

**City of Fayetteville**  
**Regular Mayor and City Council Meeting**  
**Minutes**  
**June 16, 2016**

**Call to Order**

The Mayor and City Council of Fayetteville met in regular session on June 16, 2016 at 6:00 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, Paul Oddo, Scott Stacy, and James Williams. Councilmember Kathaleen Brewer was absent. Staff members present were Assistant City Manager Alan Jones and City Clerk Anne Barksdale.

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

Stacy moved to approve the minutes of the Regular City Council Meeting of June 2, 2016. Oddo seconded the motion. Motion carried unanimously.

**Recognitions and Presentations:**

Mayor Johnson called Police Chief Scott Pitts to recognize Officer Bell and the Miller Family. Officer Bell and other first responders with the Fayetteville PD, Fayette County SO, and 911 Center were recognized for their life saving actions for the daughter of Kevin and Anne Miller at the Joseph Sam's School.

Mayor Johnson recognized outgoing Executive Director of the Southern Conservation Trust, Pam Young, with a plaque for her many years of service with that organization.

Mayor Johnson called Reverend Mark Matson with Peachtree City First Baptist Church to give a presentation on The Bridge Community Center.

Mayor Johnson called VFW member Larry Dell to present the National VFW Firefighter of the Year award to City of Fayetteville Fire Department's Captain Keith Harris.

**Public Hearings:**

Mayor Johnson called Consider #0-8-16 – Rezoning 4.92 Acres – North Glynn Street and Lafayette Avenue Intersection from C-1 to PCD – REA Ventures – 2<sup>nd</sup> Reading.

Community Development Director Brian Wismer stated, this item needs to be tabled until the July 7<sup>th</sup> meeting due to legal questions and concerns that need to be addressed.

Oddo moved to table #0-8-16 – Rezoning 4.92 Acres – North Glynn Street and Lafayette Avenue Intersection from C-1 to PCD – REA Ventures until the July 7, 2016 City Council meeting. Stacy seconded the motion.

There were no public comments.

Mayor Johnson called Consider #0-10-16 – Revert Rezoning for Parcel #0524019 – Cobblestone – Public Hearing.

Community Development Director Brian Wismer stated, the owner is in the process of selling the property, so we would like to extend to the new owner 90 days to come up with an agreeable plan.

There were no public comments

Shirley moved to table for 90 days from today Ordinance #0-10-16 – Revert Rezoning for Parcel #0524019 – Cobblestone. Oddo seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider #0-11-16 – Water and Sewer Rate Increase – Public Hearing and 1<sup>st</sup> Reading.

Assistant Director of Finance Carleetha Talmadge stated, the Water and Sewer budget has been prepared and includes a 2.4 % increase. This increase insures the City’s ability to meet and maintain the required debt service obligations as outlined in the 2010 and 2013 Series Water and Sewer Revenue Bonds.

Staff is recommending an amendment to the City of Fayetteville Water and Sewer Ordinance Section 86-62 Basic Rates, Charges, and Billing. This ordinance has been amended to increase the water and sewer fees for residential, senior, and commercial customers. The table below shows a comparison of the current rates to the proposed amended rates:

Type	Current Minimum	Proposed Minimum	Current per 1,000 rate	per gallon	Proposed per 1,000 rate	per gallon
Res Sewer	17.46	17.88	3.12		3.19	
Senior Sewer	14.83	15.19	3.12		3.19	
Com Sewer	30.62	31.35	3.12		3.19	
Res Water	15.55	15.92	3.11		3.18	
Senior Water	13.23	13.55	3.11		3.18	
Com Water	28.53	29.21	3.11		3.18	

She added, the minimum residential water and sewer bill will increase by .79 cents.

There were no public comments.

Mayor Johnson stated this was posted for 1<sup>st</sup> Reading.

Mayor Johnson called Consider #0-12-16 – FY 2017 Budget Hearing – Public Hearing and 1<sup>st</sup> Reading.

Director of Finance and Administration Mike Bush stated, the Proposed Fiscal Year 2017 (Beginning August 1, 2016 and Ending July 31, 2017) Budget package has been prepared and this presentation will give an overview of the proposed budgets which include: the General Fund, the Water and Sewer Fund, the Solid Waste and Recycling Fund, the Capital Projects Fund, the Impact Fee Fund, the SPLOST Fund, the Cemetery Trust Fund, the Confiscated Assets Fund, the Hotel/Motel Tax Fund, the Vehicle Rental Excise Tax Fund, the Downtown Development Authority, the Main Street Tourism Fund, and the Veterans Memorial Fund.

