. Major and minor automobile repair and maintenance shops.
19. Commercial parking lots.
20. Carwashes and detail shops.
21. Night clubs and late-night establishments.
22. Check cashing establishments.
23. Automobile emission testing facilities.

C. *Accessory uses and structures.* The following accessory uses of land and structures shall be authorized in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Accessory uses and structures incidental to any authorized use.
2. Parking lots and parking garages.
3. Clubhouse, including meeting room or recreation room.
4. Swimming pools, tennis courts, and other recreation areas and similar amenities.
5. Signs, in accordance with the provisions of chapter 21 and this chapter.
6. Accessory uses and structures incidental to any authorized new or used motor vehicle dealer; including automobile rental/leasing, major and minor automobile repair, new tire sales, emissions testing, non-public fuel pumps and carwashes, and outdoor storage and automobile display.

D. *Building setbacks.* The following requirements shall apply to all structures in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. *Minimum front yard setback* : Fifteen (15) feet from right-of-way of public street, except that front-facing garages of residential units shall be set back a minimum of twenty-five (20~~5~~) feet from rights-of-way.
2. *Minimum interior side yard* : Ten (10) feet. There shall be a minimum of fifteen (15) feet between buildings and structures less than two (2) stories in height and a minimum of twenty (20) feet between any two (2) buildings and structures when one (1) of them is greater than two (2) stories in height.
3. *Minimum rear yard* : Ten (10) feet.

E. *Height of buildings and structures.* Maximum height, three (3) stories or forty-five (45) feet, whichever is less.

F. Urban-Single -Family attached or detached units may be permitted and shall comply with the following:

1. Lot with and area. All residential lots shall have at least twenty-five (25) feet of frontage as measured along the public street frontage

2. Minimum Lot area. 1350-3000 sq. feet.

3. Setback requirements.

- Front yard minimum: fifteen (15) feet.
- Side yard: ten (10) feet.
- Interior side yard: ~~thirteen (13)~~ thirteen (13) feet with a min. of ten (10) feet separation.
- Rear yard: ten (10) feet.

4. Required Parking

- Urban-Single-family attached or detached units shall have two (2) spaces per unit.

GF. Density: No development in the Tier III Zone shall exceed a FAR of one (1), unless it also provides additional public space or other amenities singly, or in combination as provided in HG., below.

HG. Bonus density: The maximum allowable FAR of a building or development in a Tier III Zone shall be increased to a FAR not to exceed a total of two (2) in exchange for one (1) or more of the additional amenities provided in the table below:

Table 3.3 Maximum Bonus FAR: Tier III

Maximum Bonus Floor Area Ratio in Stonecrest Area, Tier III Zone	
Additional Amenity	Increased FAR
Increase public space to 25 percent while providing connectivity	0.5
Increase public space to 30 percent while providing connectivity	1.0
Mixed-use building that combines office-institutional with commercial or retail uses. Each mixed-use building shall include one principal use and at least one secondary use. No primary or secondary use shall constitute less than ten percent of the gross floor area of the building.	0.25
Mixed-use building that includes multifamily residential units constituting at least 3 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

IH. Required parking. Required parking may be provided through a combination of off-street, on-street, or shared parking provided that all required parking is located within seven hundred (700) feet of the principal entrance of buildings which it is intended to serve. The minimum number of required parking spaces shall be as provided in article 6, except as follows:

1. Retail uses, personal service uses, and other commercial and general business uses, including food stores—Minimum of four (4) spaces per one thousand (1,000) square feet of gross floor area.
2. Office and clinic uses—Minimum of three (3) spaces per one thousand (1,000) square feet of gross floor area.
3. Hotel and motel uses—Minimum of one (1) space per unit.
4. Multifamily residential uses—Minimum of one and one-half (1.5) spaces per dwelling unit.

IJ. Parking space area requirements. Parking space area requirements shall comply with the provisions of section 6.1.3.

KJ. Sidewalks. Sidewalks at least five (5) feet in width shall be provided on both sides along the right-of-way of all public streets.

