



# City of Fairburn Work Session Agenda

May 23, 2022  
6:00 pm

## *The Honorable Mayor Mario Avery, Presiding*

The Honorable Mayor Pro-Tem Hattie Portis-Jones  
The Honorable Linda J. Davis  
The Honorable Pat Pallend

The Honorable Alex Heath  
The Honorable Ulysses J. Smallwood  
The Honorable James Whitmore

Mr. Rory Starkey  
Mr. Tony Phillips  
Brenda B. James

City Attorney  
City Administrator  
City Clerk

- I. Meeting Called to Order: The Honorable Mayor Avery
- II. Roll Call: City Clerk
- III. Agenda Items:
  - 1. Presentation by GFL (Green For Life Environmental) **Utilities Department**
- IV. Adjournment

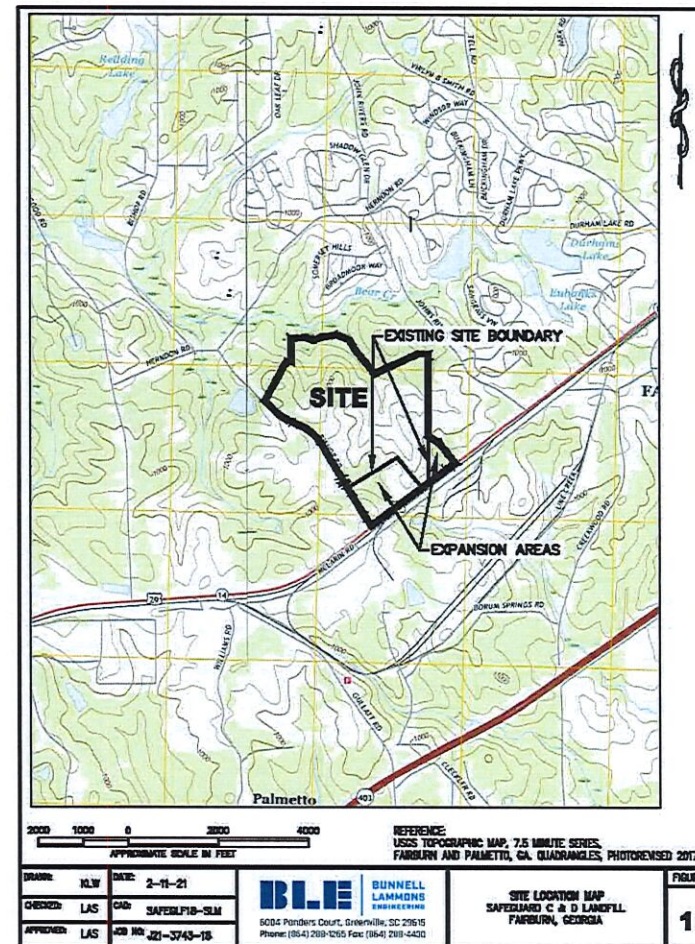


Request to amend City of Fairburn, Georgia  
Zoning Ordinance Chapter 80, Article IV



# SAFEGUARD FACILITY

- In operation since 1999
- Industry leading Georgia EPD compliance inspections (average 95% last 5 years)
- Approximate date of closure 2024



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# SAFEGUARD FACILITY

## CITY CODE CHANGE REQUEST

### Zoning Ordinance Article Chapter 80, Article IV

- Section 80-220(b)(11) (Landfill, solid waste disposal)
  - **Current language** – No portion of a new or expanded landfill shall be located within one mile radius of the property lines of a residentially zoned or used property. An expanded landfill shall not include any expanded use within the parcel boundaries of an existing site or location.
  - **Proposed language** -No portion of a new landfill shall be located within a one-mile radius of the property lines of a residentially zoned or used property.



## Safeguard Facility Repurpose

Current Permit  
105 acres

Area to Repurpose  
19 acres



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## **BENEFITS TO CITY OF FAIRBURN FROM SAFEGUARD FACILITY**

- Total Host fees paid during operation of Landfill - **\$8.5M**
- Average annual host fee over last 3 yrs - **\$700,000**
- 67 acres of land provided to County
- Donations to local business awards
- Support for emergency response clean up (containers and disposal) after major storm events





## **FUTURE BENEFITS TO CITY OF FAIRBURN FROM SAFEGUARD FACILITY**

### Closure in Early 2024

- **Less than two years of host fees - \$1M**
- Continued Donations to local business awards
- Support for emergency response clean up (containers and disposal) after major storm events

### Repurposed to 2027

- **Additional 3 years of host fees – up to \$2.1M**
- Continued donations to local business awards
- Support for emergency response clean up (containers and disposal) after major storm events



**THANK YOU**



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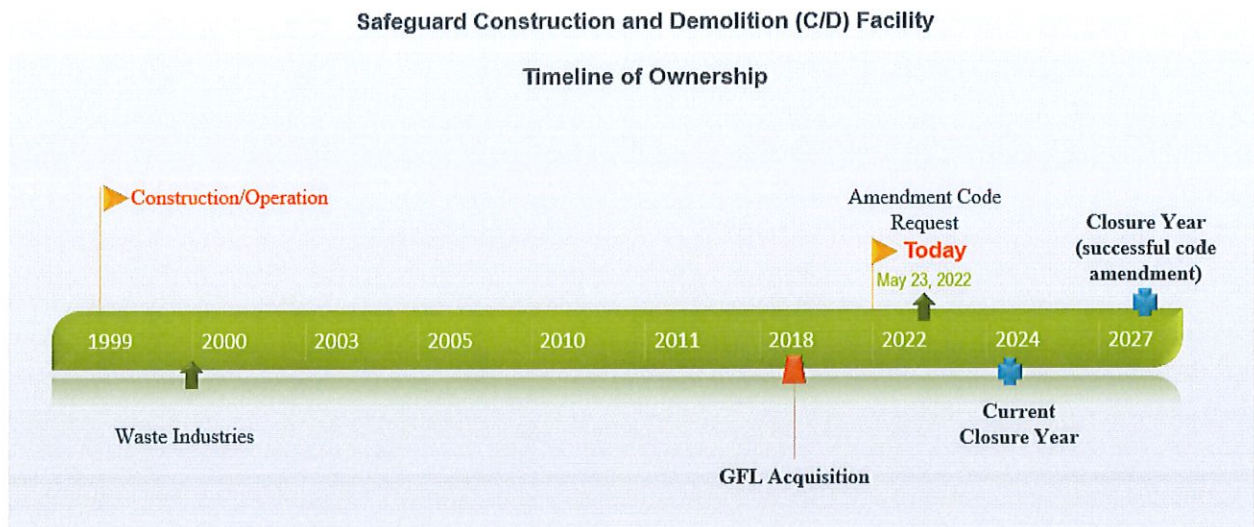
## **FREQUENTLY ASKED QUESTIONS**

### Safeguard Construction and Demolition (C/D) Waste Management Facility

***Q: Who is GFL?***

**A:** GFL Environmental is an environmental services company in North America founded in 2007 and headquartered in Vaughan, Ontario. GFL offers fully integrated services in solid waste management, liquid waste management, and infrastructure development.

***Q: Can you tell me about the GFL-owned and operated waste management facility in Fairburn, GA?***



Safeguard is a Construction and Demolition (C/D) solid waste management facility located in the City of Fairburn. Construction and Demolition facilities in the state of Georgia are regulated by the Environmental Protection Division (EPD). GFL Environmental recently acquired Safeguard Facility in 2018 improving the following operations and services:

- Improved Residential Services and Route Management
- Improved Driver or Operator Training and Available Driver Tools
- Timely Resolution to Compliants/ Issues
- Additional Internal Oversight
- Improved Customer Interactions
- Improved Community Engagement

Safeguard Construction and Demolition Facility is nearing end of life for the permitted waste disposal area.

**Q: *Nearing end of life, what does that mean? When can we expect Safeguard Construction and Demolition (C/D) Facility to close? Where will our waste go after closure?***

**A:** Safeguard Construction and Demolition (C/D) Facility is expected to close during the year 2024.

Our goal is to continue offering Safeguard C/D Facility as a viable option to continuously maintain competitive hauling and waste management rates while also providing benefits to your community such as host fees and employment opportunities.

**Q: *What can GFL do to extend the life Safeguard Construction and Demolition (C/D) Facility?***

**A:** Safeguard currently occupies 105 acres with an additional 19 acres used primarily for soil stockpile. Since most of the 19 acres is already developed as a soil stockpile Safeguard could repurpose this area to extend the life of the Facility.

\*\*Facility rendering will be provided during the information session for review of current operating footprint and the 19 acres to be repurposed.

**Q: *What are the regulatory steps required to use the available 19 acres?***

**A:** The next step is to work with the City of Fairburn and Georgia Environmental Protection Division (EPD) to prepare and submit the various required documents for approval:

City of Fairburn:

- Submit request to amend City of Fairburn zoning ordinance Article Chapter 80, Article IV, Section 80-220(b)(11).

Georgia Environmental Protection Division (EPD):

- Submit a Site Suitability Report.
- Submit application for Major Modification to the current Solid Waste Permit.
- Public hearing after Solid Waste Permit approval.

**Q: *How does all this (land re-use, permitting) affect me and the community? Will it be an imposing structure along HWY 29?***

**A:** The available 19 acres will be repurposed to provide additional operational area and life for Safeguard Construction and Demolition (C/D) Facility. The additional operational area would provide about 3 years for the operation.

The repurposed area will not be any higher than the maximum elevation of the existing solid waste permit. Trees were previously planted near Roosevelt Highway that are continuing to



grow. An undisturbed buffer will be left along the highway to allow additional vegetative screening. Areas with gaps or thin vegetation will be planted with additional trees to ensure a continuous visual screen. Once final slopes are in place, they will be permanently closed and grassed. We strive for an aesthetically pleasing facility during operations and post closure (grassy hills).

There will be NO adverse effects from the repurposing of the available 19-acres within the current facility footprint.

**Q: *How is GFL Environmental and Safeguard Construction and Demolition (C/D) Facility helping our community?***

A: Our mission is to improve the quality of life for our employees, as well as the communities that we serve. We strive to be a partner in local charities, as well as work side by side when projects arise.

That is why we are proud to have provided:

- \$700,000 per year in host fees
- \$10,000 to the Georgia Minority Business Awards.
- \$10,000 to the City of Fairburn Business Awards.
- \$6,200 to the admirable STEAM Program.
- Roll-Off containers for the Tornado Relief 2018.
- Sponsorship of Events at the Parks and Recreation Department.
- Free disposal to the City for debris of blighted properties.
- 67 acres of real estate to the City of Fairburn, placed in conservation easement for use as a City Park and EMS station.

**Q: *Is GFL a good environmental steward?***

A: GFL conforms to the principles of the U.S. Environmental Protection Agencies Compliance Focused Environmental Management System (EMS). To consistently monitor and ensure environmental compliance and issues management across our diverse North American operations, Our EMS is executed at the business line, facility and regional levels through well-defined roles, responsibilities, and accountabilities. As an environmental solutions company, many of GFL's environmental permits and approvals are like operating permits. As a result, in addition to the responsibility and accountability for compliance with regulatory requirements residing within operations at GFL, our EMS has a defined role for subject matter experts. Subject matter experts provide visible leadership and responsibility for tracking and influencing environmental policy, regulatory requirements and guidelines and best management practices. They also assist our business lines with identifying and interpreting regulatory requirements. The foundation of the EMS is GFL's Environmental Sustainability Policy, which includes commitments to:

- Comply with all applicable environmental laws and regulations

- Embed environmental management and sustainability into our culture through visible leadership and fostering engagement and accountability at all levels
- Monitor and report on our performance internally and externally and hold ourselves accountable to meeting our goals and commitments

The 2019 Sustainability Report can be found at: <http://gflenvironment.com/wp-content/uploads/2020/05/GFL-Sustainability-Report.pdf>

**Q: *What is Safeguard's compliance history? How does GFL maintain environmental compliance?***

**A:** GFL Environmental operates our environmental, health and safety programs to industry standard and regulatory requirements. Our employees are trained and certified per their facility roles.

Safeguard Construction and Demolition (C/D) Facility has operated within compliance and received Georgia Environmental Protection Division Annual Audit 5-year average score of 94.5%!

Safeguard's EPA Compliance Record can be found by clicking this link:

<https://echo.epa.gov/detailed-facility-report?fid=110064008489>

GFL Environmental and site-level personnel are proactive in identifying environmental and safety concerns by performing routine inspections, site sampling (if required), and reviewing data reports to determine if anomalies/inconsistent data exist. If at any time, a potential environmental concern or impact is discovered or reported, GFL Environmental enforces all precautions to evaluate, monitor and/or mitigate. We work closely with internal and external subject matter experts and regulatory or local governing bodies if there is any evidence of an environmental impact. Our main goal is ensuring our employee safety, and our community. We aim to maintain all facility operations within our property boundary to reduce impacts to the surrounding areas.

**Q: *Will the land extension change how Safeguard Construction and Demolition (C/D) Facility operates?***

**A:**

- Traffic will NOT increase.
- Road Congestion will NOT occur.
- Operating Procedures will remain in place.
- Safety & Compliance will continue to be maintained.
- Noise will NOT increase.
- Litter, Odor and Dust will continue to be controlled.
- Material Intake will be controlled and maintained.



**Q: *What about odors?***

- A: Construction and Demolition (C/D) Waste Management Facilities inherently do not produce odors. Construction and Demolition facilities do NOT accept household waste such as food waste or other putrescible wastes- these waste streams are managed at Municipal Solid Waste Facilities (MSW).

As regulated by Georgia Environmental Protection Division (EPD) Solid Waste Permit, Construction and Demolition (C/D) facilities are required to have approved cover material (soil) added on top of the waste placement area once every 30-days. The cover material is a control measure in place to manage stormwater, litter, animal/bird vectors and odors. Facility personnel also regularly perform visual and olfactory observations, which includes preventive detection of possible odor sources. If at any time we suspect odors, we will cover the construction and demolition waste with additional compacted soil.

GFL Environmental immediately investigates all complaints received. Our last odor complaint was April 28, 2020. We spoke to the resident with the concern then assessed the situation. We determined Safeguard Facility was not the source of the odor. We are proud of our safe and compliant operations.

For historical landfill complaint information filed with GA EPD:  
<https://cts.gaepd.org/Public>

**Q: *GFL employment in the City of Fairburn?***

- A: Currently, GFL employs 113 persons in the City of Fairburn. These locations include Safeguard C/D Facility, Fairburn Hauling and Collection, Fairburn Transfer Station, and our Fairburn Customer Call Center. Seven of the 113 employees are located at Safeguard C/D Facility.



# City of Fairburn Council Meeting

## Agenda

May 23, 2022

7:00 pm

### *The Honorable Mayor Mario Avery, Presiding*

The Honorable Mayor Pro-Tem Hattie Portis-Jones  
The Honorable Linda J. Davis  
The Honorable Pat Pallend

Mr. Rory Starkey  
Mr. Tony Phillips  
Ms. Brenda B. James

The Honorable Alex Heath  
The Honorable Ulysses J. Smallwood  
The Honorable James Whitmore

City Attorney  
City Administrator  
City Clerk

- I. Meeting Called to Order: The Honorable Mayor Avery
- II. Roll Call: City Clerk
- III. Invocation: Pastor Donald Dorsey, Miller Grove Baptist
- IV. Pledge of Allegiance:
- V. Presentations and Proclamations:
- VI. Adoption of the City Council Agenda:
- VII. Approval of the Minutes: Council Meeting Minutes for May 9, 2022
- VIII. Public Comments: Thirty (30) minutes shall be available for public comments. Each speaker shall be limited to three (3) minutes; however, a speaker may transfer his or her three (3) minutes to another speaker, but no speaker shall be permitted to speak for more than (6) minutes; further in the event, if more than ten (10) speakers desire to speak, each speaker shall be limited to two (2) minutes and no speaker may speak more than four (4) minutes. Issues raised at this time are generally referred to City Administration for review. Responses will be provided later.
- IX. Agenda Items/Public Hearings:

#### **1. Ordinance to Rezone 2021159 DRB Group Georgia LLC (Public Hearing)**

**Recommended Action:** For Mayor and Council to consider the rezoning of 18.226 acres from R-2 (Single -family Residential) to R-4 (Single-family Residential). Based on the proposed development's conformity to the 2040 Comprehensive Plan and Future



Land Use Map, staff's recommendation is Approval Conditional. (**Planning & Zoning Department**)

2. **Request from Advanced Disposal DBA Waste Management for A Consumer Price Index Rate Increase**

**Recommended Action:** For Mayor and Council to consider and approve the request from Advanced Disposal DBA Waste Management for a Consumer Price Index (CPI) Rate Increase of 4% effective June 1, 2022. (**Utilities/Sanitation**)

3. **Downtown Stage and Courtyard Sign Installation**

**Recommended Action:** For Mayor and Council to consider approval of the installation of replacement plaques, and stage sign spelling out the name of Frankie Mae Arnold Stage. (**Economic Development**)

4. **Ordinance to approve the proposed FY 2021-2022 Budget Amendment**

**Recommended Action:** Staff recommends the Mayor and Council approve the Ordinance for the proposed FY 2021-2022 Budget Amendment. (**Finance Department**)

5. **Ordinance to Amend Chapter 65 of the Code of Ordinance for Post - Construction Stormwater Management for New Development and Redevelopment**

**Recommended Action:** For Mayor and Council to adopt the Ordinance to amend Chapter 65 of the Code of Ordinances in compliance with the mandate by the Georgia Environmental Protection Division. (**City Attorney's Office**)

6. **Ordinance to amend Article XII of Chapter 65 of the Code of Ordinance**

**Recommended Action:** For Mayor and Council to approve the Ordinance to amend Article XII of Chapter 65 of the Code of Ordinances to adopt certain provisions of the Model Litter Control Ordinance as recommended by the Georgia Environmental Protection Division. (**Utilities and Attorney's Office**)

7. **Appointment to the Development Authority and Downtown Development Authority of the City of Fairburn**

**Recommended Action:** Mayor Avery would like to appoint Mr. David Stephenson to the Development Authority and the Downtown Development Authority.

- |       |                                   |                    |
|-------|-----------------------------------|--------------------|
| X.    | Finance Director Monthly Report   | Mr. Peterson David |
| XI.   | City Administrator Monthly Report | Mr. Tony Phillips  |
| XII.  | Council Comments                  |                    |
| XIII. | Adjournment:                      |                    |

When an Executive Session is required, one will be called for the following issues:  
**(1) Personnel (2) Real Estate or (3) Litigation**



City of Fairburn  
Mayor and Council Meeting  
May 9, 2022  
7:00 pm

- I. The meeting was called to order at 7:00 pm by the Honorable Mayor Mario Avery.
- II. Roll call by Brenda B. James, City Clerk, found the following members present:

The Honorable Mayor Mario Avery

The Honorable James Whitmore  
The Honorable Alex Heath  
The Honorable Linda J. Davis

The Honorable Pat Pallend  
The Honorable Ulysses J. Smallwood  
Mayor Pro Tem Hattie Portis-Jones

Also present was Assistant City Attorney, Serena Nowell, City Administrator, Tony Phillips, and City Clerk, Brenda B. James.

- III. The invocation was led by Pastor Dwight Boone with Crossroads Church.
- IV. The Pledge of Allegiance was said in unison.
- V. Adoption of the Agenda: Councilman Heath made a motion to adopt the agenda as presented. The second was provided by Mayor Pro Tem Portis-Jones. **The motion carried unanimously.**
- VI. Adoption of the Minutes:

April 25, 2022, Regular Meeting Minutes – Councilman Smallwood made a motion to approve the April 25, 2022, minutes with the second provided by Councilman Heath. **The motion carried unanimously.**

Mayor Avery gave an overview of the City Council Retreat. He stated the Mayor, City Council, and staff members spent eleven hours in constructive deliberation, reviewing and discussing pertinent information. He thanked staff for putting all this data together.

In our efforts to go into the 2023 budget season, we will have internal controls and proper protocols in place. City Council and staff came up with three areas to work on. They are to Refresh our city government, Rebrand our image and Renew the confidence in our city both internally and externally. We have hired a professional consultant, a Communications Director to assist with branding our image and getting news out to residents. City Council and staff want to renovate buildings, provide rental assistance, assist small businesses and transform our downtown area. We want to compile all the vacant property that the city owns or can acquire, and with a master plan, we will be able to enhance the city in many ways. Mayor Avery thanked GMA for a great job facilitating the retreat.



VII. Public Comments: No Public Comments.

VIII. Agenda Items

**1. Agreement Between Trees Unlimited and the City of Fairburn**

Councilwoman Davis made a motion to approve the trimming and clearing of tree limbs/vegetation from around the overhead circuits exiting substation #2 and approve the agreement with Trees Unlimited not to exceed \$69,640.00. The second was provided by Councilman Heath.

