

CITY OF SOUTH FULTON, GEORGIA
South Fulton Service Center Auditorium, 5600 Stonewall Tell Road
Tuesday, June 26, 2018, 5:00 PM



The Honorable William "Bill" Edwards, Mayor (present)
The Honorable Mark Baker District 7, Mayor Pro Tem (present)
The Honorable Catherine F. Rowell, District 1 Councilmember (present
via Skype)
The Honorable Carmalitha Gumbs, District 2 Councilmember (present)
The Honorable Helen Z. Willis, District 3 Councilmember (present via
Skype)
The Honorable Naeema Gilyard, District 4 Councilmember (present)
The Honorable Rosie Jackson, District 5 Councilmember (present)
The Honorable khalid kamau, District 6 Councilmember (present)

WORK SESSION MINUTES

1. Call to Order

Minutes:

Mayor Edwards thanked everyone for being in attendance. He then indicated that the meeting was going to be somewhat unusual, in that two Councilmembers will participate in the meeting via Skype. He requested the City Attorney to opine regarding whether or not this practice was legal and if the two members would be able to vote and be counted as part of the quorum. The City Attorney opined affirmatively.

The meeting was called to order by Mayor Edwards at 5:00pm. Following the roll call by the City Clerk, all five members (Edwards, Baker, Gumbs, Jackson and khalid) were present in the room and two members (Rowell and Willis) were present via Skype.

2. Discussion Items

- a. Aerotropolis Atlanta Presentation - Shannon James, Chairman

Minutes:

Mr. James made a presentation regarding Aerotropolis Atlanta, followed by a question and answer period.

Councilmember Gilyard inquired regarding the different types of industries and where those industries would be located or concentrated. **Mr. James** indicated that

as the proposals or plans are presented, Aerotropolis would look at the landscape and attempt to target them appropriately, based on the specific circumstances and needs.

Councilmember Willis inquired regarding the cost as it relates to the City of South Fulton. Mr. James recommended and advised that \$5,000.00 gets the City on the Board but \$10,000.00 gets the City on the Executive Committee. She also inquired regarding using a regional land use plan. Mr. James indicated that land use, permitting and zoning are their concerns too and one aspect used by Aerotropolis is to make recommendations based on overall experiences in other similar areas. They are currently developing an impact study with the Tri-Cities area.

Councilmember Gumbs inquired about the College Park project and the length of time that it took to implement it. Mr. James indicated that it took about 10 months for 320 acres of land.

Councilmember Jackson asked what the cost would be for the City and what it provide or allow. Mr. James indicated that it is basically a membership with a seat on the Board. With City of South Fulton being a new city, he recommended an investment of \$5,000.00 for a seat on the Board which allows voting rights, marketing rights, and a chance to truly work with the Aerotropolis on economic development within the city.

The Mayor and Council thanked Mr. James for the presentation. He ended by providing his contact information for any further requests for information.

b. FY2019 Budget Presentation - Sharon Haynes, Budget Manager

Minutes:

Ms. Haynes made a presentation regarding the FY2019 Budget detailing the budget process and various responsibilities.

Councilmember khalid inquired about the revenue and departmental presentations. He further indicated that he wants the City to continue prioritizing Parks and Recreation.

Councilmember Gilyard requested to have a strategic plan first, she noted that the roles and responsibilities of the comptroller is not in the list, and she wants to know when the budget overview comes to the departments and how do they participate in the process. Ms. Haynes indicated that finance met with all department heads in a budget kick-off meeting in April 25th. She further provided that the comptroller's roll is to focus on the year-end audit and the operations of the finance department, and the budget manager handles the operations of the budget.

The City Manager spoke to the strategic plan and indicated he was working with the Carl Vinson Institute of Government to plan a one-day work session with council for the creation of a strategic plan.

Councilmember Gumbs requested the City Manager to explain the purpose of the 'Budget Open House'. He indicated this gives the public multiple opportunities to participate in the budget process.

