



City of Fairburn  
Mayor and Council Meeting  
Minutes  
July 11, 2022  
7:00 pm

- I. The meeting was called to order at 7:00 pm by Honorable Mayor Mario Avery.
- II. Roll call by Deannia Ray, Deputy 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  
Mayor Pro Tem Hattie Portis-Jones (Zoom)  
The Honorable Ulysses J. Smallwood

Also present was City Administrator, Tony Phillips, Deputy City Clerk, Deannia Ray, and Attorney's, Valerie Ross, Serena Nowell and Rory Starkey.

- III. Pastor Carnetta Frazier of Love Deliverance Outreach led the invocation.
- IV. The Pledge of Allegiance was said in unison.
- V. Presentations and Proclamations: N/A
- VI. Adoption of the Agenda:

Councilman Heath made a motion to approve the agenda as submitted, with the second provided by Councilwoman Davis. **The motion carried unanimously.**

- VII. Approval of Minutes:

June 13, 2022, Regular Meeting Minutes – Councilman Smallwood made a motion to approve the June 13, 2022, minutes as submitted with the second provided by Councilman Heath. **The motion carried unanimously.**

- VIII. Public Comments:

Walter Brown resides at 171 Azalea Drive and stated he was very concerned about the tax increase from last year and wanted to know how the bonds were spent. He also shared his concern of the yard debris and trash on Fayetteville Road.

Todd Ireland stated he is the owner of Ireland Enterprises located at 274 Senoia Road, Suite 6A and has been in Fairburn since 2018. He thanked the Fire and Police departments for the Community Outreach Programs and wanted to set up a meeting with the Mayor to discuss getting youth more involved in the community.

Brian Boulware, owner of the Cigar Lounge thanked the Police, Fire and Planning departments for offering first class service. He was speaking tonight in support of the apartment project and asked the development be considered.

IX. Agenda Items/Public Hearings:

1. **Rezoning 2022044 Grind Capital Group (Public Hearing)**

For Mayor and Council to consider the rezoning of 32.3 acres from AG (Agriculture) to M-1 (Light Industrial) to allow the development of a warehouse.

Planning and Zoning Director, Tarika Peeks stated the applicant, Grind Capital Group, is requesting to rezone 32.3 acres from AG (Agriculture) to M-1 (Light Industrial) to develop a 273,000 square foot warehouse, a future expansion totaling 401,000 square feet with frontage on Bohannon Drive/Bohannon Road. There are two proposed ingress and egress points to the site on Bohannon Road. The development includes truck and vehicle parking, landscaping, and onsite stormwater management facility.

The Future Land Use Map has the subject property designated as Rural Residential, and this character area is appropriate for one acre or larger lots to preserve a rural feel.

The Planning and Zoning Commission reviewed the rezoning application on June 7, 2022, and their recommendation is Denial.

**Spoke in Opposition:**

Ellen Samuels  
Jean Shinstein  
Phyllis Lassiter

**Spoke in Favor:**

Richard Benton – Property Owner(s)  
Justin Golshir – Grind Capital Group

Mayor Pro Tem Portis-Jones made a motion to deny the rezoning of 32.3 acres from AG (Agriculture) to M-1 (Light Industrial) and the second was provided by Councilwoman Davis.

Mayor Pro Tem Portis-Jones stated she has served on council for nine years and have always taken into consideration what the residents want and was very upset that the property owner insulted a neighborhood. She stated that Council makes the decisions based on the entire city, and they have prepared the City's Comprehensive Plan for fifteen years, in which every five years, we renew. Each time, we solicit citizen engagement and each time this area was approved as rural residential, so I vote no on this proposed zoning.

Councilwoman Davis addressed Mr. Golshir and stated Council does not make decisions for tax revenues, we take other things into consideration. We do have visions for this entire city, it's not done in pieces and parcels and your project is out of place in that area. She visited each neighborhood surrounding this project and stated the rezoning request does not fit. However, she



does appreciate the items that was identified as the positives for the City.