Proposed FY 2017 Budget Package:

<b>FUND</b>		
<b>GENERAL FUND</b>		
General Government		1,497,235.00
Judicial		659,001.00
Public Safety		7,818,856.00
Public Works		1,020,182.00
Housing and Development		657,809.00
Other Uses		282,843.00
<b>TOTAL GENERAL FUND</b>		<b>11,935,926.00</b>
<b>ENTERPRISE FUNDS:</b>		
Water and Sewer Fund		6,564,095.00
Solid Waste Fund		689,850.00
<b>TOTAL ENTERPRISE FUNDS</b>		<b>7,253,945.00</b>
<b>TOTAL SPECIAL REVENUE FUNDS</b>		<b>428,448.00</b>
<b>TOTAL CAPITAL PROJECTS FUND</b>		<b>7,816,381.00</b>
<b>TOTAL COMPONENT UNITS</b>		<b>1,046,553.00</b>
<b>TOTAL ALL FUNDS</b>		<b>28,481,253.00</b>

There were no public comments.

Mayor Johnson stated this was posted for 1<sup>st</sup> Reading.

Mayor Johnson called Consider Ordinance #0-13-16 – To Update the City’s Official Zoning Map – Public Hearing and 1<sup>st</sup> Reading.

Director of Community Development Brian Wismer stated, in continuance of the recommendations by the City Attorney, Mayor and Council shall adopt the City Zoning Map at or near an annual basis to record any changes to the document. All changes are recorded and maintained in the City’s GIS (Geographic Information System) files. The updated City Zoning Map includes zoning changes to several parcels approved by Mayor and Council since the last update.

He explained, in March of 2015, property at Hwy 54 East and Cobblestone Blvd. was rezoned from C-3/Highway Commercial to RMF-15/Multi-Family Residential (future Cobblestone Townhouses). In May 2015, property at 140 Walker Parkway was annexed into the City of Fayetteville and rezoned from CH/Highway Commercial to C-3/Highway Commercial (Starbucks/Mattress Firm). Also in May 2015, two properties at Veterans Parkway and Hood Road (Pinewood Forrest) were annexed into the city and rezoned from R-70/Single Family Residential to PCD /Planned Community Development. In July 2015, property at 467 Veterans Parkway was annexed into the city and rezoned from R-70/Single Family Residential to PCD/Planned Community Development (Thomas Lamb Property- zoning was reverted back to R-70 on June 2, 2016 for lack of development).

In August 2015, properties at 200 Hunters Glen and 100 Morning Dove Drive (Quail Hollow) were annexed into the city and rezoned from R-40/Single Family Residential (county) to R-40/Single Family Residential (city). In November 2015, property at 1231 Hwy 54 West was rezoned from MO/Medical Office to C-3/Highway Commercial (future Holiday Inn Express).

In December 2015, property at 936 West Lanier Avenue was rezoned from C-3/Highway Commercial to MO/Medical Office (future Heartis Senior Living). Also in December 2015, property at Hwy 85 North and Promenade Parkway was rezoned from C-3/Highway Commercial to M-1/Light Manufacturing (future Industrial Park).

Staff recommends approval of the updated City Zoning Map as presented.

There were no public comments.

Mayor Johnson stated this was posted for 1<sup>st</sup> Reading.

**New Business:**

Mayor Johnson called Consider R-14-16 – Fayette County Development Authority (FDCA) Funding Resolution.

FDCA Vice President Emily Poole stated, the Fayette County Development Authority (FCDA) is the lead economic development agency for Fayette County. The authority focuses on recruitment,

retention, and expansion of major industry and corporate office operations along with dealing with work force related issues for unincorporated Fayette County and its municipalities.

The FCDA approved FY 2016-17 budget consists of revenues that total \$471,943.00 and expenses that total \$471,943.00. Included within the revenue total is a payment by the City of Fayetteville in the amount of \$67,766.00. The breakdown of payments to the FCDA by each of the jurisdictions for FY 2015-16 and FY 2016-17 is as follows:

Jurisdiction	2015-16 Payment	2016-17 Payment
Fayette County	\$225,000.00	\$225,696.00
Peachtree City	\$75,000.00	\$146,047.00
City of Fayetteville	\$0.00	\$67,766.00
Town of Tyrone	\$0.00	\$29,235.00
Town of Brooks	\$0.00	\$2,227.00
Town of Woolsey	\$0.00	\$672.00
<b>TOTALS</b>	<b>\$300,000.00</b>	<b>\$471,643.00</b>

She said the City of Fayetteville, like the Towns of Tyrone, Brooks, and Woolsey have not been asked in past years to make a payment to the FCDA, while Peachtree City was paying for a business and retention employee to work solely for them. The FY 2016-17 budget is utilizing pro rata formula of \$4.25 times the 2015 Atlanta Regional Commission (ARC) estimate, whereby each jurisdiction will pay a base amount per resident. The ARC 2015 population estimate for Fayetteville was 15,947.

The FCDA Program of Work for the FY 2016-17 budget points out a more unified direction moving forward with the staffing plan to include the following:

- Maintain Interim CEO position
- VP of Economic Development
- Extend Office Manager’s hours
- Hire Part-time Film/Marketing personnel based on funding

The goal of the FCDA over the next five years is to become self-funding through the issuance of bonds for industrial development. The city’s resolution R-14-16 requests the City Council’s support to commit to three years of financial support to the FCDA based on the above noted formula.

