



City of Tucker, GA

Mayor & City Council Minutes

December 11, 2017 at 7:00 PM

City Hall Annex, 4228 1st Ave, Suite 2-4, Tucker, GA 30084

CALL TO ORDER

Mayor Frank Auman called the meeting to order at 7:00 PM.

REGULAR MEETING: DECEMBER 11, 2017

ROLL CALL

The following were in attendance:

| Attendee Name | Title | Status | Arrived |
|--------------------------|--------------------|---------|---------|
| Frank Auman | Mayor | Present | 7:00 PM |
| Honey Van De Kreke | District 1, Post 1 | Present | 7:00 PM |
| William (Bill) Rosenfeld | District 1, Post 2 | Present | 7:00 PM |
| Matt Robbins | District 2, Post 1 | Present | 7:00 PM |
| Noelle Monferdini | District 2, Post 2 | Present | 7:00 PM |
| Michelle Penkava | District 3, Post 1 | Present | 7:00 PM |
| Anne Lerner | District 3, Post 2 | Absent | |

PLEDGE OF ALLEGIANCE

The pledge was led by Girl Scout Troop 11592.

PUBLIC COMMENTS

Public Comments provided on traffic speed on Lavista Rd, update on Boy Scout Troop 129, Dr. Andrew Harvey on his book *Tucker & Me*, and Ben Kelley on R75 zoning.

MAYOR'S OPENING REMARKS

Mayor Auman spoke on Dr. Harvey's book, that this is the last meeting for 2017, that on Jan 8th is the swearing in ceremony for the recently elected members, update on business license and how to sign up for the newsletter.

APPROVAL OF MEETING AGENDA

Monday, December 11, 2017 7:00 PM

- MOTION TO APPROVE THE SUBSTITUTED AGENDA WITH NEW AND OLD BUSINESS SEPARATED.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Noelle Monferdini, District 2, Post 2 |
| SECONDER: | William (Bill) Rosenfeld, District 1, Post 2 |
| AYES: | Auman, Van De Kreke, Rosenfeld, Robbins, Monferdini, Penkava |
| ABSENT: | Anne Lerner |

MINUTES

Mayor & City Council - Regular Meeting - Nov 27, 2017 7:00 PM

- MOTION TO APPROVE THE MINUTES FROM THE REGULAR MEETING ON NOV 27, 2017.

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| RESULT: | ACCEPTED [UNANIMOUS] |
| MOVER: | Matt Robbins, District 2, Post 1 |
| SECONDER: | Honey Van De Kreke, District 1, Post 1 |
| AYES: | Auman, Van De Kreke, Rosenfeld, Robbins, Monferdini, Penkava |
| ABSENT: | Anne Lerner |

PRESENTATIONS - NONE

STAFF REPORTS

Employee Update

- City Manager Tami Hanlin introduced Maricela Perdomo, the new Code Enforcement Manager.

OLD BUSINESS

Second Read of an Ordinance To Annex Land Pursuant To The Application For Annexation Dated November 1, 2017 For Parcel ID's: 18 138 03 004, 18 138 03 011, 18 138 03 009, 18 124 01 112, 18 124 01 111

- MOTION TO APPROVE THE ANNEXATION ORDINANCE FOR THE APPLICATION DATED NOV 1, 2017 FOR PARCELS:

#18-138-03-004,

#18-138-03-009,

#18-138-03-011,

#18-124-01-111,

#18-124-01-112.

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | William (Bill) Rosenfeld, District 1, Post 2 |
| SECONDER: | Noelle Monferdini, District 2, Post 2 |
| AYES: | Auman, Van De Kreke, Rosenfeld, Robbins, Monferdini, Penkava |
| ABSENT: | Anne Lerner |

NEW BUSINESS

Consideration of Amendment to CH2M Contract for Recreation & Parks, Engineering Services and Municipal Court

- Cindy Jenkins, Assistant City Manager, spoke on the proposed CH2M amendment which includes additional staff to operate the recreation center during normal business hours. The Tucker Recreation Center is open Mon - Thu from 9 am- 9 pm, Fri from 9 am - 7 pm, Sat from 9 am - 3 pm and closed on Sun. The staffing needs are based on operating the Rec Center with a minimum of 2 staff members at all time. The additional staff members are: 1 Recreation Center Manager, 2 Recreation Leaders, 5 Recreation Assistants

The proposed amendment includes an additional 3 staff members for Municipal Court to start by Apr 1. These are: Deputy Court Clerk, Records Clerk, and Payment Technician.

Additionally a Citizen Responder position that will added to work closely with the call center and our customer service.

The proposed amendment also includes:

- Delay start of the Operation Manager from January to March
- Training for Recreation & Parks, Court, and an increase for the Community Development
- Staff shirts for the Recreation & Parks Department
- Increase in the City Engineer's time to help facilitate request with DeKalb County
- Credit for six months of website services

Capital Project Management scope is being added to allow the City the option to use CH2M for their SPLOST / Capital projects, with the scope and pricing for these services will be on an as needed basis.