Councilman Whitmore agreed with both council members and stated he knew the challenges with Meadow Glen with trucks going through that community and stated it is not a good thing. In reviewing the Future Land Use Map, we have worked diligently in listening to citizen concerns, and every five years they come in and are engaged with the elected officials so we can continue to improve the Future Land Use Map and Comprehensive Plan. There are other ways we can envision something more suitable for this area, another warehouse is not one of those. He is in agreement with the Planning & Zoning Board and will vote to deny this request.

Mayor Avery stated City Council had a retreat in April and reviewed a wish list with the three R's. We looked at all the different areas in the City, the parks, and the Downtown Development. One of the things we took into consideration was the Future Land Use Map and the Comprehensive Plan and with the rules and guidelines to follow, with that, he cannot support this rezoning request.

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

**2. Rezoning 2022045 SCP Acquisitions, LLC with Concurrent Variance 2022046 (Public Hearing)**

For Mayor and Council to consider the rezoning of 14.98 acres from C-2 (General Commercial to PD (Planned Development) to allow a planned development.

Planning and Zoning Director, Tarika Peek stated the applicant, SCP Acquisitions, LLC is requesting to rezone 14.98 acres from C-2 (General Commercial) to PD (Planned Development) to develop a planned community with 288 multi-family residential units, 4,000 square feet of commercial space, and 5.1 acres of conservation open space with a concurrent variance to reduce the number of parking spaces from 2 spaces per unit to 1.5 spaces. There are two access points to the proposed development from Meadow Glen Parkway and Renaissance Parkway. The proposed development will consist of the many amenities.

The Future Land Use Map has the subject property designated as Highway Mixed-Use, and the proposed planned development is appropriate for this commercial character area.

Based on the proposed development's consistency with the 2040 Comprehensive Plan and Future Land Use Map, staff's recommendation is Approval Conditional. The Planning and Zoning Commission reviewed the rezoning application on June 7, 2022, and their recommendation is Approval Conditional.

The conditions are as follows:

**A. To the owner's agreement to restrict the use of the subject property as follows:**

1. Multi-family residential units at a density no greater than 20 units per acre or 288 units, whichever is less.
2. Commercial use at 4,000 square feet (approx. 2,000 square feet per building)

- a. Permitted uses under C-2 (General Commercial) except liquor stores, car/truck rental or sale/leasing, auto repair/tire/body shop, auto supply store, parking lot/garage, recycling center, gasoline service station, and funeral services are specifically prohibited

B. To abide by the following:

The property shall be developed in substantial conformity with the Zoning Site Plan [Development Plan] prepared by b+c Studio and attached as Exhibit B. Any determination as to “substantial conformity” and deviation from the site plan shall be approved by the Department of Community Development staff. The site plan is conceptual only and must meet or exceed the requirements of the City’s regulations prior to the approval of a Land Disturbance Permit.

C. To the following site development standards:

1. Development standards shall be as follows:

a. Building setbacks:

- i. Front: 5-22 feet
- ii. Side: 15-23 feet
- iii. Rear: 15 feet

**Multi-family residential Use**

1. Minimum nine (9) foot ceilings. Excluding fur downs for HVAC and plumbing.
2. Full amenity package including recreation area, courtyards, swimming pool, fitness center, dog wash room, dog park, walking trail, and club room.
3. The number of three (3) bedroom units shall be limited to no more than ten percent (10%) of the total number of units.
4. Exterior materials shall be a minimum of thirty percent (30%) brick or stone and forty percent (40%) stone or other cementitious material.
5. All roof-mounted equipment shall be screened from the public right-of-way.
6. The property shall have an entry gate at all vehicular access points and a fence surrounding the residential portion of the property. Wood fencing material shall be prohibited. Stream buffers shall be excluded from this requirement.
7. Garages shall be provided for at least 10 -15 percent of the total number of units.
8. A multi-use wood chip/mulch trail (approx. 1,300 linear feet) shall be included in the development.
9. A minimum of two (2) alternative fuel vehicle charging stations shall be included in the development.
10. The developer shall in good faith establish a rental program for Fairburn public safety (i.e. Fire, Police, EMT) as well as other City of Fairburn personnel.