Councilmember Rowell requested the City Manager take a look at including the department heads in the budget process because they will provide department needs as it relates to capital too.

c. FY2019 Tax Digest Recommendations - CFO Frank Milazi

Minutes:

Mr. Milazi made a presentation regarding the FY2019 Tax Digest. He indicated that this presentation is a precursor for a request regarding the Tax Digest that will come later, during the 7:00pm Regular Meeting agenda.

Mayor Edwards informed the public that this is a tentative budget and when it comes to millage rates, the city will not be able to increase the rate but they can decrease. The final/actual budget will be presented to the Council at a later date.

The City Manager indicated that today is the beginning of the budget process.

Councilmember Rowell stated that she noticed a significant decrease projected in the 2018 exemptions. She inquired whether the County will impose any tax levy for the SSD and she noticed that the 2019 projected budget has more expenditures. Mr. Milazi explained the adjustments and expenditures are being controlled. More explanations will be detailed during the various budget meetings.

3. Executive Session regarding personnel.

Motion (Recess): Councilmember Gumbs

Second: Councilmember Gilyard

[Motion Passed]

Yea: 5 Baker, Gilyard, Gumbs, Jackson, khalid

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to recess the work session to conduct an executive session for personnel and litigation. The motion passed.

4. Adjournment

Motion (Adjourn): Mayor Pro Tem Baker

Second: Councilmember Gumbs

[Motion Passed]

Yea: 4 Baker, Gilyard, Gumbs, Jackson

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

In open session, a motion was made to adjourn the executive session. The motion passed.

The work session adjourned at 7:15pm.



Mark Massey, City Clerk



DIVIDER SHEET

CITY OF SOUTH FULTON, GEORGIA
South Fulton Service Center Auditorium, 5600 Stonewall Tell Road
Tuesday, June 26, 2018, 7:00 PM



The Honorable William "Bill" Edwards, Mayor (present)
The Honorable Mark Baker District 7, Mayor Pro Tem (present)
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via Skype)
The Honorable Carmalitha Gumbs, District 2 Councilmember (present)
The Honorable Helen Z. Willis, District 3 Councilmember (present via
Skype)
The Honorable Naeema Gilyard, District 4 Councilmember (present)
The Honorable Rosie Jackson, District 5 Councilmember (present)
The Honorable khalid kamau, District 6 Councilmember (present)

REGULAR MEETING MINUTES

1. Call to Order

Minutes:

The meeting was called to order by Mayor Edwards at 7:15pm. Following the roll call by the City Clerk, six members (Edwards, Baker, Gumbs, Gilyard, Jackson and khalid) were present in the room and two members (Rowell and Willis) were present via Skype.

Mayor Edwards recognized the following officials who were present in the audience:

- **Fulton County Board of Education District 6 member, Kimberly Dove; and,**
- **Former State Representative Virgil Fludd.**

Mayor Edwards also indicated that Councilmembers Rowell and Willis were away on City business, and they were able to participate in the meeting via Skype, as ruled by the City Attorney during the work session.

2. Invocation

Minutes:

The invocation was rendered by Pastor Warren T. Henry.

3. Pledge of Allegiance

Minutes:

The pledge of allegiance was recited in unison.

4. Approval of Consent Agenda

Motion (Approve): Councilmember Jackson

Second: Councilmember Gilyard

[Motion Other]

Yea: 0

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

a. A motion was made to approve the consent agenda as amended (letters a. through f.), except letter g. (regarding Norred Security Agreement Agr2018-018) and move it to the Regular Meeting Agenda for separate consideration.

There was no vote taken on the motion.

Motion (Approve as Amended): Councilmember Gumbs

Second: Councilmember Gilyard

[Motion Passed]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

b. A substitute motion was made to approve the consent agenda as amended (letters a. through f.), except letter g. (regarding Norred Security Agreement Agr2018-018) and move it to the Regular Meeting Agenda for separate consideration, and leaving the zoning cases on the agenda to allow the applicant and staff to present them prior to considering deferral requests. The motion passed unanimously.