Utilities Director, Mr. John Martin stated the completion of this service will prevent numerous power outages due to overgrowth of vegetation near power lines. He stated Substation #2 are the main circuits that control essential facilities throughout the city; such as Georgia Military College, Fulton County STEM School and all subdivisions along Rivertown Road. This agreement will allow three months and three days of tree trimming service.

Councilwoman Davis asked what percentage of outages are due to fallen trees, limbs, and vegetation. Mr. Martin stated 85% of the outages are due from those reasons.

Mayor Pro Tem Portis-Jones stated the tree trimming is very necessary and asked if there was a schedule for this service to be done annually. Mr. Martin stated there are four areas, two areas were done last year and prior to that, it hasn't been done in three years.

Councilman Smallwood discussed the pine beetle infestation causing dead trees and his concern for being proactive. Mr. Tony Phillips stated that the City has a lot of dead trees, and this is something we are looking into in year FY2023.

Councilman Whitmore stated there are areas where other electrical companies are responsible for their lines that have caused problems on the homeowner's property and wanted to know how we address this issue. He feels that the homeowners should have a stake in this responsibility.

Mr. Martin stated in case of storms, the city cuts their part off in the right of way and the city informs the property owners to take care of the situation on their property.

Councilman Whitmore asked what is in the ordinance to make homeowners address this situation because if they are not doing anything, when the storms come in, we are expending tax payers money and again the homeowners are not accepting responsibility.

Mr. Phillips stated this may be a policy consideration and he will discuss it with the city attorney before the next city council meeting and will bring back to Council.

Mayor Pro Tem Portis-Jones agreed with Councilman Whitmore about this being an issue and also, regarding water main leaks and who's responsible for the lines. She stated in the Charter, we are required to have an arborist help us with this issue and asked this be considered and bring back to council for review.

Mr. Phillips stated they have consulted with an outside arborist for Duncan Park, there are a lot



of dead trees out there and this is an ongoing issue. It is peak season and wanted to get an immediate consultation so we will come back to council to propose how we should handle this.

Mayor Pro Tem Portis-Jones asked that our current tree ordinance be reviewed.

Councilman Smallwood asked if we revise the current policy to check if there are any State or Federal agencies that can help residents with this type of expense, it can be very expensive.

Mayor Avery stated the motion has been made and properly seconded. **The motion carried unanimously.**

## **2. Purchase of One Case CX57C Mini Excavator from Border Equipment**

Councilman Whitmore made a motion to approve the purchase of one Case CX57C Mini Excavator in the amount of \$64,370.00. The second was provided by Councilman Heath. **The motion carried unanimously.**

## **3. Approval of Task Order #12 with Atlas Technical Consultants for Construction Engineering and Inspection Services**

Councilman Smallwood made a motion to approve Task Order # 12 with Atlas Technical Consultants for Construction Engineering and Inspection Services on the Roadway Improvements on various City roads project and authorize the Mayor to sign the Task Order for an amount not to exceed \$58,000.00. The second was provided by Councilman Pallend. **The motion carried unanimously.**

## **4. Budget Amendment: Establish Procurement Manager Position in the Finance Department**

Councilman Smallwood made a motion to approve the Budget Amendment to establish the Procurement Manager position. The second was provided by Councilwoman Davis.

Mayor Pro Tem Portis-Jones asked if there would be administrative support for this person.

Finance Director, Mr. Peterson David stated the department heads and administrative assistants are currently preparing the RFP's and RFQ's. When the Procurement Manager comes on board, it will be a team effort.

Mr. Phillips stated this position is a huge step in the right direction.

Mayor Avery stated as a person in this profession, this position is very critical for our government. There are a lot of federal monies that require ongoing audits. The purchasing department will ensure that the volume of money brought in will be in compliance with the procurement requirements and proper reporting that is required by state and federal law. The Department of Treasury and the IRS has made it very clear to governments that they are coming to audit every dime that has been distributed so our books need to be in order.

Mayor Avery stated the motion has been made and properly seconded. **The motion carried unanimously.**

## IX. Council Comments:

Councilman Whitmore stated it was a pleasure to be back in person and stated the upgrades to Council Chambers are a touch of class. He wanted to recognize that the City of Fairburn has made it to the Top 10 list of the Safest Cities in Georgia.

Councilwoman Davis stated it was nice to be back in person. She thanked the staff and Mr. Phillips for his leadership and getting City Hall up to the 22<sup>nd</sup> century, we see all the hard work you've done and we appreciate it.

Councilman Smallwood stated it was good to be back and happy to be here. He stated he loved the new staff and applauded them and all the department heads for all the great work they do. Also, being the Top 10 Safe City, he feels good about that.

Councilman Pallend stated he feels we are headed in the right direction with the results from the retreat.

Councilman Heath stated he was delighted to be back; the zooms were great but nothing like seeing people in person. Staff is tremendous and Mr. Phillips is out of sight. Tonight, has been a pleasant experience. He felt many great ideas came from the retreat and wants to see the traffic on Hwy 74 more manageable.

Mayor Pro-Tem Portis Jones stated she was very impressed with the changes at City Hall especially the line up in the back of the room with all the department heads. She thanked everyone for the outstanding retreat. She congratulated the Southside Theatre who is a second time recipient of the Fox Theatre Foundation Grant. Please vote, early voting is going on right now.

Mayor Avery discussed staffing issues not just in Fairburn, but job staffing is down. We will be looking for street department employees to keep our city looking beautiful. He thanked Mr. Phillips and staff for the retreat and bringing employees together.

## X. Adjournment:

Councilwoman Davis made a motion to adjourn with Councilman Pallend providing the second. The meeting adjourned at 8:00 pm. **The motion carried unanimously.**

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Brenda B. James, City Clerk

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Mario Avery, Mayor





**CITY OF FAIRBURN  
CITY COUNCIL AGENDA ITEM**

**SUBJECT: REZONING 2021159 DRB GROUP GEORGIA, LLC**

( ) AGREEMENT  
( ) ORDINANCE

( ) POLICY / DISCUSSION  
( ) RESOLUTION

( ) CONTRACT  
( X ) OTHER

**Submitted: 05/04/22**

**Work Session: N/A**

**City Council: 05/23/22**

**DEPARTMENT:** Community Development, Planning and Zoning Office

**BUDGET IMPACT:** None

**PUBLIC HEARING:** ( X ) Yes ( ) No

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**PURPOSE:** For Mayor and Council to consider the rezoning of 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential).

**HISTORY:** N/A

**FACTS AND ISSUES:** The applicant is requesting to rezone 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop a 73-lot single-family residential subdivision with frontage on Elder Street and Strickland Street. The amenities for the development include greenspace, a picnic area, a pergola, benches, walking trails, and landscaping.

The Future Land Use Map has the subject property density category as *Town Center Mixed-Use*, and this character area is appropriate for the following uses: mixed-use, civic/institutional/educational, residential (all types), specifically R-3 (Single-family Residential), R-4 (Single-family Residential), R-CT (Residential Condominium/Townhouse), RM-12 (Multi-family Residential), RM-36 (Multi-family Residential), and O&I (Office Institutional).

According to the 2040 Comprehensive Plan (page 38), the goal for the Town Center Mixed-Use Character Area is to become the center of daily life in the city.

**FUNDING SOURCE:** N/A

**RECOMMENDED ACTION:** Based on the proposed development's conformity to the 2040 Comprehensive Plan and Future Land Use Map, staff's recommendation is **APPROVAL CONDITIONAL**.

Planning and Zoning Commission recommendation: Approval Conditional  
(See the attached recommendation transmittal memo)

  
Tony Phillips, City Administrator



## APPLICATION INFORMATION

### REZONING 2021159 DRB GROUP GEORGIA, LLC

#### APPLICANT/PETITIONER INFORMATION

Property Owners	Petitioner
Rilla Entrekin, James Entrekin, Elizabeth and Jack Stevens	DRB Group Georgia, LLC

#### PROPERTY INFORMATION

Address:	294 Elder Street (09F171000670178), 296 Elder Street (09F171000670244), 0 Strickland (09F171000670137), 246 Strickland Street (09F171000670129), 260 Elder Street (09F171100670029), and 270 Elder Street (09F171100670011)
Land Lot and District:	Land Lot 67, District 9
Frontage:	Elder Street and Strickland Street
Area of Property:	18.226 acres
Existing Zoning and Use:	R-2 (Single-family Residential)
Overlay District:	N/A
Prior Zoning Cases/History:	N/A
2040 Comprehensive Future Land Use Map Designation:	Town Center Mixed-Use

#### MEETING AND HEARING DATES

<b>Planning and Zoning Commission Meeting</b> Tuesday, January 11, 2022	<b>City Council Public Hearing</b> Monday, February 14, 2022 Continued to <b>Monday, March 28, 2022</b> Failed due to the lack of a motion, scheduled for <b>Monday, May 23, 2022</b>
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#### INTENT

A request to rezone 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop a 73-lot single-family residential subdivision.

#### SURROUNDING ZONING

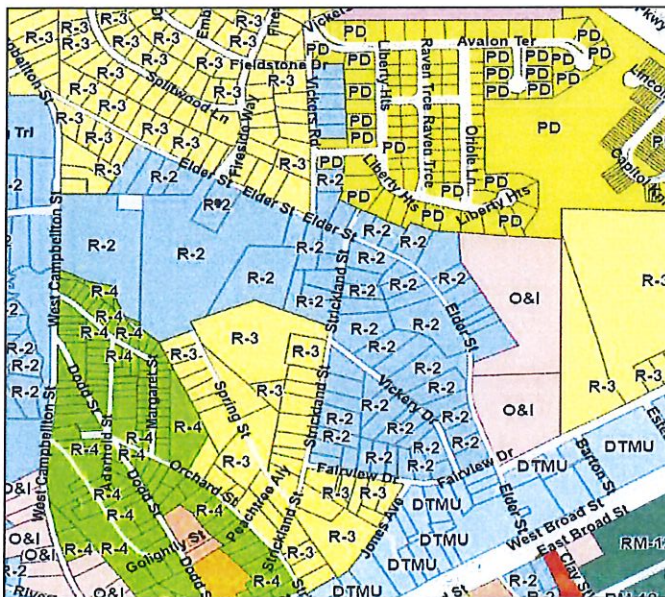
**North:** R-3 (Single-family Residential) and PD (Planned Development)  
**East:** R-2 (Single-family Residential)  
**South:** R-3 (Single-family Residential) and R-4 (Single-family Residential)  
**West:** R-2 (Single-family Residential) and R-3 (Single-family Residential)



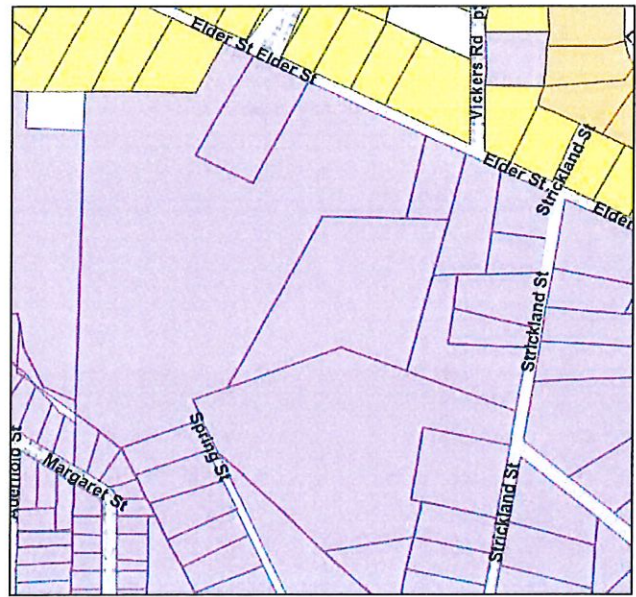
## ARIEL MAP



## ZONING AND FUTURE LAND USE MAPS



R-2



Town Center Mixed Use



## PUBLIC PARTICIPATION

Property owners within 750 feet of the subject properties were invited to attend two (2) community meetings that were hosted by the applicant. The first meeting was held on Wednesday, September 29, 2021, at 6:30 p.m. via Zoom Video Conferencing. Based on the meeting sign-in sheet, approximately 15 property owners were in attendance. A second community meeting was held on Wednesday, November 10, 2021, at 6:00 p.m. via Zoom Video Conferencing, and based on the meeting sign-in sheet, approximately ten (10) property owners attended the meeting.

The rezoning petition was deferred to the March 28, 2022, City Council meeting to provide time for the applicant to meet with the community to discuss their issues and concerns. A community meeting was held on Wednesday, March 9, 2022, from 7:00 p.m. to 8:00 p.m. at the Fairburn Annex and approximately nineteen (19) property owners attended the meeting. Some of the issues and concerns presented at the meeting by the attendees were:

- Stormwater runoff
- Inadequate water pressure
- Density (too many houses)
- The project does not fit the neighborhood
- NIMBY (Not In My Back Yard)
- Increase in traffic

## STAFF COMMENTS

### Engineering/Public Works

1. Please note that when property fronting on a city street is to be developed or when the property is to be accessed from a city street, the developer shall cause to be constructed roadway improvements (pavement, signing, striping, curb and gutter, and drainage) which are required along the existing road across the entire property frontage at no cost to the city. Required improvements shall not be less than provided in these regulations for the designated street classification. [Sec. 71-37 (a)]
2. Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate the improvements [Sec. 71-36 (c)].
3. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projected as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date) [Sec. 71-40].
4. Turning lanes may be required by the city to meet projected traffic demand and/or safe operations, as determined by the city engineer. When provided, turning lanes shall meet the following criteria:
  - o Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
  - o Provide taper lengths of not less than 100 feet.
  - o Longer storage and taper lengths may be required when traffic projections indicate they are justified.[Sec. 71-38(4)]
5. All materials, methods of construction, and workmanship for street construction shall conform to the latest edition of the state department of transportation Standard Specifications for Road and Bridge Construction, including all amendments [Sec. 71-42].



6. Sidewalks are required on all street frontages, from property line to property line. All sidewalks shall have a minimum width of five feet (unless otherwise provided in this chapter) and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards, city's development standards and be subject to review and approval by the city engineer and/or director of building. [Sec. 71-46 (a) (c)]
7. All stormwater runoff generated from a site shall be adequately treated before discharge.
8. If existing water mains and/or sanitary sewers must be extended to serve a development, the developer shall install or have installed the necessary extensions at no cost to the city under the existing city policy and procedures at plan approval time. [Sec. 71-74]
9. Site utilities serving the site shall be placed underground. [Sec. 71-72]

#### Fire

IFC Appendix D requires a second access road to a subdivision with over 30 homes for fire apparatus. The applicant addressed this comment by adding an emergency access on Elder Street.

#### Water and Sewer

Sewer is serviced by Fulton County and water is serviced by the City of Atlanta.

### **ZONING IMPACT ANALYSIS**

#### **A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The proposed use of the subject properties for single-family detached lots is consistent with the adjacent and nearby properties. The subject properties are surrounded by single-family residential uses. Properties currently zoned R-2 (Single-family Residential) are located to the east and west, R-3 (Single-family Residential) are located to the north and south, R-4 (Single-family Residential) are located to the south, and PD (Planned Development) with single-family lots and townhouses are located to the north.

#### **B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?**

Staff is of the opinion that the proposal if approved will not have an adverse impact on the use or usability of adjacent or nearby properties.

#### **C. Does the property have a reasonable economic use as currently zoned?**

Staff is of the opinion that the subject properties have a reasonable economic use as currently zoned.

#### **D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

#### **Traffic Impact & Improvements**

The applicant conducted a Trip Generation Study for the proposed single-family residential development based on 73 lots. The Trip Generation Study provided the following data:

*Table:1*

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	In	Out	Total	In	Out	Total	2-Way
73 Single-family Residential Lots	15	41	56	47	27	74	756

The proposed subdivision will generate 56 new trips in the morning peak hour, 74 new trips in the evening peak hour, and 756 new daily trips.



One full-movement vehicular access will be provided on the south side of Elder Street, aligning with Fireside Way.

The developer will be required to conduct a traffic study before the issuance of the land disturbance permit to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, and develop recommendations to mitigate the project traffic impacts and ensure safe and efficient existing and future traffic conditions in the vicinity of the project. The installation of deceleration lanes and turn lanes will be required at the proposed entrances to accommodate access to and from the proposed development and to meet projected traffic demand and/or safe operations unless deemed unwarranted by a traffic study. The installation of 5' sidewalks along the street frontage (Elder Street and Strickland Street) and both sides of internal streets throughout the development will be required.

### **Impact on Schools**

The home schools for the proposed development are Campbell Elementary, Renaissance Middle, and Langston Hughes High. According to the Fulton County Schools Development Impact Statement, the elementary, middle, and high schools are under the GADOE population capacity for the 2021-2022 school year. Any residential development on the subject properties would increase the baseline population numbers; however, the population capacity for Renaissance Middle School could slightly increase over the GADOE population capacity numbers with or without the proposed development. The school system addresses population increases using "portable classrooms or other measures that may be needed to accommodate the instructional needs of the school," as stated in the Fulton County School's Development Impact Statement.

### **E. Is the proposal in conformity with the policies and intent of the land use plan?**

The properties contained in the proposed single-family residential development are in the Town Center Mixed-Use character area. According to the 2040 Comprehensive Plan, the Town Center Mixed-Use character area includes Downtown Fairburn and the surrounding core. The development strategies for the Town Center Mixed-Use character area are:

1. Maintain the integrity of interconnected grid and pedestrian circulation
2. Historic structures should be preserved or adaptively reused wherever possible
3. New development should reflect the historical context of building mass, scale, and setbacks
4. *Encourage mixed-use infill and redevelopment*
5. Encourage transit-supportive residential development
6. Economic development strategies should continue to nurture thriving commercial activity
7. Enhance tree planting to include more shade trees and ornamental streetscape plantings
8. Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts, as well as economic development goals of the city and the downtown
9. *Encourage the development of various housing types*
10. Encourage vibrant architectural designs and unique amenities
11. Promote the implementation of public art and placemaking assets
12. Promote cohesive building signage

As stated in the 2040 Comprehensive Plan (page 38), the appropriate zoning districts for the Town Center Mixed-Use character area include R-3, R-4, RM-12, RM-36, R-CT, and O&I and the appropriate uses are Mixed-Use, Civic/Institutional/Educational, Residential (all types), and Commercial/Retail/Office.

Staff believes the proposed 73-lot single-family residential subdivision conforms with the policies and intent of the 2040 Comprehensive Plan and Future Land Use Map.



**F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?**

**Metro Atlanta Housing Strategy**

According to the Atlanta Regional Commission (ARC), the housing supply is not keeping up with demand. The Metro Atlanta Housing Strategy, which has been coordinated by the ARC, states that the City of Fairburn's housing strategy should consist of the following:

1. Increase Housing Supply: Reduce Development Cost and Barriers, Leverage Public Land & Establish Policies Supporting Affordable Housing
  - Address zoning and land use code that shapes development to provide housing options, including land use options, building sizes, building materials, building forms, parking, and more
2. Promote Housing Stability: Stabilize existing residents, Promote Home Buying
  - Implement supportive educational programs and financial policies for residents to stabilize their current housing.
3. Preserve Affordable Supply: Coordinate Across Agencies and Among Governments
  - Engage in robust coordination efforts between different levels of government and across various state and local agencies to create, manage, and maintain existing affordable units.
4. Develop Leadership & Collaboration on Affordability; Build Internal Resources to Address Housing
  - Expand internal capacity to address housing needs and collaborate across various industries, sectors, and organizations to create a multi-disciplinary approach to providing housing options.

Based on the calculations generated by the 2010 Census, the population of the city increased substantially, from 5,464 in 2010 to 12,950 in 2020. In 2019, the city's estimated population was 15,516. The overall growth in population accounts for a 136% increase from 2000 to 2010 and a 184% increase from 2000 to 2019. A continued increase in population is predicted with an estimated population of 21,570 people by 2040, a 37.2% increase. Residential demands are based on the population projects, therefore as the population increase, the need for housing will increase.

**Fairburn Downtown Master Plan**

The vision of the LCI Downtown Master Plan, which was adopted by the City Council on November 8, 2021, is for downtown to be a thriving, vibrant historic downtown that provides access to a diverse array of retail, restaurants, entertainment, office, and housing options with pedestrian-friendly connectivity via modes of transportation to the surrounding neighborhoods and commercial nodes.

Six goals were created to help support the plan's overall vision. The plan's goals include:

- Determine catalyst sites throughout public input that further the community vision for the study area and create innovative investment strategies to activate catalyst sites in partnership with private development.
- Encourage a diversity of *residential*, employment, shopping, and recreation opportunities in the study area with a focus on capitalizing on local business development
- Provide mobility access that is inclusive of a range of travel modes including transit, roadways, walking, and biking throughout the study area.
- Utilize public art programs and creative placemaking to establish a sense of place.
- Improve connectivity to surrounding neighborhoods.