The annual base compensation for Amendment No. 4 increases by \$278,302 and will run from January 1 to June 30. The increase has been prorated over 6 months to account for the varying start dates of the additional twelve employees. Compensation for Capital Project Management will be presented on an as needed basis with a 2.0 multiplier on labor. The funding for Amendment No. 4 is available in the FY18 budget.

- MOTION TO APPROVE AMENDMENTS TO CH2M CONTRACT WITH CORRECTED HOURS OF RECREATION CENTER STATED ABOVE AND WHICH THE CONTRACT COULD BE REVISITED AT A LATER DATE.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Michelle Penkava, District 3, Post 1 |
| SECONDER: | Noelle Monferdini, District 2, Post 2 |
| AYES: | Auman, Van De Kreke, Rosenfeld, Robbins, Monferdini, Penkava |
| ABSENT: | Anne Lerner |

Consideration of Contract for Afterschool Care Program at Rec Center

- Rip Robertson, Parks & Recreation Director, spoke on the contracts for afterschool care program at the recreation center. He spoke with 5 different vendors; Sweetwater Pool Management, USA Management, Sears Pool Management, YELL! Academy and Wade Walker YMCA and received quotes from 3: USA Management, YELL! Academy and Wade Walker YMCA .

- MOTION TO APPROVE THE WADE WALKER YMCA AFTERSCHOOL PROGRAM FOR THE RECREATION CENTER.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | William (Bill) Rosenfeld, District 1, Post 2 |
| SECONDER: | Matt Robbins, District 2, Post 1 |
| AYES: | Auman, Van De Kreke, Rosenfeld, Robbins, Monferdini, Penkava |
| ABSENT: | Anne Lerner |

First Read - Consideration of Budget Amendments for: Recreation & Parks Real Estate Facilities: First Ave LMIG - SPLOST - EHOST

- City Manager Tami Hanlin informed Council that since July when the City's fiscal year started, there have been many items/issues that have come up which require an adjustment to the original budget document. The item which is driving us to ask for a first read on a budget amendment now is the proposed real estate purchase on the Dec 11, 2017 agenda. We did not include a line item for real estate acquisition in the original budget and this action needs to accompany approval of the contract to purchase property.

SUMMARY OF CHANGES:

Change revenue to:

- Add Court fines in anticipation of traffic court
- Add Local Maintenance & Improvement Grant (LMIG) revenue we will receive from the County
- Add HOST (this is the tax which expires at the end of 2017) revenue (about \$130k)
- Add SPLOST estimated revenue starting in April 2018

Change in expenditures:

- Reduce City Manager/City Clerk expenses as they are covered in the CH2M contract.
- Inter-fund moves:

- **Facilities & Building:** Move funds to different line items to cover the cost of building out 1st Avenue for Court and cover the costs of additional rent from Suite 1 at 1st Avenue.
 - **Parks:** Add more specific line items to better reflect the operational expenditures by adding line items for contractual services and leases.
 - **Fund transfer:** Move \$500,000 from Reserve Contingency to Real Estate to cover the cost of upcoming real estate purchases. (Current balance of this fund is \$1,021,269) and move about \$160,000 from Hotel/Motel fund to the Parks fund for capital projects.
- A public notice was sent to the newspaper to advertise a second reading with a public hearing on Jan 22, 2018 Council Meeting.

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| RESULT: | FIRST READ | Next: 1/22/2018 7:00 PM |
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Consideration of Standard Sale Agreement for property located at: 4448 Lawrenceville Hwy.

- MOTION TO AUTHORIZE THE MAYOR TO SIGN THE STANDARD SALE AGREEMENT FOR 4448 LAWRENCEVILLE HWY, WHICH HAS A DUE DILIGENCE WRITTEN IN IT.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Noelle Monferdini, District 2, Post 2 |
| SECONDER: | Honey Van De Kreke, District 1, Post 1 |
| AYES: | Auman, Van De Kreke, Rosenfeld, Robbins, Monferdini, Penkava |
| ABSENT: | Anne Lerner |

PUBLIC HEARINGS

O2017-06-67 Public Hearing and First Read of an Ordinance to approve a Rezoning (RZ-17-001) from R-85 to R-60 in Land Lot 211 of the 18th District to allow for a 19-unit single family detached development for 2157 Saren Court, 4513 Lavista Road, 3634 Lawrenceville Highway, and 3514 Lawrenceville Highway for applicant STS Development Group, LLC.

- John McHenry, Community & Economic Development Director, spoke on the rezoning application RZ-17-001.

- Mayor Auman opened the public hearing: Marcia Ernst spoke in favor of the application and stated that the buffer plan has not been completed. Phyllis Heyburn, Ron Thomas, Holly Goldberg, and Patricia Regan spoke in opposition. Mayor Auman closed the public hearing.