LK. New or used motor vehicle dealers. New or used motor vehicle dealers are authorized in Tier III of the Stonecrest Overlay District only if they comply with the following requirements:

1. New or used motor vehicle dealers must be located on a parcel with a lot area of no less than three (3) acres, and must contain at least six thousand (6,000) square feet of building floor space.
2. New or used motor vehicle dealers must provide vegetative screening along any automobile display areas that abut a public right-of-way. Said vegetative screening shall be located outside any guard rails or security fencing abutting such public right-of-way. Within three (3) years of planting, the vegetative screening must be of sufficient height to screen all guard rails or security fencing abutting the public right-of-way. Planting materials shall be subject to the approval of the City of Stonecrest Arborist.
3. New or used motor vehicle dealers must provide screening of all maintenance areas and storage yards for automobiles stored for service. Such screening shall be sufficient to shield the maintenance areas and storage yards from visibility from any adjacent properties or public rights-of-way. Should vegetative screening be used, planting material shall be subject to the approval of the City of Stonecrest Arborist.
4. No overhead bay doors opening into vehicle service areas shall be visible from a public right-of-way.



CITY COUNCIL AGENDA ITEM

SUBJECT: A Resolution to Adopt a Fund Balance Policy

- | | | |
|--|--|--|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input checked="" type="checkbox"/> RESOLUTION | <input type="checkbox"/> OTHER |

Date Submitted: 11/15/2018 Work Session: 11/19/2018 Council Meeting: 12/05/2018

SUBMITTED BY: City Manager Michael Harris

PURPOSE:

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST

RESOLUTION NO.: 2018-_____

A RESOLUTION TO ADOPT A FUND BALANCE POLICY FOR THE CITY OF STONECREST

WHEREAS, the Mayor and City Council are the governing authority of the City of Stonecrest, Georgia; and,

WHEREAS, the City hired Mauldin & Jenkins to complete the annual financial audit for fiscal year ending December 31, 2017; and,

WHEREAS, while there were no findings noted in their audit, they did recommend that the City establish certain key policies for the purpose of preserving the financial integrity of the City; and,

WHEREAS, the establishment of a Fund Balance was a noted recommendation from the annual audit; and.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stonecrest, hereby resolve as follows:

Section 1:

The City hereby adopts the City of Stonecrest Fund Balance Policy, which is attached as exhibit A

Section 2:

The attached Resolution shall become effective upon its adoption

SO RESOLVED AND EFFECTIVE this _____ day of December, 2018

Approved:

Jason Lary, Sr., Mayor

Attest:

Brenda James, City Clerk

City of Stonecrest, Ga

Fund Balance Policy

Developed for GASB 54

Purpose

The Stonecrest City Council recognizes that the maintenance of a fund balance is essential to the preservation of the financial integrity of the City and is fiscally advantageous for both the City and the taxpayer. This policy establishes goals and provides guidance concerning the desired level of fund balance maintained by the City to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures, and similar circumstances.

Definitions

Fund balance is a measurement of available financial resources and is the difference between total assets and total liabilities in each fund.

GASB Statement 54 distinguishes fund balance classified based on the relative strength of the constraints that control the purposes for which specified amounts can be spent. Beginning with the most restrictive constraints, fund balance amounts will be reported in the following categories:

- 1) **Nonspendable fund balance** – amounts that are not in a spendable form (e.g., inventory) or are legally or contractually required to be maintained intact (e.g., permanent fund principal).
- 2) **Restricted fund balance** – amounts that can be spent only for the specific purposes stipulated by external parties either constitutionally or through enabling legislation (e.g., grants or donations).
- 3) **Committed fund balance** – amounts that can be used only for the specific purposes determined by a formal action of the City Council. Commitments may be changed or lifted only by referring to the formal action that imposed the constraint originally (e.g., the Council's commitment in connection with future construction projects).
- 4) **Assigned fund balance** – amounts *intended* to be used by the government for specific purposes. Intent can be expressed by the City Council or by a designee to whom the governing body delegates the authority. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.
- 5) **Unassigned fund balance** – includes all amounts not contained in other classifications and is the residual classification of the general fund only. Unassigned amounts are available for any legal purpose.