- Create a safe travel environment for pedestrians, bicyclists, and motorized vehicles

The housing and marketing recommendations identified in the plan are focused on incorporating residential units of all types, tenures, and price points into the study area. With the existing land use patterns in the study area, coupled with accessibility and visibility, approximately 30% of the future demand will likely be in a single-family detached format. Based on the forecasts, this would result in a demand for 115 to 175 new single-family residential units. According to the plan, the inclusion of new residential properties will bring new rooftops to the area and be effective in enhancing the surrounding historic neighborhoods without compromising character. Also, the success of future commercial and office development hinges on bringing more residents to the study area to increase rooftops and consumer spending.

**G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?**

Staff is of the opinion that the proposal would not permit a use that could be considered environmentally adverse to the natural resource, environment, or citizens of Fairburn. The stream that runs along the rear of the property will be protected by a 75' stream buffer.

**STAFF RECOMMENDATION**

Single-family residential lots, ranging from R-2 (Single-family Residential) to R-4 (Single-family Residential) surround the subject properties. In addition, the proposed development conforms with the 2040 Comprehensive Plan and Future Land Use Map. The rezoning of the property from R-2 (Single-family Residential) to R-4 (Single-family Residential) will not adversely affect the surrounding properties and cause detriment to the area. An increase in residential density will provide a greater opportunity to attract quality commercial development within the city, particularly in the Historic Downtown and Highway 74 corridors, and address the need for more housing.

Staff Recommendation: **APPROVAL CONDITIONAL**

Should the Mayor and Council decide to approve the rezoning request, staff recommends the conditions listed below. The applicant's agreement to these conditions would not change the staff's recommendations. These recommended conditions shall prevail unless otherwise stipulated by the Mayor and Council:

A. To restrict the use of the subject property as follows:

1. Single-family Residential Lots
  - a. A maximum of 73 single-family residential lots with a density of 4 units per acre whichever is less

B. To abide by the following:

1. The property shall be developed in conformity with the site plan prepared by Ashford Engineers South, LLC and attached as Exhibit B. Said site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Any major deviation from this site plan is subject to approval by the City Engineer or designee.
2. Property maintenance shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the City

Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the following site development considerations:

1. Development standards for each single-family residential lot shall be as follows:
  - a. Building setbacks:
    - i. Front: 15 feet
    - ii. Side: 10 feet
    - iii. Rear: 25 feet
  - b. Minimum lot area: 5,000 square feet
  - c. Minimum heated floor: 1,400 square feet
  - d. Minimum lot width: 50 feet
2. Amenity package shall include open/greenspace (4.657 acres), picnic area, benches, pergola, walking trails, and a mail kiosk.
3. Facades of the homes shall be constructed with a combination of two or more of the following materials: fiber-cement siding, wood shake, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front façades shall consist of at least 25% brick or stone.
4. Two-car garages shall be provided for each single-family house. Upgraded garage doors with architectural elements shall be utilized.
5. Sidewalks on all street frontages shall be a minimum of five-foot and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of Fairburn development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
6. Pedestrian-scale street lighting shall be provided along both sides of internal streets throughout the development.
7. All utilities shall be installed underground throughout the development area.
8. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projected as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date)
9. Turning lanes may be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer and/or traffic study. When provided, turning lanes shall meet the following criteria:
  - a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
  - b. Provide taper lengths of not less than 100 feet.
  - c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.



10. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage) along the existing road across the entire property frontage where required, at no cost to the city.
11. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. The front and rear yards of the single-family lots shall be sodded.

## ATTACHMENTS

Site Plan

Elevations

Planning and Zoning Commission Recommendation Transmittal



**CITY OF FAIRBURN  
PLANNING AND ZONING COMMISSION  
TRANSMITTAL OF RECOMMENDATION TO MAYOR AND CITY COUNCIL**

Date: May 23, 2022  
To: Mayor and City Council  
From: Elizabeth Echols, Chair of the Planning and Zoning Commission  
Agenda Item: Rezoning 2021159 DRB Group Georgia, LLC

---

Pursuant to Section 80-287 of the City of Fairburn Zoning Ordinance, on January 11, 2022, the Planning and Zoning Commission reviewed Rezoning 2021156 DRB Group Georgia, LLC and the recommendation to Mayor and City Council is **APPROVAL CONDITIONAL**.





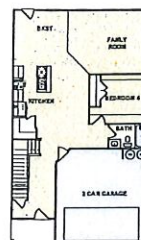
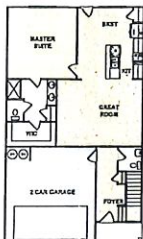
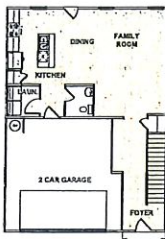
LAYLA II

MILLHAVEN

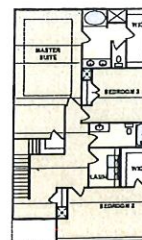
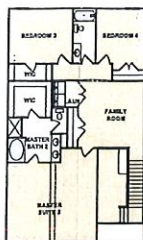
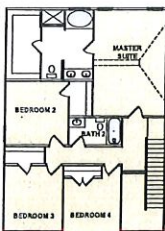
ZOXY II

NOTE: ELEVATIONS SHOWN WITH OPTIONAL FEATURES

MAIN LEVEL



UPPER LEVEL



APPROXIMATE SQ. FT. 2,419

APPROXIMATE SQ. FT. 2,212

APPROXIMATE SQ. FT. 2,419

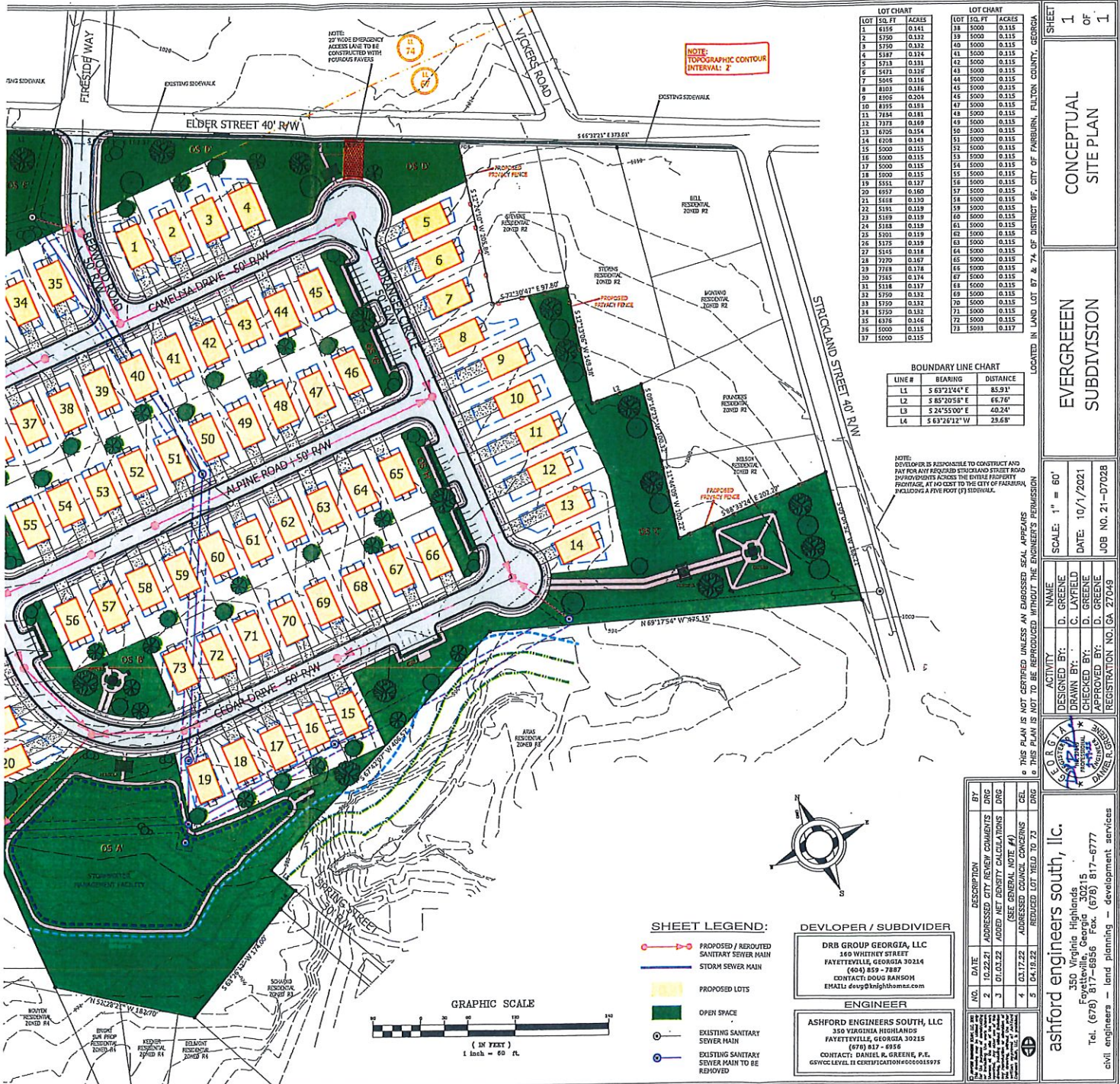


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# EXHIBIT B



LOT CHART			LOT CHART		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	6155	0.141	38	5000	0.115
2	5750	0.132	39	5000	0.115
3	5750	0.132	40	5000	0.115
4	5750	0.132	41	5000	0.115
5	5750	0.132	42	5000	0.115
6	5750	0.132	43	5000	0.115
7	5045	0.116	44	5000	0.115
8	8103	0.186	45	5000	0.115
9	8509	0.204	46	5000	0.115
10	8115	0.185	47	5000	0.115
11	7844	0.181	48	5000	0.115
12	7373	0.169	49	5000	0.115
13	6705	0.154	50	5000	0.115
14	6208	0.143	51	5000	0.115
15	5000	0.115	52	5000	0.115
16	5000	0.115	53	5000	0.115
17	5000	0.115	54	5000	0.115
18	5000	0.115	55	5000	0.115
19	5551	0.127	56	5000	0.115
20	6517	0.160	57	5000	0.115
21	5518	0.130	58	5000	0.115
22	5191	0.119	59	5000	0.115
23	5119	0.119	60	5000	0.115
24	5188	0.119	61	5000	0.115
25	5201	0.119	62	5000	0.115
26	5375	0.133	63	5000	0.115
27	5145	0.118	64	5000	0.115
28	7270	0.167	65	5000	0.115
29	7218	0.178	66	5000	0.115
30	7245	0.174	67	5000	0.115
31	5118	0.117	68	5000	0.115
32	5750	0.132	69	5000	0.115
33	5750	0.132	70	5000	0.115
34	5750	0.132	71	5000	0.115
35	6376	0.146	72	5000	0.115
36	5000	0.115	73	5000	0.115
37	5000	0.115			

BOUNDARY LINE CHART		
LINE #	BEARING	DISTANCE
L1	S 63°21'44" E	85.91'
L2	S 63°20'54" E	65.74'
L3	S 24°55'00" E	40.24'
L4	S 63°26'12" W	25.68'

1 OF 1

CONCEPTUAL SITE PLAN

EVERGREEN SUBDIVISION

DESIGNED BY: D. GREENE

DRAWN BY: C. LAYFIELD

CHECKED BY: D. GREENE

APPROVED BY: D. GREENE

DATE: 10/1/2021

JOB NO. 21-07028

REGISTRATION NO. GA 27049

BY

DATE

DESCRIPTION

10.22.21

10.22.21

ADDRESSED CITY REVIEW COMMENTS

01.03.22

01.03.22

ADDRESSED CITY REVIEW COMMENTS

03.17.22

03.17.22

ADDRESSED COUNCIL CONCERNS

04.18.22

04.18.22

REDUCED LOT YIELD TO 73

ashford engineers south, llc.

350 Virginia Highlands

Fayetteville, Georgia 30215

Tel. (878) 817-6956 Fax. (878) 817-6777

civil engineers - land planning - development services



Re: REZONING ORDINANCE 2021159  
Property of Rilla Entrekin, James Entrekin, Elizabeth and  
Jack Stevens  
294 Elder Street (Parcel ID No.: 09F171000670178),  
296 Elder Street (Parcel ID No.: 09F171000670244),  
0 Strickland (Parcel ID No.: 09F171000670137),  
246 Strickland Street (Parcel ID No.: 09F171000670129),  
260 Elder Street (Parcel ID No.: 09F171100670029) and  
270 Elder Street (Parcel ID No.: 09F171100670011)  
18.226 acres; Land Lot 67  
District 9

**STATE OF GEORGIA  
COUNTY OF FULTON**

**AN ORDINANCE TO REZONE CERTAIN PROPERTY WITHIN THE CITY  
LIMITS OF THE CITY OF FAIRBURN FROM R-2 (SINGLE-FAMILY  
RESIDENTIAL) ZONING DISTRICT TO R-4 (SINGLE FAMILY RESIDENTIAL)  
ZONING DISTRICT; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN  
EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR  
OTHER PURPOSES**

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE  
CITY OF FAIRBURN, GEORGIA, AND IT IS HEREBY ORDAINED BY AUTHORITY  
OF THE SAME:

**Section 1.** That the City of Fairburn Zoning Ordinance be amended, and the official maps  
established in connection therewith be changed so that the property located in the City of  
Fairburn as indicated on Exhibit "A" to this Ordinance be changed from R-2 (Single-Family  
Residential) Zoning District to R-4 (Single-Family Residential) Zoning District, subject to the  
following conditions:

A. To restrict the use of the subject property as follows:

1. Single-family Residential

a. A maximum of 73 single-family residential lots with a density of 4 units per acre  
whichever is less.

B. To abide by the following:

1. The property shall be developed in conformity with the site plan prepared by Ashford  
Engineers South, LLC and attached as Exhibit B. Said site plan is conceptual only  
and must meet or exceed the requirements of the City's ordinances prior to the approval  
of a Land Disturbance Permit. Any major deviation from this site plan is subject to  
approval by the City Engineer or designee.



2. Property maintenance shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the following site development considerations:

1. Development standards for each single-family lot shall be as follows:
  - a. Building setbacks:
    - i. Front: 15 feet
    - ii. Side: 10 feet
    - iii. Rear: 25 feet
  - b. Minimum lot area: 5,000 square feet
  - c. Minimum heated floor: 1,400 square feet
  - d. Minimum lot width: 50 feet
2. Amenity package shall include open/greenspace (4.657 acres), picnic area, benches, pergola, walking trails, and a mail kiosk.
3. Facades of the homes shall be constructed with a combination of two or more of the following materials: fiber-cement siding, wood shake, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front façades shall consist of at least 25% brick or stone.
4. Two-car garages shall be provided for each single-family house. Upgraded garage doors with architectural elements shall be utilized.
5. Sidewalks on all street frontages shall be a minimum of five feet and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of Fairburn development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
6. Pedestrian-scale street lighting shall be provided along both sides of internal streets throughout the development.
7. All utilities shall be installed underground throughout the development area.
8. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projected as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date)

9. Turning lanes may be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer and/or traffic study. When provided, turning lanes shall meet the following criteria:
  - a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
  - b. Provide taper lengths of not less than 100 feet.
  - c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.
10. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage) along the existing road across the entire property frontage where required, at no cost to the city.
11. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. The front and rear yards of the single-family lots shall be sodded.

**Section 2.** That the property shall be developed in compliance with the conditions of approval as stated in this Ordinance. Any conditions hereby approved do not authorize the violation of any district regulations; and

**Section 3.** That the official maps referred to on file in the Office of the City Clerk, be changed to conform with the terms of this Ordinance; and

**Section 4.** In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Ordinance or retained the previously existing Ordinance if it had known that such part of parts hereof would be declared or adjudicated invalid or unconstitutional.

**Section 5.** Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 23rd day of May, 2022; and

**Section 6.** This Ordinance shall become effective on the 23rd day of May, 2022.

**Section 7.** All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed.

APPROVED this 23<sup>rd</sup> day of May, 2022, by the Mayor and Council of the City of Fairburn, Georgia.

---

Mario Avery, Mayor



ATTEST:

---

Brenda James, City Clerk

APPROVED AS TO FORM:

---

Rory K. Starkey, City Attorney

## Exhibit A

### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 67 & 74 OF DISTRICT 9F, IN THE CITY OF FAIRBURN, FULTON COUNTY, GEORGIA CONTAINING 18.259 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF ELDER STREET (40' R/W) AND STRICKLAND STREET (40' R/W); THENCE GO NORTH 66 DEGREES 32 MINUTES 21 SECONDS WEST, 373.01 FEET TO A 1/2" PIPE FOUND ON THE SOUTHERN R/W OF ELDER STREET (40' R/W) AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 24 MINUTES 10 SECONDS WEST, 205.84 FEET TO POINT; THENCE SOUTH 77 DEGREES 30 MINUTES 47 SECONDS EAST, 97.80 FEET TO POINT; THENCE SOUTH 12 DEGREES 13 MINUTES 06 SECONDS WEST, 149.38 FEET TO A POINT; THENCE SOUTH 85 DEGREES 20 MINUTES 58 SECONDS EAST, 66.76 FEET TO A 5/8" REBAR SET; THENCE SOUTH 09 DEGREES 16 MINUTES 23 SECONDS WEST, 100.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 11 DEGREES 44 MINUTES 09 SECONDS WEST, 100.22 FEET TO A 5/8" REBAR SET; THENCE SOUTH 88 DEGREES 33 MINUTES 24 SECONDS EAST, 202.27 FEET TO A 5/8" REBAR SET ON THE WESTERN R/W OF STRICKLAND STREET (40' R/W); THENCE ALONG SAID R/W SOUTH 09 DEGREES 04 MINUTES 52 SECONDS WEST, 168.21 FEET TO A 5/8" REBAR SET; THENCE LEAVING SAID R/W NORTH 69 DEGREES 17 MINUTES 54 SECONDS WEST, 475.15 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 67 DEGREES 42 MINUTES 07 SECONDS WEST, 406.57 FEET TO A 5/8" REBAR SET; THENCE SOUTH 24 DEGREES 55 MINUTES 00 SECONDS EAST, 40.24 FEET TO A 5/8" REBAR SET ON THE EASTERN R/W OF SPRING STREET (30' R/W); THENCE ALONG SAID R/W SOUTH 63 DEGREES 26 MINUTES 12 SECONDS WEST, 29.68 FEET TO A POINT ON THE WESTERN R/W OF SPRING STREET (30' R/W); THENCE SOUTH 63 DEGREES 26 MINUTES 12 SECONDS WEST, 174.00 FEET TO A 5/8" REBAR SET; THENCE NORTH 52 DEGREES 28 MINUTES 21 SECONDS WEST, 182.70 FEET TO A 3" PIPE FOUND; THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS EAST, 531.69 FEET TO A 3" PIPE FOUND; THENCE NORTH 01 DEGREES 30 MINUTES 41 SECONDS EAST, 337.17 FEET TO A 1-1/2" PIPE FOUND; THENCE SOUTH 89 DEGREES 20 MINUTES 02 SECONDS EAST, 280.62 FEET TO A 1" PIPE FOUND; THENCE NORTH 26 DEGREES 56 MINUTES 01 SECONDS EAST, 165.97 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERN R/W OF ELDER STREET (40' R/W); THENCE ALONG SAID R/W THE FOLLOWING COURSES AND DISTANCES, SOUTH 63 DEGREES 21 MINUTES 44 SECONDS EAST, 85.91 FEET TO A POINT; THENCE SOUTH 63 DEGREES 13 MINUTES 37 SECONDS EAST, 163.37 FEET TO A POINT; THENCE SOUTH 63 DEGREES 30 MINUTES 56 SECONDS EAST, 351.67 FEET TO A 1/2" PIPE FOUND ON THE SOUTHERN R/W OF ELDER STREET AND THE TRUE POINT OF BEGINNING.





## CITY OF FAIRBURN

### CITY COUNCIL AGENDA ITEM

**SUBJECT: CONSIDERATION OF APPROVAL OF THE REQUEST FROM ADVANCED DISPOSAL DBA WASTE MANAGEMENT FOR A CONSUMER PRICE INDEX (CPI) RATE INCREASE OF 4% EFFECTIVE JUNE 01, 2022**

( ) AGREEMENT      ( ) POLICY / DISCUSSION      ( ) CONTRACT  
( ) ORDINANCE      ( ) RESOLUTION      ( X ) OTHER

Submitted: 05/13/2022

Work Session: N/A

Council Meeting: 5/23/2022

**DEPARTMENT:** Utilities (Sanitation)

**BUDGET IMPACT:** There is no budget impact to the city

**PUBLIC HEARING?** ( ) Yes      ( X ) No

---

**PURPOSE:** For Mayor and Council to consider and approve the request from Advanced Disposal dba Waste Management for a Consumer Price Index (CPI) Rate Increase of 4% effective June 01, 2022.

