

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
April 21, 2016

Call to Order

The Mayor and City Council of Fayetteville met in regular session on April 21, 2016 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Edward Johnson called the meeting to order, followed by Opening Prayer and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Harlan Shirley, Kathaleen Brewer, Paul Oddo, Scott Stacy, and James Williams. Staff members present were City Manager Ray Gibson and City Clerk Anne Barksdale.

Stacy moved to approve the agenda as presented. Shirley seconded the motion. Motion carried unanimously.

Stacy moved to approve the minutes of the City Council Work Session April 7, 2016. Shirley seconded the motion. Motion carried unanimously.

Public Hearings:

Mayor Johnson called Consider Approval of Beer and Wine License – Publix Supermarket #1087 – 840 Glynn Street South for Gregory Washington.

City Clerk Anne Barksdale stated, the application has been reviewed and approved.

There were no public comments.

Oddo moved to approve Beer and Wine License – Publix Supermarket #1087 – 840 Glynn Street South for Gregory Washington. Shirley seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider #0-5-16 – Enactment of Section 78-191 of Code (Cluster Mailboxes and Address Identification) – Second Reading.

City Manager Ray Gibson stated, this item will be tabled to give more time for review of the ordinance.

There were no public comments.

Stacy moved to table #0-5-16 – Enactment of Section 78-191 of Code (Cluster Mailboxes and Address Identification) for further review. Oddo seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-7-16 – Transmit Capital Improvement Element (CIE) & Community Work Program (CWP) – Annual Update to Atlanta Regional Commission (ARC) & Department of Community Affairs (DCA) for review – Public Hearing.

Project Consultant Bill Ross (Bill Ross + Associates) discussed the procedure for the annual update.

Director of Community Development Brian Wismer added, each year the City is required to update its Capital Improvements Element and Community Work Program (formerly referred to as the Short Term Work Program) of the Comprehensive Plan. The 2016 update was prepared by Staff, along with a project consultant from Bill Ross + Associates. The Capital Improvements Element lists all of the Capital Improvements (CIE) that the City has planned. The Community Work Program (CWP) lists the City's planned major projects and a list of accomplishments detailing the progress that has been made on that list.

A transmittal resolution is needed to send these CIE and CWP documents to the Atlanta Regional Commission (ARC) and the Department of Community Affairs (DCA) for review and approval per the Development Impact Fee Compliance Requirements issued by the State of Georgia. Once that review is complete, staff will then present the information again to City Council for final adoption in June.

He said Staff requests approval of this Resolution to transmit the Capital Improvements Element and Community Work Program to ARC and DCA for review and approval.

There were no public comments.

Williams moved to approve R-7-16 – Transmit Capital Improvement Element (CIE) & Community Work Program (CWP) – Annual Update to Atlanta Regional Commission (ARC) & Department of Community Affairs (DCA) for review. Oddo seconded the motion. Motion carried unanimously.

New Business:

Mayor Johnson called R-8-16 – Proposed Job Descriptions/Revisions to Salary Pay Scale.

Director of Finance and Administration Mike Bush stated, the attached salary pay scale has three revisions for review and approval. The revision to the pay scale is to add three new positions to the list of approved positions within their respective grades. We will add a PURCHASING AGENT at a pay grade 19, we will also add an ACCOUNTANT at a pay grade 19, and finally we will add an ACCREDITATION MANAGER at a pay grade 22.

He explained, in preparing the job descriptions for the purchasing agent and accountant, we used surrounding cities and counties to determine what salary range each position should be given. Both

positions are a result of the new software we purchased that will be fully implemented during 2016 and 2017. The current system we have has not allowed us to create purchase orders electronically so that we can maintain proper budget encumbrances. We will be able to do this under the new software and we will need to have someone create all the PO's. This person will also be responsible for all RFP's, RFQ's and for going out and getting bids on items that need quotes. The accountant position will help supervise the accounting clerk position that will be vacant due to the new purchasing agent's position.

The police have always used a Captain's position to keep up with the State and CALEA accreditations and now want to have that position changed to conduct official police duties. As a result, they would like to create the position of ACCREDITATION MANAGER, which will be a civilian position, to help keep up with their accreditations. We were unable to find a position to compare this position to in the local area, so we are estimating the salary.

Stacy moved to approve R-8-16 – Proposed Job Descriptions/Revisions to Salary Pay Scale. Oddo seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-9-16 – Designation of Private Driveway at 600 West Lanier Avenue to “Do Not Block Intersection” Status.