**Commercial Use**

1. Refuse areas (trash containers) shall be placed in the least visible location from the public streets and shall be enclosed on three sides with brick, stone, or other cementitious materials used on the façade of the buildings.
2. The front façade of the commercial uses shall be a combination of brick, stone, glass, and/or other cementitious sidings.
3. Burger bars, steel gates, metal awnings, and steel roll-down curtains are prohibited on the exterior and interior of all structures.



## **General**

1. A master sign plan shall be created for the entire project. Internal sign lighting shall be prohibited. Exterior sign lighting for multi-family residential and commercial uses shall be of similar color, shape, material, and overall style.
2. Lighting fixture height, style, design, and illumination levels shall be compatible with the building design and height and shall consider safety, function, and aesthetics. Lighting fixtures installed along sidewalks shall be of a pedestrian scale and shall not exceed 20 feet in height.
3. All utilities shall be installed underground throughout the development area.
4. Pedestrian walkways (sidewalks) shall be designed and constructed to allow for connectivity between the multi-family, commercial, amenities, and open spaces throughout the development.
5. Parking located outside of the residential gated area shall be shared amongst the multi-family residential and commercial uses.
6. The following building façade materials are prohibited for the entire development:
  - a. Exterior Insulation Finishing Systems (EIFS)/Synthetic Stucco
  - b. Metal panel systems
  - c. Corrugated steel
  - d. Smooth concrete; masonry or plain
  - e. Cinderblock
  - f. Reinforced concrete slabs
  - g. Aluminum or vinyl siding
  - h. Plywood
  - i. Presswood
  - j. Mirrored (or use highly reflective) glass

### **Spoke in Favor:**

Will Cassidy – SCP Acquisitions LLC

### **Spoke in Opposition:**

N/A

Councilmember Whitmore made a motion to approve the rezoning request with the conditions as presented with the second provided by Councilwoman Davis.

Councilwoman Davis stated she read where there was only one meeting and seven property owners were present. She asked what the resident's concerns were and why weren't there more meetings.

Mr. Cassidy stated they did extend the radius to the entire Meadow Glen neighborhood and they did some more community engagements by speaking with residents and businesses one on one as there were no objections. Most of the concerns were the location of the property, there was some confusion on the existing Tractor Supply that is under construction. We are on the opposite side of the highway so that didn't pertain to us.

Councilwoman Davis stated the parking spaces changed from 2 to 1 ½ parking spaces and she called Dylan to see if residents had any issues with parking. The Manager stated they had

adequate parking with no issues.

Mr. Cassidy explained that most codes are written around a space count per unit but in their case, because we do a higher concentration of one bedroom, we look at the parking space per bedroom ratio. He thanked Councilwoman Davis for calling Dylan. This will allow us to build more greenspace, amenities and more things as opposed to totally underutilized parking.

Councilwoman Davis asked Ms. Peaks if she sees a need for changes in our parking regulations.

Ms. Peaks stated our parking regulations are antiquated and there is a cause for review. Our current ordinance for parking for residential use is two parking spaces per residential use, it doesn't take account for what type of residential use.

Councilwoman Davis stated having more rooftops would help us in a lot of ways like getting nice restaurants, etc. and asked what the area range for attracting that quality commercial retail would be.

Ms. Peaks stated she did not know the number.

City Administrator, Tony Phillips stated that is a function of our Economic Development Department. The numbers play out differently, so we've added Mr. Pike, an expert to our team to be sure we can focus on that. Economic Development will bring forth more information on how we can get our arms around what those numbers should look like, rooftops are key.

Mayor Avery stated one of the reasons we brought Mr. Pike on board was to have someone that knows the industry.