**HISTORY:** The City of Fairburn has been a customer since February 2006 for commercial solid waste collection and recycling service. Throughout the term of previous agreements, there were no major issues and customers have been satisfied with their services.

**FACTS AND ISSUES:** In accordance with Section 5.0-Compensation, specifically 5.3-Rate Adjustments Due to Significant Changes, Letter A (Consumer Price Index Adjustment) of the agreement, "Once each year, the Contractor may petition to adjust its rate upward or downward to reflect changes in the Consumer Price Index (CPI) that have occurred during the proceeding twelve months. However, the CPI increase may not exceed four percent (4%) in any one year."

**RECOMMENDED ACTION:** For Mayor and Council to consider and approve the request from Advanced Disposal dba Waste Management for a Consumer Price Index (CPI) Rate Increase of 4% effective June 01, 2022.

  
\_\_\_\_\_  
Tony M. Phillips, City Administrator



January 27, 2022

City of Fairburn  
John Martin, Utilities Director  
56 Malone Street  
Fairburn, GA 30213

Dear Mr. Martin:

Advanced Disposal Services sincerely appreciates being Fairburn's commercial solid waste provider. As per our Agreement between the City and Advanced Disposal Services under Section 5.3, we are allowed to petition the City for an annual CPI adjustment which is at a 4% cap. Currently, CPI is running 7% and I do not foresee it decreasing anytime this year. This increase would be effective March 1, 2021 and is for Commercial only. This increase is necessary at least to try to keep up with inflation and other external factors that are included in our cost. Please see the attached support documentation from the CPI Index and Contract excerpt.

Sincerely,

Steve Edwards  
Municipal Marketing Manager  
Sedward1@wm.com  
(770) 560-4025



5.3 Rate Adjustments Due to Significant Changes

The rates set forth in Exhibit "A" shall be fixed for the first year term of this Agreement. After the first year, Contractor shall only be able to adjust the rates to compensate Contractor for:

- A. Consumer Price Index Adjustment. Once each year, the Contractor may petition to adjust its rate upward or downward to reflect changes in the Consumer Price Index (CPI) that have occurred during the preceding twelve months. However, the CPI increase may not exceed four percent (4%) in any one year. The CPI adjustments shall be based on the consumer price index for the month of April published by the United States Department of Labor, Bureau of Labor Statistics, for all items in the wage earners and clerical workers category for the entire U.S.

**CONSUMER PRICE INDEX – DECEMBER 2021**

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.5 percent in December on a seasonally adjusted basis after rising 0.8 percent in November, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 7.0 percent before seasonal adjustment.



## Economic News Release



## Consumer Price Index Summary

Transmission of material in this release is embargoed until  
8:30 a.m. (ET) May 11, 2022 USDL-22-0835

Technical information: (202) 691-7000 \* [cpi\\_info@bls.gov](mailto:cpi_info@bls.gov) \* [www.bls.gov/cpi](http://www.bls.gov/cpi)  
Media Contact: (202) 691-5902 \* [PressOffice@bls.gov](mailto:PressOffice@bls.gov)

## CONSUMER PRICE INDEX - APRIL 2022

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.3 percent in April on a seasonally adjusted basis after rising 1.2 percent in March, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 8.3 percent before seasonal adjustment.

Increases in the indexes for shelter, food, airline fares, and new vehicles were the largest contributors to the seasonally adjusted all items increase. The food index rose 0.9 percent over the month as the food at home index rose 1.0 percent. The energy index declined in April after rising in recent months. The index for gasoline fell 6.1 percent over the month, offsetting increases in the indexes for natural gas and electricity.

The index for all items less food and energy rose 0.6 percent in April following a 0.3-percent advance in March. Along with indexes for shelter, airline fares, and new vehicles, the indexes for medical care, recreation, and household furnishings and operations all increased in April. The indexes for apparel, communication, and used cars and trucks all declined over the month.

The all items index increased 8.3 percent for the 12 months ending April, a smaller increase than the 8.5-percent figure for the period ending in March. The all items less food and energy index rose 6.2 percent over the last 12 months. The energy index rose 30.3 percent over the last year, and the food index increased 9.4 percent, the largest 12-month increase since the period ending April 1981.

Table A. Percent changes in CPI for All Urban Consumers (CPI-U): U.S. city average

	Seasonally adjusted changes from preceding month							Un- adjusted 12-mos. ended Apr. 2022
	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022	Feb. 2022	Mar. 2022	Apr. 2022	
<b>All items</b>	0.9	0.7	0.6	0.6	0.8	1.2	0.3	<b>8.3</b>
Food	0.9	0.8	0.5	0.9	1.0	1.0	0.9	9.4
Food at home	0.9	0.9	0.4	1.0	1.4	1.5	1.0	10.8
Food away from home <sup>(1)</sup>	0.8	0.6	0.6	0.7	0.4	0.3	0.6	7.2
Energy	3.7	2.4	0.9	0.9	3.5	11.0	-2.7	30.3
Energy commodities	4.7	4.2	1.3	-0.6	6.7	18.1	-5.4	44.7
Gasoline (all types)	4.6	4.5	1.3	-0.8	6.6	18.3	-6.1	43.6
Fuel oil <sup>(1)</sup>	12.3	3.5	-2.4	9.5	7.7	22.3	2.7	80.5
Energy services	2.4	0.2	0.3	2.9	-0.4	1.8	1.3	13.7
Electricity	1.4	0.2	0.5	4.2	-1.1	2.2	0.7	11.0
Utility (piped) gas service	5.9	0.3	-0.3	-0.5	1.5	0.6	3.1	22.7
All items less food and energy	0.6	0.5	0.6	0.6	0.5	0.3	0.6	6.2
Commodities less food and energy commodities	1.1	0.9	1.2	1.0	0.4	-0.4	0.2	9.7
New vehicles	1.3	1.2	1.2	0.0	0.3	0.2	1.1	13.2
Used cars and trucks	2.5	2.4	3.3	1.5	-0.2	-3.8	-0.4	22.7
Apparel	0.6	0.7	1.1	1.1	0.7	0.6	-0.8	5.4
Medical care commodities <sup>(1)</sup>	0.6	0.1	0.0	0.9	0.3	0.2	0.1	2.1
Services less energy services	0.4	0.4	0.3	0.4	0.5	0.6	0.7	4.9
Shelter	0.5	0.5	0.4	0.3	0.5	0.5	0.5	5.1
Transportation services	0.2	0.7	0.0	1.0	1.4	2.0	3.1	8.5
Medical care services	0.4	0.3	0.3	0.6	0.1	0.6	0.5	3.5

## Footnotes

<sup>(1)</sup> Not seasonally adjusted.





## Fairburn & WM

WM/Advanced Disposal Merger

Commercial Services Only

Representative Steve Edwards

WM invoices all businesses in Fairburn

Service is good

Inflation, Labor Force Cost, Fuel Increases

Ask, 4% rate increase for commercial service that is already in Contract, just need approval from Mayor and Council

Been a good partner with the City





## MAINTENANCE COSTS:

+29% YOY

### Tires: New & Retread

RUBBER



**14%**



OVER 2020

6 month lag in price decrease

### Lubricants: Base Oils

**↑ 50%**



### Carts - Shortage Of Resin:

unit costs



**50%**

since 2020

### Collection Vehicles:

Steel demand higher than supply, record high prices and labor shortages



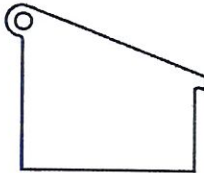
### Collection Parts:



Labor and raw material shortages, high transportation costs

### Containers & Compactors:

Hot rolled coil steel



**+200%**

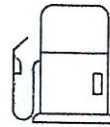
**OVER 2020:**

production throttled and labor shortages

## FUEL COSTS:

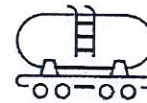
NATURAL GAS +99% YTD

**CNG +99%**



since Jan 2021

Increased demand, increase in LNG exports



### Diesel:

Decreased refinery capacity, weather disruptions, low inventories - high demand.



### Transport & Logistics

Driver shortage; higher fuel costs, supply chain disruptions

## LABOR:

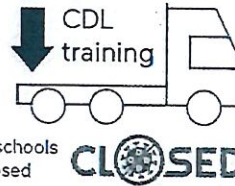
~100% INCREASE IN WAGES YOY

### CDL Drivers:

**40%**

**20%**

Truck schools still closed



### Labor Supply:

80K fewer drivers than one year ago; YTD = 70K CDL job openings

### CDL database:

removed

**+40K**

drivers due to failed drug tests

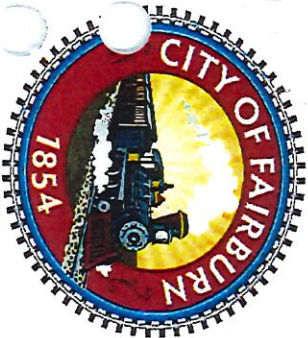


### Competition:

Amazon, Fed Ex, UPS last mile drivers do not require CDL







## CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

### SUBJECT: DOWNTOWN STAGE & COURTYARD SIGN INSTALLATION

☐ AGREEMENT                      ☐ POLICY / DISCUSSION                      ☐ CONTRACT  
☐ ORDINANCE                      ☐ RESOLUTION                      ☒ OTHER

Submitted: 5/10/2022

Work Session: N/A

Council Meeting: May 23, 2022

DEPARTMENT:

ECONOMIC DEVELOPMENT

BUDGET IMPACT:

NONE

PUBLIC HEARING?

☐ Yes

☒ No

**PURPOSE:** To update existing plaques on the front of the Frankie Arnold Stage and Courtyard that were damaged due to weathering with replacement plaques. In keeping with the naming of the stage and courtyard, provide lettering on the front of the stage.

**HISTORY:** The Frankie Arnold Stage & Courtyard were closed following the global pandemic. Since its reopening in May 2021, there have been ongoing beautification efforts such as painting, ceiling repair, and pressure washing. Additionally, there was concern regarding the continued weathering and condition of the existing markers and plaques.

**FACTS AND ISSUES:** The plaque replicas and lettering (spelling out Frankie Mae Arnold Stage) were ordered, as directed, and have since been received for installation. The sign company Eagle Sign Group was contracted to complete the installation and conducted a site review to access the installation requirements with the Building Director and Economic Development Director.

**FUNDING SOURCE:**

Funded by the previous administration for two projects 1) Plaque replicas totaling \$6,327.  
2) Stage lettering totaling \$4,893.

Installation cost by Eagle Sign Group: \$800

Projects billed to Account: Administrator 1001320-52-3900. Invoices were paid 12/15/2021.

**RECOMMENDED ACTION:**

For Mayor and City Council to approve the installation of replacement plaques, and stage sign spelling out Frankie Mae Arnold Stage.

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*Tony M. Phillips, City Administrator*



## Downtown Beautification: Sign Installation

Economic Development Department  
City Council Work Session  
May 9, 2022 @ 6:00 PM



# Frankie Arnold Stage & Courtyard Sign Replacements

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Existing Entryway Plaques



# Frankie Arnold Stage & Courtyard Sign Replacements



## PRECISION TOOLED PLAQUE

MATERIAL	BRONZE
SIZE	12" W X 6" H
QTY	1
DEPTH	5/16" Thick; Painted Edges
SHAPE	Rectangle (or Square)
COPY	Raised Copy
FINISH	Leatherette-w/Polished Surface
BORDER	Single Line Border
COLOR	F63R Brown GLOSS
STYL	Per Artfile Supplied
CLEAN	Gloss Finish
MOUNT	Blind/Standard Stud
ROSETTES	No Rosettes Required
PATTERN	Yes
RAISED	
RECESSED	
BRONZE	F63R Brown

## EXTERIOR WALL COURTYARD & STAGE PLAQUE

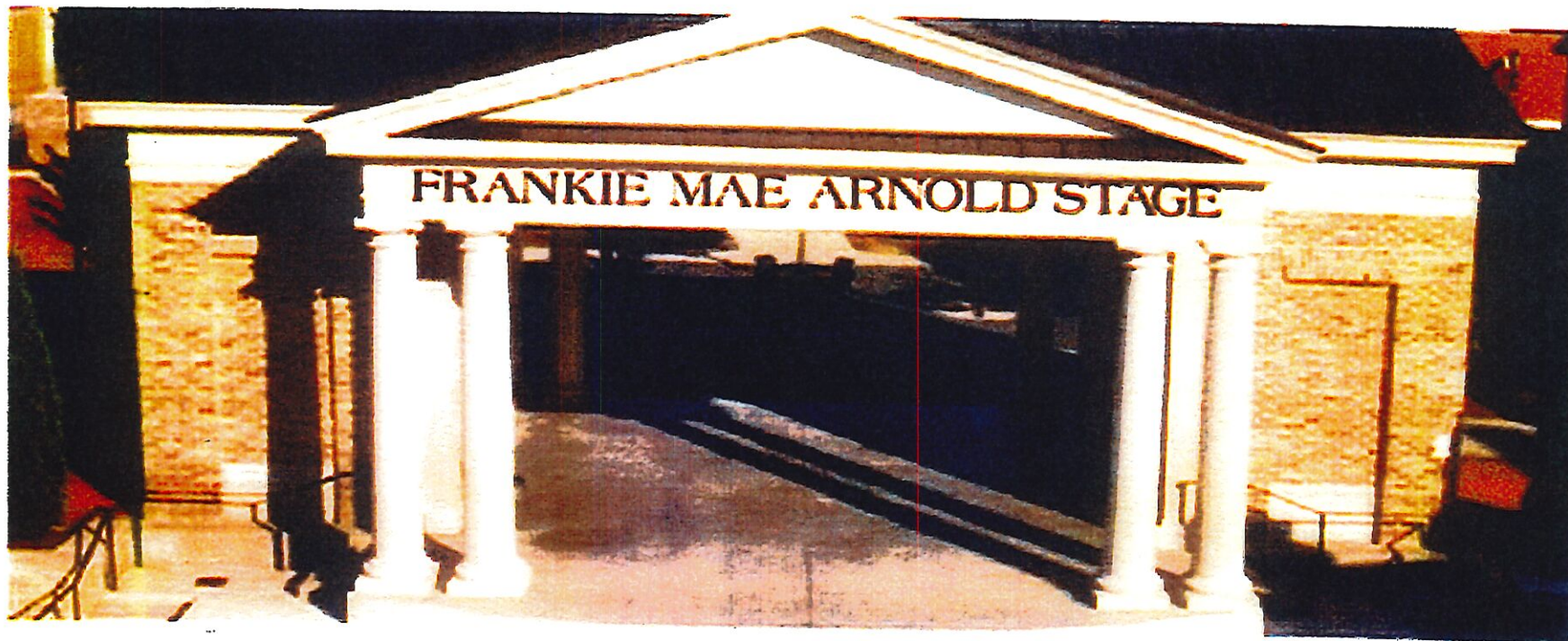


## PRECISION TOOLED PLAQUE

MATERIAL	Bronze
SIZE	42" W X 24" H
QTY	1
DEPTH	5/16" Thick; Painted Edges
SHAPE	Rectangle (or Square)
COPY	Raised Copy
FINISH	Leatherette-w/Polished Surface
BORDER	Single Line Border
COLOR	F63R Brown SATIN
STYL	Per Artfile Supplied
CLEAN	Satin
MOUNT	Blind/Standard Stud
ROSETTES	No Rosettes Required
PATTERN	Yes

RAISED	RECESSED
BRONZE	F63R Brown





Q & A

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## CITY OF FAIRBURN

### CITY COUNCIL AGENDA ITEM

**SUBJECT:** Proposed FY 2021-2022 Budget Amendment

☐ AGREEMENT

☐ POLICY / DISCUSSION

☐ CONTRACT

☒ ORDINANCE

☐ RESOLUTION

☐ OTHER

**Submitted:** 05/13/2022

**Work Session:** N/A

**Council Meeting:** 05/23/2022

**DEPARTMENT:** Finance

**BUDGET IMPACT:** Increase FY 2021-2022 Budget by \$592,934

**PUBLIC HEARING?** ☐ Yes ☒ No

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**PURPOSE:** For Mayor and Council to approve the proposed FY 2021-2022 Budget Amendment.

**HISTORY:** The FY 2021-2022 Budget was approved on September 27, 2021. A budget of \$21,220,184 for the general fund, \$38,403,234 for other funds, with an overall budget of \$59,623,418.

**FACTS AND ISSUES:** The amendment budget for FY 2021-2022 will address city staffing issues-creating positions and realigning positions, establish funding for the Youth Centers HVAC system, Fairburn Fall Festival, court cost, consultant fees, and to cover cost of merchant and legal fees. Also, will carry forward LMIG funding received in prior year for current year FY 2021-2022 projects. The budget amendment will increase the general fund budget by \$398,626 other funds by \$194,308, for a total of \$592,934. The new FY 2021-2022 budget will be \$21,618,810 in general funds, \$38,597,542 in other funds, for a total of \$60,216,352.

**FUNDING SOURCE:** There are multiple departments and budgets being impacted, please see attached.

**RECOMMENDED ACTION:** Staff recommends that Mayor and Council approve the proposed FY 2021-2022 Budget Amendment.

  
Tony M. Phillips, City Administrator

1 CITY OF FAIRBURN  
2 STATE OF GEORGIA  
3 COUNTY OF FULTON  
4

ORDINANCE NO. \_\_\_\_\_

5 BUDGET ORDINANCE  
6  
7

8 AN ORDINANCE TO AMEND BUDGET FOR FISCAL YEAR 2021-2022, TO  
9 COMMENCE OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022.  
10

11 WHEREAS, The Mayor and City Council of the City of Fairburn, Georgia, have considered  
12 the terms and provisions of an amended budget for Fiscal Year 2021-2022; and

13 WHEREAS, it has been recommended by the City Administrator and City Finance Director  
14 that the Mayor and City Council amend FY 2021-2022 budget as set forth below; and

15 NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of  
16 Fairburn, Georgia and it is hereby ordained by the authority of same as follows:

17 Section 1.

18 The amended budget for the operations, capital programs, and debt service maintained for the  
19 City of Fairburn for the Fiscal Year ending September 30, 2022 is \$60,216,352 in expenses and  
20 \$60,216,352 in revenues. The budget includes all revenues and expenditures for governmental,  
21 special revenue and enterprise purposes as detailed in the budget documents adopted in  
22 accordance with Georgia law, which are incorporated herein by reference (See Attachment).

23 Section 2.

24 This ordinance shall become effective this 23<sup>rd</sup> day of May 2022 and shall govern all FY 2021  
25 – 2022 revenues and expenditures.

26 Section 3.

27 All previous ordinances and resolutions in conflict with this Ordinance are hereby repealed to  
28 the extent of any such conflict.

29 This ordinance is hereby adopted and approved by the Mayor and City Council of the City of  
30 Fairburn this 23<sup>rd</sup> day of May 2022.

