REGULAR MEETING MINUTES

I. 5:00 p.m. Invocation

Minutes:
The invocation was rendered by Chaplain Joyce Armster.

II. 5:02 p.m. Pledge of Allegiance

Minutes:
The pledge of allegiance was recited in unison.

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	
Jaceey Sebastian	District 4 Councilmember	Present	
Keosha Bell	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.

III. 5:04 p.m. Meeting Called to Order – Mayor khalid

Minutes:
The meeting was called to order by Mayor khalid kamau at 6:37 PM.

IV. 5:05 p.m. Approval of City Council Meeting Minutes

Motion (Approve): Councilmember Rowell
Second: Councilmember Gumbs
[Motion Approved]

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

Minutes:
A motion was made to approve the City Council Regular Meeting, Work Session, Alcohol License, and Public Hearing Minutes for January 9, 2024.

The motion was approved unanimously.

1. Request Council Approval of City Council Regular Meeting Minutes from January 9, 2024 (City Clerk)

2. Request Council Approval of City Council Work Session Meeting Minutes from January 9, 2024 (City Clerk)

3. Request Council Approval of City Council Alcohol License, Zoning Public Hearing Minutes from January 9, 2024 (City Clerk)

V. 5:07 p.m. Adoption of Council Agenda

Motion (Approve): Councilmember Sebastian
Second:
[Motion Approved]

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

Minutes:
A motion was made to approve the Council Agenda with the following amendments:

1. Board Appointment to Public Arts Commission of W. Amari Canady- (Williams-Brown)
2. Meet Councilwoman January 30, 2024 at 6:00 PM Economic Development Office (Pritchett)
3. Senior Day at the Capital Co-Host with State Representative Mandisha Thomas. On February 5, 2024 at 9:00 PM
4. Senior Breakfast on February 6, 2024, 10:00 AM at the 50 Yard Line
5. Senior Valentine Event TBA

The motion was approved unanimously.

VI. 5:08 p.m. Public Comments

VII. 5:38 p.m. Council Comments

VIII. 5:58 p.m. Consent Agenda Items

Motion (Approve): Councilmember Rowell
Second: Councilmember Sebastian
[Motion Approved]

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

Minutes:
A motion was made to approve Item #4 Proclamations.

The motion was approved unanimously.

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4. Consent Agenda: PROCLAMATIONS

   Mayor/Council Proclamations for Spreading on the Minutes:
   Charles "CJ" Thomas Appreciation Day (Councilmember Rowell)
   Vanessa Manley Appreciation Day (Councilmembers Gumbs and Willis)
   Diane Powell-Larché Appreciation Day (Councilmember Gumbs)

IX. 6:00 p.m. Alcohol License/Rezonings/Special Use Permits (For Motion And Vote)

5. PUBLIC HEARING

   6:00 p.m. Public Hearing on the proposed Burcell Technologies Materials Recovery Facility and Anaerobic Digester, located at 4785 Fulton Industrial Boulevard Southwest, to receive citizen comments on a determination of consistency with the City of South Fulton's Solid Waste Management Plan. (District 1)

Minutes:
Public Hearing on the proposed Burcell Technologies Materials Recovery Facility and Anaerobic Digester presented by Mr. Ron Barnmore.

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6. ITEMS FOR VOTE

   ALCOHOL LICENSE

   6:20 P.M. Request Approval for an alcohol license for Triple S 2022 Investment LLC. dba A One Store for an alcohol license for the retail sales of beer and wine beverages at 6129 Old National Hwy, South Fulton, Ga 30349. (District 6)

Motion (Approve): Councilmember Williams
Second: Councilmember Sebastian

[Motion Approved]

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

Minutes:
A motion was made to approve Item #6.

The motion was approved unanimously.

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7. REZONING

6:25 p.m. Second Read:Z23014: Application by Kema Tillman to rezone property from the AG1 (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 (Deny): Keosha Bell
Second: Councilmember Willis
[Motion Approved]

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

Minutes:
A motion was made to deny Item #7 Z23014.

The motion was approved 6-0 to deny Kema Tillman to rezone the property. Councilmember Rowell did not vote.

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8. NEW SUBDIVISION

6:30 p.m. Second Read: Z23019: Application by Ebraima Jagama requesting a rezone from AG1 (Agricultural) to NUP (Neighborhood Unit Plan) to develop an up to 12unit single family detached subdivision on 7.22 acres of land at 3250 and 3280 Stonewall Tell Road. (Parcel IDs: 14F0141LL0402, 14F0141LL0295, and 14F0141LL0345) (District 2)

Staff Recommendation: Approval Conditional
Planning Commission Recommendation: Approval Conditional

Motion (Approve): Councilmember Gumbs
Second: Councilmember Willis
[Motion Approved]

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

Minutes:
A motion was made to approve Item #8 Z23019.