- a. Meeting Minutes - Tuesday, June 5, 2018. (Work Session and Regular Meeting)
- b. Meeting Minutes - Tuesday, June 12, 2018. (Work Session and Regular Meeting)
- c. Proclamation - Jason "Poo Bear" Boyd Appreciation Day, June 14, 2018. **(Edwards)**
- d. Proclamation - Most Worshipful Prince Hall Grand Lodge and Prince Hall Grand Chapter Day, June 20, 2018. **(Edwards)**
- e. Resolution to adopt a meeting schedule for the Mayor and City Council of the City of South Fulton, Georgia, to comply with the Georgia Open Meetings Act, and for various other purposes. **(Res2018-039)**
- f. Request approval of GMA Agreement. **(Agr2018-047)020**

g. Request approval of Norred Security Agreement. **(Agr2018-018)**

Motion (Approve as Amended): Councilmember Jackson
Second: Mayor Pro Tem Baker
[Motion Other]

Yea: 0
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

Later in the meeting:

a. A motion was made to approve as amended the Norred Security Agreement (Agr2018-18), to add Burdett Park to the list.

There was no vote taken on the motion.

Councilmember Rowell inquired regarding the cost of the agreement.

Motion (Approve as Amended): Mayor Pro Tem Baker
Second: Councilmember Gumbs
[Motion Passed]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

b. A substitute motion was made to approve as amended the Norred Security Agreement (Agr2018-018), to include Burdett Park and stipulated to not exceed the allocated budget for such services. The motion passed unanimously.

5. Approval of the Regular Meeting Agenda

Motion (Approve as Amended): Councilmember Jackson
Second: Councilmember Gilyard
[Motion Other]

Yea: 0
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

a. A motion was made to approve as amended by moving the Norred Security Agreement to the Regular Meeting Agenda.

The City Manager and Staff requested removal of deferred zoning cases. Zoning cases will be left on the agenda to allow the applicant and staff to present them prior to considering deferral requests.

There was no vote taken on the motion.

Motion (Approve as Amended): Councilmember Gumbs
Second: Councilmember Gilyard
[Motion Passed]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

b. A substitute motion was made to approve as amended the Regular Meeting Agenda, to include the Norred Security Agreement Agr2018-018. The motion passed unanimously.

6. Proclamations and Recognitions

- a. Proclamation - Kemery C. Oparah Appreciation Day. **(Gilyard)**

Minutes:

PRESENTED

- b. Proclamation - Restoration Community Resources Appreciation Day. **(Baker)**

Minutes:

PRESENTED

7. Public Comment

Minutes:

The following speakers offered public comment:

- **Mr. Andre M. Danzy - most concerns were addressed by the Interim Chief of Police prior to his public comment, and he is concerned with youth being out after curfew.**
 - **Ms. Glenda Collins - concerned with being asked to leave zoning meetings with staff. Doors should be left open.**
 - **Ms. Lavon Morris-Grant - needs statistical information regarding domestic violence incidences within the City. Information will assist with securing grants and she encouraged referrals to her organization (MACOSH Healing Network).**
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8. Business

- a. Rezoning, Modifications, Variances (Public Hearings)

- i. **Request for Modification - M18-003 Applicant. (District 7)**
Modification to replace previously approved 20 single-family and 302 multifamily dwelling units with 216 townhouses, and increase the minimum heated floor area per unit to 1,100 square feet at the Renaissance at South Park subdivision by Rocklyn Homes, Inc.

Motion (Defer): Mayor Pro Tem Baker
Second: Councilmember Willis
[Motion Passed]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

Staff presented M18-003. There was a recommendation from Council to hear the case but defer to a later date.