Policy

The responsibility for designating funds to specific classifications shall be as follows:

Committed Fund Balance – The City Council is the City’s highest level of decision-making authority, and the formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution approved by the Council.

Assigned Fund Balance – The City Council has authorized the City Manager as an official authorized to assign fund balance to a specific purpose as approved by this fund balance policy.

Minimum Unassigned Fund Balance

It is the goal of the City to achieve and maintain an unassigned fund balance in the general fund based on the following schedule:

At Fiscal Year-End	Min. Percentage of Revenues
2019:	6%
2020:	8%
2021:	11%
2022:	15%

If the unassigned fund balance at fiscal year end falls below the goal, the City shall develop a restoration plan to achieve and maintain the minimum fund balance.

Order of Expenditure of Funds

When multiple categories of fund balance are available for expenditure (e.g., a project is being funded partly by a grant, funds set aside by the Council, and unassigned fund balance), the City will start with the most restricted category and spend those funds first before moving down to the next category with available funds.



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution to Ratify and Reaffirm the Appointment of Alcohol Hearing Review Officers and Appoint Alcohol Hearing Review Officers to the 2019-2020 Terms

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Council Meeting: 12/05/2018

SUBMITTED BY: City Attorney

PURPOSE: The Mayor has the duty to appoint the members of the Alcohol Review Hearing Officers with the confirmation of the City Council. These members serve for two years and are appointed for the term of 2019-2020.

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:

A RESOLUTION TO RATIFY AND REAFFIRM THE APPOINTMENT OF ALCOHOL HEARING REVIEW OFFICERS AND TO APPOINT ALCOHOL HEARING REVIEW OFFICERS TO THE 2019-2020 TERMS

WHEREAS: The Mayor of the City of Stonecrest has the duty and authority to appoint the alcohol review hearing officers for confirmation by the City Council under Chapter 4, Article III, Section 4.3.1 of the Code of Ordinances of the City of Stonecrest; and

WHEREAS: The alcohol review hearing officers serve a term of two years pursuant to Chapter 4, Article III, Section 4.3.1; and

WHEREAS: The initial term for two members was for one year, expiring on December 31, 2018, and the remaining members served for two years, expiring December 31, 2019.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stonecrest ratify and reaffirm the Mayor's appointment of the following alcohol hearing review officers. The effective date of this resolution shall be December 1, 2017. Furthermore, the Mayor and Council of the City of Stonecrest hereby reappoint the alcohol hearing review officers for the 2019-2020 term, as follows:

_____ is appointed to January 1, 2018 - December 31, 2018 TERM, and is re-appointed to the January 1, 2019 - December 31, 2020 TERM.

_____ is appointed to the January 1, 2018 - December 31, 2018 TERM, and is re-appointed to the January 1, 2019 – December 31, 2020 TERM.

_____ is appointed to the January 1, 2018 – December 31, 2019 TERM.

_____ is appointed to the January 1, 2018 – December 31, 2019 TERM.

_____ is appointed to the January 1, 2018 – December 31, 2019 TERM.

SO RESOLVED this the 5th day of December, 2018.

Approved:

Jason Lary, Sr., Mayor

Attest:

Brenda James, City Clerk



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution to Appoint Members of the Planning Commission for 2019-2020 Term

- | | | |
|--|--|--|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input checked="" type="checkbox"/> RESOLUTION | <input type="checkbox"/> OTHER |

Council Meeting: 12/05/2018

SUBMITTED BY: City Attorney

PURPOSE: The Mayor has the duty to appoint the members of the board with the confirmation of the City Council. These members serve for two years and are appointed for the term of 2019-2020.

