

CITY OF SOUTH FULTON, GEORGIA
REGULAR MEETING - Southwest Arts Center 915 New Hope Road, Atlanta, GA 30331
Tuesday, November 28, 2023, 5:00 PM



REGULAR MEETING MINUTES

I. Invocation - Chaplain Nunnally

Minutes:

The Invocation was rendered by Chaplain Patten.

II. Pledge of Allegiance

Minutes:

The pledge of allegiance was recited in unison.

III. Meeting Called to Order- Mayor khalid

Minutes:

The meeting was called to order by Mayor khalid kamau at 5:22 PM.

Attendee Name	Title	Status	Arrived
khalid kamau	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Jacey Sebastian	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
Natasha Williams	District 6 Councilmember	Present	
Linda Pritchett	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

IV. Approval of City Council Meeting Minutes

Motion (Approve): Councilmember Willis

Second: Councilmember Gumbs

[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve the following City Council Meeting Minutes.

Regular Meeting from November 14, 2023

Work Session Minutes from November 14, 2023

Zoning Public Hearing from November 14, 2023

The motion was approved unanimously.

1. Request Council Approval of City Council Regular Meeting Minutes from November 14, 2023 (City Clerk)
2. Request Council Approval of City Council Work Session Minutes from November 14, 2023 (City Clerk)
3. Request Council Approval of City Council Alcohol/Zoning Public Hearing Minutes from November 14, 2023 (City Clerk)

V. Adoption of Council Agenda

Motion (Approve): Councilmember Sebastian

Second: Councilmember Williams

[Motion Approved]

Yea: 7 Gumbs, Pritchett, Reeves, Rowell, Sebastian, Williams, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve the agenda with the following amendments:

Add: Green Shade Foundation monetary and turkey donations on November 22, 2023; Wellness Day on December 9, 2023, at the Economic Development Authority Building (Councilmember Pritchett)

Pull Items #21, 24, and 30 from the Council Agenda

The motion was approved unanimously.

VI. Consent Agenda Items

Motion (Approve): Councilmember Rowell

Second: Councilmember Gumbs

[Motion Approved]

Yea: 7 Gumbs, Pritchett, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the consent agenda.

The motion was approved unanimously.

4. Consent Agenda: SUBDIVISION PLATS

Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D: (Held from November 14, 2023 Council Meeting)

- a. 5090 Derrick Road Replat (District 4)
- b. Hayes Estate Lot Split (District 4)

Minutes:

Item approved as a part of the Consent Agenda.

- 5. Request Approval of A Resolution To Request The General Assembly And Governor Of Georgia To Accept Federal Medicaid Funding And Implement The Full Expansion Of Health Insurance Coverage As Provided By The Affordable Care Act; And For Other Purposes. (Sponsored by Councilmember Willis)

Minutes:

Item approved as a part of the Consent Agenda.

6. Consent Agenda: PROCUREMENT AND CONTRACTS

Request Council Approval Authorizing the Police Chief, on behalf of the City of South Fulton, to accept the donation of 15 Portable Power Stations, valued at a total of \$1,900.00 from **EBC Cares** for Police Fleet Usage. (Police)

Minutes:

Item approved as a part of the Consent Agenda.

7. The Police Department is requesting Council Approval to procure gunshot detection technology from **Sound Thinking (ShotSpotter)** for a 3-year contract totaling \$458,500.00. Funding will come from the Police Department's State of Georgia Public Safety and Community Violence Reduction Grant. (Year 1 - \$159,500.00; Year 2 - \$149,500.00; Year 3 - \$149,500.00).

Minutes:

Item approved as a part of the Consent Agenda.

8. The Public Works Department is requesting Council Approval to award Invitation To Bid (ITB) Number 23-32 to **Midwest Industrial Supply, Inc.**, for \$192,975.00, to furnish all things necessary to provide standby dust abatement services. This includes but is not limited to labor, tools, equipment, transportation, supervision, administrative costs (direct and indirect) and all efforts necessary to perform and complete the specifications as solicited in the Invitation To Bid. The contract term shall be for one (1) year with the option to renew for a three (3) additional twelve (12) month period.

