



**CITY OF RIVERDALE
MAYOR AND COUNCIL MEETING
BUSINESS SESSION MINUTES
NOVEMBER 25, 2013 | 7:00PM**

The Riverdale Mayor and City Council met on Monday, November 5, 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 7:17PM.

ROLL CALL:

All members of the governing body were present at the meeting, with the exception of Council Member Kenny Ruffin.

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 V. Barnes.

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 Wanda Wallace moved to approve the Agenda change. Council Member An'cel Davis moved to second the motion. The measure was approved by a vote of 3/0.



PRESENTATION(S):

❖ Introduction of New Employees.

The Governing Body and Staff welcomed new employees to the city.

Chief Patterson introduced the following new team members:

- | | |
|----------------------|-------------------|
| 1. Mr. Joshua Harris | Police Dispatcher |
| 2. Francesca Lumpkin | Police Dispatcher |
| 3. Demetrius Henry | Police Officer |
| 4. Troy Young | Police Officer |

❖ City of Riverdale Citizen Public Safety Academy (CPSA) Graduate Presentation, Lt. N. Rabel, Riverdale Police Dept.

It is the mission of the Riverdale Citizen Public Safety Academy to foster better communication between citizens and public safety through education and citizen feedback.

CPSA Purpose: Increase Citizen Awareness, Promote Exchange of Information, and Increase Community Involvement.

2013 CPSA Graduates:

1. Linda McQueen
2. Melody Totten
3. Kristi Washington
4. Michele Lee Williams

❖ City of Riverdale Citizen Public Safety 7th Annual Christmas Initiative: Christmas Triage Presentation, Lt. N. Rabel, Riverdale Police Dept.

The *Christmas with a Cop* mission is to facilitate a day of holiday fun, sharing, and togetherness for Riverdale families that have been victims of a traumatic crime, fire, or a life-altering incident.

Ways The Public Can Help:

1. Monetary donations
2. Sponsor Christmas Tree, Toiletries for a family,
3. Gift Cards and Gas Cards
4. Food, canned or non-perishable
5. New or gently used toys, books, board games
6. Electronics - mp3, laptops, leapfrog, V-Tech
7. New Blankets

Drop off donated items by December 11, 2013 at the Riverdale Police Dept - located at 6690 Church St. Riverdale, GA 30274



CONSENT AGENDA:

Adoption of the October 28, 2013 Mayor & Council Meeting Minutes.

Approval to hire Susan Benson, collection attorney based out of California, and Mary Miller, collection attorney based out of Georgia, to proceed with collection efforts.

Request by the City Manager, to offer employee bonus in current fiscal year, Mr. Nate Mingo.

Motion: Council Member Wanda Wallace moved to approve the Consent Agenda. Council Member Cynthia Stamps-Jones moved to second the motion. The measure was approved by a vote of 3/0.

PUBLIC COMMENT(S):

Mr. Roland Downing 6734 Sandy Creek Drive | Riverdale, GA 30274

1. Trash collection on his street.
2. Street signage is needed for Sandy Creek Drive and Springdale.

Mr. Oritha Scoggins 1183 King Road | Riverdale, GA 30274

1. City of Riverdale employees would appreciate a 5% salary increase.
2. City should post of city website information for purchase of fire ladders at Home Depot (\$35-\$59), as a precautionary measure in the event of a fire, to allow people safe alternative to escape fire.
3. Coyotes have been spotted at or around Camp Street, near the school.
4. Signage is requested for the small businesses inside the DDDA incubator building on Camp Street, to provide citizens information on businesses available to them in the community.

Mr. Willie A. Watkins 6580 Church Street | Riverdale, GA 30274

1. Bringing new business to Riverdale – Willie Watkins Funeral Home at 6580 Church Street.
2. Noticed major sewer problem on Church Street, need assistance with GDOT to repair.
3. Request additional time to work in phases to allow for completion.



RESOLUTION(S):

Resolution No. 35-11-2013 to enter into contract with True Green Landcare for 2014 Professional Landscape Management for the City of Riverdale Grounds ROW's, and Park.

A RESOLUTION OF THE RIVERDALE MAYOR AND COUNCIL TO ENTER INTO A CONTRACT WITH TRUGREEN LANDCARE FOR PROFESSIONAL LANDSCAPE MANAGEMENT SERVICES FOR THE CITY OF RIVERDALE GROUNDS, ROW'S AND REGIONAL PARK; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

Mr. Bennie Rose, Director of General Services presented Resolution No. 35-11-2013. He requested permission to enter into contract with TruGreen Landcare, for professional lawn care services.

The City of Riverdale Landscaping services for the City of Riverdale and Regional Park which includes, but not limited to mowing, weed eating, edging, bed maintenance, aeration, fertilize, mulch, pruning, irrigation startup-monitoring-shutdown, mowing, ROW's and medians, and seasoning floral arrangements on specified City property, buildings, and right-of-ways.

The following companies participated in the Landscaping Bid process:

1. TruGreen Landcare
2. Greenside Landscape
3. Bobby Dodd Enterprise
4. Kings Landscaping
5. Premier Tree & Shrub

Based on proposed cost and service expectations, staff recommends to enter into contract with TruGreen Landcare for Landscaping services for the City of Riverdale.

Motion: Council Member Wanda Wallace moved to postpone this measure. Council Member An'cel Davis moved to second the motion. The measure was not approved, and postponed by a vote of 3/0.



