

CITY OF SOUTH FULTON, GEORGIA
REGULAR MEETING - Southwest Arts Center 915 New Hope Road, Atlanta, GA 30331
Tuesday, July 18, 2023, 4:00 PM



REGULAR MEETING MINUTES

I. 4:00 p.m. Invocation

Minutes:

The invocation was rendered by Rev. Tonjie Clark, Restorative Christian Ministries.

II. 4:02 p.m. Pledge of Allegiance

Minutes:

The pledge of allegiance was recited in unison.

Attendee Name	Title	Status	Arrived
khalid kamau	Mayor	ABSENT	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Jaceey Sebastian	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	4:13 PM
Natasha Williams	District 6 Councilmember	Present	
Linda Pritchett	District 7 Councilmember	Present	

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

III. 4:04 p.m. Meeting Called to Order- Mayor khalid (*Times are estimates only)

Minutes:

The meeting was called to order by Mayor Pro Tem Natasha Williams-Brown at 4:00 PM.

IV. 4:05 p.m. Approval of City Council Meeting Minutes

Motion (Approve): Councilmember Rowell

Second: Councilmember Sebastian
[Motion Approved]

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

Minutes:

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

Regular Meeting from May 23, 2023

Zoning Public Hearing from July 11, 2023

Work Session Meeting from July 11, 2023

Special Called Meeting from June 9, 2023

Special Called Meeting from July 7, 2023

The motion was approved 6-0. Councilmember Reeves did not vote.

1. Request Council Approval of City Council Regular Meeting Minutes from May 23, 2023 (City Clerk)
2. Request Council Approval of City Council Work Session Minutes from July 11, 2023 (City Clerk)
3. Request Council Approval of City Council Alcohol/Zoning Public Hearing Minutes from July 11, 2023 (City Clerk)
4. Request Council Approval of City Council Special Called Meeting Minutes from June 9, 2023 and July 7, 2023 (City Clerk)

V. 4:07 p.m. Adoption of Council Agenda

Motion (Approve as Amended): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

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

Minutes:

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

- 1) Remove proclamation recognizing Christopher Eubanks from the agenda**
- 2) Exchange the word donation for grant in item 16.**
- 3) ADD appointment of DeAndre Pickett to the Code Enforcement Board by Councilmember Pritchett**
- 4) Remove item 17 from the from the agenda**
- 5) Move Executive Session prior to Item 26**

The motion was approved as amended 4-3. Councilmembers Sebastian, Reeves and Williams-Brown voted in opposition.

VI. 4:15 p.m. Proclamation Presentations

5. Proclamation Presentation recognizing Verina Hunt for Community Clean Up Efforts in the Wolf Creek Corridor (Councilmember Gumbs)

Proclamation Presentation recognizing Reginald Rowell for Community Clean Up Efforts in the Stonewall Tell Corridor (Councilmember Gumbs)

Proclamation Proclamation recognizing South Fulton's Christopher Eubanks for Outstanding Achievement in Tennis at Wimbledon (Mayor khalid)

Minutes:

Proclamation Presented

VII. 4:45 p.m. Planning, Zoning and Permits (Alcohol Licenses, Rezoning, Variance and Special Use Permit Cases For Vote)

6. ALCOHOL LICENSES (CHANGE of OWNERSHIP)

Grown and Sexy Tavern for an alcohol license for the consumption of wine, beer and distilled beverages at 3461 Roosevelt Highway, South Fulton, GA (District 3)

Motion (Approve): Councilmember Willis

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 approve Grown and Sexy Tavern for an alcohol license for the consumption of wine, beer and distilled beverages at 3461 Roosevelt Highway, South Fulton, GA

The motion was approved unanimously.

7. Exxon Food Mart for an alcohol license for the retail sale of wine and beer beverages at 5955 Fulton Industrial Blvd., South Fulton, GA (District 1)

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 Exxon Food Mart for an alcohol license for the retail sale of wine and beer beverages at 5955 Fulton Industrial Blvd., South Fulton, GA.