Public Services Director Chris Hindman stated that Staff has received a request from the property owner at 600 West Lanier Avenue to designate their private driveway on Grady Avenue to a “Do Not Block Intersection”. The concern is that traffic on Grady Avenue going northward toward Highway 54 blocks the intersection and traffic entering the commercial development. This ultimately backs up traffic on Grady Avenue going southbound all the way back to the traffic signal on Highway 54. There is also a concern of exiting traffic turning onto Grady Avenue from the commercial development due to the congestion.

He added, Staff has reviewed the request and has found that the traffic flow on Grady Avenue at the driveway location does back up and that exiting or entering through the driveway creates an impediment on Grady Avenue. Staff recommends approval of this resolution for the approval of the designation. This request is in compliance with Ordinance #0-6-16 regarding the vehicular blocking of intersections that do not meet the definition as outlined by the State of Georgia. The Police Department has also reviewed this request and is in support of the resolution.

Shirley moved to approve R-9-16 – Designation of Private Driveway at 600 West Lanier Avenue to “Do Not Block Intersection” Status. Stacy seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider Bid Award – Summit Point Stormwater Management Pond Maintenance Project.

Public Services Director Chris Hindman said, Staff has reviewed the bids that were received on March 31, 2016 for the Summit Point Stormwater Management Pond Maintenance Project. The project consists of removal and disposal of accumulated sediment debris in the existing basins and

weirs to create positive drainage flow within the basins. The existing conditions cause water to accumulate within the basins and not draining properly. The project also includes the mowing of the underbrush and removal of certain trees and the re-establishment of the existing banks to meet current standards. Once the basins have been cleaned and re-established they will be turned over to the Summit Point Homeowner Association to own and maintain.

He added, Staff recommends the Bid Award go to Weatherup Construction LLC, in the amount of \$20,874.00. If approved, the project will be paid out of the stormwater reserve fund balance.

Williams moved to approve the Bid Award for Summit Point Stormwater Management Pond Maintenance Project go to Weatherup Construction LLC, in the amount of \$20,874.00. Shirley seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider Approval – GA Power Lighting Agreement for Hood Ave./Hwy. 92 Realignment Project.

Public Services Director Chris Hindman said, as part of the Hood Avenue/S.R. 92 Realignment project, there will be 29 LED street lights added to illuminate the roadway. These are necessary to meet the illumination standards from the Georgia Department of Transportation (GDOT) and to meet pedestrian standards on the Church Street extension. The proposed LED light fixtures will be mounted on decorative poles that are 27' in height and fed underground to meet the desired look similar to the look that we have in the downtown area.

Staff requests approval of the attached Lease Agreement with Georgia Power for the initial price of \$189,400.00. This money has been budgeted through the realignment project as part of the utility relocation line item. There will be a monthly charge of \$807.65 increase which will be included in the budget and as an increase through the Public Works lighting line item.

Stacy moved to approve GA Power Lighting Agreement in the amount of \$189,400.00 plus a monthly charge of \$807.65. Brewer seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-10-16 – Consider Non-Profit Funding Request for Fayette Senior Services.

Director of Finance and Administration Mike Bush said, the City of Fayetteville received a request from the Fayette Senior Services, Inc. in the amount of \$7,500. The last time we funded this request was in 2011 for the Fiscal Year 2012 (Aug. 2011 – July 2012.)

He added that Peachtree City also helps with funding for the Senior Center; they provide \$15,000 annually.

If this request is granted, we will add it to the 2017 budget that we are preparing for review in July.

Brewer moved to approve \$7,500.00 to Fayette Senior Services for FY 2017. Oddo seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-11- 16 – Parcel 15 – Hood Ave./Hwy. 92 Realignment Project.

City Manager Ray Gibson stated, the City of Fayetteville has determined that development of this project requires the City to come to agreement to Sell in Lieu of Eminent Domain, Mitigation, and Abandonment of Property, with the Mayor being authorized to execute said Agreement on behalf of the City.

Development of the Project requires that the City acquire fee simple title to one parcel within Parcel 15 (the “Acquisition Tract”), one temporary construction easement appurtenant to Parcel 15 (the “Easement Tract”), and one permanent drainage easement as generally described in the Agreement attached.

He added, this resolution will allow the City Attorney to move forward and finalize the necessary agreements.

Shirley moved to approve R-11- 16 – Parcel 15 – Hood Ave./Hwy. 92 Realignment Project with the total amount of \$138,042.87 plus \$10,000.00 attorney’s fees. Oddo seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-12-16 – Economic Development Strategy.