31  
32  
33  
34



35 **CITY OF FAIRBURN**

36  
37  
38 \_\_\_\_\_  
39 Mario B. Avery, Mayor

40  
41 **ATTEST:**

42  
43 \_\_\_\_\_  
44 Brenda B. James, City Clerk

45  
46  
47 **APPROVED AS TO FORM:**

48  
49 \_\_\_\_\_  
50 Rory K. Starkey, City Attorney  
51

Revenues				Expenditures				
Fund	GL Description	(FY2021-22) APPROVED BUDGET	(FY2021-22) AMENDED BUDGET	Fund	Dept	GL Description	(FY2021-22) APPROVED BUDGET	(FY2021-22) AMENDED BUDGET
100	Taxes	15,588,267	15,953,893	100	1110	Mayor & Council	359,450	414,332
100	Licenses and Permits	580,890	580,890	100	1310	City Clerk	173,612	218,612
100	Intergovernmental	-	-	100	1320	City Administrator	1,097,004	1,234,630
100	Charges for Services	149,500	149,500	100	1510	Finance	709,327	802,129
100	Fines and Forfeitures	507,000	507,000	100	1535	Technology	340,000	340,000
100	Investment Income	200,000	200,000	100	1540	Human Resources	464,393	419,393
100	Contributions-Donations	10,500	43,500	100	1565	Property Management	965,848	998,435
100	Miscellaneous Revenue	103,047	103,047	100	2650	Court Services	702,385	785,385
100	Other Financing Sources	4,080,980	4,080,980	100	3200	Police	4,677,878	4,677,878
		21,220,184	21,618,810	100	3500	Fire	4,072,338	4,045,536
220	Confiscated	50,000	50,000	100	4100	Public Works	525,230	525,230
230	American Rescue Act	3,130,891	3,130,891	100	4200	Streets	1,583,400	1,550,813
250	Grants	4,029,583	4,223,891	100	4900	Maintenance & Shop	306,648	306,648
260	Tree Fund	-	-	100	6100	Recreation Programs	632,101	744,101
270	Technology Fee	90,000	90,000	100	7200	Inspection & Enforcement	333,580	333,580
275	Hotel/Motel Tax	200,000	200,000	100	7400	Planning & Zoning	393,921	393,921
350	Capital Projects	2,910,532	2,910,532	100	7500	Economic Development	343,457	288,575
351	Go Bond	1,002,268	1,002,268	100	7600	Downtown Development Auth	20,700	20,700
360	TSPLOST	5,113,295	5,113,295	100	9000	Non-Departmental	3,518,912	3,518,912
505	Water and Sewer	8,838,437	8,838,437				21,220,184	21,618,810
506	Storm Water	859,687	859,687	220	0000	Confiscated	50,000	50,000
507	Water and Sewer Bond	331,700	331,700	230	0000	American Rescue Act	3,130,891	3,130,891
510	Electric	9,423,951	9,423,951	250	0000	Grants	4,029,583	4,223,891
540	Sanitation	850,000	850,000	260	0000	Tree Fund	-	-
580	Educational Complex	1,572,890	1,572,890	270	0000	Technology Fee	90,000	90,000
		38,403,234	38,597,542	275	0000	Hotel/Motel Tax	200,000	200,000
				350	0000	Capital Projects	2,910,532	2,910,532
				351	0000	Go Bond	1,002,268	1,002,268
				360	0000	TSPLOST	5,113,295	5,113,295
				505	0000	Water and Sewer	8,838,437	8,838,437
				506	0000	Storm Water	859,687	859,687
				507	0000	Water and Sewer Bond	331,700	331,700
				510	0000	Electric	9,423,951	9,423,951
				540	0000	Sanitation	850,000	850,000
				580	0000	Educational Complex	1,572,890	1,572,890
							38,403,234	38,597,542
Total Revenues		59,623,418	60,216,352					
Total Expenditures Budget		59,623,418	60,216,352					



# CITY OF FAIRBURN

FISCAL YEAR 2021 -2022

AMENDED BUDGET PROPOSAL



PRESENTED BY

PETERSON M. DAVID, MBA, MSFS

DIRECTOR OF FINANCE



# CITY OF FAIRBURN GENERAL FUND EXPENDITURES

FY 2021 - 2022  
Approved Budget

VS

FY 2021 - 2022  
Proposed Amended  
Budget

ACCOUNT DESCRIPTION	FY 2021 - 2022 APPROVED BUDGET	FY 2021 - 2022 PROPOSED AMENDED BUDGET
Mayor & Council	\$359,450	\$414,332
City Clerk	\$173,612	\$218,612
City Administrator	\$1,097,004	\$1,234,630
Finance	\$709,327	\$802,129
Technology	\$340,000	\$340,000
Human Resources	\$464,393	\$419,393
Property Management	\$965,848	\$998,435
Court Services	\$702,385	\$785,385
Police	\$4,677,878	\$4,677,878
Fire	\$4,072,338	\$4,045,536
Public Works Administration	\$525,230	\$525,230
Streets	\$1,583,400	\$1,550,813
Maintenance & Shop	\$306,648	\$306,648
Recreation Programs	\$632,101	\$744,101
Inspection & Enforcement	\$333,580	\$333,580
Planning & Zoning	\$393,921	\$393,921
Economic Development	\$343,457	\$288,575
Downtown Development Authority	\$20,700	\$20,700
Non-Departmental	\$3,518,912	\$3,518,912
<b>TOTAL EXPENDITURES</b>	<b>\$21,220,184</b>	<b>\$21,618,810</b>



# CITY OF FAIRBURN GENERAL FUND SUMMARY OF CHANGES EXPENDITURES

ACCOUNT DESCRIPTION	FY 2021 - 2022 APPROVED BUDGET	FY 2021 - 2022 PROPOSED AMENDED BUDGET	CHANGE AMOUNT
Mayor & Council	\$359,450	\$414,332	\$54,882
City Clerk	\$173,612	\$218,612	\$45,000
City Administrator	\$1,097,004	\$1,234,630	\$137,626
Finance	\$709,327	\$802,129	\$92,802
Human Resources	\$464,393	\$419,393	(\$45,000)
Property Management	\$965,848	\$998,435	\$32,587
Court Services	\$702,385	\$785,385	\$83,000
Fire	\$4,072,338	\$4,045,536	(\$26,802)
Streets	\$1,583,400	\$1,550,813	(\$32,587)
Recreation Programs	\$632,101	\$744,101	\$112,000
Economic Development	\$343,457	\$288,575	(\$54,882)
<b>TOTAL</b>	<b>\$11,103,315</b>	<b>\$11,501,941</b>	<b>\$398,626</b>

# CITY OF FAIRBURN GENERAL FUND REVENUES

FY 2021 - 2022  
Approved Budget

VS

FY 2021 - 2022  
Proposed Amended  
Budget

ACCOUNT DESCRIPTION	FY 2021 - 2022 APPROVED BUDGET	FY 2021 - 2022 PROPOSED AMENDED BUDGET
Taxes	\$15,588,267	\$15,953,893
Licenses and Permits	\$580,890	\$580,890
Intergovernmental	\$0	\$0
Charges for Services	\$149,500	\$149,500
Fines and Forfeitures	\$507,000	\$507,000
Investment Income	\$200,000	\$200,000
Contributions-Donations	\$10,500	\$43,500
Miscellaneous Revenue	\$103,047	\$103,047
Other Financing Sources	\$4,080,980	\$4,080,980
<b>TOTAL REVENUES</b>	<b>\$21,220,184</b>	<b>\$21,618,810</b>



# CITY OF FAIRBURN GENERAL FUND SUMMARY OF CHANGES REVENUES

---

ACCOUNT DESCRIPTION	FY 2021 - 2022 APPROVED BUDGET	FY 2021 - 2022 PROPOSED AMENDED BUDGET	CHANGE AMOUNT
Taxes	\$15,588,267	\$15,953,893	\$365,626
Contributions-Donations	\$10,500	\$43,500	\$33,000
TOTAL	\$15,598,767	\$15,866,767	\$398,626

# CITY OF FAIRBURN GENERAL FUND

## FINANCIAL HIGHLIGHT

FY 2021 - 2022  
Approved Budget

VS

FY 2021 – 2022  
Proposed Amended  
Budget

### 1. Budget amendments already approved by Mayor and Council:

- A. *January 24, 2022:* Transfer Digital Marketing Manager position and funding from Economic Development Department to the Office of Mayor and Council.
- B. *February 14, 2022:* Establish a Deputy City Clerk position, funding was realigned from Human Resources Department.
- C. *March 28, 2022:* Transfer Building Tech position and funding from Streets Department to Property Management Department.
- D. *May 9, 2022:* Establish a Procurement Manager position, funding was realigned from Fire Department.

### 2. Funding Request:

- A. *City Administrator Office:* \$137,626 for legal fees, Economic Development consultant, and staff retreat.
- B. *Finance Department:* \$66,000 for merchant fees and new computer, monitors, and supplies for Procurement Manager.
- C. *Court Services:* \$83,000 for court cost.
- D. *Recreation Department:* \$112,000 for new HVAC for Youth Center and Fairburn Fall Festival.



# CITY OF FAIRBURN OTHER FUNDS EXPENDITURES

FY 2021 - 2022  
Approved Budget

VS

FY 2021 - 2022  
Proposed Amended  
Budget

ACCOUNT DESCRIPTION	FY 2021 - 2022 APPROVED BUDGET	FY 2021 - 2022 PROPOSED AMENDED BUDGET
Confiscated	\$50,000	\$50,000
American Rescue Act	\$3,130,891	\$3,130,891
Grants	\$4,029,583	\$4,223,891
Tree Fund	\$0	\$0
Technology Fee	\$90,000	\$90,000
Hotel/Motel Tax	\$200,000	\$200,000
Capital Projects	\$2,910,532	\$2,910,532
Go Bond	\$1,002,268	\$1,002,268
TSPLOST	\$5,113,295	\$5,113,295
Water and Sewer	\$8,838,437	\$8,838,437
Storm Water	\$859,687	\$859,687
Water and Sewer Bond	\$331,700	\$331,700
Electric	\$9,423,951	\$9,423,951
Sanitation	\$850,000	\$850,000
Educational Complex	\$1,572,890	\$1,572,890
<b>TOTAL EXPENDITURES</b>	<b>\$38,403,234</b>	<b>\$38,597,542</b>



# CITY OF FAIRBURN OTHER FUNDS REVENUES

FY 2021 - 2022  
Approved Budget

VS

FY 2021 - 2022  
Proposed Amended  
Budget

ACCOUNT DESCRIPTION	FY 2021 - 2022 APPROVED BUDGET	FY 2021 - 2022 PROPOSED AMENDED BUDGET
Confiscated	\$50,000	\$50,000
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Water and Sewer Bond	\$331,700	\$331,700
Electric	\$9,423,951	\$9,423,951
Sanitation	\$850,000	\$850,000
Educational Complex	\$1,572,890	\$1,572,890
<b>TOTAL EXPENDITURES</b>	<b>\$38,403,234</b>	<b>\$38,597,542</b>



## CITY OF FAIRBURN OTHER FUNDS SUMMARY OF CHANGES

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ACCOUNT DESCRIPTION	FY 2021 - 2022 APPROVED BUDGET	FY 2021 - 2022 PROPOSED AMENDED BUDGET	CHANGE AMOUNT
Grants	\$4,029,583	\$4,223,891	\$194,308
TOTAL	\$4,029,583	\$4,223,891	\$194,308

# CITY OF FAIRBURN OTHER FUNDS

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## FINANCIAL HIGHLIGHT

FY 2021 - 2022  
Approved Budget

VS

FY 2021 - 2022  
Proposed Amended  
Budget

### 1. Funding Request:

- A. Grants: \$194,308 of LMIG funding was received in Fiscal year 2020-2021 for projects to be completed in Fiscal Year 2021-2022. Adding funds to complete projects.





# QUESTIONS?



## CITY OF FAIRBURN

### CITY COUNCIL AGENDA ITEM

**SUBJECT:** Consider an ordinance to amend Chapter 65 of the Code of Ordinances of Fairburn, Georgia so as to adopt certain mandatory provisions of the 2019 Model Ordinance for Post-Construction Stormwater Management for New Development and Redevelopment; to repeal conflicting ordinances; to provide an effective date; and for related other purposes.

( ) AGREEMENT                      ( ) POLICY / DISCUSSION                      ( ) CONTRACT  
(X) ORDINANCE                      ( ) RESOLUTION                      ( ) OTHER

**Submitted:** 05/12/2022

**Work Session:** N/A

**Council Meeting:** 05/23/2022

**DEPARTMENT:** City Attorney's Office

**BUDGET IMPACT:** N/A

**PUBLIC HEARING:** ( ) Yes                      (X) No

---

**PURPOSE:** For the Mayor and Council to authorize the amendment of Article III of Chapter 65 of the Code of Ordinances of Fairburn, Georgia so as to adopt certain mandatory provisions of the 2019 Model Ordinance for Post-Construction Stormwater Management for New Development and Redevelopment.

**FACTS AND ISSUES:** The Georgia Environmental Protection Division (EPD) requires local jurisdictions with Municipal Separate Storm Sewer System (MS4) permits to adopt ordinances, or update existing ordinances, when necessary, for compliance with their MS4 permit, in order to address development and redevelopment, and enforce post-construction controls. Recent updates to the MS4 permit now require the stormwater management system to be designed to retain the first 1.0 inch of rainfall on the site, to the maximum extent practicable, and has prompted an update to existing ordinances. The Model Ordinance for Post-Construction Stormwater Management for New Development and Redevelopment (the "Model Ordinance") was drafted for use by local jurisdictions in the Metropolitan North Georgia Water Planning District (District) and was adopted by the District Board on December 4, 2019. The proposed amendments are those mandated by the EPD. Therefore, the adoption of the amendments to Article III of Chapter 65 of the Code is in the best interest of the City.

**FUNDING SOURCE:** N/A

**RECOMMENDED ACTION:** Recommendation for Mayor and Council to adopt the amended ordinance in compliance with the mandate by the Georgia Environmental Protection Division.

  
Tony M. Phillips, City Administrator



1 STATE OF GEORGIA  
2 COUNTY OF FULTON

ORDINANCE NO: \_\_\_\_\_

3  
4 **AN ORDINANCE TO AMEND CHAPTER 65 OF THE CODE OF ORDINANCES OF**  
5 **FAIRBURN, GEORGIA SO AS TO ADOPT CERTAIN MANDATORY PROVISIONS OF**  
6 **THE 2019 MODEL ORDINANCE FOR POST-CONSTRUCTION STORMWATER**  
7 **MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT; TO REPEAL**  
8 **CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR**  
9 **RELATED OTHER PURPOSES.**

10  
11 **WHEREAS**, the Georgia Environmental Protection Division (EPD) requires local jurisdictions  
12 with Municipal Separate Storm Sewer System (MS4) permits to adopt ordinances, or update  
13 existing ordinances, when necessary, for compliance with their MS4 permit, in order to address  
14 development and redevelopment, and enforce post-construction controls; and

15  
16 **WHEREAS**, recent updates to the MS4 permit now require the stormwater management system  
17 to be designed to retain the first 1.0 inch of rainfall on the site, to the maximum extent practicable,  
18 and has prompted an update to existing ordinances; and

19  
20 **WHEREAS**, the Model Ordinance for Post-Construction Stormwater Management for New  
21 Development and Redevelopment (the "Model Ordinance") was drafted for use by local  
22 jurisdictions in the Metropolitan North Georgia Water Planning District (District) and was adopted  
23 by the District Board on December 4, 2019; and

24  
25 **WHEREAS**, the City, after due consideration, has determined that the amendment of Chapter 65  
26 of the Code of Ordinances to conform to the Model Ordinance is in the best interest of the City.

27  
28 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE**  
29 **CITY OF FAIRBURN**, that Chapter 65 of the Code of Ordinances is amended as follows:

30  
31 **Section 1.** The heading of Chapter 65, Article III of the City Code is hereby amended to read as  
32 follows:

33  
34 ***ARTICLE III. POST-CONSTRUCTION STORMWATER MANAGEMENT***  
35 ***FOR NEW DEVELOPMENT AND REDEVELOPMENT***  
36

37 **Section 2.** *Section 65-56. Purpose and intent.* is hereby deleted and is replaced by the following  
38 new Section 65-56:

39  
40 **Sec. 65-56. Purpose and intent.**

41 The purpose of this article is to protect, maintain and enhance the public health,  
42 safety, environment and general welfare by establishing minimum requirements  
43 and procedures to control the adverse effects of increased post-construction  
44 stormwater runoff and non-point source pollution associated with new development  
45 and redevelopment. It has been determined that proper management of post-  
46 construction stormwater runoff will minimize damage to public and private

property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. Additionally, the city is required to comply with several State and Federal laws, regulations and permits and the requirements of the Metropolitan North Georgia Water Planning District's regional water plan related to managing the water quantity, velocity, and quality of post- construction stormwater runoff.

**Section 3.** *Section 65-57. Applicability, sub-section (b).* is hereby deleted and is replaced by the following new Section 65-57(b):

(b) The following activities are exempt from this article:

- (1) Individual single-family or duplex residential lots that are not part of a subdivision comprised of three or more lots;
- (2) Additions or modifications to existing single-family or duplex residential structures;
- (3) Agricultural or silvicultural land management activities within areas zoned for these activities;
- (4) Repairs to any stormwater management facility or practice deemed necessary by the city administrator; and
- (5) Linear transportation projects being constructed by the city to the extent the administrator determines that the stormwater management standards may be infeasible to apply, all or in part, for any portion of the linear transportation project. For this exemption to apply, an infeasibility report that is compliant with the city linear feasibility program shall first be submitted to the administrator that contains adequate documentation to support the evaluation for the applicable portion(s) and any resulting infeasibility determination, if any, by the administrator.

**Section 4.** *Section 65-58. Definitions.* is hereby deleted and is replaced by the following new Section 65-58:

**Sec. 65-58. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

"*administrator*" means the person appointed to administer and implement this Article on Stormwater Management in accordance with Section 65-60.

"*applicant*" means a person submitting a land development application for approval.

"BMP" or "best management practice" means both structural devices to store or treat stormwater runoff and non-structural programs or practice which are designed to prevent or reduce the pollution of the waters of the State of Georgia.



90 “BMP landscaping plan” means a design for vegetation and landscaping that  
91 is critical to the performance and function of the BMP including how the BMP will  
92 be stabilized and established with vegetation. It shall include a layout of plants and  
93 plant names (local and scientific).

94 “channel” means a natural or artificial watercourse with a definite bed and  
95 banks that conveys continuously or periodically flowing water.

96 “detention” means the temporary storage of stormwater runoff in a  
97 stormwater detention facility for the purpose of controlling the peak discharge.

98 “detention facility” means a structure designed for the storage and gradual  
99 release of stormwater runoff at controlled rates.

100 “development” means a new development or redevelopment.

101 “extended detention” means the storage of stormwater runoff for an extended  
102 period of time.

103 “extreme flood protection” means measures taken to prevent adverse impacts  
104 from large low-frequency storm events with a return frequency of 100 years or  
105 more.

106 “flooding” means a volume of surface water that exceeds the banks or walls  
107 of a BMP, or channel; and overflows onto adjacent lands.

108 “GSMM” means the latest edition of the Georgia Stormwater Management  
109 Manual, Volume 2: Technical Handbook, and its Appendices.

110 “hotspot” means a land use or activity on a site that has the potential to  
111 produce higher than normally found levels of pollutants in stormwater runoff. As  
112 defined by the administrator, hotspot land use may include gasoline stations,  
113 vehicle service and maintenance areas, industrial facilities (both permitted under  
114 the Industrial Stormwater General Permit and others), material storage sites,  
115 garbage transfer facilities, and commercial parking lots with high-intensity use.

116 “impervious surface” means a surface composed of any material that  
117 significantly impedes or prevents the natural infiltration of water into the soil.

118 “Industrial Stormwater General Permit” means the National Pollutant  
119 Discharge Elimination System (NPDES) permit issued by Georgia Environmental  
120 Protection Division to an industry for stormwater discharges associated with  
121 industrial activity. The permit regulates pollutant levels associated with industrial  
122 stormwater discharges or specifies on-site pollution control strategies based on  
123 Standard Industrial Classification (SIC) Code.

124 “infiltration” means the process of percolating stormwater runoff into the  
125 subsoil.

126 “inspection and maintenance agreement” means a written agreement  
127 providing for the long-term inspection, operation, and maintenance of the  
128 stormwater management system and its components on a site.

129        *"land development application"* means the application for a land development  
130 permit on a form provided by the city along with the supporting documentation  
131 required in Section 65-23.

132        *"land development permit"* means the authorization necessary to begin  
133 construction related, land-disturbing activity.

134        *"land disturbing activity"* means any activity which may result in soil erosion  
135 from water or wind and the movement of sediments into state water or onto lands  
136 within the state, including but not limited to clearing, dredging, grading,  
137 excavating, and filling of land. Land disturbing activity does not include  
138 agricultural practices as described O.C.G.A. 12-7-17(5) or silvicultural land  
139 management activities as described O.C.G.A. 12-7-17(6) within areas zoned for  
140 these activities.

141        *"linear feasibility program"* means a feasibility program developed by the  
142 city and submitted to the Georgia Environmental Protection Division, which sets  
143 reasonable criteria for determining when implementation of stormwater  
144 management standards for linear transportation projects being constructed by the  
145 city is infeasible.

146        *"linear transportation projects"* means construction projects on traveled ways  
147 including but not limited to roads, sidewalks, multi-use paths and trails, and airport  
148 runways and taxiways.

149        *"MS4 Permit"* means the NPDES permit issued by Georgia Environmental  
150 Protection Division for discharges from the city's municipal separate storm sewer  
151 system.

152        *"new development"* means land disturbing activities, structural development  
153 (construction, installation or expansion of a building or other structure), and/or  
154 creation of impervious surfaces on a previously undeveloped site.

155        *"Nonpoint source pollution"* means a form of water pollution that does not  
156 originate from a discrete point such as a wastewater treatment facility or industrial  
157 discharge, but involves the transport of pollutants such as sediment, fertilizers,  
158 pesticides, heavy metals, oil, grease, bacteria, organic materials and other  
159 contaminants from land to surface water or groundwater via mechanisms such as  
160 precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-  
161 product of land use practices such as agricultural, silvicultural, mining,  
162 construction, subsurface disposal and urban runoff sources.