Minutes:

Item approved as a part of the Consent Agenda.

9. The Purchasing Department is requesting Council Approval to Piggyback the State of Georgia contract number 99999-SPD-SPD0000167-0001, City of South Fulton, contract number 23-11-5P, for **Staples, Inc.**, for Paper, Toner, General Office Supplies, Furniture at \$200.00 or lower, Breakroom supplies and Computer peripherals, for an amount not-to-exceed, \$150,000 annually. The initial term of this contract shall be from the date of award, through November 31, 2024. Upon contract approval, the City Administration will prepare the requisition to purchase the City-wide office supplies.

Minutes:

Item approved as a part of the Consent Agenda.

10. The Public Works Department is requesting Council approval to piggyback Georgia Department of Administrative Services, Statewide contract number 001-SPD0000181-0001, City of South Fulton Contract Number 2023- 11-3P, **W. W. Grainger, Inc.**, for Maintenance Repair and Operations, for an estimated annual amount of \$150,000.00.

Minutes:

Item approved as a part of the Consent Agenda.

11. The Purchasing Department is requesting Council Approval to piggyback Georgia Department of Administrative Services, Statewide contract number 99999-001-SPD0000170-0002, City of South Fulton Contract Number 2023-11-2P, **Home Depot, Inc.** for discounted Retail Walk-In Building Supplies for multiple categories of competitively priced building supplies and related building products, for an estimated annual amount of \$150,000.00.

Minutes:

Item approved as a part of the Consent Agenda.

12. The Purchasing Department is requesting Council approval to Piggyback the contract for OMNIA Partners Public Sector, Contract No. R-192006, City of South Fulton Contract Number 2023-11- 4P, **Lowe's Home Center, Inc.**, Maintenance, Repair, Operations products, for an estimated annual amount of \$150,000. The initial term of the contract is April 1, 2020 through March 31, 2024, with the option to renew for one (1) additional one-year period through March 31, 2025.

Minutes:

Item approved as a part of the Consent Agenda.

13. The Public Works Department is requesting Council approval to enter into a Piggyback Agreement with **Martin-Robbins Fence Company** for the Purchase and Installation of Guardrails and Fencing at various locations within the City. The contract will encompass three (3) one-year automatic renewal options. The agreement is a "piggyback" of the Gwinnett County contract with Martin-Robbins Fence Company dated January 17th 2023. The recommendation is to enter into a--year contract in the amount of \$500,000.

Minutes:

Item approved as a part of the Consent Agenda.

14. The Public Works Department is requesting Council approval to enter into a Piggyback Agreement with **Integrated Science and Engineering, Inc. (ISE)** to provide Inventory, Mapping, Assessment, Dry Weather Screening and other associated Stormwater Utility services. The purpose of these services is to support compliance with the City's 2023-2027 NPDES Phase II Municipal Separate Storm Sewer System (MS4) Stormwater Management Program (SWMP) and its MS4 Operations and Maintenance Program. The contract will encompass one-year increments renewable at the City's option. The agreement is a "piggyback" of the City of Brookhaven Contract with Integrated Science and Engineering, Inc. (ISE) dated March 29th 2023. The contract is in the amount of \$499,720.00

Minutes:

Item approved as a part of the Consent Agenda.

VII. Alcohol License, Rezoning, Variance and Modification Cases (For Motion and Vote)

15. ALCOHOL LICENSE

The applicant **Jonzey Enterprise LLC, dba Sandtown Pub**, has applied for an alcohol license for the consumption sales of wine, beer and distilled beverages at 5819 Campbellton Rd Ste 202203, Atlanta, Ga. 30331. This request is due to a new license. All applicable fees have been paid. (District 1)

Motion (Approve): Councilmember Gumbs

Second: Councilmember Willis

[Motion Approved]

Yea: 6 Gumbs, Pritchett, Reeves, Sebastian, Williams, Willis

Nay: 0

Abstain: 1 Rowell

Not Voting: 0

Minutes:

A motion was made to approve Jonzey Enterprise LLC, dba Sandtown Pub alcohol license for the consumption sales of wine, beer, and distilled beverages at 5819 Campbellton Rd Ste 202203, Atlanta, GA 30331.