City Manager Ray Gibson provided background for the City’s Economic Development Strategy. He stated, on August 20, 2015 the City Council approved Resolution R-27-15 which supported the hiring of Garner Economics, LLC to prepare an economic development strategy for the City. Within the executed agreement the scope of the project for Garner was as follows:

1. Preparation of a comprehensive and holistic assessment of key forces driving the economy and its shifting dynamics;
2. Conduct an Assets and Challenges Assessment (A&C) of Fayetteville from the perspective of a site location consultant that facilitates investment decisions;
3. Preparation of recommendations for business targets suitable for the City based on their research and analysis; and,
4. Preparation of a set of implementable recommendations that the leadership in the City can utilize to enhance the economic well-being of the area and make Fayetteville a desirable business location and enhance its quality of place.

In completing the scope of work Garner produced three documents as follows:

1. Competitive Realities Report (CRR)
2. Business Industry and Target Validation by sector and sub-sector
3. Strategic Action Plan with Implementation Recommendations

He explained, the CRR is a compilation of local facts and data points with quantitative analysis and some subjective opinions noted in the Assets and Challenges Assessment. Together, the Assets and Challenges Assessment, Community Engagement Summary, and the Economic and Labor Analysis inform this process, upon which the strategy and its recommendations will be built.

The Business Industry and Target Validation by sector and sub-sector is a matrix consisting of four main sectors as follows: Small Business, Retail, and Film Production Support Services; Professional & Corporate Office Users; Computers & Technology; and, Health Services.

Lastly, the Strategic Action Plan and Implementation Recommendations is the final document outlining an economic game plan for the City of Fayetteville moving forward. The recommendations presented by Garner are divided into three categories as follows:

1. EXECUTE EFFECTIVELY (EFFECTIVE SERVICE DELIVERY)

- Reorganize the City's Community Development Department to effectively seize on current and future economic opportunities.
- Expand the existing Fayetteville Downtown Development Authority (DDA) to a more citywide Development Authority, encompassing the City's radius business district boundaries.
- Promote the existing Tax Allocation District (TAD) in the City of Fayetteville.
- Make the case for sustainable funding sources to improve the City's economic development infrastructure and identify catalytic programs to use the monies effectively.

2. ENHANCE THE PRODUCT (PRODUCT IMPROVEMENT)

- Recruit a vocational tech two-year college to Fayetteville.
- Develop a city-sponsored or city-owned Center for Visual and Performing Arts.
- Implement the key recommendations from the 2010 LCI Urban Study for Fayetteville, which will in turn help attract a younger population to live in Fayetteville.
- Create a plan to improve gateways into the City—including new signage, landscaping, and beautification initiatives.
- Provide the public free, high-speed Internet access to enhance the visitor and resident experience in the Core Business District and in disadvantaged neighborhoods where access is limited based on affordability.
- Conduct a downtown parking study that will recommend areas for parking growth.

3. TELL THE STORY (MARKETING)

- Create a separate economic development portal to enhance the City's website and address the needs of location consultants and potential investors.
- Partner with local and regional economic development allies to market the City.

- The City's economic development staff should engage Atlanta-area commercial developers about the City's value proposition.
- Re-brand (or create) a unified Fayetteville brand.

He added, Staff has reviewed the documents thoroughly and recommends approval of this Resolution to adopt the City of Fayetteville Economic Development Strategy.

Mr. Jay Garner, Garner Economics, LLC then discussed in detail the Economic Development Strategy for the City of Fayetteville with questions/feedback from the Council.

Stacy moved to approve R-12-16 – Economic Development Strategy for the City of Fayetteville. Oddo seconded the motion. Motion carried unanimously.

City Manager and Staff Reports:

City Manager Ray Gibson stated, our last GA Cities Week event will be held this Saturday, a 5K walk/run beginning at 9:00am at the Southern Ground Amphitheater and also ending at the Amphitheater.

Lunch on the Lawn scheduled for tomorrow has been cancelled due to inclement weather and will take place Friday, May 6th from 11:30 – 1:30 on the Old Courthouse lawn.

Mr. Gibson stated a Market Analysis meeting with Noell Consulting Group will be held May 2nd.

There will be a SPLOST Committee meeting this Monday at 6:00pm at City Hall.

Director of Community Development Brian Wismer stated, DDA held a dedication ceremony for the completion of the Downtown Mural tonight and it was well attended.

He also said the Holiday Dorsey Fife House Museum will hold Living History Days this weekend, 12:00 – 5:00 Saturday and Sunday.

City Council and Committee Reports:

Councilmember Brewer stated she would like to see a study on architecture within the city.

Mayor's Comments:

Mayor Johnson thanked Council and Staff for the input and work on moving forward with our downtown concept. He encouraged the community to continue providing their input on the plan.

Public Comments:

There was one public comment made by Greg Clifton who stated he was looking forward to the new downtown development.

Shirley moved to adjourn the meeting. Oddo seconded the motion. The motion carried unanimously.

Respectfully submitted,

Anne Barksdale, City Clerk