The motion was approved unanimously.

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9. SHORT-TERM RENTALS

   6:40 p.m. U23-008: Application by Sean McKinney requesting a Special Use Permit to operate a Short-Term Rental at 5775 Dodson Road (Parcel Number 09F210000970343) (District 4)

   Staff Recommendation: Approval Conditional
   Planning Commission Recommendation: Approval Conditional

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

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

Minutes:
A motion was made to approve Item #9 U23-008.

The motion was approved unanimously.

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10. 6:45 p.m. U23-021: Application by Andre McClendon and Keisha McClendon requesting a Special Use Permit to operate a Short-Term Rental a 3740 Pittman Rd. (Parcel ID: 14F0124 LL1559) (District 3) in the AG-1 (Agricultural District/Cliftondale Overlay District) zoning district.

    Staff Recommendation: Approval Conditional
    Planning Commission Recommendation: Denial

Motion (Deny): Councilmember Willis
Second: Councilmember Williams
[Motion Approved]

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

Minutes:
A motion was made to deny Item #10 U23-021.

The motion was approved to deny U23-021 unanimously.

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11. SPECIAL USE PERMIT

    6:50 p.m. U23-025: Application by Hieu Pham requesting a Special Use Permit to operate a Nail Salon at 6890 Campbellton Road, Suite 7 (Parcel ID: 09C140000530131) (District 2) in the C-1 (Limited Commercial District/ Cliftondale Overlay District) zoning district.

    Staff Recommendation: Approval Conditional
    Planning Commission Recommendation: Approval Conditional

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

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

Minutes:
A motion was made to approve Item #11 U23-025.

The motion was approved unanimously.

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12. 6:55 p.m. U23-026: Application by Dianell Parker requesting a Special Use Permit to operate a Beauty Salon at 3435 B Roosevelt Hwy (Parcel ID:13 0064 LL1195) (District 3) in the C-1 (Limited Commercial District) zoning district.

    Staff Recommendation: Approval Conditional
    Planning Commission Recommendation: Approval Conditional

Motion (Deny): Councilmember Willis
Second: Councilmember Williams
[Motion Approved]

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

Minutes:
A motion was made to deny Item #12 U23-026.

The motion was approved to deny unanimously.

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13. 7:00 p.m. U23-027: Application by Phong Diep requesting a Special Use Permit to operate a Nail Salon at 5495 Old National Hwy (Parcel ID:13 0093 LL1505) (District 5) in the C-2 (General Commercial District/ Old National Highway Overlay District) zoning district.

    Staff Recommendation: Approval Conditional
    Planning Commission Recommendation: Approval Conditional

Motion (Deny): Keosha Bell
Second: Councilmember Willis
[Motion Approved]

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

Minutes:
A motion was made to deny Item #13 U23-027.

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

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14. CONTRACTS AND PROCUREMENT

7:05 P.M. The General Services Department requests Council Approval to amend the pool-pack construction contract between the City of South Fulton and **Paryani Construction** for **$384,478,** adding the renovations to the Pool and pump room at Welcome All Park.

The council approved $1.5M for the demolition and rebuild of the pool pack and pool repairs during the regular meeting held on September 26, 2023. The council subsequently approved phase I of the project, the construction contract for Paryani Construction, for $896,925 for the demolition and rebuilding of the pool pack during the regular meeting held on November 14, 2023. It is now requested that an amendment to the scope of the pool pack construction contract be approved for $384,478 plus contingencies for phase II of the project, the renovation of the pump room, and substantial repairs to the pool. The final phase, phase III, will be brought before the council later and will include replacing the gutter system for the pool.

Motion (Approve): Councilmember Willis
Second: Councilmember Sebastian
[Motion Approved]

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

Minutes:
A motion was made to approve Item #14, 15 and 16.

The motion was approved unanimously.

