



**CITY OF RIVERDALE  
MAYOR AND COUNCIL MEETING  
BUSINESS SESSION MINUTES  
OCTOBER 28, 2013 | 7:00PM**

The Riverdale Mayor and City Council met on Monday, October 28, 2013 at 7:00PM for the purpose of conducting a regular business session. The meeting was held in the Courtroom Chambers on the 1st floor at Riverdale City Hall, located at 7200 Church Street, Riverdale, GA 30274.

**CALL TO ORDER AND WELCOME**

With a quorum present, Mayor Evelyn Wynn-Dixon called the meeting to order at 7:16PM.

**ROLL CALL:**

All members of the governing body were present at the meeting.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

Invocation & Pledge were led by Pastor Dallas Wilson, Center of Hope Ministry.

**OFFICER IN ARMS TO READ RULES OF CONDUCT:**

Rules of Conduct read by Officer P. Wilburn.

**APPROVAL OF AGENDA WITH ANY ADDITIONS/DELETIONS:**

The following amendments were made to the agenda:

**Addition(s):** None.

**Deletion(s):** Home Depot was not present to receive proclamation.

**Tabled:** None.

**Postponed:** None.

**Motion:** Council Member An'cel Davis moved to approve the Agenda change. Council Member Wanda Wallace moved to second the motion. The measure was approved by a vote of 4/0.



**PRESENTATION(S):**

❖ **Presentation of Clayton County Family Care, by Cynthia Jenkins, Executive Director.**

The mission of Clayton County Family Care is to provide short term emergency assistance and promote self sufficiency for Clayton County residents.

The majority of citizens that seek assistance in stabilizing their homes and their financial conditions reside in Riverdale, Georgia

- Clayton County Family care was established in 1952.
- Clayton County Family care is a 501 (c) 3 Nonprofit Organization.
- Services are based upon program eligibility and the availability of funds.
- Clayton County Family Care helps stabilize families by providing the following services:

Rent/Mortgage Assistance	Utility Assistance	Job Readiness Skills
Prescription Assistance	Financial Literacy	Birth Certificates/ID

Clayton County Family Care is able to help residents in part due to the generosity of others. Donations are tax deductible.

1000 Main Street | Forest Park, GA 30297 404-366-5527 [www.claytonfamilycare.com](http://www.claytonfamilycare.com)

Mayor and Council thanked Ms. Cynthia Jenkins, Founder and Executive Director for Clayton County Family Care, for her time and service to the community. The City thanked her for giving of herself and partnership with the City of Riverdale.

**CONSENT AGENDA:**

**Adoption of the October 14, 2013 Mayor & Council Meeting Minutes.**

**Consensus to Accept Donation of Land-Mountain Pass - Resolution No. 33-10-2013**

**A RESOLUTION OF THE RIVERDALE MAYOR AND CITY COUNCIL APPROVING A LAND TRANSFER TO THE CITY OF RIVERDALE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER LAWFUL REASONS.**

**Donation of Surplus Personal Protective Equipment to Pike County Emergency Services Resolution No. 34-10-2013**

**A RESOLUTION OF THE RIVERDALE MAYOR AND CITY COUNCIL AUTHORIZING THE CITY OF RIVERDALE TO ENTER INTO AN AGREEMENT WITH PIKE COUNTY EMERGENCY SERVICES TO DONATE SURPLUS PROTECTIVE FEQUIPMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER LAWFUL REASONS.\***

\*Protective Gear will not be forwarded to Pike County until signed Liability Waiver is on file.

**Motion:** Council Member Wanda Wallace moved to approve the Consent Agenda. Council Member An'cel Davis moved to second the motion. The measure was approved by a vote of 4/0.



**PUBLIC COMMENT(S):**

**Cathy Loving 8311 Taylor Road | Riverdale, GA 30274**

1. Council doing a great job. I learn a lot from attending City Council meetings. I encourage to take part and attend Council Meetings.
2. Thank you for the recent Affordable Healthcare Forum. I look forward to attending the second Affordable Healthcare Town Hall Meeting - Wednesday, October 30, 2013.
3. Thank you to the City of Riverdale Police & Fire Services.

**Robert L. Harden | Riverdale, GA 30274**

1. On behalf of the kids, the City of Riverdale needs a park.
2. Children need a safe place to play...baseball, football, etc.