Stacy moved to approve R-14-16 – Fayette County Development Authority (FDCA) Funding Resolution. Oddo seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider Final Elevations for Holiday Inn Express – 1231 Highway 54 West.

Senior Planner Julie Brown stated, in November 2015, City Council reviewed the rezoning request from Kamlesh Patel for the Holiday Inn development proposed at 1231 Hwy 54 West. Council approved the rezoning with the condition that final elevations be reviewed and approved by City Council, following approval of Development Plans by the Planning & Zoning Commission.

On May 24, 2016 the P&Z Commission reviewed and approved development plans (including elevations) as submitted, so the elevations are now presented for Council review. Earlier feedback from the Planning & Zoning Commission and Council has been incorporated into the revised elevations. Some of those changes include a slanted canopy over the front entrance featuring wood grain and stone accents. Bold colored EFIS in the center of the building on all four sides that complements the architectural features of Piedmont Fayette hospital, and additional scouring on all four sides of the building.

Staff recommends approval of the elevations as the design architecture fits and compliments Fayette Piedmont hospital and the surrounding area.

Architect Dennis Drewyer explained further the details of the placement of the building and the design and landscape of the property.

Shirley moved to approve Final Elevations for Holiday Inn Express – 1231 Highway 54 West. Oddo seconded the motion. Motion carried 3-1. For: Shirley, Oddo, Stacy; Against: Williams.

Mayor Johnson called Consider R-21-16 – FY 2016 Budget Transfer.

Assistant Director of Finance Carleetha Talmadge stated this budget transfer is relating to the changes in the needs for the City during 2016, and additional items that were not budgeted at the beginning of the year that are now a necessary expense. This will allow the compression fix line items will be properly funded.

The adopted budget before this transfer is \$13,718,493 and after the transfers are complete, the budget will still be \$13,718,493.

Stacy moved to approve R-21-16 – FY 2016 Budget Transfer. Shirley seconded the motion. Motion carried unanimously.

Mayor Johnson called Discussion of the Highland Park Phase 3 Detention Ponds.

Public Services Director Chris Hindman stated Staff has discovered that Highland Park Phase 3 has two detention ponds within the subdivision which was Quit Claim deeded over to the City in 2005. The first pond labeled Pond A which consists of approximately 3.336 acres and the second pond labeled Pond B which consists of approximately .873 of an acre. Through investigating the development of the property through the files located at City Hall we could find no evidence that the City accepted responsibility of the two ponds.

He added, per the Final Plat dated 10-16-03 the detention ponds should have been the responsibility of the Homeowners Association. Further investigation discovered that the ponds were Quit Claim deeded over to the City on August 16<sup>th</sup>, 2005 as filed through the Superior Court of Fayette County Courts. Neither the deed nor any documentation could be found within the City's files that the City accepted the deed.

So, after discussions with the City Attorney, the City has two options available to us. The first is to accept the Quit Claim Deed and accept the responsibility of cleaning the ponds. The second is to not accept the deed and work to try and have the developer clean and maintain the ponds.

Mr. Hindman said since our City Attorney could not be present at this meeting to answer legal questions we would like to table this until the July 7<sup>th</sup> City Council meeting.

Oddo moved to table Highland Park Phase 3 Detention Ponds until the July 7, 2016 City Council meeting. Shirley seconded the motion. Councilmember Stacy recused himself as he has a personal interest in this item. Motion carried unanimously.

#### **City Manager and Staff Reports:**

Assistant City Manager Alan Jones stated this is a busy weekend with Lunch on the Lawn tomorrow, Atlanta Rhythm Section playing at the Southern Ground Amphitheater Saturday, and Market Day on Saturday. Also, there's a ribbon cutting for new store Tribal Chick on the square tomorrow.

Director of Public Services Chris Hindman showed a "fly over" video of the status and progress of the Hood Avenue/Hwy. 92 round-a-bout and road project.

#### **City Council and Committee Reports:**

Councilmember Stacy gave an update on the Ridge Nature Center, saying the 1.2-mile stream continues to be cleaned out, ready for a July opening to the public.

#### **Mayor's Comments:**

Mayor Johnson said he and Councilmember Shirley and City Manager Ray Gibson had a very productive meeting when they traveled to Bricktown, Oklahoma City. They brought back plenty of ideas to help in the planning of Fayetteville's downtown.

Mayor Johnson stated he recently attended the GA Power Regional Update which was very informational.

Mayor, Council, and staff members will be attending the annual Georgia Municipal Association conference in Savannah June 24<sup>th</sup> – 28<sup>th</sup>.

There were no public comments.

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

Respectfully submitted,

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Anne Barksdale, City Clerk