



CITY OF LITHONIA
MINUTES—CITY COUNCIL PUBLIC HEARING ON BB&T LOAN RESTRUCTURE AND
WORK SESSION VIRTUAL MEETING
Monday, April 19, 2021 @ 5:30 PM

PUBLIC HEARING ON BB&T LOAN RESTRUCTURE

I. Call to Order and Roll Call

The City Council Public Hearing on BB&T Loan Restructure Virtual Meeting was called to order at 5:34 pm by Mayor Shameka S. Reynolds. A roll call was taken, and the following City Council Members were present: Diane Howard, Darold Honore, Amelia Inman, Vanneriah Wynn, and Ric Dodd. Cait Haygood with the law firm Gray Pannell & Woodward was present on the call as well.

II. Review and Discussion of BB&T Loan Restructure

Councilwoman Howard, Inman, and Wynn had no questions. Councilman Honore had no questions. Councilman Dodd requested the payment schedule and interest rate as they were not detailed on the contract (Amortization Schedule). Cait Haygood responded that the interest rate would be 2.96% and BB&T would provide the payment schedule within the next few days.

III. Adjournment

Councilwoman Inman motioned to adjourn the Public Hearing on the BB&T Loan Restructure, the motion was seconded by Councilman Dodd; the motion was approved by a vote of 5-0, and the meeting was adjourned at 5:40 pm.

CITY COUNCIL WORK SESSION

I. Call to Order and Roll Call

The City Council Work Session Virtual Meeting was called to order at 5:41 pm by Mayor Shameka S. Reynolds. A roll call was taken, and the following City Council Members were present: Diane Howard, Darold Honore, Amelia Inman, Vanneriah Wynn, and Ric Dodd.

II. Moment of Silence

A moment of silence was observed.

III. Approval of Agenda

Councilman Dodd motioned to approve the City Council Work Session Agenda for April 19, 2021; the motion was seconded by Councilwoman Wynn; the agenda was approved by a vote of 5-0.

Mayor Reynolds acknowledged that on the agenda under "New Business" the item should read as "Noise Ordinance" and not Nuisance Ordinance.

IV. Approval of Council Meeting Minutes

a. April 5, 2021 – City Council @ 5:30 PM

Councilwoman Inman motioned to approve the City Council Meeting Minutes for Monday, April 5, 2021; the motion was seconded by Councilwoman Howard, and approved by a vote of 5-0.

V. Public Comments Response—City Administrator Lathaydra Sands

City Administrator Sands stated there were several comments concerning night life noise levels, an amended Noise Ordinance will be introduced later during the meeting under New Business to address those concerns. Ms. Tanjineka Brown with the Lithonia Park Lions cheerleader team will plant flowers on Earth Day April 22. Mr. Fye's

issue on the decriminalization of marijuana is also on today's agenda for discussion under Other Business. Code Enforcement has been working with Safebuilt to download the new software to track cases and still actively addressing needs and handling them accordingly.

VI. Presentation (Limit 3 minutes per person)

a. LBA Pop-Up Event: Mr. Kazemde Ajamu

Mr. Ajamu proposed another pop up for Saturday, May 15 from 10:00 am until 5:00 pm, seeking approval from city council, and to close the street.

b. Blackdot Culture Center Arts Festival: Mr. Kazemde Ajamu

Mr. Ajamu is proposing the date of Saturday October 2 from 10:00 am until 5:00 pm for the second annual Blackdot culture Center Arts Festival, and to close the street.

c. Park Reservation: Mr. Leeben McGregor (June 19)

Mr. Leeben McGregor is proposing a fund raiser event planned for Saturday June 19 from 11am until 8pm, non-profit soccer academy for youth in the Lithonia area, working on a proposal for the academy to provide Mayor and Council. Councilwoman Howard asked for clarity on the location of the academy, Mr. McGregor has not identified a location at this time. Councilman Honore inquired about the number of persons that will attend and asked what the dance festival will consist of, will there be music and if it is for children or adults. 300-400 in attendance, a family event to include a dancing competition and competitive activities for children. Councilman Honore would like more detail outside of what's on the application. Leeben will put together a written proposal and provide it to the city clerk. Councilwoman Inman had no questions. Councilwoman Wynn asked for an understanding of whether the park will be used after 8:00 pm when the event, Mr Leeben confirmed that the event ends at 8:00 pm. Councilman Dodd asked about security and amplified sound, Leeben replied he will have a police officer and a private security company, it will not be a concert or party with all-day music and will concur with an engineer and music specialist to provide that information on the proposal. Councilman Dodd then commented on the issues with residents and amplified sound to be considerate that it is monitored. Leeben acknowledged the concern of music volume and complaints of the citizens. Councilwoman Howard asked how the event will be advertised and concern that the community children will be involved, how will you reach out to children in the Historic Lithonia community. Leeben will have flyers to provide to local schools to reach those children in addition to the Family Dollar store with a 1-2-day promotion of introduction of the academy. Councilwoman Inman asked how often he anticipates using the park, Leeben wants to sponsor at least 2 additional events during July, August, or September 2021.

