

The Riverdale Mayor and City Council met on July 22, 2013 at 7:31PM for the purpose of conducting a regular work session. The meeting was held in the conference room on the second floor 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 7:31PM.

Roll Call

All members of the governing body were present for the meeting except Council Member Kenny Ruffin.

Approval of the Agenda

The following amendments were made to the agenda:

Addition(s): None.

Deletion(s): **Presentation of Proclamation to Aaron's: Lease to Own.**

Resolution No. 21-07-2013 Requesting Authorization to Purchase Video Cameras at 971 Wilson Road & at the Riverdale Regional Park Concession Stand.

Postponement(s): None.

Tabled Item(s): None.

Motion: Council Member An'cel Davis moved to approve the amended agenda. Council Member Wanda Wallace offered the second. The measure was approved unanimously by a vote of 3/0.

PRESENTATION:

Riverdale Explorer National Award by the Riverdale Police Department.

Sgt. Henderson indicated that the Riverdale Police Department has sponsored the Exploring Program for high school students to provide a healthy outlet for students working together with their peers to learn how to become better citizens. This award recognizes our department for delivering a quality program for our youth through Exploring. He said that the student Explorers gain knowledge both academically and through hands on training to work together for the good of society. He further stated that the training allows them to compete with other explorer groups in a variety of competitive areas both locally and statewide.

Sgt. Henderson presented the Explorers with the National Exploring Excellence Award to the Riverdale Explorers Post 85.

The Mayor and Council publicly commended the Riverdale Jr. Explorers for their excellent achievements. They indicated how pleased they were to see the Explorers visible and participatory in the city events.

CONSENT AGENDA:

Adoption of the June 28, 2013 Mayor and Council Meeting Minutes.

Motion: Council Member An'cel Davis moved to move the consent agenda for adoption. Council Member Wanda Wallace offered the second. The measure was approved unanimously by a vote of 3/0.

PUBLIC COMMENT:

The following individuals participated in Public Comment:

None.

RESOLUTION(S):

Resolution No. 21-07-2013 Authorize Contract Change Orders #1 and #2 for Parking Deck.

Mr. Karl Kelley presented Resolution No. 21-07-2013. He asked for permission to amend the existing Bartos Contract to allow for two (2) additional change orders. He stated that the change orders will encompass the following:

(1) Soil tests and preliminary excavation of the site location for the Parking Deck that have revealed additional unsuitable soils beyond the amount included in the contract. These unsuitable soils (approximately 800 Cubic Yards) must be removed, replaced with structural fill material, compacted and retested. The additional cost will not exceed \$17,905 (see attached Change Proposal #1). Cost savings will be achieved by utilizing structural-fill material left over from the Park construction rather than hauling suitable material from several miles away.

(2) The Fire Marshall has requested that an additional fire hydrant be located at the deck. The additional cost will be \$7,496 (see attached Change Proposal #2).

Mr. Kelley reported that the total cost of the aforementioned Change Proposals will not exceed \$25,401.00 and the funds are available from the contingency built into the construction cost estimate. He further stated that no funds will be expended from the General Fund to pay for the changes.

Mayor Dixon called for questions and concerns from the members of the governing body.

Ms. Wallace asked Mr. Kelley about providing oversight to the project based on the contractual agreement. She reminded him that in addition to managing the contract, there is a detailed list of responsibilities created for each project that can be aligned with the respective contract. She said the project manager should be responsible for the following tasks:

- Examining documents submitted by the contractor
- Monitoring progress payments and compensation for additional work
- Evaluating the quality of work
- Ensuring that work is done timely and in compliance with the contract
- Conducting audits and inspections
- Monitoring changes and extra work

Ms. Wallace asked Mr. Kelley if he was present when the soil test was conducted. Mr. Kelley said yes.

Ms. Wallace stated that there are sink holes in her neighborhood and she does not want to see the same thing happen at the project site. She asked Mr. Kelley if he could assure the board that the site will be safe and that there will not be any sink holes in the future.

Mr. Kelley said yes. He added that the contractor plans to bring in good solid red clay to replace the organic material that is presently there.

Ms. Wallace asked if the contractor would be held liable if the City has any problems with the parking garage.

Mr. Kelley responded that design, construction and/or structural flaws will always be addressed accordingly even beyond the standard one (1) year warranty.

In response to a question posed by Mr. Davis regarding the depth of the foundation, Mr. Kelley responded that the footing depth is approximately 3ft.

Mr. Davis said he will rely on Mr. Kelley's engineering expertise to successfully complete the project.

Council Member Stamps-Jones inquired about settling of the soil. Mr. Kelley professionals will come out and perform the proctor test. He said it must be at least 98% and meet the requirements of the bearing capacity of the soil. He added that the soil must be able to support the structure.

Mayor Dixon indicated that she is pleased that the need for the change orders were discovered at this point and not later. She thanked Mr. Kelley for his presentation.

Motion: Council Member An'cel Davis moved to adopt Resolution No. 21-07-2013. Council Member Wanda Wallace offered the second. The measure was approved unanimously by a vote of 3/0.

PUBLIC HEARING(S):

ORDINANCE NO. 06-2013 Distance Requirement Non-Profits, Zoning Text Amendment presented by Camilla Moore, Director of Planning/Zoning, CD, ED & Business Services.