**RESOLUTION(S):**

**Resolution No. 32-10-2013 Fiber Optics Installation presented by Mr. Lemmy Paskel, Information Technology Director.**

**A RESOLUTION OF THE CITY OF RIVERDALE, GEORGIA, SUPPORTING THE INSTALLATION OF FIBER OPTIC CABLE FOR PUBLIC USE THROUGHOUT CITY CAMPUSES; TO ALLOW FOR THE GEORGIA POWER POLE ATTACHMENT LICENSE AGREEMENT FOR FIBER OPTIC ATTACHMENTS TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL CAUSES.**

Mr. Lemmy Paskel request approval from governing body to allow staff to purchase and install the fiber optics run. The Information Technology Department currently has a fiber optics run from the City Hall Annex campus to the Community Development Building. The department would like to install an additional fiber run from the City Hall Annex campus to the new City Hall. This fiber optics connection will allow the City to build in network redundancy for its voice, data and internet network in case of outages.

The fiber optics connection will also allow the city to integrate all the video surveillance footage from all remote locations allowing the video data to be transported to one central location for the purposes of 24/7 monitoring from the 911 Center. The fiber optics connection also builds the foundation for future projects like Enterprise Resource Planning (ERP) and Document Management.

**Action:** Council Member An'cel Davis moved to approve this resolution. Council Member Wanda Wallace moved to second the motion. The measure was approved by a vote of 3/0, with an abstention from Council Member Wanda Wallace.



**ORDINANCE(S):**

**Ordinance No. 11-2013 Text Amendment – Property Maintenance Standards  
Part C presented by Camilla Moore.**

**AN ORDINANCE OF THE RIVERDALE MAYOR AND CITY COUNCIL TO AMEND PART 2, CHAPTER 18, ARTICLE I – IN GENERAL, SUBSECTION 18-13 PERMITS AND SUBSECTION 18-14 APPEALS; AND AMEND PART 2, CHAPTER 18, ARTICLE II–CONSTRUCTION CODES, IN ORDER TO CREATE SUBSECTION 18-29 AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC); AND AMEND PART 2, CHAPTER 18, ARTICLE V- VACANT AND FORECLOSED PROPERTIES, SUBSECTION 18-129 - VACANT REAL PROPERTY PERMIT, SUBSECTION 18-130 - PERMIT TO SECURE VACANT STRUCTURES, AND SUBSECTION 18-131 - NUISANCES OF THE CODE OF THE CITY OF RIVERDALE, GEORGIA, AS AMENDED, TO CLARIFY AND PROVIDE FURTHER ENFORCEMENT PROVISIONS OF ARTICLE I, ARTICLE II, AND ARTICLE V.**

Currently the City of Riverdale lacks the authority to require residential and commercial structures, which are in need of repair and upkeep, to repair such structures as to prevent such structures from presenting a risk to citizens. There are currently property and structures, single family, multi-family and commercial, within the community that do not qualify as vacant structures under the City’s existing Ordinance of definitions or which are not currently undergoing renovations or repairs under an active permit. These properties or portions of property represent a risk to public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises.

Many of these violations cannot be addressed currently under the environmental ordinance, nuisance and abatement ordinance or vacant structure ordinance. There are also zoning ordinances and esthetic values set forth by mayor and council, the maintenance of which can directly and indirectly affect the economic health of the city and its ability to maintain positive growth and image. Currently the enforcement provisions within the City of Riverdale Code of Ordinances do not provide for the legal administrative language or proper referencing of the State of Georgia International Property Maintenance Code. The current city reference to the Standard Housing Code is no longer enforceable under the State Law. That particular code is out of print and has been replaced by the IPMC (International Property Maintenance Code).



The IPMC applies to all existing residential and non-residential structures and premises. The IPMC allows the building department and code enforcement departments to exercise the appropriate use of authority to address violations in a timely and fair manner. This code still allows for the continued use, occupancy and operation of those structures and systems which were compliant at the time of construction provided those structures and systems have been adequately maintained to constitute a hazard. Due to the extensiveness of the recommend modification to the Ordinance, Staff will submitted the document in three (3) parts.

Due to the extensiveness of the recommend modification to the Ordinance, Staff submitted the document in three (3) parts. Part A of the Ordinance was adopted by Mayor/Council on July 22, 2013; Part B on October 14, 2013; Part C was presented to the Governing Body on October 30, 2013 for consideration.

**Motion:** Council Member Wanda Wallace moved to approve the measure. Council Member An'cel Davis moved to second the motion. The measure was approved by a vote of 4/0.