d. Park Reservation: Mr. Clinton Garibaldi (June 5, 6 to replace June 13)

Mr. Garibaldi stated there are 3 events that are approved June 13, and September 19, additionally the date of July 3 was approved for his partner Mr. Leroux Duncan. Mr. Garibaldi would like to switch his event date to June 5 and requesting the July 3 date is changed to June 6 for a 2-day event with no plans to schedule other events beyond September 19. With sensitivity to the noise levels in the park, has researched sound barriers for rental, there are none so looking to purchase, 12 ft. asking if the city is looking to install a fence barrier. If he were to purchase, he could rent to other event holders, to cut down on the noise and the base levels in the park.

Councilman Honore asked for clarity on the dates and concern about the time on Sunday should not go beyond 4pm. *Councilwoman Inman* feels that attaching an additional document to the application would be helpful to ensure there is adherence to noise levels. *Councilwoman Wynn* is happy to hear that he is addressing the noise levels and efforts made to address this with noise barriers, and if security will be provided, Clinton replied there will be security in addition to Lithonia police officers. *Councilman Dodd* asked for clarity on the dates and if the event is on a Sunday. Clinton confirmed dates and times with acknowledgement of the noise levels to monitor the bass. Councilman Dodd stated there is a

moratorium on new events and revisited the number of times the noise interference was addressed during the April 2-4 event and while efforts were made, it continued to be unresolved. *Councilwoman Howard* asked for clarity on the dates. *Mayor Reynolds* asked for clarity from City Clerk Blount however she was experiencing technical difficulty on the call and will provide details for Mayor and Council separate from the meeting for clarification.

e. LDDA: Dawn Massey on Design Standards

Ms. Dawn Massey on behalf of the LDDA stated that Lithonia is a historic community listed on the historic register, study's have shown that rehabilitation and preservation increases property value and business development. The standards were created in 2012 with emphasis on material to be used, etc. to maintain character of the structures which should be available on the web site (requesting that a link is added on the web site), in addition to copies that are available in the clerk's office at city hall. In October 2019, a historic preservation commission ordinance was passed to move forward with the façade grant through the LDDA and designed to operate as a planning function for the city with many facets. Goal is to maintain the historic culture and stimulate revitalization of the business district and community. Mayor is responsible for developing a board (5-panel) who would adopt the design standards. Concluding with a request on behalf of the LDDA to adopt a board for continuity and integrity for the community.

Councilwoman Howard asked for clarity on moving forward, Ms. Massey stated if the commission is activated and the board is created, the board ensures the design standards are appropriate and if those standards are not approved council has the authority to adopt or not, and is there any funding involved? Mr. Jhavon Green stated that on a state and federal level there is funding available to ensure the historic preservation is maintained. *Councilman Honore* complimented the members of LDDA for their efforts and involvement to maintain the design standards of the city. *Councilwoman Inman* complimented LDDA on a great job. *Councilwoman Wynn* complimented LDDA for an awesome job and wants to find out more about it. *Councilman Dodd* asked for clarity if someone wanted to change the color of their home, Ms. Massey stated there is an appeal process before council, more about the materials used for construction which is decided upon by the appointed commission who have a background in this area as part of the qualifications required.

Mayor Reynolds asked for clarity on the selection of the panel, Ms. Massey stated that 5 people are appointed by the mayor and city council ratifies, must be citizens of Lithonia with expressed interest for a 3-year term, city clerk can provide the ordinance to anyone who is interested.

VII. Action Items

a. Lithonia Park Facility Rental Agreement

Councilman Honore motioned to approve the Lithonia Park Facility Rental Agreement, the motion was seconded by Councilman Dodd; and approved by a vote of 5-0,

Councilman Honore asked for clarity on parking in the grassy area. No other council members had questions or comment.

b. Multi-Way Stop Sign Control Study-Klondike Road and Main Street

Councilman Honore motioned to approve the multi-way stop sign control study at Klondike Road and Main Street, the motion was seconded by Councilman Dodd; the motion was approved by a vote of 5-0.

c. Ms. Mavis Johnson: Park Reservation Cricket Games Fee \$300.00 per game and 2021 Season Schedule

Councilman Honore motioned to table the decision on park rental for Vibes Cricket Games, the motion was seconded by Councilman Dodd; the motion was approved by a vote of 5-0.

