



## Mayor and Council Meeting Business Session Minutes August 13, 2012 7PM

The Riverdale Mayor and City Council met on August 13, 2012 at 7:35 PM for the purpose of conducting a Special Called Business Session. The meeting was held in the Council Chambers at City Hall located at 7200 Church Street, Riverdale, Georgia 30274.

### **Call to Order and Welcome**

With a quorum present, Mayor Evelyn Wynn-Dixon called the meeting to order at 7:35PM.

### **ROLL CALL:**

All members of the governing body were present at the meeting at 7:35PM.

### **INVOCATION/PLEDGE OF ALLEGIANCE:**

Invocation & Pledge was led by Samuel F. Patterson, Chief of Police.

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

Rules of Conduct read by Officer L. Stevenson.

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

The following amendments were made to the agenda:

**Addition(s):** None.

**Deletion(s):** Quarterly Financial Report  
Ordinance No. 04-2012 Sanitation Ordinance Rewrite

**Tabled:** None.

**Postponed:** None.

**Motion:** Council Member Kenny Ruffin moved to approve the amended agenda with deletions. Council Member Wanda Wallace offered the second. The agenda was amended unanimously by a vote of 4/0.

**PRESENTATION(S):**

None.

**CONSENT AGENDA:**

**Adoption of the July 23, 2012 Mayor and Council Official Meeting Minutes.**

**Motion:** Council Member Kenny Ruffin moved the aforementioned Consent Agenda Item for approval. Council Member Wanda Wallace moved to second the motion. The measure was approved unanimously by a vote of 4/0.

**PUBLIC COMMENT:** *No cards were submitted for participation in public comment.*

**RESOLUTION(S):**

**Resolution No. 47-08-12 Approval of Improvement Projects for the Riverdale Centre and Public Plaza by Iris Jessie, City Manager**

Ms. Jessie presented Resolution No. 47-08-12. Ms. Jessie reminded the members of the governing body that the City of Riverdale opened the new city hall, multipurpose center, public plaza and amphitheater in October of 2010. She said the city hall is used primarily for government related activities. She further said that the amphitheater, public plaza and multipurpose community center are being used to hold events, enrichment classes and activities such as basketball and fitness classes as well as a game room. Ms. Jessie indicated that the money is available in the Certificates of Participation (COPS) contingency budget remaining from the construction project. She said the approximate cost is estimated at \$157,398. Staff recommends that the City proceed with the following projects:

- Acoustical sound upgrade in the multipurpose room
- Electrical outlets in various locations in the Riverdale Centre and City Hall
- Acoustical sound upgrade in the gymnasium
- Concrete stage extensions
- Cover city hall lobby stair steps
- Dollies for folding chairs
- Installation of fiber optics connection

Councilwoman Stamps-Jones asked Ms. Jessie which projects would be completed first. Ms. Jessie responded that the projects would not be completed in any particular order; however, there would be additional projects to follow.

**Motion:** Council Member Kenneth Ruffin moved to approve **Resolution No. 47-08-2012**. Council Member Wanda Wallace moved to second the motion. **Resolution No. 47-08-2012** was approved unanimously by a vote of 4/0.

**Resolution No. 48-08-12 Change Order Request for Riverdale Regional Park by Karl Kelley, City Engineer**

Karl Kelley, City Engineer, presented Resolution No. 48-08-2012. He the contingency for rock excavation was included in the contract for the park construction and was initially removed from the scope of work due to value engineering. He further said now that the project is nearing completion, additional items can be added back. Mr. Kelley said both mass rock and trench rock were encountered during installation of the baseball field lights and the irrigation lines.

He further stated that certain areas of the park were to be seeded instead of sod. He said this will cause an uneven level of the final condition of the grass in the park. Mr. Kelley recommended the use of sod in lieu of the seeded areas for a more consistent appearance.

Mr. Kelley recommended that a small length of additional curbing near the entrance to the park. He said the curbing would provide better drainage, a more uniform appearance and protection of the new pavement.

Mr. Kelley also recommended the installation of a security gate at the end of Wilson Road to prevent vehicular access to the heavily wooded areas. He added that the gate would allow access to “overflow” parking areas west of the football field.

Mr. Kelley recommended the installation of a small concrete flume to correct erosion issues at a storm drain inlet.

Council members Stamps-Jones and Davis thanked Mr. Kelley for his presentation.

Councilwoman Wallace asked Mr. Kelley to confirm for the members of the public audience that the project only required two change orders.

Mr. Kelley confirmed in the positive. He stated that a project of such magnitude would normally have more change orders but staff was diligent and conservative in their approach so there was no need for numerous change orders. He added that the total cost of the project is \$15,218.45.

Councilwoman Wallace commended Mr. Kelley for doing a good job on the project.

Council member Ruffin thanked Mr. Kelley for providing such an in depth presentation. He also thanked Mr. Kelley for agreeing to include security measures to prevent vehicular access in authorized only areas.

**Motion:** Council Member Kenneth Ruffin moved to approve **Resolution No. 48-08-2012**. Council Member Wanda Wallace moved to second the motion. **Resolution No. 48-07-2012** was approved unanimously by a vote of 4/0.

**ORDINANCE(S):**

**Ordinance No. 03-2012 Vacant Structure Text Amendment Ordinance by Camilla Moore, Director of Planning, Zoning and Economic Development**

Camilla Moore, Director of Planning, Zoning and Economic Development, presented Ordinance No. 03-2012. She said that a growing number of local governments are now requiring property owners to register vacant properties. She said the state law recently changed and the proposed ordinance is the city's effort to achieve compliance.

Mayor Dixon called for questions and concerns.

There were none.

**Motion:** Council Member Kenneth Ruffin moved Ordinance No. 03-2012 Sanitation Ordinance Rewrite for adoption. Council Member Wanda Wallace moved to second the motion. The measure was adopted unanimously.

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

**Council Member Wanda Wallace**

Council Member Wanda Wallace thanked everyone for attending.

**Council Member Cynthia Stamps-Jones**

Council Member Cynthia Stamps-Jones thanked everyone in attendance for coming. She reminded everyone that Clayton County Public Schools are in session. She further encouraged everyone to help ensure the safety of the little ones as the drive pass the schools. Councilwoman Stamps-Jones asked the public to remember to show support for local schools.

**Council Member Davis**

Council Member Davis thanked everyone for attending. He said that he visited all Riverdale Schools (Riverdale Elementary, Middle and High, Charles Drew, Sequoia Middle, Harper Elementary and Church Street Elementary) on the first day of school. He

said he was able to interact with staff and students. He said it is important to him to publicly show support to local schools. Councilman Davis said the overall concern was how schools can increase parental involvement. He publicly acknowledged that Mr. Roland Downing was in the audience. He thanked him for attending the meeting and said he was glad to see him present.

**Council Member Kenny Ruffin**

Council Member Kenny Ruffin publicly announced that the Riverdale Blackhawks were scheduled to play at the Jamboree on August 25, 2012 at the Riverdale Regional Park.

**Mayor Evelyn Wynn Dixon**

Mayor Dixon thanked everyone for attending the meeting. She gave a report of her weekly activities. Mayor Dixon said she is elated about the completion of the park and the overall activities that were taking place at the park.

Mayor Dixon publicly invited everyone to attend the concert scheduled for Saturday, August 18<sup>th</sup>. She said the city is moving forward and viable businesses are inquiring about relocating to Riverdale.

**ADJOURNMENT:**

Motion to adjourn by Council Member Wanda Wallace; second offered by Council Member An'cel Davis. The meeting adjourned at 8:00PM.