The Applicant, Mr. Pete Hendricks, spoke briefly concerning the modification. He asked what the issues are for requesting the deferral, so that he can address them during the deferral. Mayor Pro Tem Baker indicated he will provide Mr. Hendricks with information that residents have given him.

A motion was made to defer M18-003 to the next zoning agenda on July 24, 2018. The motion passed unanimously.

- ii. **Request for rezoning - Z18-004 Applicant. (District 1)**
Rezoning from MIX with conditions to C-1 at 1180 Utoy Springs Road.

Motion (Defer): Councilmember khalid
Second: Mayor Pro Tem Baker
[Motion Passed]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

Staff presented Z18-004 and indicated that the Applicant requested a deferral. Residents have asked the Applicant to conduct a traffic study and the Applicant has agreed.

A motion was made to defer Z18-004 to the next zoning agenda on July 24, 2018. The motion passed unanimously.

- iii. **Request for rezoning - Z18-006 Applicant. (District 4)**
Rezoning from R-3 with conditions to R-5A on Jones Road (Parcel ID 07050001430263)

Motion (Defer): Councilmember Gilyard
Second: Councilmember Jackson
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

Staff presented Z18-006.

The Applicant is willing to accept a deferral to the next zoning agenda to address a list of conditions and to meet with the appropriate surrounding neighbors.

Councilmember Gilyard requested the deferral of Z18-006 to allow the Applicant an opportunity to meet with the homeowner that lives immediately next to the subdivision and the Cedar Grove Community Association to address a list of conditions submitted by staff.

A motion was made to defer Z18-006 to the next zoning agenda on July 24, 2018. The motion passed unanimously.

b. Agreements

i. Request approval of Animal Control IGA. **(Agr2018-019)**

Motion (Approve): Councilmember Rowell
Second: Councilmember Gumbs
[Motion Passed]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

a. Councilmember Gilyard stated that the current budget is \$987,000, which includes the County's cost. The amount has decreased to \$857,450. She then requested if they are voting on continuing the contract at the current cost or is there a different cost.

The City Manager indicated they are voting on the contract of \$850,000 discussed at the last Council Meeting which is inclusive of all related costs, including the County's indirect cost. The caveat is that the IGA can be terminated by either side at any time. He recommended moving forward without any interruption of services.

A motion was made to approve the Animal Control IGA with Fulton County. The motion passed unanimously.

Motion (Previous Question): Councilmember Willis
Second:
[Motion Other]

Yea: 0
Nay: 0
Abstain: 0

Not Voting: 0

Minutes:

b. A motion was made by Councilmember Willis to call the previous question. The Mayor advised that there was no further debate requested.

The motion was rescinded.

c. Ordinances

- i. **[SECOND READING]** Ordinance establishing the compensation structure for the Chief Judge of the Municipal Court, the compensation structure for additional Judges for the Municipal Court, and for other lawful purposes. **(Ord2018-027)**

Motion (Approve as Amended): Councilmember Rowell

Second: Councilmember Willis

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve Ord2018-027 with amendments to Sec. 7-1002(a) - Judges, to read as follows " (1) Compensation for the Chief Judge shall be fixed as follows: a. The part-time Chief Judge shall be compensated one hundred, thirty-five thousand dollars (\$135,000.00) for four days, Monday through Thursday"; amend item b. to eliminate the words Chief Judge and say the Pro Tem Judges shall also be compensated for Friday and Saturday and as needed; delete items c. and (2), pertaining limiting the ability of the Chief Judge to preside and the manner all other Judges shall be compensated. The motion passed as amended.

d. Discussion Items

- i. 2018 Tax Digest Memo. (City Manager)

Motion (Approve): Councilmember khalid

Second: Mayor Pro Tem Baker

[Motion Passed]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to accept/approve the City Manager's 2018 Tax Digest recommendation. The motion passed unanimously.

