



**CITY OF FAIRBURN
CITY HALL
56 Malone Street
Fairburn, GA 30213
July 10, 2017
7:00 P.M.**

The Honorable Mayor Mario Avery

The Honorable Lydia Glaize
The Honorable Elizabeth Hurst
The Honorable Hattie Portis-Jones

The Honorable Alex Heath
The Honorable Pat Pallend
The Honorable James Whitmore

Stephen Hood
Stephanie Tigner
Valerie Ross

Interim City Administrator
Interim City Clerk
City Attorney

I. MEETING CALLED TO ORDER: by Honorable Mayor Pro Tem Portis-Jones

II. ROLL CALL: was conducted and members present were Council Member Glaize, Council Member Hurst, Council Member Pat Pallend and Council Member Whitmore. Mayor Mario Avery and Council Member Heath were absent.

III. INVOCATION: was provided by Council Member Lydia Glaize.

IV. PLEDGE OF ALLEGIANCE: was recited in unison.

V. PRESENTATION:

1. Habitat for Humanity

Council Member Glaize provided a brief overview of the Habitat for Humanity program. She then introduced Lisa Gordon President and CEO for Habitat for Humanity. Lisa Gordon provided a presentation to Mayor and Council.

Council Member Glaize said we are a G.I.C.H community. We will have the G.I.C.H distinction for (3) years and as of now we are completing year one. Council Member Glaize said if we want a partnership we would like to begin on this side. An M.O.U. was sent in February. I would like to bring the M.O.U. back at the next meeting to have discussion and a possible vote.

Lisa Gordon said when we build a home; the homes are built in (8) Saturdays so we can have the home built with volunteers. We receive sponsorships to offset the mortgages. She went on to state that a home can be built within 5-14 days; it is called a blitz build. Ms. Gordon said any type of partnership with the City would involve the following: identifying sponsors, land owners and volunteers.

Council Member Glaize requested Ms. Gordon to send the M.O.U to Mayor and Council.

2. Presentation by the City of Fairburn's Economic Development Director Edward Smith and Amanda Clement of The Collaborative Firm

Mayor Pro Tem Portis-Jones introduced Michael Hightower who provided a summary of the presentations to Mayor and Council and introduced Amanda Clement.

Amanda Clement Assistant Director of Planning and Economic Development said in 2015 the City of Fairburn adopted the Comprehensive Plan. The plan outlined goals and recommendations to assist with the goals. Included in your packet is how we plan to put these steps into effect. The plan is broken down into (3) steps. These steps will take a couple of years. The zoning audit will be conducted within the next 6-9 months. The audit will look at each specific goal within the Comprehensive Plan and identify the applicable sections in the zoning ordinance that should be adjusted in order to accommodate the goal and prepare a recommendation. Following the zoning audit we envision having an action plan. We will bring the audit to Mayor and Council and identify the priorities are within the plan. In the course of the next 12-18 months we will lay the plan out and bring the amendments back incrementally.

Mayor Pro Tem Jones asked Ms. Clement to share her connection with City of Fairburn.

Amanda Clement stated she has roots in the City of Fairburn. Her great grandparents resided in Fairburn on Poplar Street and grandparents on Spence Road. This is where my mother was raised, for a Planner, this is extremely exciting to come into a city like this where you have roots; I am very excited.

Edward Smith provided a brief second quarter update. Mr. Smith said he will focus on the (3) main priorities identified by the City: Betty Hannah Education Campus, Highway 74 Corridor and Hudson Plaza and other activities. In regards to the Betty Hannah Education Campus we will encourage economic development mainly to market the city assets and conducting community and business workforce development. In provided the update on the Betty Hannah Education Campus Mr. Smith went on to state the Mayor, City Administrator and the Director of Building

and Property Management hosted a tour with the representatives of Atlanta Metropolitan State College. The tour was successful. Mr. Smith went on to provide an update regarding Hudson Plaza. The key goals are to contact potential developers and pursue public private partnership. He said I am working closely with the Hudson Plaza property manager and team to assist them with achieving their goals. They have been invited to attend the Small Business Roundtable in order to be introduced to the City of Fairburn's economic plan. He went on to provide an update on Highway 74 Corridor. Mr. Smith said economic development initiatives involving the Highway 74 Corridor includes economic development as promoting the City as business friendly as we work with businesses looking to move to Highway 74 Corridor. Mr. Smith stated the Utility Director Tom Ridgway invited him to attend a meeting with ECG where market data was shared and research tools were made available. He said the creation of a massive Economic Development Presentation for use by the Mayor and City Administrator for marketing the City is in the process. In addition, task forces will be established to address the quality of life and infrastructure goals. Over the next 30 days I will work with the City Administrator to establish a task force. Research is being completed on incentives to attract and encourage development throughout the City.