163        *"overbank flood protection"* means measures taken to prevent an increase in  
164 the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed  
165 the capacity of the channel and enter the floodplain).

166        *"owner"* means the legal or beneficial owner of a site, including, but not  
167 limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee  
168 or other person, firm or corporation in control of the site.

169        *"person"* means, except to the extent exempted from this article, any  
170 individual, partnership, firm, association, joint venture, public or private



171 corporation, trust, estate, commission, board, public or private institution, utility,  
172 cooperative, city, county or other political subdivision of the State, any interstate  
173 body or any other legal entity.

174 *"post-construction stormwater management"* means stormwater best  
175 management practices that are used on a permanent basis to control and treat runoff  
176 once construction has been completed in accordance with a stormwater  
177 management plan.

178 *"post-development"* means the conditions anticipated to exist on site  
179 immediately after completion of the proposed development.

180 *"practicability policy"* means the latest edition of the Metropolitan North  
181 Georgia Water Planning District's Policy on Practicability Analysis for Runoff  
182 Reduction.

183 *"pre-development"* means the conditions that exist on a site immediately  
184 before the implementation of the proposed development. Where phased  
185 development or plan approval occurs (preliminary grading, roads and utilities, etc.),  
186 the existing conditions at the time before the first item being approved or permitted  
187 shall establish pre-development conditions.

188 *"pre-development hydrology"* means (a) for new development, the runoff  
189 curve number determined using natural conditions hydrologic analysis based on the  
190 natural, undisturbed condition of the site immediately before implementation of the  
191 proposed development; and (b) for redevelopment, the existing conditions  
192 hydrograph may take into account the existing development when defining the  
193 runoff curve number and calculating existing runoff, unless the existing  
194 development causes a negative impact on downstream property.

195 *"previously developed site"* means a site that has been altered by paving,  
196 construction, and/or land disturbing activity.

197 *"redevelopment"* means structural development (construction, installation, or  
198 expansion of a building or other structure), creation or addition of impervious  
199 surfaces, replacement of impervious surfaces not as part of routine maintenance,  
200 and land disturbing activities associated with structural or impervious development  
201 on a previously developed site. Redevelopment does not include such activities as  
202 exterior remodeling.

203 *"routine maintenance"* means activities to keep an impervious surface as near  
204 as possible to its constructed condition. This includes ordinary maintenance  
205 activities, resurfacing paved areas, and exterior building changes or improvements  
206 which do not materially increase or concentrate stormwater runoff, or cause  
207 additional nonpoint source pollution.

208 *"runoff"* means stormwater runoff.

209 *"site"* means an area of land where development is planned, which may  
210 include all or portions of one or more parcels of land. For subdivisions and other  
211 common plans of development, the site includes all areas of land covered under an  
212 applicable land development permit.

213 "stormwater concept plan" means an initial plan for post-construction  
214 stormwater management at the site that provides the groundwork for the stormwater  
215 management plan including the natural resources inventory, site layout concept,  
216 initial runoff characterization, and first round stormwater management system  
217 design.

218 "stormwater management plan" means a plan for post-construction  
219 stormwater management at the site that meets the requirements of Section 65-86  
220 and is included as part of the land development application.

221 "stormwater management standards" means those standards set forth in  
222 GSMM Section 2.2.2.2.

223 "stormwater management system" means the entire set of non-structural site  
224 design features and structural BMPs for collection, conveyance, storage,  
225 infiltration, treatment, and disposal of stormwater runoff "in a manner designed to  
226 prevent increased flood damage, streambank channel erosion, habitat degradation  
227 and water quality degradation, and to enhance and promote the public health, safety  
228 and general welfare.

229 "stormwater runoff" means flow on the surface of the ground, resulting from  
230 precipitation.

231 "subdivision" means the division of a tract or parcel of land resulting in one  
232 or more new lots or building sites for the purpose, whether immediately or in the  
233 future, of sale, other transfer of ownership or land development, and includes  
234 divisions of land resulting from or made in connection with the layout or  
235 development of a new street or roadway or a change in an existing street or  
236 roadway.

237 Other terms used but not defined in this Article shall be interpreted based on  
238 how such terms are defined and used in the GSMM and the city's MS4 permit.

239  
240 **Section 5.** *Section 65-61. Compatibility with other regulations.* is hereby deleted and is replaced  
241 by the following new Section 65-61:  
242

243 **Sec. 65-61. Adoption and Implementation of the GSMM; Conflicts and**  
244 **Inconsistencies.**

- 245 a. In implementing this Article, the city shall use and require  
246 compliance with all relevant design standards, calculations,  
247 formulas, methods, and other guidance from the GSMM as  
248 well as all related appendices.
- 249 b. This Article is not intended to modify or repeal any other  
250 Article, ordinance, rule, regulation or other provision of law,  
251 including but not limited to any applicable stream buffers  
252 under state and local laws, and the Georgia Safe Dams Act  
253 and Rules for Dam Safety. In the event of any conflict or  
254 inconsistency between any provision in the city's MS4 permit  
255 and this Article, the provision from the MS4 permit shall



control. In the event of any conflict or inconsistency between any provision of this Article and the GSMM, the provision from this Article shall control. In the event of any other conflict or inconsistency between any provision of this Article and any other ordinance, rule, regulation or other provision of law, the provision that is more restrictive or imposes higher protective standards for human health or the environment shall control.

- c. If any provision of this Article is invalidated by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Article.

**Section 6.** *Section 65-85. Permit application requirements.* is hereby deleted and is replaced by the following new Section 65-85:

**Sec. 65-85. Permit application requirements.** Land development applications are handled as part of the process to obtain the land disturbance permit pursuant to section 65-23 or building permit pursuant to section 62-2, as applicable. Before any person begins development on a site, the owner of the site shall first obtain approval in accordance with the following procedure:

- (a) File a land development application with the city on the city's form of application with the following supporting materials:

- (1) The stormwater management plan in accordance with section 65-86;
- (2) A certification that the development will be performed in accordance with the stormwater management plan once approved;
- (3) A Preliminary Determination of Infeasibility, as applicable, prepared in accordance with the practicability policy, and
- (4) An acknowledgement that applicant has reviewed the city's form of inspection and maintenance agreement and that applicant agrees to sign and record such inspection and maintenance agreement before the final inspection.

- (b) The administrator shall inform the applicant whether the application and supporting materials are approved or disapproved.

- (c) If the application or supporting materials are disapproved, the administrator shall notify the applicant of such fact in writing. The applicant may then revise any item not meeting the requirements hereof and resubmit the same for the administrator to again consider and either approve or disapprove.

- (d) If the application and supporting materials are approved, the city may issue the associated land disturbance permit or building permit, provided all other legal requirements for the issuance of such permits have been met. The stormwater management plan included in such applications becomes the approved stormwater management plan.

298 **Section 7.** *Section 65-86. Stormwater management plan requirements.* is hereby amended to  
299 replace all references to "postdevelopment" in sub-sections (a) and (c) with "post-construction".  
300

301 **Section 8.** The heading of DIVISION 3 of Chapter 65, Article III of the City Code is hereby  
302 amended as follows:  
303

304 **DIVISION 3. POST-CONSTRUCTION STORMWATER MANAGEMENT**  
305 **PERFORMANCE CRITERIA.**  
306

307 **Section 9.** *Section 65-116. Overbank flooding protection.* is hereby amended to replace the  
308 reference to "postdevelopment" with "post-construction".  
309

310 **Section 10.** The heading of DIVISION 4 of Chapter 65, Article III of the City Code is hereby  
311 amended as follows:  
312

313 **DIVISION 4. CONSTRUCTION INSPECTIONS OF POST-**  
314 **CONSTRUCTION STORMWATER MANAGEMENT SYSTEM**  
315

316 **Section 11.** *Section 65-161. Right of entry for inspection.* is hereby amended by adding the  
317 following sentence to the end of the Section:  
318

319 If a site was developed before the requirement to have an inspection and  
320 maintenance agreement or an inspection and maintenance agreement was for any  
321 reason not entered into, recorded, or has otherwise been invalidated or deemed  
322 insufficient, then the city shall have the right to enter and make inspections pursuant  
323 to the city's general provisions for property maintenance inspections pursuant to  
324 Chapter 62, Article IX of the City Code.  
325

326 **Section 12.** *Section 65-163. Failure to maintain.* is hereby deleted and is replaced by the following  
327 new Section 65-163:  
328

329 **Section 65-163. Failure to maintain.** The terms of the inspection and maintenance  
330 agreement shall provide for what constitutes a failure to maintain a stormwater  
331 management system and the enforcement options available to the city. If a  
332 responsible person fails or refuses to meet the requirements of the inspection and  
333 maintenance agreement, the city, after 30 days' written notice (except that in the  
334 event the violation constitutes an immediate danger to public health or public  
335 safety, 24 hours' notice shall be sufficient), may correct a violation of the design  
336 standards or maintenance requirements by performing the necessary work to place  
337 the facility or practice in proper working condition. The city may obtain  
338 reimbursement under a performance maintenance bond or letter of credit where  
339 such instruments are available or may assess the owner of the facility for the cost  
340 of repair work that shall be a lien on the property and may be placed on the ad  
341 valorem tax bill for such property and collected in the ordinary manner for such  
342 taxes. If a site was developed before the requirement to have an inspection and  
343 maintenance agreement or an inspection and maintenance agreement was for any



reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then:

- (a) An owner's failure to maintain the stormwater management system so that it performs as it was originally designed shall constitute and be addressed as a violation of, or failure to comply with, owner's property maintenance obligations pursuant to section 62-323; and
- (b) To address such a failure to maintain the stormwater management system, the city shall have all the powers and remedies that are available to it for other violations of an owner's property maintenance obligations, including without limitation prosecution, penalties, abatement, and emergency measures.

**Section 13.** In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Ordinance or retained the previously existing Ordinance if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

**Section 14.** This ordinance shall become effective immediately upon signature by the Mayor.

**Section 15.** All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed to the extent of the conflict.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mario B. Avery, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Brenda James, City Clerk

\_\_\_\_\_  
Rory K. Starkey, City Attorney



## CITY OF FAIRBURN

### CITY COUNCIL AGENDA ITEM

**SUBJECT:** Ordinance to amend Article XII of Chapter 65 of the Code of Ordinances

☐ AGREEMENT                      ☐ POLICY / DISCUSSION                      ☐ CONTRACT  
☒ ORDINANCE                      ☐ RESOLUTION                      ☐ OTHER

**Submitted:** 05/13/202

**Work Session:** N/A

**Council Meeting:** 05/23/2022

**DEPARTMENT:** Utilities & City Attorney's Office

**BUDGET IMPACT:** N/A

**PUBLIC HEARING:** ☐ Yes    ☒ No

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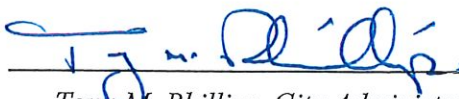
**PURPOSE:** For the Mayor and Council to authorize the amendment of Article XII of Chapter 65 of the Code of Ordinances of Fairburn, Georgia so as to adopt certain provisions of the Model Litter Control Ordinance.

**HISTORY:** The Georgia Environmental Protection Division (EPD) conducted an audit of the City of Fairburn to determine compliance with the Metropolitan North Georgia Water Planning District's Water Resource Management Plan (the "Plan"). In May 2020, the EPD certified that the City is making a good faith effort to comply with the Plan. The Model Litter Control Ordinance drafted by the Metropolitan North Georgia Water Planning District is modeled on the Georgia Litter Control Law, codified at O.C.G.A. § 16-7-40 *et seq.* Local governments are authorized to adopt the Model Litter Control Ordinance pursuant to O.C.G.A. § 16-7-48. The City desires to enhance its existing Littering Ordinance, codified at Fairburn Code of Ordinances Chapter 65, Article XII by adopting certain provisions of the Model Litter Control Ordinance.

**FACTS AND ISSUES:** N/A

**FUNDING SOURCE:** N/A

**RECOMMENDED ACTION:** Recommendation for Mayor and Council to adopt the amended ordinance as recommended by the Georgia Environmental Protection Division.

  
\_\_\_\_\_  
Tony M. Phillips, City Administrator



1 STATE OF GEORGIA  
2 COUNTY OF FULTON

ORDINANCE NO: \_\_\_\_\_

3  
4 **AN ORDINANCE TO AMEND CHAPTER 65, ARTICLE XII OF THE CODE OF**  
5 **ORDINANCES OF FAIRBURN, GEORGIA SO AS TO ADOPT CERTAIN PROVISIONS**  
6 **OF THE MODEL LITTER CONTROL ORDINANCE; TO REPEAL CONFLICTING**  
7 **ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER RELATED**  
8 **PURPOSES.**

9  
10 **WHEREAS**, the Georgia Environmental Protection Division (EPD) conducted an audit of the City  
11 of Fairburn to determine compliance with the Metropolitan North Georgia Water Planning  
12 District's Water Resource Management Plan (the "Plan"); and

13  
14 **WHEREAS**, the EPD certified that the City is making a good faith effort to comply with the Plan;  
15 and

16  
17 **WHEREAS**, the Model Litter Control Ordinance drafted by the Metropolitan North Georgia  
18 Water Planning District is modeled on the Georgia Litter Control Law, codified at O.C.G.A. § 16-  
19 7-40 *et seq.*; and

20  
21 **WHEREAS**, adoption of the Model Litter Control Ordinance by the City is authorized by  
22 O.C.G.A. § 16-7-48; and

23  
24 **WHEREAS**, the City desires to enhance its existing Littering Ordinance, codified at Fairburn  
25 Code of Ordinances Chapter 65, Article XII by adopting certain provisions of the Model Litter  
26 Control Ordinance; and

27  
28 **WHEREAS**, the City, after due consideration, has determined that the amendment of Chapter 65,  
29 Article XII of the Code of Ordinances to conform to the Model Litter Control Ordinance is in the  
30 best interest of the City.

31  
32 **NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE**  
33 **CITY OF FAIRBURN**, that Chapter 65, Article XII of the Code of Ordinances is amended as  
34 follows:

35  
36 **Section 1.** The following new *Sec. 65-554.1. Violations.* is hereby added:

37  
38 **Sec. 65-554.1. Violations.**

39 It shall be unlawful for any person to violate any provision or fail to comply with  
40 any of the requirements of this ordinance. Any person who has violated or

continues to violate the provisions of this ordinance, may be subject to the enforcement actions outlined in this section or may be restrained by injunction or otherwise sentenced in a manner provided by law.

**Section 2.** The following new *Sec. 65-556.1. Severability.* is hereby added:

**Sec. 65-556.1. Severability.**

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this ordinance.

**Section 3.** *Section 65-559. Penalties.* is hereby deleted and is replaced by the following new Section 65-559:

**Sec. 65-559. Penalties.**

Any person who violates this article shall be guilty of a violation and, upon conviction thereof, shall be subject to penalties as set forth in section 1-15 and, in addition, shall be responsible for the reasonable cost of removing the litter when the litter is or is ordered removed by the city. In addition, and in the sound discretion of the court:

- (1) The person may be ordered to pay a fine of not less than \$200; and
- (2) In addition to the fine set out in subsection 1 above, the person shall reimburse the city for the reasonable cost of removing the litter when the litter is or is ordered removed by the city; and
  - (A) The person may be directed to pick up and remove from any public street or highway or public right-of way for a distance not to exceed one mile any litter he has deposited and any and all litter deposited thereon by anyone else prior to the date of execution of sentence; or
  - (B) The person may be directed to pick up and remove any and all litter from any public property, private right-of-way, or with prior permission of the legal owner or tenant in lawful possession of such property, any private property upon which it can be established by competent evidence that he has deposited litter. Pick up and removal shall include any and all litter deposited thereon by anyone prior to the date of execution of sentence; and



(3) The court may publish the names of persons convicted of violating this article.

**Section 4.** In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Ordinance or retained the previously existing Ordinance if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

**Section 5.** This ordinance shall become effective immediately upon signature by the Mayor.

**Section 6.** All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed to the extent of the conflict only.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mario B. Avery, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Brenda James, City Clerk

\_\_\_\_\_  
Rory K. Starkey, City Attorney



## CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

**SUBJECT: APPOINTMENT TO THE DEVELOPMENT AUTHORITY & DOWNTOWN  
DEVELOPMENT AUTHORITY**

( ) AGREEMENT                      ( ) POLICY / DISCUSSION                      ( ) CONTRACT  
( ) ORDINANCE                      ( ) RESOLUTION                      ( X ) OTHER

**Submitted: 05/17/2022**

**Work Session: N/A**

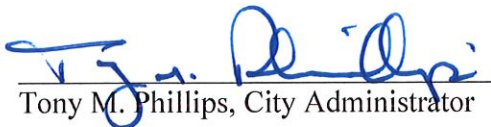
**Council Meeting: 05/23/2022**

**DEPARTMENT: MAYOR**

**BUDGET IMPACT: NONE**

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**PURPOSE:** Mayor Avery would like to appoint Mr. David Stephenson to the Development Authority and the Downtown Development Authority of the City of Fairburn. Mr. Stephenson will replace Ms. Carol Berry whose term expired January 2022.

  
Tony M. Phillips, City Administrator





## CITY OF FAIRBURN

### CITY COUNCIL AGENDA ITEM

**SUBJECT: Monthly Financial Meeting**

☐ AGREEMENT  
☐ ORDINANCE

☐ POLICY / DISCUSSION  
☐ RESOLUTION

☐ CONTRACT  
☒ OTHER

**Submitted: 05/13/2022**

**Work Session: N/A**

**Council Meeting: 05/23/2022**

**DEPARTMENT:** Finance

**BUDGET IMPACT:** There are no budget impacts.

**PUBLIC HEARING?** ☐ Yes ☒ No

---


**PURPOSE:** Financial presentation to Mayor and Council.

**HISTORY:** The presentation is the monthly financial presentation to Mayor and Council for FY 2021-2022.

**FACTS AND ISSUES:** This presentation is a report on the financial standings of the City of Fairburn as of April 30, 2022.