The motion was approved unanimously.

8. COMMERCIAL AND COMMUNITY DEVELOPMENT

Z23-006 - Second Read of An Ordinance to rezone from SUB- A (Suburban A Single-Family Dwelling District) and AG-1 (Agricultural District) to R-4 (Single-Family Dwelling District) for property located at 2601 Flat Shoals Road (Parcel number: 09F420001691059); (District 6)

Motion (Approve w/ Conditions): Councilmember Willis

Second: Councilmember Rowell

[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 Z23-006: An Ordinance to rezone from SUB- A (Suburban A Single-Family Dwelling District) and AG-1 (Agricultural District) to R-4 (Single-Family Dwelling District) for property located at 2601 Flat Shoals Road (Parcel number: 09F420001691059).

The motion was approved unanimously.

9. U23-005: Second Read of An Ordinance for A Special Use Permit for Churches and Other Facilities for Religious Organizations Worship Pursuant to Code Sec. 207.06 For Property Located at 2601 Flat Shoals Road (Parcel Number: 09F420001691059) (District 6)

Motion (Approve w/ Conditions): 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 approve U23-005: An Ordinance for A Special Use Permit for Churches and Other Facilities for Religious Organizations Worship Pursuant to Code Sec. 207.06 For Property Located at 2601 Flat Shoals Road (Parcel Number: 09F420001691059) and

U23-003: An Ordinance To Approve A Special Use Permit For Churches And For Other Facilities For Religious Organizations Worship Pursuant To Code Sec. 207.06 For Property Located At 2300 Sheriff Road (Parcel number: 13 0101 LL0820) In The AG-1 (Agricultural District/Old National Highway Overlay District).

The motion was approved unanimously to approve both cases.

10. U23-003: Second Read of An Ordinance To Approve A Special Use Permit For Churches And For Other Facilities For Religious Organizations Worship Pursuant To Code Sec. 207.06 For Property Located At 2300 Sheriff Road (Parcel number: 13 0101 LL0820) In The AG-1 (Agricultural District/Old National Highway Overlay District) (District 6)

Motion (Approve w/ Conditions): 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 approve U23-005: An Ordinance for A Special Use Permit for Churches and Other Facilities for Religious Organizations Worship Pursuant to Code Sec. 207.06 For Property Located at 2601 Flat Shoals Road (Parcel Number: 09F420001691059) and

U23-003: An Ordinance To Approve A Special Use Permit For Churches And For Other Facilities For Religious Organizations Worship Pursuant To Code Sec. 207.06 For Property Located At 2300 Sheriff Road (Parcel number: 13 0101 LL0820) In The AG-1 (Agricultural

The motion was approved unanimously to approve both cases.

11. U23-006: Application by Nevel Homes LLC requesting a Special Use Permit to operate a Short-Term Rental at 2460 Nevels Road South Fulton, GA 30349 (Parcel ID: 13 0132LL0401). District 6

Motion (Approve): Councilmember Gumbs

Second: Councilmember Willis

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was approved U23-006: An Application by Nevel Homes LLC requesting a Special Use Permit to operate a Short-Term Rental at 2460 Nevels Road South Fulton, GA 30349 (Parcel ID: 13 0132LL0401).

The motion was approved unanimously.

VIII. 5:45 p.m. Consent Agenda Items

Motion (Approve as Amended): Councilmember Rowell

Second: Councilmember Willis

[Motion Approved]

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

Nay: 1 Reeves

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the Consent Agenda as amended.

- **Add: Councilmember Pritchett nominates DeAndre Pickett to the Code Enforcement Board.**
- **Amend: item #16 to read "donation" as opposed to "grant".**
- **Remove: item #17 from the agenda**

The motion was approved as amended 6-1. Councilmember Reeves voted in opposition.