Council Member Glaize asked if anyone has spoken with the DDA/DA regarding Hudson Plaza. At one time we were looking into purchasing the property.

Edward Smith said that is currently on the agenda. I will be reaching out to the DDA/DA.

Council Member Glaize said I would like to see various residents to sit on the task force along with council members.

Council Member Hurst asked if he has worked with the project manager for the plaza or for the vacant buildings only; is it two buildings or just the old Family Dollar store.

Edward Smith said I have been working with the property manager for the entire site. I do not have a direct answer to that question for you. I know which building you are speaking about, but I do not have an answer.

Council Member Hurst asked Harvey Stokes if he had any conversation with the property owner of Hudson.

Harvey Stokes said I did attempt to make contact but I have not received a response.

Council Member Hurst said we should conduct a thorough investigation of Hudson Plaza. She wanted to know if the representatives from Hudson Plaza were invited to

the breakfast.

Michael Hightower closed by saying the real estate piece will require council action.

Council Member Glaize thanked Mayor Pro Tem for the connection with Atlanta Metropolitan State College.

3. South Fulton Water Authority Update (Water Authority)

Laura Benz provided an update on the South Fulton Water Authority. She introduced Andrea Gray. She said we were retained to represent the Bear Creek project that was started back in 1999. Laura Benz said all residents were included on the spreadsheet and cross referenced. Since 2015, we have been attempting to receive information from Atlanta. Parcel information and the GIS department and the information provided helped. Anyone who had a Fairburn address were included essentially they were serving over 30K people. The information was misleading. We have been attempting to aggressively receive information from the City of Atlanta. Andrea Gray said in order to obtain those documents we had to submit an Open Records Request.

Laura Benz then explained the active and inactive connections. She said she went to EPD with the information provided by all of the cities and was able to come up with a realistic increase of what you are using based on a per capita (basis).

Andrea Gray said on June 8, 2017 they agreed on the 13.25MG/per day.

Laura Benz stated at this point EPD has certified that they have all of the information. All members signed off stating that we are going to have an increased density as we have people move into the area; similar to Hapeville and East Point, roughly 2700. She said we are awaiting EPD to issue the letter verifying the (3) cities will have an unmet water demand of 13.25MG/per day.

Council Member Hurst said this has taken 19 years. She said the City of Fairburn pays to the Water Authority \$100K per month; a million dollars a year for the last 18 years. We have a certificate of need from EPD. Every year or every month there are new issues, but we still are paying the money and do not have a reservoir. She said this is not working for me or the citizens of Fairburn. Council Member Hurst the administration before I came on the Council had signed this agreement. We are having some issues here in Fairburn and I know that Union City is as well. She asked if any pipes have been laid.

Laura Benz said “no”; you do not have a permit.

Council Member Hurst stated for the record, I am not very happy with the Water Authority. I have spoken with my colleagues in Union City and they are not happy either. She then requested each council member receive a copy of the bylaws and minutes from the meetings.

Laura Benz then explained the circumstances surrounding the issue are tremendous political turmoil and the Supreme Court decision with the State of Alabama. She said because of your location there has been a lot of litigation and political implication affecting you.

After some discussion, Andrea Gray stated the upside is that some of the other options are cheaper than the reservoir option and can be implemented quicker. The authority will be able to look at all the options.

Laura Benz said there are assets the authority owns that will allow us to regain some of the money; if this is the road to pursue.

Council Member Glaize stated for the record, the total amount that was borrowed in 1999 and 2000 was \$60M.

Laura Benz said it was about \$42M.

Council Member Glaize said there is a presidential order that the EPA will not be in existence after 2018. She wanted to know how we will proceed.

Laura Benz said the Army Corp of Engineers is the agency that deals with these permits. EPA has the ability to veto a project, but they do not reserve the right with this project.

Council Member Glaize stated you do not think that nothing in Washington will affect this.

Laura Benz said if anything it will be more favorable. The administration is more favorable for development and not favorable to environmental regulations.

Council Member Glaize wanted to know if there is a timeframe for you to provide us information.