**FUNDING SOURCE:** There are no budget impacts.

**RECOMMENDED ACTION:** No recommended actions.

  
\_\_\_\_\_  
Tony M. Phillips, City Administrator

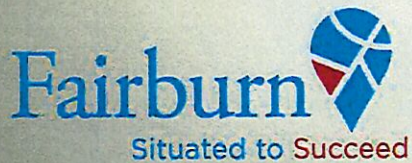


# CITY OF FAIRBURN

FINANCIALS FOR MONTH

ENDED APRIL 30, 2022

AS OF MAY 23, 2022



PRESENTED BY

PETERSON M. DAVID, MBA, MSFS

DIRECTOR OF FINANCE



# CITY OF FAIRBURN GENERAL FUND

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## FINANCIAL HIGHLIGHT YEAR TO DATE (YTD) APRIL 30, 2022

1. The City of Fairburn's General Fund (GF) concludes its 7<sup>th</sup> month of 2022 operation with \$7.2M in net cash flow.
2. To date the General Fund has generated \$16M in Revenue with \$8.8M in General Fund Expenditures.
3. As of April 30, 2022, the City has collected 75% of its YTD Revenues, a 5% increase from last month.
4. To date the City has expensed 42% of its budget, however expenditures are anticipated to increase.
  - Filling Vacant Positions
  - Upcoming Events & Festivals
  - Community Activities
  - Seasonal Expenditures
5. Property and Local Option Sales Tax Revenue represents the City's General Fund primary source of operating resources.
  - Real Property Tax represents 49% of GF Revenue
  - L.O.S.T represents 19% of GF Revenue



# CITY OF FAIRBURN GENERAL FUND

## Statement of Revenues & Expenditures

FOR MONTH ENDING  
APRIL 30, 2022

ACCOUNT DESCRIPTION	2022 BUDGET	YTD REVENUE
Real Property Tax	\$7,207,321	\$7,867,204
Motor Vehicle Tax	\$550,000	\$413,870
Franchise Tax	\$1,100,000	\$1,186,032
Local Option Sales Tax	\$3,800,000	\$3,032,632
Business & Occupation Tax	\$750,000	\$844,184
Other Taxes	\$2,180,946	\$1,682,686
Licenses & Permits	\$580,890	\$298,954
Charges for Services	\$149,500	\$42,756
Fines & Forfeitures	\$507,000	\$545,224
Other Revenues	\$4,394,527	\$98,659
<b>TOTAL REVENUES</b>	<b>\$21,220,184</b>	<b>\$16,012,201</b>



# CITY OF FAIRBURN GENERAL FUND

## Summary of Revenues

FOR MONTH ENDING  
April 30, 2022

ACCOUNT DESCRIPTION	2022 BUDGET	APRIL 2022	YTD REVENUE	% OF YTD REVENUE
Real Property Tax	\$7,207,321	\$42,684	\$7,867,204	49.13%
Motor Vehicle Tax	\$550,000	\$84,809	\$413,870	2.58%
Franchise Tax	\$1,100,000	\$77,089	\$1,186,032	7.41%
Local Option Sales Tax	\$3,800,000	\$460,108	\$3,032,632	18.94%
Business & Occupation Tax	\$750,000	\$87,133	\$844,184	5.27%
Other Taxes	\$2,180,946	\$92,292	\$1,682,686	10.51%
Licenses & Permits	\$580,890	\$51,503	\$298,954	1.87%
Charges for Services	\$149,500	\$5,134	\$42,756	0.27%
Fines & Forfeitures	\$507,000	\$119,355	\$545,224	3.41%
Other Revenues	\$4,394,527	\$6,410	\$98,659	0.61%
TOTAL REVENUES	\$21,220,184	\$1,026,517	\$16,012,201	100%



# CITY OF FAIRBURN GENERAL FUND

## Statement of Revenues & Expenditures

FOR MONTH ENDING  
APRIL 30, 2022

ACCOUNT DESCRIPTION	2022 BUDGET	YTD EXPENDITURES	% OF BUDGET
Mayor & Council	\$414,332	\$165,591	39.97%
City Clerk	\$218,612	\$89,918	41.13%
City Administrator	\$1,097,004	\$500,238	45.60%
Finance	\$709,327	\$416,616	58.73%
Technology	\$340,000	\$121,570	35.76%
Human Resources	\$419,393	\$196,557	46.87%
Property Management	\$998,435	\$314,671	31.52%
Court Services	\$702,385	\$353,466	50.32%
Police	\$4,677,878	\$2,941,996	62.89%
Fire	\$4,072,338	\$2,037,576	50.03%
Public Works Administration	\$525,230	\$215,859	41.10%
Streets	\$1,550,813	\$739,181	47.66%
Maintenance & Shop	\$306,648	\$158,976	51.84%
Recreation Programs	\$632,101	\$258,347	40.87%
Inspection & Enforcement	\$333,580	\$156,289	46.85%
Planning & Zoning	\$393,921	\$127,046	32.25%
Economic Development	\$288,575	\$157,489	54.57%
Downtown Development Authority	\$20,700	\$0	0.00%
Non-Departmental	\$3,518,912	\$0	0.00%
<b>TOTAL EXPENDITURES</b>	<b>\$21,220,184</b>	<b>\$8,951,386</b>	<b>42.18%</b>



# PROPERTY TAX REVENUE

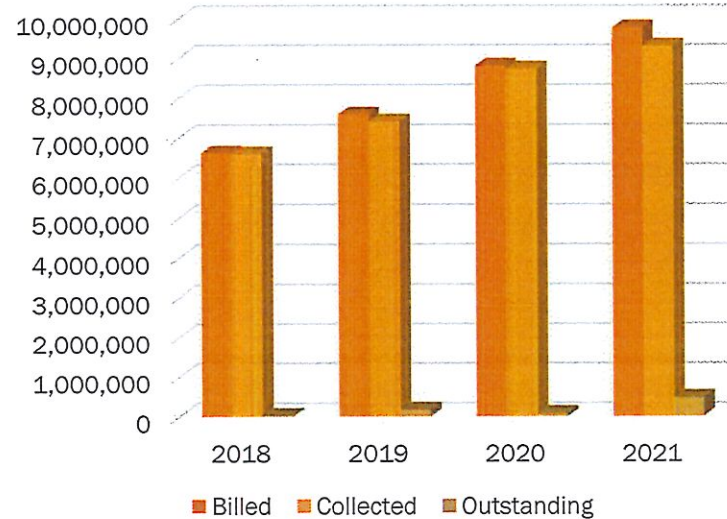
## Tax year billing amounts

- ❖ 2021 - \$9,771,880
- ❖ 2020 - \$8,809,359
- ❖ 2019 - \$7,590,126
- ❖ 2018 - \$6,621,971

## Tax year collection amounts and rate %

- ❖ 2021 - \$9,303,280 (95.20%)
- ❖ 2020 - \$8,733,344 (99.13%)
- ❖ 2019 - \$7,417,265 (97.72%)
- ❖ 2018 - \$6,601,750 (99.69%)

Property Tax Year Comparison



# CITY OF FAIRBURN ENTERPRISE FUND

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## FINANCIAL HIGHLIGHT

YEAR TO DATE (YTD)  
APRIL 30, 2022

1. The City of Fairburn's Enterprise Fund (EF) concludes its 7<sup>th</sup> month of 2022 operation with \$1.9M in net cash flow.
2. To date the Enterprise Fund has generated \$11.1M in Revenue with \$9.2M in Enterprise Fund Expenditures.
3. As of April 30, 2022, the City has collected 55% of its YTD Revenues, a 7% increase from last month.
4. To date the City has expensed 45% of its budget.



# CITY OF FAIRBURN ENTERPRISE FUND

## Statement of Revenues & Expenditures

FOR MONTH ENDING  
APRIL 30, 2022

ACCOUNT DESCRIPTION	2022 BUDGET	YTD REVENUE
Charges for Services	\$19,314,571	\$11,145,198
Investment Income	\$154,722	\$1,995
Miscellaneous Revenue	\$522,233	\$34,224
Other Financing Sources	\$312,249	\$0
TOTAL REVENUES	\$20,303,775	\$11,181,417

# CITY OF FAIRBURN ENTERPRISE FUND

## Summary of Revenues

FOR MONTH ENDING  
April 30, 2022

ACCOUNT DESCRIPTION	2022 BUDGET	APRIL 2022	YTD REVENUE	% OF YTD REVENUE
Charges for Services	\$19,314,571	\$1,477,319	\$11,145,198	99.67%
Investment Income	\$154,722	\$0	\$1,995	0.02%
Miscellaneous Revenue	\$522,233	-\$33	\$34,224	0.31%
Other Financing Sources	\$312,249	\$0	\$0	0.00%
TOTAL REVENUES	\$20,303,775	\$1,477,286	\$11,181,417	100%



# CITY OF FAIRBURN ENTERPRISE FUND

## Statement of Revenues & Expenditures

FOR MONTH ENDING  
APRIL 30, 2022

ACCOUNT DESCRIPTION	2022 BUDGET	YTD EXPENDITURES	% OF BUDGET
Water & Sewer	\$8,838,437	\$3,179,426	35.97%
Stormwater	\$859,687	\$464,649	54.05%
Water & Sewer Bond	\$331,700	\$63,350	19.10%
Electric	\$9,423,951	\$5,157,584	54.73%
Sanitation	\$850,000	\$387,079	45.54%
TOTAL EXPENDITURES	\$20,303,775	\$9,252,088	45.57%

# QUESTIONS?





# City Administrator's Monthly Report

April 2022

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Fairburn, GA

Authored by: Tony M. Phillips, CPM®





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## Government of the City of Fairburn



Greetings Honorable Mayor & City Council Members,

I am honored to present a summary of the City's monthly administrative activities. After an unprecedented pandemic, and in the midst of a challenging economic environment Fairburn continues to be undeniably "Situated to Succeed". A city that uniquely combines multiple assets into one of the state's best live, work, play communities. Our staff is focused on our daily commitment to ensuring our residents receive best in class customer service, while being responsive to our neighborhoods, communities, and local businesses to support a safe, inclusive, innovative, and economically vibrant city.

This report summarizes activities through the end of April 2022. The City continues its "Fairburn Forward" focus under the leadership of the Honorable Mayor Mario Avery.

- Parks & Recreation hosted a successful City-wide Easter Egg Hunt with 150 participants.
- We are continuing our proactive recruitment for all open positions in the City to help elevate departmental service delivery. In the month we onboarded nine (9) new employees across seven (7) departments (Parks & Rec, Human Resources, Administration, Police, Property Management, Streets, and Municipal Court)
- Our staff and departments hosted week long series of events and activities in recognition of GA Cities Week.
- The city hosted its "Third Fridays on Main Street" Kick-off event, which included Norma's Dance Academy-50 Year Anniversary performances, local talent, and jazz and R & B artists.
- The city welcomed a new business in our downtown corridor. "Restored Promises" provide holistic wellness products to Fairburn residents.
- We held a Good Friday Cookout for city staff to kickoff Easter weekend.



- 
- The City Administrators office facilitated a Mayor & Council Retreat on April 29<sup>th</sup> and 30<sup>th</sup> at the Georgia Municipal Association's (GMA) recently renovated headquarters. Our elected officials spent 11 hours over two days receiving expert presentations from industry leaders and putting in substantive strategic work and planning. The highly valuable effort resulted in "*Fairburn Forward 2023: Refresh, Rebrand, Renew*" (the 3 R's). A collaborative and dynamic framework for Fairburn's future.

I am a passionate advocate of our path forward in Fairburn. We are continuing to thoughtfully assemble a topflight management team and staff to serve our residents at the highest level. On a daily basis, we are looking to implement innovative ways to connect with our citizens and provide opportunities to make Fairburn our region's most accessible government. We have something *special* in the city of Fairburn. This report highlights our initial and ongoing efforts to improve delivery of services in line with your collective vision as our elected leaders. Please review a summary of the City's successful outcomes from April 2022.

**Tony M. Phillips, CPM®**

City Administrator

City of Fairburn



## City Clerk

Director: Brenda James

April 2022

### **Department Highlights/Accomplishments:**

Received 112 open records request for April 2022 – researched and processed

Processed incident reports to Travelers insurance

Processed City Council Credit Card Requests.

Prepared City Council Meeting packets for 04/11/2022 and 04/25/2022

Processed the annual liability insurance policies, and renewal agenda item

Reviewed ordinances sent to Municode

Emailed weekly open requests report to Attorney, Mayor, City Administrator

Prepared City Council Minutes

Visited City of Forest Park for demo on Municode for Agenda Management

Spoke with Municode to change to electronic posting and twice a year paper

Signed all Business Licenses especially for the Renaissance Festival

### **Project Status:**

Continue to work with open records request several times a day

Continue to organize City records





**Upcoming Events/Actions/Meetings:**

Index four (4) filing cabinets with contracts and agreements- Review 4 boxes of paperwork in Deputy Clerk's office



## Community Development Department

Director: Lester Thompson, MPA

April 2022

### Department Highlights/Accomplishments:

The Contract Award to Magnum Paving, LLC for an award amount of \$1,750,141.07 for the 2022 Local Maintenance Improvement Grant (LMIG)/TSPLOST City-Wide Resurfacing Project; Roadway Improvements on Various City Roads Project (22-001), was approved at the April 25<sup>th</sup>, 2022, City Council Meeting.

The Notice of Award to Magnum Paving, LLC was issued on April 27<sup>th</sup>, 2022. It is anticipated that the Preconstruction Meeting will be held on May 20<sup>th</sup>, 2022, after which time the Notice to Proceed (NTP) with Construction will be issued.

### Department Updates:

Permit Type	Number Issued
Right-of-Way Encroachment Permits	2
Clearing & Grading Permits	0
Land Disturbance Permits (LDPs)	1

### Project Status:

Community Development Projects Under Construction		
Project Name	Permit Type	Permit Issuance Date
Package Depot Plaza	Land Disturbance Permit	April 12 <sup>th</sup> , 2022
Fairburn Station	Land Disturbance Permit	March 16 <sup>th</sup> , 2022
1162 Hwy 54 East, LLC	Land Disturbance Permit	February 16 <sup>th</sup> , 2022
Tractor Supply Company	Land Disturbance Permit	February 11 <sup>th</sup> , 2022
Fairburn DC, Howell Avenue	Land Disturbance Permit	February 8 <sup>th</sup> , 2022
Trillium Reserve Subdivision	Land Disturbance Permit	September 29 <sup>th</sup> , 2021





TEREX (TRX) – USA – Fairburn		August 20 <sup>th</sup> , 2021
Iron Horse Storage	Land Disturbance Permit	April 20 <sup>th</sup> , 2021
Graham Road Site	Land Disturbance Permit	April 2 <sup>nd</sup> , 2021
Fern Dale Subdivision	Land Disturbance Permit	March 31 <sup>st</sup> , 2021
Legend Creek Subdivision	Land Disturbance Permit	October 15 <sup>th</sup> , 2020

### Public Works/Capital Improvement Projects Under Design

Project Name	Current Design Phase	Let Date
I-85 @ SR 74/Senoia Road Interchange Project (PI# 0007841)	Right-of-Way	Management: October 15 <sup>th</sup> , 2022

The project currently has 53 parcels. GDOT has closed on nineteen(19) parcels, six (6) parcels are pending condemnation with one (1) filed, and ten (10) options are with their attorney for closing. GDOT had to reissue a Task Order to have about twenty (20) parcels reappraised.

### Public Works/Capital Improvement Projects Under Construction

Project Name	Notice to Proceed Date (NTP)	Completion Date(s)
Downtown LCI Streetscape Project [SR 14; CS 4130/W CAMPBELLTON ROAD & CS 4050/SMITH STREET-LCI] (19-005/PI #0012636)	July 6 <sup>th</sup> , 2020	Substantial: April 13 <sup>th</sup> , 2022 Final: May 22 <sup>nd</sup> , 2022
Rivertown Road Pedestrian Improvements Project (21-002)	October 4 <sup>th</sup> , 2021	Substantial: March 31 <sup>st</sup> , 2021 Final: August 31 <sup>st</sup> , 2022
Cora Robinson Park Improvements Phase II Project (21-003)	September 27 <sup>th</sup> , 2021	Substantial: June 30 <sup>th</sup> , 2022 Final: May 31 <sup>st</sup> , 2022



## GOVERNMENT OF THE CITY OF FAIRBURN

Dodd Street Community Plaza Project (21-003)	September 27 <sup>th</sup> , 2021	Substantial: May 31 <sup>st</sup> , 2022 Final: August 31 <sup>st</sup> , 2022
Roadway Improvements on Various City Roads Project (21-004), 2021 Local Maintenance Improvement Grant (LMIG)/TSPLOST City-Wide Resurfacing Project	September 20 <sup>th</sup> , 2021	Substantial: December 17 <sup>th</sup> , 2021 Final: May 31 <sup>st</sup> , 2022

### **Upcoming Events/Actions/Meetings:**

Task Order #12 with Atlas Technical Consultants (Moreland Altobelli) for an amount not to exceed \$58,000 for Construction Engineering and Inspection (CEI) Services on the Roadway Improvements on Various City Roads Project (22-001), will be presented at the May 9<sup>th</sup>, 2022, City Council Meeting.





## Economic Development

Director: Sylvia Abernathy

April 2022

- Participated in Aerotropolis Atlanta Developers' Bus Tour, presenting to approximately 35 commercial realtors, developers, project managers, and investors regarding Fairburn's catalytic sites and development opportunities along Hwy 74 and the downtown Historic Commercial District– April 21<sup>st</sup>  
*Outcome: Identified prospective developers and conducting ongoing meetings regarding catalytic sites and development opportunities.*
- Participated in City of Fairburn Council Retreat regarding the Mayor and City Council priorities and vision. – April 29th
- New Business Opening – Restored Promises Ribbon Cutting Ceremony – April 23rd  
The new Downtown business owners provide holistic wellness products. Mayor, Council, and City Administrator were on hand to welcome new business owners to the community.
- Completed monthly Community Activities Report to Georgia Main Street/ Department of Community Affairs (DCA), which includes data on job creation, real estate sales, housing, new construction, rehab, and public improvement projects.
- Georgia Cities Week: Third Fridays on Main Street Kick-off event, which included Norma's Dance Academy-50 Year Anniversary performances, local talent, and jazz and R & B artists; to promote downtown arts and entertainment and businesses. – April 29th
- May City Newsletter, highlighting new executive team members and a business spotlight.

### Department Updates:

- Presented to Mayor and Council during April 25th work session regarding the Soofa System, business advertisement, kiosk design, revenue share, and possible locations. Scheduled to follow-up with recommendation for installation near high pedestrian areas, hotels, and other sites within the city.
- Downtown Courtyard Beautification Project: update existing plaques on the front of the Frankie Arnold Stage and Courtyard that were damaged due to weathering with replacement plaques.
- Conducted Community Beautification Ambassador (CBA) meeting regarding upcoming volunteer opportunities, VFW Community Services Day,





## GOVERNMENT OF THE CITY OF FAIRBURN

### **Project Status:**

- **Development Projects.**
  - **LCI Roosevelt Highway Study:** Application completed and scope of work review underway.
  - Redevelopment of downtown parcels.
    - Ongoing discussions with business and property-owner stakeholders.
- **Workforce Development Initiatives:**
  - Mentoring/ Apprenticeship program in a development-An apprenticeship program for ready-to-work youth. Meeting to review GMA, *Starts with Me* program model.
  - The Economic Development department conducts ongoing meetings with education and business stakeholders regarding student apprenticeships, including Creekside and Zena's House. – April 28th
- **Business Activation & Retention:**
  - Cochran Mill Brewing Company 2nd Anniversary Ribbon Cutting – scheduled for May 7th (confirmation pending)
  - Participated in VFW Women's Entrepreneurship & Small Business Owners Workshop, presenting on City of Fairburn's Economic Development Initiatives in conjunction with Carl Vinson Institute/Georgia State University Business Consulting Services. – April 30

### **Upcoming Events/Actions/Meetings:**

- Hotel Motel Tax/Funds Report
- Economic Development Strategic Plan
- Wayfinding Kiosks
- Taste of Fairburn Kick-Off – May 20th
- Third Friday Events & Concert Series
  - Juneteenth Celebration – June 17th
  - Juneteenth ATL Parade – June 18th
  - Summer Music Festival – July 15th
  - Back to School Celebration – August 19th
  - Hispanic Cultural Celebration Month – Sept 16th
- Fall Festival & Taste of Fairburn – October 1st
- Adopt-A-Planter Program/ Adopt -A-Spot Program Proposal – May 15th
- Main Street Board Meeting – May 17th
- Community Beautification Ambassador Meeting – May 24th
- DDA/DA Board Meeting - TBD





## Fire Department

Director: Fire Chief Cornelius Robinson

April 2022

### **Department Highlights/Accomplishments:**

- Prepared Good Friday Cookout food for City of Fairburn employees
- Coupled Public Safety Day and Education Day along with Parks & Recreation to display fire apparatus
- Provided First Aid Assistance at the Georgia Renaissance Festival
- Attended the South Fulton Chief's Meeting in East Point
- Ordered new Engine 21, Engine 23, and Truck 23

### **Department Updates:**

- Congratulations to our new Battalion Chief Jordan Moore as well as our newly assigned TAD positions
- Dates for Lieutenant and Sergeant Assessment to be announced in May

### **Project Status:**

- Fire truck purchased from Cobb County scheduled to be picked up from Brindlee Mountain in May
- Attended first set of bi-weekly meetings with Assistant City Administrator
- Picked up Squad 22

### **Upcoming Events/Actions/Meetings:**

- National Incident Command Training at the Comfort Inn (The Fairburn) May 23-May 27
- Working on temporary Station #23
- Newly approved staff vehicles being picked up on May 12
- Burn ban officially in effect from May 1 to September 30
- May 4: recognized as International Firefighter's Day



## Finance

Director: Peterson David

April 2022

### **Department Updates:** Month of April, 2022

#### Daily Operations

- Travel Policy approved by Council
- ACH Payments for vendors established
- Delinquent Tax list mailed out to citizens
- Presented Mid-year Budget vs Actual report to Council
- Submitted 1<sup>st</sup> ARPA report under revenue loss replacement
- Short-Term Rentals & Business Licenses moved to Finance

#### Cleargov platform approved

- Staff submitted historical data
- Department Head & Staff trainings set

#### Personal Property Tax

- Collected: \$2,727,609.43
- Outstanding: \$69,019.79

#### Real Property Tax

- Collected: \$6,565,792.26
- Outstanding: \$167,947.82

#### Public Utility Tax

- Collected: \$10,510.26
- Outstanding: \$226,568.89

#### New services, April 1 – 30, 2022

- Electric: 53
- Water: 66
- Garbage: 61

### **Project Status:**

FY20-21 Single Audit: Final stages

### **Upcoming Events/Actions/Meetings:**

1. Finalize FY22 budget request
2. Policies
  - a. Fund Balance
  - b. Reserve
  - c. P-Card
  - d. Homestead Exemptions





## Human Resources

Director: TaLisha Champagne

April 2022

### **Department Highlights/Accomplishments:**

- First New Hire Orientation to be held on (05/25/22)
- CivicHR hiring manager access to include real-time access to online applications complete
- Employee exit interviews have been implemented
- Streamlining customer service and process through HR distribution email

### **Department Updates:**

- ✚ Dept is promoting Wellness; first initiative is Mental Health Awareness Month (May 1-May 31)
- ✚ Benefits Event “Getting to Know Your Benefits” upcoming in July 2022; date TBD; partnership with BKS; box lunch will be provided