Ms. Mavis Johnson was not available on the call however provided an email right before the meeting started to state the \$300 fee proposed has decreased to \$100 per event date, the 2 additional teams who would play separately are not willing to pay a fee of \$100 per event date.

d. Covid Relief Business Grant – Round 2

Councilwoman Inman motioned to approve the second round for the Lithonia Business Grants, same qualifications on a first come first serve basis, the motion was seconded by Councilman Dodd; the motion was approved by a vote of 5-0.

VIII. New Business

a. Nuisance Noise Ordinance – First Reading

City Clerk Blount was experiencing technical difficulty and unable to provide the first reading. Council will read the ordinance apart from the meeting. Councilman Dodd indicated that interpretation of the ordinance should read that the noise should be measured at the source of the noise, proposing the procedure is changed which determines the sound level, penalties should be raised, and a business license can potentially be revoked.

IX. Other Business

a. RFP for Wiggins Street Parking Lot

Mayor Reynolds received a call from Mr. Fred Reynolds (LDDA President) that the LDDA would like to assist financially with the project to engage an engineer for the completion of a study and asked if council were in favor of procurement of the RFP through the City or to move forward with LDDA's proposal. Councilwoman Howard suggested charging visitors for events held in the city to park in the lot to offset cost for the resurfacing project. Councilman Honore recalled that storm water funds were referenced some time ago that would allow the assurance for proper drainage in the parking lot. Councilwoman Inman and Councilwoman Wynn had no comment. Councilman Dodd stated that a definition is needed for the SOW for the RFP. Ms. Dawn Massey and Mr. Jhavon Green indicated that Mr. Reynolds found an engineer who will do a survey paid for by the LDDA for redesign of the parking lot, and the RFP should include a SOW. Councilwoman Howard expressed concern over the array of businesses that use the parking lot, Dawn Massey indicated the survey will determine where the property lines are.

b. Proposed Ordinance for Marijuana Possession

Councilman Honore disclosed that his opinion of the item is for discussion to address how young men are encountered in the community with harsh penalties. Mr. Terry Fye (petitioner) provided comment as a concerned citizen and the effects on young people to advocate decriminalization. Councilwoman Howard commented that Clarkston charges a \$5.00 fine as a way of decriminalizing and feels that it is disproportionate on how this issue is criminalized. Councilwoman Inman has no problem in voting for it and asked Mr. Fye who wrote the resolution that he presented and that an attorney will need to review and approve the resolution. Mr. Fye stated that he wrote the resolution. Councilwoman Wynn asked if Mr. Fye has worked with other cities, Mr. Fye stated that he has not worked with other cities and that he has spoken with a representative of Commissioner Mereda Johnson's office who is on the same page for other cities, further confirming that City of Lithonia is the first city that he has approached. Councilman Dodd asked Mr. Fye where he resides, Mr. Fye stated that he lives in unincorporated Dekalb, an area that would be annexed. Councilman Dodd agrees on possession for personal use.

c. Mayors Report, Councilmember District Update

Mayor Reynolds indicated that a special called meeting needs to be scheduled for the BB&T Loan, preferably on April 29, additionally proposing that council proceeds to vote on the LBA Pop-Up. Councilwoman Howard no updates. Councilman Honore stated that council should proceed to vote

for the LBA Pop-Up.

Councilman Honore motioned to approve the LBA Pop-Up on May 15, the motion was seconded by Councilwoman Howard, and approved by a vote of 5-0.

Councilwoman Inman enthusiastically shared that the roundtable is a fruitful discussion, the next date is Thursday, May 13 with topics on annexation, business, and community updates for open discussion to present concerns or ideas. Councilwoman Wynn had no updates although working on something that is not in place yet. Councilman Dodd asked where the governor was on signing the bill and stated the next town hall zoom meeting is on April 28 at 7pm. Mayor Reynolds stated that there are no updates on the governor signing the bill.

X. Executive Session (NONE)

XI. Adjournment

Councilwoman Howard motioned to adjourn the meeting, the motion was seconded by Councilman Dodd; the motion was approved by a vote of 5-0, and the meeting was adjourned at 7:22 pm.