- ii. Discussion on Council Training and Special Workshop. **(Jackson)**

Motion (Approve): Councilmember Jackson

Second: Mayor Pro Tem Baker
[Motion Passed]

Yea: 5 Baker, Gilyard, Gumbs, Jackson, Rowell
Nay: 1 Willis
Abstain: 0
Not Voting: 1 khalid

Minutes:

A motion was made to approve a 5-hour Council training and development workshop. The workshop would be presented by Fincher Denmark LLC with a refresher on Roberts Rules of Order, Open Meetings Act and Open Records Act compliance, a focus session on municipal economic development, property redevelopment and revenue enhancement opportunities. The motion passed.

The City Manager indicated that other firms are interested in presenting information to the Council. A combined training session was recommended with a different workshop for Roberts Rules of Order and then a workshop on economic development.

The City Attorney stated that she would collaborate with the City Manager to bring on board any other economic development opportunities and training.

Motion (Previous Question): Councilmember Jackson
Second: Mayor Pro Tem Baker
[Motion Passed]

Yea: 4 Baker, Gilyard, Gumbs, Jackson
Nay: 0
Abstain: 0
Not Voting: 1 khalid

Minutes:

b. A motion was made to call (move) the previous question. The motion passed.

9. City Manager's Report

a. Monthly Report to Elected Officials - May 2018

Minutes:

The City Manager gave an overview of recent developments at City Hall including the parks transition as moving forward, the hiring of 6 new police officers and the purchase of 5 new police cars, the 2nd Mayor's Walk tomorrow, June 27th, and the budget open house.

Councilmember Gilyard requested a breakdown of the over 400 residential permits, where they are, what type of permits, residents or developers. The City Manager indicated that could possibly be done on a quarterly rather than monthly basis, but he would get back to her with an answer during his next reporting session.

Councilmember Willis requested a monthly update on new hires during his monthly report. The City Manager indicated that Council already received such a report based off of their priorities.

Councilmember Willis indicated the Mayor had requested and Council made a motion for the City Attorney to provide a report which included a listing of all legislation and ordinances in her queue, date requested, who authored, timing of the ordinance. She would like the timing of when the report will be ready. The City Manager responded that he is working with the City Attorney to produce the report.

10. City Attorney's Report

Minutes:

The City Attorney indicated that she plans to bring other members of her firm to the next meeting to introduce them to Council. She will update the Council on items in the queue. A proposed calendar of presenting the items will be available at the next meeting.

She updated the Council on the Cowart Lakes Ventures. A meeting was held with Fulton County concerning a tree ordinance. She recommends a tree ordinance for the City. Previously, there was an agreement with Cowart Lakes Ventures and Fulton County to design a trail. Mayor Edwards informed the City Attorney of the arrangement made during his tenure at Fulton County, as it related to the 1-mile trail instead of sidewalks.

Mayor Edwards asked the City Attorney the status of the shooting range (Tom Lowe Shooting Range). She indicated that she made substantial revisions to proposal and she is waiting for a response back from the County.

Councilmember Gumbs indicated that the trail has not been taken care of. Attorney Walker recommended the City send their own representative out to make an assessment of the trail.

Councilmember Gilyard requested information on how the City is taking care of the trees, since the Arborist resigned in early March. The City Manager indicated that the City Engineer currently reviews enforcement of the City Tree Ordinance.

11. Mayor and City Council Comments (Two minutes each)

Minutes:

All Councilmembers gave information on events within their respective districts. The Mayor applauded all Councilmembers on the work being done in each district. He acknowledged Judge Sellers for being elected District Representative by the Georgia Council on Municipal Courts. He also invited everyone out for the Mayor's Walk tomorrow.

12. Executive Session (CLOSED), if necessary

Minutes:

No executive session was held.

13. Adjournment

Motion (Adjourn): Councilmember Rowell

Second: Councilmember Gumbs

[Motion Passed]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, Khalid, Rowell, Willis

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FINAL

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Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to adjourn. The motion passed unanimously.

The meeting adjourned at 9:15pm.



Mark Massey, City Clerk