Councilman Smallwood asked what the capacity was for Dylan and Solstice. Mr. Cassidy stated the capacity is at 99% and it's tough to find a place. Nationally, this has been a trend and with the population growth like in Fairburn, our challenge will be meeting the demand.

Councilman Whitmore stated Dylan and Solstice are very well produced projects and because of the cost of homes, people are going into condos and apartments. Councilman Whitmore asked for a breakdown on the ratio of bedrooms and starting price range of rent.

Mr. Cassidy stated one bedroom is at 64%, two bedrooms at 32% and three bedrooms is at 4%. One bedroom will start at \$1,450 to \$1,650, two bedrooms will start at \$1,950 and three bedrooms will start at \$2,300 a month.

Councilman Whitmore asked how many commercial entities they were anticipating.

Mr. Cassidy stated it was a little early to answer that, but they will determine what uses are needed and will target those and seek out that industry whether it be a restaurant, dry cleaning, or other businesses. Based on the square footage, there will be between two to six businesses in total. Councilman Whitmore asked as soon as they know what businesses are coming, to share that information with the City Administrator, we want to make sure that you share the job opportunities with Fairburn residents.

Mayor Pro Tem Portis-Jones asked Mr. Cassidy if the last request was at the same location. He stated, yes it was. She stated on that last request, Council denied, it was a similar project as



submitted today without the retail. She asked Ms. Peek if this was the first mixed use project in Fairburn and Ms. Peek stated yes, this was the only mixed-use project to include commercial and residential. Durham Lakes has a commercial component but has not been built yet.

Mayor Pro Tem Portis-Jones stated the reason of the denial was because you had asked the City for tax breaks and wanted to know if that was the case in this project. Mr. Cassidy stated yes, we plan on working with the Development Authority in Fairburn to pursue a Bond for Title program. That will enable us to bring down the cost of housing from the rates I mentioned. We have implemented the same program on the other two projects, the Solstice and Dylan. She stated if you get tax breaks and mentioned \$1,450 as starting rent, that is not affordable and feels that rate needs to be reconsidered. She asked if the rent could be revisited, and a percentage lowered to meet the State and Federal guidelines for affordability.

Mr. Cassidy stated they always try to create the best affordability they can because that helps them to ensure that the property will be fully leased. We can certainly, investigate how to potentially incorporate some type of curve or identified percentage of units if that is something the Development Authority wants to work with us to do.

Mayor Pro Tem Portis-Jones stated that was the problem, now housing is becoming unaffordable in Fairburn. Your back before us with the same area to develop a similar project with a twist, speaks to the demand but affordability is an issue and would like for us to have some conversation about that. She stated the square footage for the retail space is about 4,000 square feet which would be anywhere from two to six commercial units. She asked why the retail space at the corners rather than the whole first floor. Mr. Cassidy stated first, they would all need parking and visibility. This is a visible corridor; you can see the retail space when you drive by. When you enter into a total ground floor retail, you enter into a whole new construction type and takes your construction costs through the roof. She asked where the parking was for retail. Mr. Cassidy stated that this is a gated community and there is public parking beyond the two gates listed on the site plan. Ms. Peek stated they met the parking requirements for the Highway 74 overlay district, which is one space for every 200 square feet of commercial space.

Mayor Pro Tem Portis Jones made a substitute motion for a continuance to work on affordability. The substitute motion failed due to a lack of a second.

Mr. Cassidy requested that we separate the zoning and the affordable housing, that is more appropriately addressed within the context of the tax abatement program. From the zoning standpoint, we meet the requirements and from the affordable housing is more a function of economics.

Councilman Heath asked for the square footage on all bedrooms. Mr. Cassidy stated they vary depending on the floor plans, the one bedroom are from 642 to 803 square feet. The two bedrooms are from 1,090 to 1,220 and the three bedrooms are from 1,450 to 1,455 square feet.