Council Member Whitmore said I've known about this reservoir for 3 to 4 years. He said even if everything went through we still will need \$100M to build a reservoir.

Andrea Gray said it was a little less than for the reservoir, but there are other options; the reservoir is the most expensive option.

Laura Benz said you have land, mitigation cost and the reservoir property. She said if you choose not to pursue the reservoir that is money that you can recoup.

Council Member Whitmore said the way the contract is written, we are obligated to pay.

VI. PUBLIC COMMENTS:

1. James Sumners 112 Shannon Chase Court, spoke on sidewalks and bike lanes. He said this can apply to any street within the City but Rivertown Road needs sidewalks and bicycle lanes. He said a few weeks ago he was on a bike ride and almost ran over Mayor Avery and his wife while they were out for a walk. He said I was not paying attention and once I did look up I was already up on them. Mr. Sumners said I could not swerve over to the left because of the cars coming up behind me. He then stated if you put in sidewalks that would solve the problem but then you will have people riding their bikes on the sidewalks. Mr. Sumners went on to say it is a heavily traveled road and people do not drive the speed limit on it. For those that due follow the rules and ride the bikes on the road we still need the lanes. He said I am not sure if term limits would be a benefit for a city of this size.
2. Leah Mackey, Campbell Elementary School Fairburn, Georgia, introduced herself as the new Principal at Campbell Elementary School. She said she is excited to be the new principal at Campbell Elementary and looked forward to the collaborating with the community to support the students. Ms. Mackey said she looks forward to working with the City and community members.
3. Robin Brown, 6640 Delaware Bend, said she is a 20 year army veteran and is seeking the City's support and approval to have a Veteran Town Hall Meeting. She said in her civilian capacity I would like to request approval to address some of the questions veterans may have. I would like to bring a panel of subject matter experts from the Veterans Administration to come in an address some of the concerns veterans may have. She said her intention is to work with some of the business owners and clergyman to support the initiative before the end of the year.

VII. ADOPTION OF THE COUNCIL AGENDA:

Council Member Glaize made a motion to approve the Council Agenda with Consent Agenda Items #1, #4, #6, and #8 and to add Items #9 License Plate Repair, #10 Creation of Finance Committee, #11 Update on Voting Precinct and Item #12 Strategic Plan Retreat with Council Member Hurst providing the second. **The motion carried.**

VIII. CONSENT ITEMS:

Council Member Glaize made a motion to approve the Consent Agenda Items with

1. Resolution Setting the Qualification Dates for the 2017 Municipal Election (City Clerk)
4. Purchase of Police Vehicle Equipment (Police)
6. Patrol Equipped Bicycles (Police)
8. Approval of 2017-2018 LMIG/TSPLOST Road Improvements Project List & 2017 LMIG/TSPLOST Project Budget Amount (Engineering)

Council Member Hurst providing the second. **The motion carried.**

VIII. APPROVAL OF CITY COUNCIL MINUTES: City Council Minutes of June 12, 2017.

Council Member Glaize made a motion to approve the City Council Minutes of June 12, 2017 with Council Member Pallend providing the second.

Council Member Hurst made a substitute motion to hold the approval of the City Council Minutes of June 12, 2017 to the next meeting until additional comments are added regarding the Forensic Audit with Council Member Glaize providing the second. **The motion carried.**

IX. AGENDA ITEMS:

2. Agreement Between the City of Fairburn and GMA for Telecommunications & Rights of Way Management (Council Member Glaize)

Council Member Glaize made motion to approve the Agreement between the City of Fairburn and GMA for Telecommunications & Rights of Way Management and enter into an agreement in the amount of \$7,587 for one year with TRM and to be paid from the FY 2017-2018 budget with Council Member Hurst providing the second. **The motion carried.**

3. Discussion of Mayor and Council Term Limits (Council Member Glaize)

Council Member Glaize provided an update on term limits for Mayor and Council. She read a legal opinion from the City Attorney Randy Turner. Council Member Glaize said if we add term limits it would have to be done on the State level. She said

Mayor and Council will address the term limits as a part of the Charter rewrite.

5. Speed Notification Signs (Police)

Police Chief Sutherland provided an overview of the speed notification sign agenda item. He said we choose 3 pole mounted cameras that can be posted throughout the City.

After some discussion, Council Member Whitmore said he would like to see solar or energy generated speed notification signs. I would like to see it included in your presentation to Mayor and Council to allow for us to make an informed decision.