12. Consent Agenda: PROCLAMATIONS

Mayor/Council Proclamations for Spreading on the Minutes:

Alpha Kappa Alpha Sorority Charter Appreciation Day (Mayor and Full Council)

Cathelene “Tina” Robinson Appreciation Day (Mayor and Full Council)

Diamond Hall Day (Councilmember Reeves)

Bennie James Anderson Day (Councilmember Willis)

Pastor Earl L. Calloway, Sr. (Councilmember Willis)

Dr. Debra Clark Appreciation Day (Councilmember Pritchett)

Turbo Day (Councilmember Willis)

Grace Life Conference and Homecoming Day (Councilmember Pritchett)

Mary Louise Bishop Brown Appreciation Day (Councilmember Sebastian)

Minutes:

Item approved as a part of the Consent Agenda.

13. Consent Agenda: BOARD AND COMMISSSION APPOINTMENTS

Request Council Approval of Board/Committee Appointments:

Councilmember Gumbs appoints Nia McKenzie to the City of South Fulton Environmental Committee.

Minutes:

Item approved as a part of the Consent Agenda.

- **Add: Councilmember Pritchett nominates DeAndre Pickett to the Code Enforcement Board.**
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14. 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:

Datona Estates (District 1)

Hawkins Crossing (District 3)

Minutes:

Item approved as a part of the Consent Agenda.

15. Request Approval to accept the Bulletproof Vest Partnership Grant Award in the amount of \$5,833.09. (Police)

Minutes:

Item approved as a part of the Consent Agenda.

16. Request Approval to accept a grant from Under Armour for the refurbishing of the Red Oak Delano Park basketball courts. (Parks and Recreation)

Minutes:

Item approved as a part of the Consent Agenda.

- **Amend: item #16 to read "donation" as opposed to "grant".**
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17. Request approval to accept the 2020 Homeland Security Grant in the amount of \$10,000 to purchase and replace the Drager Chemical Detection Equipment that has reached its shelf life. (Fire)

Minutes:

Item removed from agenda.

18. Request Approval of a Resolution to authorize Investment and Designate Representatives for Georgia Fund 1 (Local Government Investment Pool) (Finance)

Minutes:

Item approved as a part of the Consent Agenda.

19. Request Council Approval of A Resolution to Authorize the Use of Eminent Domain to Acquire Real Property Interests Necessary to Complete the Intersection Improvement Project At Butner Road and Union Road, Project OSI602, Parcel 11; To Authorize the City of South Fulton, Georgia To Condemn Said Property Interests, Where Necessary (ACQUISITION COST: \$12,900.00) (District 2)

Minutes:

Item approved as a part of the Consent Agenda.

20. A Resolution Authorizing The City Of South Fulton, Georgia To Enter Into The First Amended Memorandum Of Understanding Between The City And The Fulton County School District For Building Plan Review And Inspections, And For Other Lawful Purposes

Minutes:

Item approved as a part of the Consent Agenda.

IX. 6:00 p.m. Public Comments

X. 6:30 p.m. Council Comments

XI. 7:00 p.m. Agenda Items- Part I

21. OVERRIDE OF MAYOR VETOES

Consideration of City Council Override of Mayor's Veto of A Request For Approval Of A Resolution To Update And/Or Amend The City Of South Fulton Police Department's Policies, Procedures And/Or General Orders Related To The Seizure, Forfeiture And Disposal Of Assets And/Or Property; And For Other Lawful Purposes. (Sponsored by Councilwoman Helen Z. Willis)

Motion (Approve): Councilmember Gumbs

Second: Councilmember Willis

[Motion Approved]

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

Nay: 1 Reeves

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the override of the mayor's vetoes of items 21-25.

The motion was approved 6-1. Councilmember Reeves voted in opposition.

22. Consideration of City Council Override of Mayor's Veto of A Request For Approval to Amend the FY2023 Budget to Drawdown from the Confiscated Asset Fund #210 to procure the services of a company to discard items no longer needed from a dissolved investigation. \$42,000 (Police)

Minutes:

Item approved as a part of group block vote for items 21-25.