Councilman Whitmore asked what the normal market practice of the percentage of affordable units on new construction. Mr. Cassidy stated it has always been coupled with some type of offset, whether there is a tax abatement, an incentive or some type of assistance package provided. When you impose an affordable requirement on a market deal, what happens is you are subsidizing the affordable units with the market rate units rent. The market rate unit resident's end up having to pay some portion of that rent. The percentage can fluctuate from 5% to 15%, so



it depends on the package looks like.

Councilman Whitmore asked Planning & Zoning Attorney, Valerie Ross how we can craft conditions for a percentage of affordable housing vs. single family residences. Ms. Ross stated the purposes of a condition of zoning, the point is to lessen the impact of zoning change to surrounding neighbors. This type of condition of zoning would not do that because it doesn't speak of the zoning change, so that is the issue.

Councilman Whitmore asked how we could legally move forward tonight. Ms. Ross stated from a zoning change standpoint, she would not recommend to put that in the zoning conditions, it could be a conversation later with the Development Authority, but in the terms of condition of zoning, the purpose is to lessen the impact on the zoning change on the neighboring community. On single family homes, when you put a rental cap, it is to make sure you have more home ownership than you have renters. With apartments, you are renting so it is not like what you are speaking about with the rental cap. With the zoning condition, it is to protect and make sure, it benefits the neighbors that are affected by the zoning change.

Councilwoman Davis asked if the rental rates for this project were more than Dylan and Solstice. Mr. Cassidy stated these rates were consistent if not below.

Mayor Avery stated the motion has been made and properly seconded. Councilmembers Heath, Whitmore, Smallwood, Davis, and Pallend voted yes. Mayor Pro Tem Portis-Jones voted no.  
**Motion Passed.**

**3. Ordinance to Amend Chapter 53, Article II, Division 2, in the Code of Ordinance to revise the Homestead Exemption for the City of Fairburn**

Finance Director, Peterson David stated the current Homestead Exemption for the City of Fairburn was over 20 years old and was last updated in the year 2000. The proposed changes consider growth, demographics, and population of the City using the 2020 Census. This will provide a property tax break to the citizens of the City of Fairburn.

Councilman Pallend made a motion to approve the Ordinance to amend Chapter 53, Article II, Division 2, in the Code of Ordinance to revise the Homestead Exemption as presented. The second was provided by Councilwoman Davis. **The motion carried unanimously.**

**4. Purchase and Installation of Electric and Water Meters by Kendall Supply, Inc.**

Utilities Director, John Martin stated the Utilities Department did a field audit which revealed that the remaining meters that were not collected needed to be replaced due to their service life being expired. These meters had to be manually read and/or estimated. In 2021, Council approved this project as a necessity through ARPA funds. Kendall Meter Supply, Inc., is the sole manufacturer of the Sensus brand water meters, and automatic meter reading equipment in the State of Georgia. The electric meters and water meters will be installed by a Sensus meter contractor (Aqua Meter Consultants) as they are experienced in this type of meter conversion. The purpose of this meter changeout is to upgrade the City's electric and water distribution systems with an electronic reading capability and to replace meters that have served beyond their estimated useful lives.

Councilwoman Davis made a motion to approve the purchase and installation of 416



electric meters and 1,500 water meters by Kendall Meter Supply, Inc., in the amount of \$587,960.00 for the Meter Changeout Program. The second was provided by Councilman Heath.

Mayor Pro Tem Portis Jones asked if there was a direct correlation with customers that have inconsistent bills. Mr. Martin stated that his department handles everything on a case-to-case basis but have found out that most meters have been in the ground too long. We need a consensus of having one meter that aligns with a technology system which the residents can go into their account, they can see their daily readings. They will be able to determine if they need to cut back, whether they have a leak, it gives them more insight of everything. Mayor Pro Tem Portis-Jones stated if this item is approved, she asked they monitor this because they still don't know why there's a spike in certain customer's bill.