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:

**A RESOLUTION TO APPOINT MEMBERS OF THE PLANNING COMMISSION
FOR THE CITY OF STONCREST, GEORGIA FOR THE 2019-2020 TERM**

- WHEREAS:** The Mayor of the City of Stonecrest has the duty and authority to appoint the commissioners for the planning commission for confirmation by the City Council under Chapter 27, Article VII, Section 7.1.2 of the Code of Ordinances of the City of Stonecrest; and
- WHEREAS:** The members of the planning commission serve a term of two years pursuant to Chapter 27, Article VII, Section 7.1.2; and
- WHEREAS:** The term for the existing members of the planning commission expires on December 31, 2018.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stonecrest that the following members are appointed for the term 2019-2020 to the Planning Commission:

District One-

District Two-

District Three-

District Four-

District Five-

This Resolution shall be effective immediately upon its adoption.

SO RESOLVED AND EFFECTIVE this the 5th day of December, 2018.

Approved:

Jason Lary, Sr., Mayor

Attest:

Brenda James, City Clerk



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution to Appoint Members of the Zoning Board of Appeals for 2019-2020 Term

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Council Meeting: 12/05/2018

SUBMITTED BY: City Attorney

PURPOSE: The Mayor has the duty to appoint the members of the board with the confirmation of the City Council. These members serve for two years and are appointed for the term of 2019-2020.

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:

**A RESOLUTION TO APPOINT MEMBERS OF THE ZONING BOARD OF APPEALS
FOR THE CITY OF STONCREST, GEORGIA FOR THE 2019-2020 TERM**

WHEREAS: The Mayor of the City of Stonecrest has the duty and authority to appoint the board members for the zoning board of appeals for confirmation by the City Council under Chapter 27, Article VII, Section 7.1.2 of the Code of Ordinances of the City of Stonecrest; and

WHEREAS: The members of the Zoning Board of Appeals serve a term of two years pursuant to Chapter 27, Article VII, Section 7.1.2; and

WHEREAS: Term for the existing members of the Zoning Board of Appeals expires on December 31, 2018.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stonecrest that the following members are appointed for the term 2019-2020 to the Zoning Board of Appeals:

District One-

District Two-

District Three-

District Four-

District Five-

This Resolution shall be effective immediately upon its adoption.

SO RESOLVED AND EFFECTIVE this the 5th day of December, 2018.

Approved:

Jason Lary, Sr., Mayor

Attest:

Brenda James, City Clerk



CITY COUNCIL AGENDA ITEM

SUBJECT: 2019 Board of Zoning Appeals Meetings Schedule (Request Approval)

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Date Submitted: 11/27/18

Council Meeting: 12/05/2018

SUBMITTED BY: Nicole C.E. Dozier, Community Development Department Director 

PURPOSE: 2019 Board of Zoning Appeals Meetings Schedule (Request Approval)

HISTORY: This is the 2019 Zoning Board of Appeals Meetings Schedule that was approved by the Zoning Board of Appeals at the November 20, 2018 meeting.

FACTS AND ISSUES: This item was heard at the November 20, 2018 Zoning Board of Appeals meeting. The “terms” for all Zoning Board members will be expiring at the end of the year and approval will allow smooth transition into the new year. The citizens will have the opportunity to view the 2019 schedule in advance and possibly increase attendance at regular scheduled meetings.

RECOMMENDED ACTION: The Board of Zoning Appeals recommended approval of the item because all “terms” will end on December 31, 2018. In an effort to avoid lapse in meetings during the transitional reappointments, approval at this time should lessen the burden placed on the Zoning Board.

OPTIONS: Refer back to the Board of Zoning Appeals, Approve, Deny; or make Alternative recommendations

ATTACHMENT(S):

#1 11/20/18 2019 Board of Zoning Appeals Meetings Schedule



Board of Zoning Appeals Meetings

Note: Meets the **3rd** Tuesday of each month unless otherwise stated.

Where: City of Stonecrest, 3120 Stonecrest Blvd., Suite 155, Stonecrest, GA 30038

Time: 6:00 P.M.