AN ORDINANCE TO AMEND APPENDIX A, ARTICLE VIII, SECTION 8.1, ENTITLED "SEPARATION OF USES," OF THE CODE OF THE CITY OF RIVERDALE, GEORGIA, AS AMENDED, TO ESTABLISH SEPARATION OF SIMILAR USES."

Camilla Moore, Director of Planning, Zoning, Community Development, Economic Development & Business Services, asked for permission to amend VIII, Section 8.1 to add Section 8.1.1 to establish Separation of Uses including but not limited to non-profit organization and clubs, private and parochial schools, churches, temples, mosques, synagogues and other religious associations. She advised the Board that Article VIII Sub Section 8.1.1 currently does not exist in the current zoning ordinance; however, Staff recommends adding the proposed ordinance in order to establish a distance requirement between non-profit in the City of Riverdale.

Mayor Dixon opened the floor for the public hearing.

Councilwoman Cynthia Stamps-Jones asked if Legal had reviewed the proposed amendment.

Ms. Moore said yes.

Mr. Davis and Ms. Wallace thanked Ms. Moore for her presentation.

The following individuals spoke in favor of the measure:

None.

The following individuals spoke in opposition of the measure:

None.

Mayor Dixon closed the public hearing.

Motion: Council Member Wanda Wallace moved to adopt ORDINANCE NO. 06-2013. Council Member An'cel Davis offered the second. The measure was approved unanimously by a vote of 3/0.

ORDINANCE NO. 07-2013 Property Maintenance Standards, Phase I- Part A, presented by Camilla Moore, Director of Planning/Zoning, CD, ED & Business Services.

AN ORDINANCE TO AMEND PART 2, CHAPTER 18, ARTICLE I, AND PART 2, CHAPTER 18, ARTICLE II, ENTITLED "BUILDINGS AND BUILDING REGULATIONS," AND "BUILDING AND CONSTRUCTION CODES" OF THE CODE OF THE CITY OF RIVERDALE, GEORGIA, AS AMENDED, TO CORRECTLY REFERENCE THE TITLES OF THE MANDATORY AND PERMISSIVE STATE MINIMUM CONSTRUCTION CODES.

Ms. Moore presented the proposed ordinance. She stated that the intent of the ordinance is to ensure compliance with the State of Georgia International Property Maintenance Code.

Mayor Dixon opened the floor for the public hearing.

Ms. Stamps-Jones asked if the proposed amendment will give the department the authority it needs to require residential and commercial structures, which are in need of repair and upkeep, to repair such structures to prevent or reduce risk exposure to the citizens.

Ms. Moore said yes.

The following individuals spoke in favor of the measure:

None.

The following individuals spoke in opposition of the measure:

None.

Mayor Dixon closed the public hearing.

Motion: Council Member Wanda Wallace moved to adopt ORDINANCE NO. 06-2013. Council Member An'cel Davis offered the second. The measure was approved unanimously by a vote of 3/0.

MAYOR AND COUNCIL COMMENT(S):

Council Member Cynthia Stamps-Jones, Ward 1

Council Member Stamps-Jones thanked everyone for attending the meeting. She stated that she looks forward to everyone attending future meetings as well. She stated that there will be many activities coming up in the near future where the support of the public is needed. She encouraged the public to serve their communities by volunteering.

Council Member An'cel Davis, Ward 2

Council Member Davis reminded the public of the recent verdict in the Zimmerman case. He said that decision has the ability to split the country. He stressed the importance of men mentoring young men. He said it is wrong to close your eyes to wrongdoing and injustice. He informed the public that Maria Shriver was on campus earlier during the week and he was afforded an opportunity to meet her. He said she was impressed with the city and had expressed interest in staying in town for the concert. He said citizens should feel proud to receive this type of national attention.

Council Member Wanda Wallace, Ward 3

Council Member Wanda Wallace thanked the members of the public audience for attending. She shared her hopes of seeing them all at the next meeting.

Mayor Evelyn Wynn-Dixon, At-Large

Mayor Dixon acknowledged the Burn Foundation for their important service to the community. Mayor Dixon also acknowledge the visitors in the audience. She said it is important for people to encourage their friends and neighbors to attend the Mayor and Council meetings. She also thanked the employees, public safety department and citizens for attending the meetings as well. She said the Manhattans made her feel like a teen again. She invited everyone to attend the Thursday After-Work Cool down.

Mayor Dixon encouraged the adults to monitor the behavior of children and young people. She stated that the recent thrash of car-jacking and crimes involves youths under the age of 16.

Mayor Dixon shared that she met with representatives from the federal government to address the transportation issues. She said she supports bringing transportation back to the county. She further reported that there will be a feasibility or transportation study conducted to determine the areas that need it most.

Mayor Dixon conveyed to the federal government that there were casualties resulting in the loss of business incubator for new entrepreneurs.

Mayor Dixon thanked Aaron's: Lease to Own for their donations to the fire department.

Mayor Dixon announced that Maria Shriver did a cover story on her life. She said the story showcased the City as well. She said the story will air on NBC in approximately two (2) months.

ADJOURNMENT:

There being no further business to come before Mayor and Council, Council Member An'cel Davis motioned to adjourn into an Executive Session to discuss a personnel and legal matter. Council Member Wanda Wallace seconded. The time was 8:16PM.

DRAFT