Utilities Operations Manager, Quakita Lane stated they do track those concerns. What's been happening is as the meters are getting old, the system will estimate which can be tracked by prior consumption or previous occupants. She stated the meters and infrastructure in Fairburn is old and it is not communicating on a monthly basis.

Mr. Tony Phillips stated this investment should have a distinctive impact on improving the issues. Because our infrastructure is aged, all the estimates and meters that are not reading consistently is causing an ongoing issue. Our goal is to make sure our billing is accurate and improving our infrastructure.

Mayor Pro Tem Portis-Jones asked what else were they buying with the meters. Mr. Martin stated they are buying the replacements for the meters that are out of life, that is for electric and water. With electric meters, we get remote disconnects, it will automatically read the meter and transmits information back to the host computer. We will get that software, end points, antenna's, installation, lead and copper rules at the same time and it will be working with our backflow to get our EPD compliances done at one time.

Councilman Whitmore asked if the new system would afford us and the residents an opportunity to look at live on-time readings, when you see a fluctuation, you can determine if the problem is on the city side or residents' side. Mr. Martin confirmed yes, the resident can pull up their account to get a reading on the spot. They can pull this information up on a daily or monthly basis.

Mayor Avery stated this is a very similar item brought to Council back in 2016, the difference is there is a database that gets this information and sends it back to us. Labor was the number one issue at that time and this is a much-needed upgrade for the city.

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

## **5. Downtown Stage and Courtyard Sign Installation and Education Campus Dedication**

Economic Development Director, Sylvia Abernathy stated this was to update the existing Mayor Betty Hannah plaque located at the City of Fairburn Education Campus that is damaged due to weathering, and to provide sign lettering, naming the administrative/classroom building located in the quad area of the campus, the Betty Hannah Building. She stated Former Mayor Betty Hannah dedicated more than 28 years to the City of Fairburn, having served on the City Council and as

Mayor. She was instrumental in the development of Fairburn's Education Campus, in which a dedication plaque was installed on November 18, 2008.

American Sign company and Eagle Sign Group will provide the replacement plaques and installation in keeping with the standards and installation requirements from the Frankie Arnold Stage and Courtyard project. These plaques will be bronzed and won't have to be replaced again.

Councilman Heath made a motion to approve the installation of replacement plaques, and sign lettering for the dedication of the Betty Hannah Building and the second was provided by Councilwoman Davis. **The motion carried unanimously.**

#### **6. Ordinance to Amend Chapter 8, Article IV for Off Premises Special Event Permits**

Economic Development Director, Sylvia Abernathy stated this is for Mayor and Council to authorize the issuance of Off-Premises Special Event Permits to provide local businesses in good standing the ability to sell alcoholic beverages off their normal premises during special events.

Ms. Abernathy stated promoting arts and entertainment within Fairburn's Downtown Historic Commercial District (HCD) is a part of the Main Street approach to grow existing creative initiatives, building upon the City of Fairburn's Creative Placemaking Strategy, to support special events and innovative projects. The City of Fairburn hosted approximately, 89 events in 2021, which was a considerable increase from previous years. These events bring visitors and residents to Fairburn's downtown after hours and support the local economy. Participating Fairburn businesses have not been allowed to sell wine and beer at these events. The issuance of off-premises special event permits would allow a temporary alcoholic beverage to permit to Fairburn businesses to sell malt beverages and fortified wines off premises.

Special event permits provide local businesses which hold alcohol licenses in good standing the ability to sell alcoholic beverages off-premises during special events, for a limited duration. Off-premises special event permits are in the best interest of the city because they control the pouring of alcoholic beverages on premises during special events.

Councilman Pallend made a motion to approve the ordinance to amend Chapter 8, Article IV of the Code of Ordinances to authorize the issuance of off-premises special event permits. The second was provided by Councilman Smallwood.