The motion was approved 6-0-1. Councilmember Rowell abstained.

16. REZONING/SPECIAL USE PERMIT

Z23013/U23010: Application by Kelia Smith requesting to rezone property from the AG1 (Agricultural District) zoning district to the R6 (Two-family Dwelling District) zoning district and requesting a Special Use Permit to operate a Day Care Center for property located at 3873 Demooney Road (Parcel ID: 14F0144LL0953) (District 4) Staff Recommendation: DENIAL Planning Commission Recommendation: DENIAL

Motion (Approve): Councilmember Sebastian

Second: Councilmember Willis

[Motion Approved]

Yea: 4 Gumbs, Reeves, Sebastian, Willis

Nay: 3 Pritchett, Rowell, Williams

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve Case U23010 for First Read.

The motion was approved 4-3. Councilmembers Rowell, Williams-Brown, and Pritchett were

against.

Motion (Reconsider): Councilmember Reeves
Second: Councilmember Willis
[Motion Approved]

Yea: 4 Gumbs, Reeves, Sebastian, Willis
Nay: 3 Pritchett, Rowell, Williams
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to reconsider Case Z23013.

The motion was approved 4-3. Councilmembers Rowell, Williams-Brown, and Pritchett were against.

Motion (Approve): Councilmember Sebastian
Second: Councilmember Gumbs
[Motion Failed]

Yea: 3 Gumbs, Sebastian, Willis
Nay: 4 Pritchett, Reeves, Rowell, Williams
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to approve for First Read of Z23013/U23010 application by Kelia Smith requesting to rezone the property from the AGI (Agricultural District) zoning district to the R6 (Two-Family Dwelling District) zoning district and requesting a Special Use Permit to operate a Day Care Center for property located at 3873 Demooney Road (Parcel ID: 14F0144LL0953)

The motion failed 3-4. Councilmember Rowell, Reeves, Williams-Brown, and Pritchett were against.

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17. **Z23014:** Application by Kema Tillman to rezone property from the AGI (Agricultural District) zoning district to the TR (Townhouse Residential District) zoning district to develop eight (8) townhomes on property located at 5510 Feldwood Place (Parcel ID: 09F250101050314) (District 5). Staff Recommendation: APPROVAL Planning Commission Recommendation: DENIAL

Motion (Approve): Councilmember Willis
Second: Councilmember Rowell

[Motion Approved]

Yea: 5 Gumbs, Pritchett, Rowell, Williams, Willis
Nay: 2 Reeves, Sebastian
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve Case Z23014 for First Read.

The motion was approved 5-2. Councilmembers Reeves and Sebastian voted against.

Motion (Deny): Councilmember Reeves

Second: Councilmember Willis

[Motion Failed]

Yea: 1 Sebastian
Nay: 6 Gumbs, Pritchett, Reeves, Rowell, Williams, Willis
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve Case Z23014 for First Read.

The motion failed 1-6. Councilmember Willis, Gumbs, Rowell, Reeves, Williams-Brown, and Pritchett voted against.

VIII. Public Comments

IX. Council Comments

X. Public Hearing – Community Development Block Grant Program

Minutes:

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18. Public Hearing – The City proposes to substantially amend the City’s Five-Year Consolidated Plan (2020 - 2024) Annual Action Plan and to reprogram funds.

Minutes:

Public Hearing- Community Development Block Grant Program.

Ms. Connie Robinson District 2 provided feedback during hearing.

19. Request Approval of a Resolution to amend the City's Five-Year Consolidated Plan (2020 - 2024) Annual Action Plan and to reprogram funds.

Motion (Approve): Councilmember Gumbs

Second: Linda Pritchett

[Motion Approved]

Yea: 7 Gumbs, Pritchett, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the Resolution to amend the City's Five-Year Consolidated Plan (2020-2024) Annual Action Plan and to reprogram funds.

The motion was approved unanimously.