2019

Wednesday, January 16, 2019*

Tuesday, February 19, 2019

Tuesday, March 19, 2019

Tuesday, April 16, 2019

Tuesday, May 21, 2019

Tuesday, June 18, 2019

Tuesday, July 16, 2019

Tuesday, August 20, 2019

Tuesday, September 17, 2019

Tuesday, October 15, 2019

Tuesday, November 19, 2019*

Tuesday, December 17, 2019

*Holiday week



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution to Replace Two Members of the Stonecrest Development Authority

- | | | |
|--|--|--|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input checked="" type="checkbox"/> RESOLUTION | <input type="checkbox"/> OTHER |

Council Meeting: 12/05/2018

SUBMITTED BY: Mayor Lary

PURPOSE: Members Bill Allen and Leighton Hull resigned from the Stonecrest Development Authority. The Mayor desires to appoint Mr. Julius Lee and Cecil Poe to the Board to complete the remaining term of the four years.

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:

1 STATE OF GEORGIA
2 COUNTY OF FULTON

3
4
5 **RESOLUTION TO APPOINT TWO NEW MEMBERS TO THE CITY OF**
6 **STONECREST DEVELOPMNT AUTHORITY OF THE DUE TO THE**
7 **RESIGNATION OF TWO MEMBERS**
8

9
10 **WHEREAS**, the Mayor appointed 7 members of the Development Authority who were
11 confirmed by the City Council on March 19, 2018 and

12 **WHEREAS**, Members Bill Allen and Leighton Hull initial terms were four (4) years,
13 resigned on November 29, 2018, and

14 **WHEREAS**, the Mayor desires to appoint and City Council desires to confirm the
15 members of the Development Authority.

16 **NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the City of
17 Stonecrest that following members are appointed to complete the initial term ending 2022.

18 **Julius Lee**

19 **Cecil Poe**

20 **SO, RESOLVED**, this _____ day of _____, 2018

21
22 **CITY OF STONECREST, GEORGIA**

23
24 _____
25 **Jason Lary, Mayor**
26

27
28 ATTEST:

29
30 _____
31 **Brenda B. James, Interim, City Clerk**
32
33
34



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution to Set and Publish the Qualifying Fees for 2019 General Election

- | | | |
|--|--|--|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input checked="" type="checkbox"/> RESOLUTION | <input type="checkbox"/> OTHER |

Council Meeting: 12/05/2018

SUBMITTED BY: City Clerk

PURPOSE: To set the qualifying fees for the 2019 General Election

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:

1 STATE OF GEORGIA
2 COUNTY OF DEKALB

3
4
5 **RESOLUTION TO SET AND PUBLISH THE QUALIFYING FEES**
6 **FOR THE NOVEMBER 5, 2019 ELECTIONS**

7
8
9 **WHEREAS**, the City of Stonecrest General Election of the Offices of Mayor and two (2)
10 Councilmembers will be held on Tuesday, November 5, 2019, pursuant to O.C.G.A. 21-2-9(b);
11 and

12 **WHEREAS**, pursuant to O.C.G.A., § 21-2-131(a)(1)(A), the City Council must set and
13 publish the qualifying fees no later than February 1, 2019 for the November 5, 2019 election;

14 **BE IT FURTHER RESOLVED**, by the governing authority of the City of Stonecrest
15 that the Mayor and Council approve the qualifying fees to be paid by each candidate for Mayor
16 is Six Hundred Dollars (\$600.00) and each candidate for Council Member is Four Hundred-Fifty
17 (\$450.00).

18 **SO, RESOLVED**, this 5th day of December 2018.

19
20 **CITY OF STONECREST, GEORGIA**

21
22
23 _____
24 Jason Lary, Mayor

25 ATTEST:

26
27
28
29 _____
30 Brenda B. James, Interim City Clerk
31
32
33

**NOTICE FOR SETTING OF QUALIFYING FEES FOR
NOVEMBER 5, 2019 GENERAL ELECTION**

Pursuant to O.C.G.A. § 21-2-131(a)(1)(A) notice is hereby given that the City of Stonecrest, Georgia has adopted a resolution setting the qualifying fees for the November 5, 2019 General Election, to elect the Mayor and Two Council Members. The qualifying fee is Six Hundred Thirty Dollars (\$600.00) for Mayor and Four Hundred Fifty Dollars (\$450.00) for City Council Members. Qualifying dates will be announced at a later time.

This ____ day of January 2019

Brenda B. James
Interim City Clerk