Councilman Whitmore stated this is the perfect opportunity to address some concerns of the other businesses we have in Fairburn. During football season, one of the gas station's managers stated they are not allowed to sell their beer and wine on Sundays. They are missing out on revenue, whereas people will travel to Palmetto and Union City to purchase from those establishments vs. staying here in Fairburn. He asked the City Administrator if he would take a look at that and poll those businesses that currently can't sell on Sunday, and amend our ordinances to allow for Sunday Sales.

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

#### **7. Ordinance to Amend Chapter 8, Article VII for Issuance of Micro Distillery Licenses**



Economic Development Director, Sylvia Abernathy stated this is for Mayor and Council to provide legislative parameters for issuing Microdistillery Licenses with the city for manufacturing, sales, and distribution. She stated that Fairburn is home to Cochran Mill Brewing Company, a microbrewery that manufactures, sales, and distributes craft beer. They seek a Distilled Spirits Permit (DSP) with the State of Georgia for distribution under state and federal distilling laws. Approval of the Microdistillery Licenses would benefit the City of Fairburn by an expansion of the brewing company adding value, creating jobs, and furthering promotional/branding efforts of Fairburn's only brewery across the state of Georgia.

Currently, there are 17 breweries in Georgia with similar distilling ordinances and growling. To apply for such a permit, they require a local ordinance allowing the issuance of a Microdistillery license. The license will enable them to purchase the distillery equipment required by state and federal distilling laws.

Jett Hattaway, one of the owners of Cochran Mill Brewing Company said when he first saw the LCI document for the downtown area, he immediately recognized the potential for this area which is one of the largest economic development prospects in the city. As he saw other breweries grow in towns across the state, it was very obvious that breweries are community hubs. They are places that people gather, a place where you can meet your neighbors over a locally crafted product and you're interacting with visitors. We received incredible professionalism with the city staff and have had an overall positive experience and are thrilled to be in this thriving business environment and look forward to how it evolves in the future. Mr. Hattaway stated they currently hold a brewery license with the City, the State and the Federal TTB. We are looking to expand our facility both in production as well as improvements on our tap room to better facilitate private events. A big part of that initiative is to include the distillation of spirits, much of the equipment we already have. We are seeking this as a way to diversify our product line both in distribution and in the tap room. We don't intend on serving shots or any kind of spirits we produce on site and the reason being is one of the things that sets us apart from a traditional restaurant or a bar is that pride ourselves on being a family friendly environment. We intend on keeping our spirits exclusively for craft cocktails which maintains the same alcohol to blood volume as our beer line. The brand of a brewery is often tied to a sense of place and for us that's Fairburn. If you see our logo, it has brewed in Fairburn which is stamped on every label. Every beer that goes out in the market place has that label. We look at distilling gin, vodka, whiskey, and bourbon, which these products will also display a stamp from Fairburn.

Councilman Pallend made a motion to approve the ordinance to amend Chapter 8, Article VII of the Code of Ordinances of the City of Fairburn to authorize the issuance of Microdistillery Licenses. The second was provided by Councilwoman Davis.

Councilman Whitmore stated as we get started with South Fulton Municipal Association, we have a sister city that has used their brewery for one of their meetings. This would be a great way to let other municipalities know that we have one in Fairburn and would like for you to consider allowing us to have one of our scheduled meetings held at the Cochran Mill Brewing Company.

Mayor Pro Tem Portis-Jones stated she could vouch for the family friendly atmosphere and applauded Cochran Mill for doing what they are doing. They had a farmers' market and chefs that cooked. We were able to meet several local craftsmen that offered high quality fruit, vegetables and food. She thinks this is a great opportunity for us and wants them to be a big part



of our community events.

Councilman Pallend stated he will often have his guitar and sing out there.

Mayor Avery said congratulations and thanked him for the invite this year for the tour and is looking forward to future endeavors. He also thanked Sylvia Abernathy for the outreach to the business community.