23. Consideration of City Council Override of Mayor's Veto of Request For Approval to Procure the Services of A1 Shredding and Recycling for \$41,350.00 to dispose of items in accordance with a Fulton County Order for Disposal of Evidence utilizing Confiscated Asset Fund #210. (Police)

Minutes:

Item approved as a part of group block vote for items 21-25.

24. Consideration of City Council Override of Mayor's Veto of A Request For Approval to purchase and provide 50% Down payment to LDV Custom Specialty Vehicles to procure a SFPD Mobile Command Vehicle in the amount of \$778,698.00 utilizing the SFPD Capital account. (Police)

Minutes:

Item approved as a part of group block vote for items 21-25.

25. Consideration of City Council Override of Mayor's Veto of Request For Approval to purchase a Mini Robot for the SWAT Team from ICOR Technology for a total price not to exceed \$75,369.23 utilizing the Police Capital account. (Police)

Minutes:

Item approved as a part of group block vote for items 21-25.

26. PERSONNEL

Request Council Approval of Amendment #1 to A Contract for Interim City Manager Services

Motion (Approve as Amended): Councilmember Sebastian

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 An Amendment #1 to A Contract for Interim City Manager Services and authorize the City Attorney finalize the amended contract with the following amendments:

- **extend contract up to 24 months**
- **no increase in pay at this time**
- **develop performance measurement indicators every 3 months**

The motion as amended was approved unanimously.

27. Request Council Approval of Amendment #1 to A Professional Services Agreement with Carron Solutions, LLC.

Motion (Approve): Councilmember Gumbs

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 approve items 27-29 as a group vote.

The motion was approved unanimously.

28. Request for approval to enter into a Professional Services Agreement with NFBPA/i4x to provide Interim Management (Chief Financial Officer) and Management Consulting (Senior Policy Advisor) Services for the Finance Department in the amount of \$221,313.00. Funds are available in FY23 Professional Services Budget (Finance)

Minutes:

Item approved as a part of group block vote for items 27-29.

29. Request for approval to enter into Amendment #1 to a Professional Services Agreement with NFBPA/i4x to provide Interim Management (Chief Financial Officer) and Management Consulting (Senior Policy Advisor) Services for the Finance Department. Funds are available in FY23 Professional Services Budget (Finance)

Minutes:

Item approved as a part of group block vote for items 27-29.

30. First Read Of An Ordinance To Amend Section 1-3010, Chapter 3 - Mayor And Council Of Title 1 – Administration, Regarding The Compensation And Expenses For The Mayor And Councilmembers; And For Other Lawful Purposes.

Minutes:

First Read

31. First Read Of An Ordinance To Amend Section 4.16, Internal Auditor Of The City Of South Fulton Charter; And For Other Lawful Purposes.

Minutes:

First Read

32. First Read Of An Ordinance To Amend The City Of South Fulton Code Of Ordinances And The City Of South Fulton Zoning Ordinance By Amending Various Sections Of Title 5 – Zoning And Planning, For The Purpose Of Updating City Procedures; To Rescind Section 3 And Section 5 Of ORD2023-013, Adopted MAY 23, 2023; And For Other Lawful Purposes. (Sponsored by Councilmember Becquer-Pritchett)

Minutes:

First Read

33. First Read Of An Ordinance To Amend Section 4.11, Boards, Of The City Of South Fulton Charter; And For Other Lawful Purposes. (Sponsored by Councilmember Pritchett)

Minutes:

First Read

Mayor Pro Tem Williams-Brown requested to be added as a co-sponsor.