- MOTION TO TABLE UNTIL NEXT MEETING FOR FURTHER INFORMATION, MAYOR AUMAN REQUESTED TO AMEND TO SAY UNTIL COUNCIL BRINGS FORWARD AGAIN. MOTIONED AS AMENDED.

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| RESULT: | TABLED [UNANIMOUS] |
| MOVER: | Noelle Monferdini, District 2, Post 2 |
| SECONDER: | Honey Van De Kreke, District 1, Post 1 |
| AYES: | Auman, Van De Kreke, Rosenfeld, Robbins, Monferdini, Penkava |
| ABSENT: | Anne Lerner |

Public Hearing and Second Read of an Ordinance to approve a rezoning (RZ-17-003) from R-75 to RSM for a 19-unit urban single family detached development; Concurrent variances (VC-17-003-02; VC-17-003-03) to garage standards and architectural variability for 1295, 1303, 1359 & 1365 Montreal Road E and 3402 Alcan Way for applicant Minerva USA.

- Courtney Lankford Smith, Deputy Community & Economic Development Director, spoke on the rezoning application RZ-17-003.

- Mayor Auman opened the public hearing: Dan Cotter spoke in favor of the application. Nobody spoke in opposition. Mayor Auman closed the public hearing.

- The second read and public hearing is scheduled on Jan. 8, 2018.

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| RESULT: | FIRST READ | Next: 1/8/2018 7:00 PM |
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Public Hearing and First Read of an Ordinance regarding an amendment of the City of Tucker, Georgia Comprehensive Plan relating to establishment of a Comprehensive Plan Update in compliance with rules of Georgia Department of Community Affairs; Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and related purposes.

- John McHenry, Community & Economic Development Director, announced that the consultant Angela Parker is here to speak on the draft Comprehensive Plan, which has gone before the Community Council and Planning Commission and are looking to send it to the DCA and ARC for review. After their comments are received, the plan will come back to the City Council in early 2018.

- Angela Parker spoke on the plan, that with community engagement the five major goals that underscore this plan are: enhancing downtown, improving transportation connections, preserving and improving neighborhoods, strengthening recreation community resources, bolstering the economic base..

- Mayor Auman opened the public hearing: Andrew Greenberg and Laurel Jackson spoke in favor of the application. Nobody spoke in opposition. Mayor Auman closed the public hearing.

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| RESULT: | FIRST READ |
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Consideration of a resolution to transmit the Tucker Tomorrow Comprehensive Plan to the Atlanta Regional Commission and the Department of Community Affairs for review.

- Language Changes:

(1) Add the first Trail Recommendation: The Rail Trail from the Downtown area eastward along the railroad to the County line be added to the map;

(2) Character Area Addition: In the majority of the suburban character areas, which feature more traditional development patterns, up to 4 units per acre may be allowed. However, along some major corridors, in areas of commercial development or with the redevelopment of existing multi-family developments up to 6 units per acre may be allowed.

- MOTION TO APPROVE THE RESOLUTION TO TRANSMIT THE COMP PLAN TO DCA AND ARC WITH THE FIRST RECOMMENDED LANGUAGE CHANGE REGARDING THE TRAIL WITH THE ADDITION TO THE CHARACTER AREA PROPOSED AMENDMENTS WITH MODIFICATIONS AS DISCUSSED RELATED TO THE DENSITY IN THE SUBURBAN CHARACTER AREA.

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| RESULT: | ADOPTED AS AMENDED [UNANIMOUS] |
| MOVER: | Noelle Monferdini, District 2, Post 2 |
| SECONDER: | Honey Van De Kreke, District 1, Post 1 |
| AYES: | Auman, Van De Kreke, Rosenfeld, Robbins, Monferdini, Penkava |
| ABSENT: | Anne Lerner |

MAYOR AND COUNCIL COMMENTS

Mayor & Council thanked everyone for attending, mentioned that applications are being taken for the City Boards and Commissions, wished all a safe Christmas Holiday, thanked all involved in the Comp Plan, thanked Councilmember Honey Van De Kreke for her dedication and service to the city.

EXECUTIVE SESSION

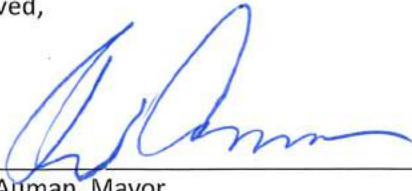
None

ADJOURNMENT – 9:52 PM

- MOTION TO ADJOURN.

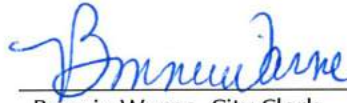
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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Noelle Monferdini, District 2, Post 2 |
| SECONDER: | Honey Van De Kreke, District 1, Post 1 |
| AYES: | Auman, Van De Kreke, Rosenfeld, Robbins, Monferdini, Penkava |
| ABSENT: | Anne Lerner |

Approved,



Frank Auman, Mayor

Attest:



Bonnie Warne, City Clerk

(Seal)



APPROVED

1/8/2018