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

**8. Program Management Agreement with Atlas Technical Consultants for Program Management and Engineering Services.**

City Administrator, Tony Phillips stated this is for Mayor and Council to approve the Task Order with Atlas Technical Consultants for program management and engineering services for various projects within the City of Fairburn in the amount not to exceed \$72,800 for FY22 and \$271,600 for FY23.

Mr. Phillips stated in March 2011, the City of Fairburn began collecting revenue to build Fire Station 23 on Milan Road and as of May 30, 2022, has collected approximately \$3.2M. On June 13, 2022, City Council approved the City Administrator's plan to use the American Rescue Plan Act (ARPA) funding allocation as revenue loss replacement which included an allocation of \$3.31M for facility renovations and upgrades. The program management services proposed by Atlas Technical Consultants will provide the technical expertise needed to move the projects outlined forward to ensure we are providing the appropriate level of fire services to our constituents and making needed investments in our facilities.

Mayor Pro Tem Portis-Jones made a motion to approve the Task Order with Atlas Technical Consultants for program management and engineering services for various projects within the City of Fairburn in the amount not to exceed \$72,800 for FY22 and \$271,600 for FY23. The second was provided by Councilwoman Davis.

Councilman Heath stated he was under the impression that this fire station was supposed to have been started 6-8 months ago and wanted to know what the holdup was.

Mr. Phillips stated that funding is not the issue. The issue has been execution, at this stage the information he was able to get was a concept, we do not have architectural drawings of the station. Not sure why it hadn't moved forward previously, but concept plans are not what you build a fire station from. We are fortunate in the funding because of the bond referendum that our residents approved is there for us to move forward on this project, we've simply not been able to get this project off the ground and this is exactly what project management focuses on.

Mayor Pro Tem Portis-Jones stated she was overjoyed to see this item come before us. This fire station has been bonded since 2011, and every year we talked about building a fire station and she was pleased to know that day has arrived. She asked what the timeline would be for the next step. Mr. Phillips stated the consulting firm we have contracted with, will have a firm date by the end of the month.



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

9. **Public Safety Retention Bonus**

City Administrator, Tony Phillips stated the City of Fairburn is currently undergoing a Classification and Compensation Study which has not been done in several years. It is anticipated that the results of this study will address citywide pay and class to ensure Fairburn is optimally positioned to attract and retain qualified staff. However, the purpose of this retention bonus is to ensure that we retain quality and experienced public safety personnel who are dedicated to keeping our communities safe. Public Safety has and remains a top priority for communities around the country. Over the last year, police departments within the metropolitan Atlanta area have experienced retention challenges which have led agencies to reevaluate the salaries, benefits, and incentives they offer public safety personnel.

Councilwoman Davis made a motion to approve the City of Fairburn Public Safety Retention Bonus Policy for Georgia Post Certified Police Officers and Georgia Post Certified Firefighters to receive a one-time \$3,000 bonus with a commitment/signed agreement to remain employed with the City for one (1) additional year of service.

Councilman Heath stated he had been in law enforcement for 25 years and retired. These officers put their life on the line every day and these are the things we need to take into consideration and thanked Mr. Phillips for coming up with this, it's been long overdue. He also thanked the citizens for being supportive of our police and fire departments because without them we would be in a paralysis time.

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

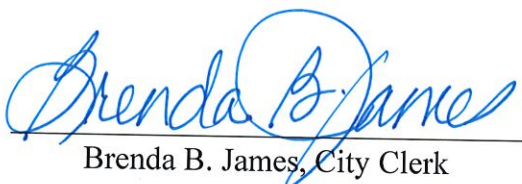
X. Council Comments – None


XI. Executive Session:

Councilwoman Davis made a motion to go into Executive Session for litigation and the second was provided by Councilman Heath at 9:33 p.m. **The motion carried unanimously.**

XII. Adjournment

After Executive Session, Councilwoman Davis made a motion to adjourn the meeting with Councilman Heath providing the second. The meeting adjourned at 10:47 pm. **The motion carried unanimously.**

  
Brenda B. James, City Clerk

  
Mario Avery, Mayor