**PUBLIC HEARING(S):**

**ZONING REQUEST PETITION NO. 2013Z-0002 & 2013U-0008 (AUTO DEALER & REPAIR)**

**A rezoning request by Mark Gilmer, Heritage Bank 830 Eagles Landing Pkwy Suite 100, Stockbridge, GA 30281, pertaining to the property located at 6315 Church Street, which is currently zoned R-4CT Residential Condominium Townhouse. To bring the existing and proposed use into compliance with the Zoning Ordinance and Land Use Maps, the subject site must be rezoned with a Conditional Use Permit.**

Rezoning request by Mark Gilmer, Heritage Bank, 830 Eagles Landing Pkwy, Ste. 100, Stockbridge, GA 30281, pertaining to the property located at 6315 Church Street which is currently zoned R-4CT Residential Condominium Townhouse. The subject site is a vacant used car lot with a single story metal building. The former used car lot has been closed for 5 month. The site has been used as a used car lot for the past 9 years as a Non-Conforming Use. To bring the existing and proposed use into compliance with the Zoning Ordinance and Land Use Maps, the subject site must be rezoned with a Conditional Use Permit (Section 8.2).



The adjacent and nearby zonings are C-2 General Commercial, C-2C General Commercial with conditions and PRC Public, Recreation and Common Areas. The proposed use is only permitted as a conditional use in the City of Riverdale according to “Section 8.2 Conditional Uses Section”, of the Zoning Ordinance. With the adoption of new land use classifications for commercial uses, a C-3 commercial zoning and land use is more appropriate.

Staff recommends approval, with proper fencing.

**Motion:** Council Member Wanda Wallace moved to approve this ordinance Council Member An'cel Davis moved to second the motion. The measure was approved by a vote of 4/0.

**MAYOR AND COUNCIL COMMENT(S):**

**Council Member Cynthia Stamps-Jones, Ward 1**

Council Member Stamps Jones thanked Ms. Cathy Loving and Mr. Robert Harden for sharing their thoughts. She acknowledged Ms. Cynthia Jenkins dedicated efforts to further grow and fund Clayton County Family Care to service citizens.

2nd Annual Preparation Spelling Bee is scheduled - Saturday November 16, 2013 at The Riverdale Centre (7210 Church Street). Registration is only \$5.00. Parents can register their children at the Riverdale Centre or online at [www.riverdalega.gov](http://www.riverdalega.gov). The Spelling Bee is a healthy academic competition, designed to help students improve on spelling, increase their vocabulary, and learn academic concepts.

Council Member Stamps Jones thanked Firefighter/EMT Patrick Gutierrez for his on-going efforts to support and promote the Toys for Tots Campaign on behalf of the City. She acknowledged the tremendous community service work of the entire Fire Services Department. Council Member Stamps Jones thanked Fire Chief Willis for leading the efforts of community support.

**Council Member An'cel Davis, Ward 2**

Council Member An'cel Davis thanked everyone for attending the meeting.

**Council Member Wanda Wallace, Ward 3**

Council Member Wanda Wallace thanked everyone for their time. She acknowledged the Affordable Healthcare Act Town Hall Meeting scheduled Wednesday, October 30, 2013 at 6:30PM-8:30PM at City Hall (7200 Church Street). She asked everyone to come out to attend this important meeting to learn more about the Healthcare Act, presented by State Representative Darryl Jordan and Riverdale City Council Members Wanda Wallace and Cynthia Stamps-Jones.



**Council Member Kenny Ruffin, Ward 4**

Council Member Ruffin thanked Ms. Cynthia Jenkins for her presentation. He acknowledged the many opportunities that are developing in the City of Riverdale. He thanked Mr. Gilmer for the petition for auto dealership in the City. Council Member Ruffin thanked Mr. Harden for his concern for the children, he stated the City of Riverdale is currently working on new developments at the Riverdale Regional Park.

**Mayor Evelyn Wynn-Dixon, At-Large**

Mayor Dixon thanked everyone for attending tonight's meeting. Clayton County Chairman Jeff Turner recently appointed Mr. Pressley to co-chair the City of Riverdale's efforts to further fund SPLOST for the county.

The City of Riverdale were recently participated in a few community events.

1. Mayor, Riverdale Police & Fire participated in Drew High School Parade (Wed 10/23).
2. Sequoyah Harper High School 5K Run for Breast Cancer Awareness (Sat 10/26).

General Election for Riverdale is Tuesday, November 5th at precinct- City Hall Annex (6690 Church Street), and Mayor Dixon encouraged everyone to get involved and vote.

Mayor Dixon asked the community to support City of Riverdale's upcoming Events:

1. Candy Mania - Thursday, October 31, 2013
2. Spelling Bee - Saturday November 16, 2013

**ADJOURNMENT:** There being no further business to come before Mayor and Council, Council Member Wanda Wallace moved to adjourn the business session; second offered by Council Member An'cel Davis, and after an unanimous vote, the meeting adjourned at 8:25PM.

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