34. First Read Of An Ordinance To Amend The City Of South Fulton Code Of Ordinances By Amending Title 6 – Health And Sanitation For The Purpose Of Updating The City’s Smoke-Free Air Ordinance; And For Other Lawful Purposes. (Sponsored by Councilmember Willis)

Minutes:

First Read

XII. 8:00 p.m. INTERMISSION

XIII. 8:30 p.m. Agenda Items - Part II

35. PUBLIC WORKS AND CODE ENFORCEMENT

Request for approval to enter into an agreement with Paryani Real Estate, LLC to provide services for the Upper and Lower Restrooms Renovations (Tile and VCT) at Sandtown Recreation Center in the amount of \$180,897.40. This agreement is a change order for the contract which is a "piggyback" of Cooperative Agreement GA issued by Sourcewell, a statewide cooperative organization. Funds are available in the FY23 Capital Improvement Budget (Public Works)

Motion (Approve): Councilmember Rowell

Second: Councilmember Willis

[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 35-36 as a group vote.

The motion was approved unanimously.

36. Request for approval of the award of the Contract for ITB 23-27 Welcome All Pool Equipment Replacement Project to United Pool: \$121,595.25. The funds are available in the Facilities Capital Improvements Budget. (Public Works)

Minutes:

Item approved as a part of group block vote for items 35-36.

37. Request for approval of the award of the Contract for ITB 23-19 Rivertown Road at Cedar Grove Road Improvement Project to CMC, Inc. The cost is \$2,340,710.00 plus a ten (10) percent contingency fee. The funds are available in the TSPLOST I fund. (Public Works)

Motion (Approve): Councilmember Sebastian

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 award of the Contract for ITB 23-19 Rivertown Road at Cedar Grove Road Improvement Project to CMC, Inc. The cost is \$2,340,710.00 plus a ten (10) percent contingency fee. The funds are available in the TSPLOST I fund.

The motion was approved unanimously.

38. Request Approval of Ratification of Payment to Eagle Demolition for \$534,874.75 in payments made from October 27, 2022 - April 7, 2023. An additional approval of payment in the amount of \$12,500.00 is requested. (Code Enforcement)

Motion (Approve): Councilmember Gumbs

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 1 Reeves

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve items 38-41 as a group vote.

The motion was approved 6-1. Councilmember Reeves voted in opposition.

39. Request Approval to purchase two (2) Fire Engine Pumpers and two (2) Fire Aerials (Trucks) from Fearless Flames via financing. The cost for the pumpers is \$898,150.00 each for a total of \$1796300.00. The cost for the aerials is \$1,915,401.00 each for a total of \$3,830,802.00. The total cost \$5,627,102.00 pre-financing cost. There will be an additional financing charge. There was a price increase of \$298,724.00 from May's request of \$5,328,378.00. The funds are available in our Fire Capital Improvements Budget (fund line 350-3520-54-2200).

Minutes:

Item approved as a part of group block vote for items 38-41.

40. Request Council Approval to approve acceptance of the Governor's Public Safety and Community Violence Reduction Grant in the amount of \$1,548,305.00. There is no local match necessary for the grant however, the funding will be given on a reimbursement basis, meaning that COSF will have to front the monies first. (Police)

Minutes:

Item approved as a part of group block vote for items 38-41.

41. A Resolution Specifying The Permissible Uses For The Official Use Of The Seal And Other Official Insignia Of The City Of South Fulton; And For Other Lawful Purposes. (Sponsored by Councilmember Pritchett)

Minutes:

Item approved as a part of group block vote for items 38-41.

XIV. 10:10 p.m. Executive Session (if needed)

Motion (Recess): Councilmember Sebastian

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 recess for Executive Session for Personnel, Real Estate and Litigation at 5:08 PM.

The motion was approved unanimously.

Motion (Reconvene): Councilmember Gumbs

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to reconvene from Executive Session at 6:26 PM.

The motion was approved unanimously.

The City Clerk reported that action discussed in executive session will be voted upon with item 26.

XV. Adjournment of Meeting

Motion (Adjourn): Councilmember Williams

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 adjourn the meeting at 6:51 PM.

The motion was approved unanimously.



Corey E. Adams, Sr., City Clerk