XI. Agenda Items

20. ADMINISTRATION

Request Approval of Classification and Compensation (Pay) Study
Recommendations (Human Resources)

Motion (Approve): Councilmember Rowell

Second: Linda Pritchett

[Motion Approved]

Yea: 7 Gumbs, Pritchett, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve Items 20 and 23.

The motion was approved unanimously.

21. Request Approval of 2023 Collective Bargaining Agreement and Incentive Application with Local #3920, International Association of Fire Fighters (City Manager)

Minutes:

Item was removed from Council Agenda.

22. **First Read:** Request Approval of An Ordinance Amending the FY2024 Budget (Amendment #1)

Minutes:

First Read.

23. Request for Council Approval to enter into an agreement with **Ferguson** to purchase 4715 Frederick Drive with associated furniture and other items for \$4,800,000. The 6+ acre campus reflects the City's dedication to fostering a thriving community and reinforcing its position as a hub for innovation. The purchase will be funded by the General Fund Reserves, requiring a budget amendment.

Minutes:

Item was approved along with Item 20.

24. Request Approval of An Intergovernmental Agreement For The Provision Of Animal Control Services Between Fulton County And City of South Fulton. The term of this Agreement is for Twelve (12) months from January 1, 2024 through December 31, 2024 with Four (4) automatic renewals commencing on January 1 of each successive year. This Agreement shall terminate on December 31, 2028. The annual cost is \$1.8 million.

Minutes:

Item was removed from Council Agenda.

25. Request Approval of a special event application for "FASTENAL BK5K Annual RUN/WALK" - December 2, 2023 - 6 am - 1 pm start located at Wolf Creek Amphitheater - 3025 Merk Rd, South Fulton, GA 30349

Motion (Approve): Councilmember Willis

Second: Councilmember Gumbs

[Motion Approved]

Yea: 7 Gumbs, Pritchett, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve Item #25 and 26.

The motion was approved unanimously.

26. Request Council Approval of A Resolution to Accept Donations from Community Market Place Food Pantry of Community Church Atlanta (Sponsored by Councilmember Sebastian)

Minutes:

Item was approved along with Item 25.

27. **Second Read:** Request Approval of An Ordinance Amending the Work Session Policy (Mayor Pro Tem Williams-Brown, City Manager)

Motion (Approve): Councilmember Gumbs

Second: Linda Pritchett

[Motion Approved]

Yea: 7 Gumbs, Pritchett, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve Items #27 through 29 on the Council Agenda.

The motion was approved unanimously.

28. Request Approval of 2024 City Council Meeting Schedule (City Clerk)

Minutes:

Item was approved along with Items 27-29.

29. Request Approval of A Resolution to Approve Stipends for the Planning Commission, Board of Zoning Appeals and Code Enforcement Boards (CDRA)

Minutes:

Item was approved along with Items 27-29.

30. PROCUREMENT AND CONTRACTS

The Police Department is requesting Council approval to enter into a contract with **Peregrine** for the procurement of a data analytics platform for the Police Department's Real Time Crime Center. The Police Department's Real Time Crime Center is in need of an advanced data analytics platform to run its various programs and software into an end-to-end dashboard and platform, at an annual cost of \$124,000.00. Funding for the first year will come from the SFPD's State of Georgia Public Safety and Community Violence Reduction Grant. Subsequent years will have to be funded locally.

Minutes:

Item was removed from Council Agenda.

31. The City Administration requests approval to ratify and approve the payments of purchases made without a contract, from **Office Depot, Inc.**, from January, 2023, to present, for \$56,409.89; Piggyback the contract for OMNIA Partners Public Sector, Office Supplies, Related Products and Services, Contract No. R- T- 190303 , City of South Fulton Contract Number 2023-11- 9P, with Office Depot, Inc, for an estimated annual amount of \$150,000. The initial term of this contract is for five (5) years from the date of award, July 1, 2019, with the option to renew for five (5), additional one (1), year periods, through June 30, 2029.

Motion (Approve): Councilmember Gumbs

Second: Linda Pritchett

[Motion Approved]

Yea: 7 Gumbs, Pritchett, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve Items #31 through 36 on Council Agenda.

The motion was approved unanimously.