X. 7:05 p.m. Agenda Items

15. 7:10 P.M. Request Council Approval for the City of South Fulton Police Department to enter into a piggy-back contract to procure the services of **Peregrine** to provide a unified data platform with the intention of unifying law enforcement data within the Real Time Crime Center at an annual cost of **$124,100.00.** (First year funding - GA Public Safety Grant, subsequent funding - Local Source) Police Department

Motion (Approve): Councilmember Willis
Second: Councilmember Sebastian
[Motion Approved]

Yea:	7 Bell, Gumbs, Pritchett, Rowell, Sebastian, Williams, Willis
Nay:	0
Abstain:	0

Not Voting: 0

Minutes:
A motion was made to approve Item #14, 15 and 16.

The motion was approved unanimously.

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16. PUBLIC WORKS

7:15 p.m. Request Council Approval to accept Local Maintenance Infrastructure Grant (LMIG) in the amount of One Million Three Hundred Seventy-three Thousand Six Hundred Sixteen Dollars and Eighteen Cents (**$1,373,616.18**) for full reclamation of various roads in the Fulton Industrial area. (Public Works)

Motion (Approve): Councilmember Willis
Second: Councilmember Sebastian
[Motion Approved]

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

Minutes:
A motion was made to approve Item #14, 15 and 16.

The motion was approved unanimously.

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17. CITY ADMINISTRATION

7:20 p.m. Request Council Approval of the Renewal of Worker's Compensation coverage through GMA for the 2024 calendar year, with a total annual premium of $807,621 – an increase of $213,116. (Human Resources)

Motion (): Councilmember Rowell
Second: Councilmember Williams
[Motion]

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

Minutes:
A motion was made to approve Item #17, 18 and 19.

The motion was approved unanimously.

18. 7:30 p.m. Request Council Approval of the following adjustments within the Risk Department budget to cover the increased premium:
$10,000 from 51-2101: Health Insurance; $10,000 from 52-1301: Software License; $8,000 from 53-1600: Small Tools; and $2,000 from 52-1200: Professional. (Human Resources)

Motion (Approve): Councilmember Willis
Second: Councilmember Williams
[Motion Approved]

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

Minutes:
A motion was made to approve Item #17, 18 and 19.

The motion was approved unanimously.

19. 7:35 p.m. Request Council Approval Of A Resolution Amending The City Of Human Resources Policies And Procedures Manual; And For Other Lawful Purposes (Compensatory Time) (Sponsored by Councilmember Williams-Brown)

Motion (Approve): Councilmember Rowell
Second: Councilmember Williams
[Motion Approved]

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

Minutes:
A motion was made to approve Item #17, 18 and 19.

The motion was approved unanimously.

20. 7:40 p.m. Request Council Approval to authorize the Interim City Manager to sign the "Burcell Technologies, Inc. Materials Recovery Facility and Anaerobic Digester Solid Waste Permit Application" letter. This letter confirms that the city followed the process outlined in the 2005 Solid Waste Management Plan to determine that the facility meets the requirements of Consistency.

Motion (Approve): Councilmember Gumbs

Second: Councilmember Willis
[Motion Approved]

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

Minutes:
A motion was made to approve Item #20.

The motion was approved unanimously.

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21. Board Appointment

Motion (Approve): Councilmember Williams
Second: Linda Pritchett
[Motion Approved]

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

Minutes:
A motion was made to approve the Board Appointment to the Public Arts Commission of W. Amari Canady.

The motion was approved unanimously.

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22. Special Events

Motion (Approve): Linda Pritchett
Second: Councilmember Williams
[Motion Approved]

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

Minutes:
A motion was made to approve Special Events:

1. Meet Councilwoman January 30, 2024 at 6:00 PM Economic Development Office (Pritchett)
2. Senior Day at the Capital Co-Host with State Representative Mandisha Thomas. On February 5, 2024 at 9:00 PM
3. Senior Breakfast on February 6, 2024, 10:00 AM at the 50 Yard Line

4. Senior Valentine Event TBA

The motion was approved unanimously.

23. Executive Session

Motion (Recess): Councilmember Willis
Second: Councilmember Gumbs
[Motion Approved]

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

Minutes:
A motion was made to recess for Executive Session at 7:39 PM.

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

Motion (Reconvene): Councilmember Rowell
Second: Linda Pritchett
[Motion Approved]

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

Minutes:
A motion was made to reconvene at 9:10 PM.

The motion was approved 4-0. Councilmembers Willis, Sebastian, and Bell were not present.

XI. 7:45 p.m. Adjournment of Meeting

Motion (Adjourn): Councilmember Rowell
Second: Councilmember Williams
[Motion Approved]

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

Minutes:
A motion was made to adjourn at 9:10 PM.

The motion was approved 4-0. Councilmembers Willis, Sebastian, and Bell were not present.