### **Project Status:**

- Classification & Compensation Study vendor quotes along with SOW submitted and complete
- Policy updates in progress (Standards of Conduct, Internship, Incentive Pay; Military Leave, Maternity/Parental Leave)
- Formation of City Wellness Committee in progress
- Administrative Assistant (P&R, Fire, & PW) salary currently under review to address inequity

### **Upcoming Events/Actions/Meetings:**

- ✚ City Hiring Event (05/25/22)
- ✚ Meeting with City Administration on 05.16 to discuss benefit action items/recommendations
- ✚ Mental Health Awareness City podcast (Tentative date 05/31/22); (panel to include HR Dir, United Healthcare representative, and P&R Dir)
- ✚ Restructuring of HR staff & services; meeting to be requested for Administration’s review, feedback, and approval of recommendations



## Parks and Recreation

Director: Chapin Payne

April 2022

### **Department Highlights/Accomplishments:**

- City-wide Easter Egg Hunt – 150 participants
- GRPA B/C District Championships – 45 youth athletes moved to the State Championship
- Tot Ball & Tee Ball season opening day
- GA Cities Week
- City-wide Career Fair
- Coffee & Canvas- 18 senior participants
- Easter Wreath Making Class – 21 senior participants
- Popcorn & A Movie – 16 senior participants
- Youth Football Registration opened
- Mental Fitness Summer Camp facility usage agreement

### **Department Updates:**

- Pool & Splash Pad Information
  - Opening Day – May 28<sup>th</sup>
  - Water Aerobics – Tuesday & Thursday 9AM / Wednesday 6PM
- Pool staff hiring – on going
- Pool opening inspections – May 17<sup>th</sup> and May 20<sup>th</sup>
- Afterschool program request for proposal
- Youth Football registration opens April 11, 2022
- New Program: Fairburn Teen Retrieve – Summer teen program starting June 20<sup>th</sup>
- New Program: Senior Walking Club – Every Monday & Wednesday / May – August
- New Program: Wellness Wednesdays – Every 1<sup>st</sup> and 3<sup>rd</sup> Wednesday June – July
- GRPA State Track & Field Meet – Jefferson, GA / May 6-7
- Weekly Youth Track & Field Meets – Season ending May 6, 2022
- Weekly Youth Tee-Ball Practice – Every Tuesday & Thursday





### Project Status:

- Youth Center HVAC installation – vendor selected. Electrical in process
- Duncan Park entrance gate repair – scheduled – waiting for materials
  - Damaged by a vehicle / gate re-located to front of the park
- Outdoor basketball court fence repair – Complete
- Duncan Park field maintenance – on going
- Youth Center landscape – schedule with Streets Department
- Fall Festival planning – on-going
- Youth Center access control – reviewing best options

### Upcoming Events/Actions/Meetings:

- Pool staff training – May 16<sup>th</sup> – May 26<sup>th</sup>
- Career Fair – May 26<sup>th</sup>
- Wellness Wednesday – June 1<sup>st</sup>
- Movie Night @the Pool – June 24<sup>th</sup>

### Marketing Materials:

**Fairburn Flames Youth Football**

REGISTRATION OPENS  
APRIL 11TH



**Age Groups:**  
Flag Football – 3 & 4  
5U, 6U, 7U, 8U, 9U  
10U, 11U, 12U, 14U

Register Online at [www.fairburn.com](http://www.fairburn.com)  
"How Do I" – Register for an Activity

For More information contact us  
770-964-2244 ext. 134 or  
[jaberry@fairburn.com](mailto:jaberry@fairburn.com)

"Payment Plans Available"



**DUNCAN PARK**  
POOL & SPLASH PAD



**SEASON SPLASH PASSES  
NOW ON-SALE**

A SEASON SPLASH PASS PROVIDES ACCESS TO THE DUNCAN PARK POOL AND SPLASH PAD DURING OPEN SWIM HOURS FOR THE 2020 SEASON (MAY 23, 2020 - SEPTEMBER 4, 2020).

VISIT [WWW.FAIRBURN.COM - PARKS & RECREATION](http://WWW.FAIRBURN.COM - PARKS & RECREATION)  
TO PURCHASE A SEASON PASS OR  
USE THE QR CODE





**WELLNESS WEDNESDAY'S**  
EVERY FIRST AND THIRD WEDNESDAY IN JUNE AND JULY

HEALTHY FOOD AND LIFESTYLE VENDORS NEEDED

PLEASE EMAIL [JABERRY@FAIRBURN.COM](mailto:JABERRY@FAIRBURN.COM) IF YOU WOULD LIKE TO TAKE PART IN THESE WELLNESS EVENTS. WE ARE CURRENTLY LOOKING FOR HEALTHY FOOD AND LIFESTYLE VENDORS!

City of Fairburn Parks & Recreation

## LINE DANCING CLASS

Every Tuesday & Thursday

Free Class  
Ages 55 and Older

**11:30 AM - 12:30 PM**

FAIRBURN YOUTH CENTER  
149 S.W. Broad Street

Physical Distancing Enforced

DUNCAN PARK POOL & SPLASH PAD  
6000 RIVERTOWN RD., FAIRBURN, GA 30613

## Now Open!

**Saturday & Sunday**  
**1:00pm - 6:00pm**

Session Schedule:  
1:00 PM - 3:00 PM  
4:00 PM - 6:00 PM  
3:00pm - 4:00pm (closed for cleaning)

**General Admission - \$4.00**  
**2 & Under - FREE**

**Pool closes September 26th for the season.**





## GOVERNMENT OF THE CITY OF FAIRBURN

### Planning and Zoning

Director: Tarika Peeks

April 2022

#### **Department Highlights/Accomplishments:**

##### **Boards & Commissions Meetings**

- The Planning and Zoning Commission meeting scheduled for April 5th was canceled due to the lack of agenda items. The next meeting is on May 3<sup>rd</sup>.
- The Art Advisory Council meeting was held on April 21<sup>st</sup>.

##### **Community Meetings and other Meetings:**

The Community Garden Plan Steering Committee meeting was held on April 21<sup>st</sup>.

#### **Department Updates:**

<b>Permit Type &amp; Other</b>	<b>Number Issued</b>
Sign Permit	1
Film Permit	2
Short Term Rental Permit	1
Special Event Permit	3
Occupational Tax License Review	2
Zoning Verification Letter	2
Yard Sale Permit	2

#### **Project Status:**

<b>Community Development Projects Under Review</b>	
<b>Project Name</b>	<b>Plan Type</b>
Popeye's	Site Development Plan
South Park Bldg. A	Site Development Plan
Buckingham - Google	Site Development Plan
South Park Bldg. B & C	Conceptual Site Plan
Copart	Clearing and Grading
Project Miles Trailer Space	Site Development Plan



## GOVERNMENT OF THE CITY OF FAIRBURN

### Upcoming Events/Actions/Meetings:

#### Rezoning Petitions

DRB Group Georgia, LLC – A request to rezone 18.26 acres from R-1 (Single-family Residential) to R-4 (Single-family Residential) for 86 single-family residential lots.

**Meeting Dates: Planning and Zoning Commission - January 11, 2022 - APPROVAL**

**City Council - February 14, 2022 - Deferred to March 28, 2022 - FAILED**

**Rescheduled to May 23, 2022**

Hernan Creek - A request to rezone 26.35 acres from AG (Agriculture) to R-4 (Single-family Residential) for 56 single-family residential lots.

**Meeting Dates: Planning and Zoning Commission - May 3, 2022 - APPROVAL**

**City Council - June 13, 2022**

Liberty Communities - A request to rezone 46.1 acres from AG (Agriculture) to R-4 (Single-family Residential) for 175 single-family residential lots.

**Meeting Dates: Planning and Zoning Commission - May 3, 2022 - DENIAL**

**City Council - June 13, 2022**

Grind Capital Group - A request to rezone 32.3 acres from AG (Agriculture) to M-1 (Light Industrial Residential) for a 273,000 square foot warehouse with a future build-out for an additional 128,000 square feet.

**Meeting Dates: Planning and Zoning Commission - June 7, 2022**

**City Council - July 11, 2022**

South City Partners - A request to rezone 14.979 acres from C-2 (General Commercial) to PD (Planned Development) for 288 multi-family units with a clubhouse, 4,000 square feet of retail space, and conservation open space with a concurrent variance to reduce the number of parking spaces from 2 per unit to 1.5 per unit.

**Meeting Dates: Planning and Zoning Commission - June 7, 2022**

**City Council - July 11, 2022**

Richard Lindsey - A request to rezone 3.14 acres from R-1 (Single-family Residential) to C-2 (General Commercial) for a convenience store with six pumps and two retail spaces.

**Meeting Dates: Planning and Zoning Commission - July 5, 2022 (Date may change to July 12<sup>th</sup>)**

**City Council - August 8, 2022**

#### Proposed Text Amendments

- Add liquor stores to the list of prohibited uses within the Highway 74 Overlay District
- Revise the text for prohibited tire treading and recapping uses to add tire repair shops and add a separation distance requirement for automobile repair shops (to include oil change, body repair, and tire repair shops)
- Notice of public hearing letters to property owners distance increase from 500 feet





## GOVERNMENT OF THE CITY OF FAIRBURN

### **Creative Placemaking and Public Art Initiatives**

- Call for Artist for Painted Crosswalks - Late June to Early July
- Summer Art Event in the Alley - August 20, 2022



## Police Department

Director: Chief James A. McCarthy

April 2022

### **Department Highlights/Accomplishments:**

- Lieutenant assessment: all three candidates passed. LT Graham assigned to Admin Services, LT Giddens assigned to patrol division

### **Department Updates:**

- Working on securing dates / location for active shooter response training

### **Project Status:**

- Electronic door lock conversion upcoming

### **Upcoming Events/Actions/Meetings:**

- Command Staff meeting every Wednesday at 10 AM
- US Foods truck rodeo 5/14
- Landmark / Campbell field day on 5/19
- Sergeant assessment on 5/20





# Fairburn Police Department

James McCarthy

Chief of Police

191 SW Broad Street  
Fairburn, GA 30213

Phone: 770-964-1441  
Fax: 770-774-7908



## April 2022 Crime Report

### Total Part 1 Crime Incidents

○ 2022 YTD	101
○ 2021	328
○ 2020	416
○ 2019	589
○ 2018	709
○ 2017	824

**Part 1 crimes are murder, manslaughter, sex offenses, robbery, aggravated assault, burglary, motor vehicle theft, and arson**

Month	Increase / Decrease Same Month Prior Year	Total Part 1 Crimes
January 2021	- 56.9%	26
February 2021	- 7.4%	25
March 2021	- 19.4%	31
April 2021	- 22.2%	21
May 2021	4%	26
June 2021	- 9.6%	29
July 2021	- 14.2%	32
August 2021	- 35.2%	24
September 2021	- 30.5%	26
October 2021	- 31%	27
November 2021	36%	32
December 2021	- 23.6%	28
January 2022	7%	28
February 2022	- 8%	23
March 2022	-9.6%	28
April 2022	4.7%	22



# Fairburn Police Department

James McCarthy

Chief of Police

## Executive Summary April 2022



- **Uniform Patrol Division**
  - **Total Calls Answered:** 680
    - Self-Initiated 1,178
    - Dispatched 680
  - Arrests 41
  - Arrest – Released 40
  - Citations 548
  - Warnings 611
  - Incident Reports 303
  - Accident Reports 102
- **Special Services**
  - **Total Calls Answered:** 4
    - Self-Initiated 67
    - Dispatched 4
  - Arrests 3
  - Arrest – Released 4
  - Citations 56
  - Warnings 35
  - Incident Reports 11
  - Accident Reports 1
- **Criminal Inv. Division – April**
  - Cases Assigned 56
  - Ex-Cleared 0
  - Cleared by Arrest 3
  - Unfounded 1
  - Inactivated 14
- **CID – Cases Prior to April**
  - Carry Over 67
  - Ex-Cleared 0
  - Cleared by Arrest 4
  - Unfounded 0
  - Inactivated 15
- **Internal Affairs**
  - Vacancies
    - 4 police officers
    - 1 resignation effective 5/17

### Police

#### April 2020

- Citations 200
- Warnings 213
- Arrests 8
- A/R 40

#### April 2021

- Citations 598
- Warnings 1,441
- Arrests 30
- A/R 90

#### April 2022

- Citations 548
- Warnings 611
- Arrests 41
- A/R 40

*April '21 compared to April '22  
4.7% Part 1 crime increase*

### Code Enforcement

#### April 2022

- Care of Prem. 459
- Stop Work 0
- Signs Rmvd 51
- Door Hngrs 55
- 5 Day Notice 20
- Citations 0
- Complaints Resolved 21





## Property Management

Director: Harvey Stokes

April 2022

### Department Highlights/Accomplishments:

- Fire Station 21 upstairs portion of the renovation is 85% complete, working on the lower level of the facility including the bay area this week.
- Keyless fob entry access and security system installed and functioning in the Human Resources building located at 131 Washington Street.
- Electrical wiring completed to separate the lighting fixtures in the two offices, and added an additional receptacle also installed a refrigerator and microwave oven.
- Reviewed, approved and released the construction documents and permits for the new warehouse located at 92 Howell Avenue.
- Assisted with the modifications and installation of the new monitors, electrical wiring and sound system in the Mayor and Council Chambers at City Hall.
- Organized and restocked each of the custodian storage areas at each city facility.
- Building inspections performed on both residential and commercial projects.
- To-date at least six solar panel permits have been issued for residential installation since January 1, 2022.

### Department Updates:

- This department participated in at least 10 (ORR) Open Records Request for the month of April
- Our new custodian personnel, (Mrs. Lisa Smith) have been on the job for a couple of weeks and have make a huge difference in the overall cleanliness of our facilities.
- The Facility Manager position is being advertised for this department.



**Project Status:**

- Mailbox for Council, waiting on hardware to complete the installation from vender.
- Fairburn Utility: Streets Directors and staff newly created office space will be ready to occupy the week of 5-16-22.
- Annex Building: All stored files are to be relocated from the rear of the building and stored in my office. The overhead projector system to be installed.
- Replace the defective wiring on the HVAC system in Planning and Zoning suite, due to the deenergizing of the power to the building, this work to occur after hours or weekend, as to not interfere with the functions of other departments in the facility.
- Replacement of HVAC system in IT room at Fairburn Utility.
- Human Resources Install a land line for fax machine.
- Youth Center, adding an additional HVAC unit in the building being for health reasons and will be converting the electrical system into a three phase unit.

**Upcoming Events/Actions/Meetings:**

- Security access system at the Police Dept. initial meeting to design the system is 5/17/22.
- Install a wall mounted monitor for training purposes at the H.R. Center on Washington St.
- Security access system at Fairburn Youth Center. To be scheduled after completion of Police Dept.
- Continue to monitor the homeowner's complaint located at 2019 Broadmoor Way, to include 59 & 41 Somerset Hills.





## Public Relations & Community Engagement Consultant

Contractor: Ashley Nicole Communications, LLC

April 2022

**Department Updates:** Month of April, 2022 (Start Date: Monday, April 18<sup>th</sup>)

### **Written and Distributed Press Releases**

- Press Release: The City of Fairburn Encourages Community Members to "Clean House" and Attend FREE Spring Clean Up & Document Shred-It Events
  - Distribution Date: Wednesday, April 20<sup>th</sup>
- Press Release: The City of Fairburn Celebrates Georgia Cities Week 2022
  - Distribution Date: Friday, April 22<sup>nd</sup>

### **Created and Posted Social Media Content**

- Date: Wednesday, April 20<sup>th</sup>
  - Post: Annual Spring Clean & Shred It Events
- Date: Thursday, April 21<sup>st</sup>
  - Post: Important Alert - Accident on Highway 29
  - Also prepared language for the website alert and mobile app alert
- Date: Friday, April 22<sup>nd</sup>
  - Post: Important Alert - Planned Power Outage
  - Also prepared language for the website alert and mobile app alert
- Date: Friday, April 22<sup>nd</sup>
  - Post: Georgia Cities Week Events
- Date: Saturday, April 23<sup>rd</sup>
  - Post: Jazz Concert
- Date: Tuesday, April 26<sup>th</sup>
  - Post: Important Alert - Planned Power Outage Completed
- Date: Tuesday, April 26<sup>th</sup>
  - Post: Georgia Cities Week Event Schedule Change
- Wednesday, April 27<sup>th</sup>
  - Post: Spring Cleanup Recap
- Date: Thursday, April 28<sup>th</sup>
  - Post: New Business Post – Restored Promises
- Friday, April 29<sup>th</sup>
  - Post: GA Cities Week Concert Reminder



**Marketing Materials Created**

- Project: GFL Sanitation Services Change
  - Materials Created:
    - Flyer
    - Social Media Post
    - Provided edits to postcard

**Other Project Support**

- Planning & Zoning Presentation: created cover page
- Fairburn Focus 2023 Presentation: Created cover and provided edits





## STREET DEPARTMENT

Director: Street Department

April 2022

### Department Highlights/Accomplishments:

Two staff members received their Fuel A/B operator certifications

### Department Updates:

Landscape improvements at City Buildings

Several Potholes filled on Gullat Rd

Continuous litter pick up and lawn maintenance

GFL new rollout dates for all services will begin June 1, 2022

Several training classes scheduled for staff

Collaboration with Economic Development on planter box project

### Project Status:

Repairs to the damaged guardrails on Fayetteville Rd were reschedule for 5/18/2022 due to Steel production delays

Fairhaven Trace sinkhole repair scheduled for 5/18/2022

### Upcoming Events/Actions/Meetings:

City Concert Scheduled for 5/20/2022

City wide Job Fair scheduled 5/25/2022



## Utilities Department

Director: John D. Martin, QWLA

April 2022

### **Department Highlights/Accomplishments:**

#### *Director's Office:*

- Utilities Department Weekly Leadership Meeting
- Meeting with Kendall Metering to identify priorities
- Meeting with ECG to discuss the rollout for citywide trash day
- Meeting with Finance to discuss finance and billing procedures
- GFL Environmental Landfill Presentation Meeting
- Virtual Class-GRWA Topic: Math Made Easy
- Meeting with Kendall Metering to discuss multiplier and meter setup
- Assigned water crews to assist P2K with leakage at 50 East Broad Street
- Monthly Project Meeting with Integrated Science Engineering
- Monthly Budget Meeting with Finance Director (04/04/2022)
- Senior Leadership meeting

#### *Customer Service/Meter Reading:*

- Mailed out 8,819 utility bills in April 2022
- Successful Billing Process Completed on April 29<sup>th</sup>
- Started using the City's "purchased" Meter Reading Software instead of the demo software;
- Test run with the software appeared to be successful.
- Pending meeting with Incode Leadership to discuss major migration concerns & implementation of tablet use for field technician.
- Completed field/audit review of all the pulse (demand) electric meters that are read and billed through ECG now.

#### *Electric:*

- Installation of new power poles on Senoia Road
- 120 Green Street-Removal of bad bank pole





## GOVERNMENT OF THE CITY OF FAIRBURN

- Replacement of primary overhead phases on Green Street
- Replacement of 3 poles damaged from major outages (Invert Elevation)
- Trimmed trees on East Broad Street and Spence Road
- Monthly On-calls: 27

### Water/Sewer:

- Repaired fire hydrant leak (137 East Malone Street)
- Flushed fire hydrant on Margaret Street
- Unclogged sewer lateral: 579 Sir Charles
- Meter Leaks: 3
- Meter Installations: 15
- Monthly On-calls: 6
- Sewer Back-ups: 10

### Stormwater:

- Identifying and inspecting of damaged storm drains
- Jetted overflowing storm drains
- Unclogged and cleaned out storm drain-535 Lake Joyce

### COVID-19:

- Water and Sewer personnel are maintaining restrictions and social distancing.
- Utilities buildings are wiped down on Mondays and Thursdays to prevent exposure.

### Department Updates:

- Customer Service/Meter Reader Work orders completed: 682
- Water/Sewer Work orders completed: 63

### Project Status:

- Fire Hydrant Replacement Project bid award letter (04/04/22). Need Council approval.
- Upgrade Power Grid (Elder & Poplar)-Bid preparation
- 2021 Storm Drain Lining Project (*In Progress*)
- 2021-2022 Impaired Waters Monitoring-Winter period sampling (*Completed*)
- 2021-2022 NPDES Phase I Compliance Activities-Inspections (*Completed*)



**Upcoming Events/Actions/Meetings:**

- Upgrade Power Grid (Elder & Poplar)
- Overhead to Underground Power Installation (Rivertown Road)
- Purchase of Case CX-57C Mini Excavator
- Implementation of the Backflow/FOG (Fats, Oils, and Grease) software
- Prepare Backflow Ordinance for Mayor and Council approval
- Ordering of (2) trucks for meter readers
- Tree trimming contract for Council approval
- Review meter details for new developments and renovations