32. The City Administration requests approval to ratify and approve the payments of purchases made without a contract, from **Amazon Services, LLC**, from January, 2023, to present, for \$91,578.72; Piggyback the contract for OMNIA Partners Public Sector, Prince William County Public Schools Contract No. R-TC-17006, City of South Fulton Contract Number No: 2023-11-1P, Amazon Services, LLC, for online marketplace purchase of products and services, for an estimated annual amount of \$150,000. The initial term of this contract is for five (5) years from the date of award, December 30, 2021, with the option to renew for three (3), additional two (2), year periods. The contract was renewed on September 18, 2023, and the contract expires January 18, 2026.

Minutes:

Item was approved as a part of group block vote items 31-36.

33. The City Administration is requesting Council approval to ratify and approve the payments for past invoices for services rendered without a contract, from **Peoples Janitorial Service** from January 2023, to present, for \$21,894.26; and enter into a temporary Agreement for the service of the Janitorial Services for City Buildings and Facilities, with People Janitorial Service, for nine (9) months, to allow the Purchasing Department adequate time to competitively solicit a bid for the existing services and allow the General Service Department time to establish a scope of services for a city-wide contract, for an estimated amount not-to-exceed \$200,000.

Minutes:

Item was approved as a part of group block vote items 31-36.

34. The City Administration is requesting Council approval to ratify and approve the payments for past invoices for services rendered without a contract, from **Johnson Controls, Inc** from January, 2023, to present, for \$54,018.10; Piggyback the contract for Sourcewell, Inc, Contract Number 070121-JHN, City of South Fulton Contract Number 2023-11-8P, Johnsons Control, Inc, for HVAC systems, for an estimated annual amount of \$150,000. This contract expires August 12, 2025,, with the option to renew for one (1), additional year period upon the request of Sourcewell and written agreement by Supplier.

Minutes:

Item was approved as a part of group block vote items 31-36.

35. The City Administration is requesting Council approval to ratify and approve the payments for purchases made without a contract, from **Uline, Inc**, from January 2023, to present, for \$139,566.44. City staff have made purchases from Uline, Inc for City needs without obtaining a purchase contract. City staff has discontinued purchasing from Uline, Inc, and is currently seeking and utilizing contracts competitively bid based on the City's Ordinance.

Minutes:

Item was approved as a part of group block vote items 31-36.

36. The City Administration is requesting Council approval to ratify and approve the payments of invoices for services rendered without a contract, from **Moon's Service Center, Inc**, from January 2023, to present, for \$289,385.89; and enter into an Emergency Agreement for the service of the Police Department vehicles, with Moon's Service Center, Inc, for nine (9) months, to allow the Purchasing Department adequate time to competitively solicit a bid for the existing services and allow the Police Department time to establish vehicle logistics, for an estimated amount not-to-exceed \$200,000.

Minutes:

Item was approved as a part of group block vote items 31-36.

XII. Executive Session

Motion (Recess): Linda Pritchett

Second: Councilmember Sebastian

[Motion Approved]

Yea: 7 Gumbs, Pritchett, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to recess for Executive Session for Personnel, Real Estate, Cyber Security, and Litigation at 7:55 PM. Executive Session to start at 8:00 PM.

The motion was approved unanimously.

Motion (Reconvene): Councilmember Gumbs

Second: Councilmember Sebastian

[Motion Approved]

Yea: 4 Gumbs, khalid, Sebastian, Williams

Nay: 0

Abstain: 0

Not Voting: 3 Pritchett, Reeves, Willis

Minutes:

A motion was made to reconvene from Executive Session at 8:44 PM.

The motion was approved 4-0. Councilmembers Rowell, Willis, Reeves, and Pritchett were not present.

XIII. Adjournment of Meeting

Motion (Adjourn): Councilmember Sebastian

Second: Councilmember Gumbs

[Motion Approved]

Yea: 4 Gumbs, Rowell, Sebastian, Williams

Nay: 0

Abstain: 0

Not Voting: 3 Pritchett, Reeves, Willis

Minutes:

A motion to adjourn was made at 8:44 PM.

The motion was approved 4-0. Councilmembers Willis, Reeves, and Pritchett were not present.