Council Member Whitmore made a motion to hold the Speed Notification Sign item to allow additional time to research additional equipment Solar Speed Notification with Council Member Hurst providing the second. **The motion carried** with Council Member Pallend voting “No”.

7. Approval of Change Order #5 to the Agreement with Stantec Consulting Services Inc. for Professional Services Associated with the Downtown LCI Project (Engineering)

Council Member Glaize made a motion to approve the Change Order #5 to the Agreement with Stantec Consulting Services Inc. for Professional Services Associated with the Downtown LCI Project in the amount of \$55,000 with Council Member Pallend providing the second.

Council Member Glaize asked Finance Director Ed Holloway to confirm if the money is in the budget for the project.

Finance Director Ed Holloway stated for the record, there is favorability in the budget to cover \$55,000. **The motion carried.**

10. Creation of Finance Committee (Council Member Glaize)

Council Member Glaize made a motion to establish a Finance Committee that Mayor and Council will have representatives as well as two members to include the Finance Director to be a part of the committee; an (8) member committee to include a third party vendor with Council Member Pallend providing the second. After some discussion, **the motion carried.**

11. Update on Voting Precinct (City Clerk)

Interim City Clerk Stephanie Tigner provided Mayor and Council with an update on the proposed voting precinct request.

After some discussion, Council Member Glaize stated for the record the first request was for Campbell Elementary. I do not know how we got to the other (3). She said Council Member Heath asked to look into the education campus.

Mayor Pro Tem Jones said to continue the discussion with Campbell Elementary. She then stated to follow up and explore (3) additional precinct sites.

12. Strategic Plan Retreat Mayor and Council (Council Member Glaize)

Council Member Hurst made a motion to approve (one) day Strategic Plan Retreat on September 9, 2017 to include a facilitator to be decided on at a later date with Council Member Pallend providing the second. **The motion carried.**

Council Member Hurst spoke in regards to the City Administrator search. She said Chief has done an excellent job. We need to do our job in a diligent way to manage this \$30M enterprise.

City Administrator Hood said I would co-sign to retain a company to assist with the City Administrator search.

City Attorney Valerie Ross said we have to be careful because this discussion is not on the agenda.

Council Member Pallend we may be better served by leaving the discussion alone.

X. COMMENTS FROM COUNCIL:

Council Member Whitmore said we completed week 6 and we have 2 weeks left with the STEAM program. He said the numbers have been surprising. I am receiving a lot of comments and feedback that their kids are enjoying the program. He then thanked Harvey Stokes for his work. Council Member Whitmore addressed his concerns with the City Administrator search. He thanked Council Member Hurst for bringing the discussion up. He said he looks forward to receiving the email.

Council Member Pallend had no comment.

Council Member Glaize thanked everyone for sitting through the session. She thanked Robin Brown and the new Principal of Campbell Elementary Leah Mackey for attending the meeting. We would like to continue to work with Ms. Mackey and the students at Campbell Elementary. Council Member Glaize reiterated that there is a complete streets resolution and ordinance in place for Rivertown Road. She thanked Mayor Pro Tem Jones for bringing the Water Authority update to the

Council; it is very enlightening. We will be moving forward with the Charter rewrite. She said I would like to consider Mr. Edward Smith for the planning retreat. Council Member Glaize said Mayor Pro-Tem Jones you have done a commendable job tonight.

Mayor Pro Tem Jones introduced her Pastor Charles Ramsey of St. John A.M.E. Church.

Pastor Ramsey said I am excited to be in the City of Fairburn. I look forward to working with this great City. He then introduced his wife and college sweetheart Mrs. Ramsey. He said if there is anything you all need, please give us a call.

Mayor Pro Tem Jones applauded Ms. Leah Mackey for reaching out to the Council to engage us to be a part of the educational process. We must have an impact on the schools. She recognized Robin Brown who spoke on veterans affairs. She said we need to educate and communicate to our veterans. Mayor Pro Tem Jones said to keep Council Member Heath in our prayers. His mother is transitioning. Council Member Heath has been the care taker for many years. She said it is our faith and knowing God that Council Member Heath will be alright.

XI. ADJOURN:

Council Member Portis-Jones made a motion to adjourn with Council Member Pallend providing the second. **The motion carried.** The meeting adjourned at 9:10pm.

Interim City Clerk, Stephanie Tigner

Mayor, Mario Avery