Resolution No. 36-11-2013 End of Year Budget Amendments FY2013

A RESOLUTION OF THE CITY OF RIVERDALE MAYOR AND CITY COUNCIL, ADOPTING AMENDMENTS FOR THE GENERAL FUND AND CULTURAL/RECREATIONAL FUND TO THE FISCAL YEAR 2013 ANNUAL OPERATING BUDGET; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Don Turner presented Resolution No. 36-11-2013. He requested approval from the governing body to approval budget amendments to balance the Fiscal Year 2013 annual operating budget.

Budget amendments are needed to clean up the budget. It is necessary to amend the budgets to cover increased costs for the General Fund and Cultural/Recreational Fund, and balance the Fiscal Year 2013 annual operating budget.

There will be no financial impact. The amendments will be made from either additional unbudgeted revenues or budgeted expenditures which were not used.

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

ORDINANCE(S):

Ordinance No. 12-2013 Sanitation Ordinance.

AN ORDINANCE OF THE RIVERDALE MAYOR AND COUNCIL, AMENDING CHAPTER 62, "[SAME—] "SOLID WASTE" OF THE CHARTER OF THE CITY OF RIVERDALE, GEORGIA, AS AMENDED, TO DELETE CHAPTER 62 IN ITS ENTIRETY, INCLUDING ANY AMENDMENTS THERETO, AND REPLACE IT WITH A NEW CHAPTER 62, "[SAME—] "SOLID WASTE" TO REPEAL CONFLICTING PROVISIONS; AND FOR OTHER PURPOSES.

Camilla Moore, Director of Planning/Zonbing, DC, ED & Buisness Services, presented Ordinance No. 12-2013 Sanitation Ordinance.

Action: Council Member Wanda Wallace moved to approve Ordinance No. 12-2013, with conditions. Council Member An'cel Davis moved to second the motion. The measure was approved by a vote of 3/0.



PUBLIC HEARING(S):

PET. NO. 2013-0009 CELL TOWER

Petition No. 2013-0009, was presented by Camilla Moore, Director of Planning/Zoning, CD, ED & Business Services.

Sonya Ness-Verizon is applying for a Use Permit to expand compound area to accommodate another structure and generator to allow Verizon Wireless to be able to operate and provide service from this cell tower at 6794 Hwy 85 Riverdale GA, 30274.

The land use is currently C-2 General Commercial. There is an existing telecommunications tower located on the property. This expansion of the compound and installation of equipment will not increase the height on the tower. The expansion will consist of the installation of 12 panel antennas, additional wiring, and the expansion of compound area to 34' x 18' to build a shelter to house a generator.

Proposed improvements are in compliance with the City's Telecommunications Ordinance as well as the FCC and Middle Class Tax Relief and Job Creation Act of 2012.

The property is served by a shared driveway off of Hwy 85. This proposed use will not cause any hardships to other businesses as presently represented or in the near future; the nearest residentially zoned property is over 500 feet from the existing tower.

The Department of Planning Zoning and Economic Development recommends approval of this application with conditions.

Mayor Dixon opened the floor for the public hearing.

The following individuals spoke in favor of the measure:
Sonya Ness.

The following individuals spoke in opposition of the measure:
None.

Mayor Dixon closed the public hearing.



Motion: Council Member Wanda Wallace moved to approve Petition No. 2013U-0009, with conditions. Council Member An'cel Davis moved to second the motion. The measure was approved by a vote of 3/0.

PET. NO. 2013U-0010 (BEAUTY SHOP)

Petition No. 2013U-0010, was presented by Camilla Moore, Director of Planning/Zoning, CD, ED & Business Services.

This proposed site is zoned C-3, Intense Use Commercial and is similar to the nearby and adjacent properties. Adjacent and nearby zonings consists of C-2 General Commercial and C-3 Intense Use Commercial. The proposed use is no longer a permitted use in the City of Riverdale according to "Section 2.3 Definitions Section", of the Zoning Ordinance. The proposed site was initially established as a beauty salon/barber shop, but was only in business for a short period of time. This request would allow the proposed use to be established and will comply with all the requirements of the ordinance for Non-Conforming Uses.

According to the Zoning Ordinance, the propose use would be a "Legal Non-Conforming Use" (Section 6.2) and a "Grandfathered Use" (Section 6.1) and is allowed as long as the business continues to operate.

If the use is vacant for a period greater than 6 months the use "shall constitute evidence of intent to abandon the legal non-conforming status" and would not be permitted any longer. The applicant is within the 6 month period.

The Community Development Department recommends approval of this application with conditions.

Mayor Dixon opened the floor for the public hearing.

**The following individuals spoke in favor of the measure:
Bryant McElroy**

**The following individuals spoke in opposition of the measure:
None.**

Mayor Dixon closed the public hearing.



Motion: Council Member Wanda Wallace moved to approve Petition No. 2013U-0010,, with conditions. Council Member An'cel Davis moved to second the motion. The measure was approved by a vote of 3/0.

PET. NO. 2013Z-0003 (REZONING FOR RIVERDALE DOWNTOWN DEVELOPMENT AUTHORITY INCUBATOR FROM RESIDENTIAL TO COMMERCIAL)

Petition No. 2013Z-0003, was presented by Camilla Moore, Director of Planning/Zoning, CD, ED & Business Services.

Mike Syphoe, Riverdale Downtown Development Authority, 6630 Camp Street, Riverdale, GA 30274 requests to rezone the subject property to Office – Institutional to allow the Riverdale Downtown Development Authority to operate a business incubator and house a school on the property located at 6630 Camp Street. The property is presently zoned R-4 Single-Family Residential.

The subject site is located at 326 Camp Street is currently zoned R-4 Single-Family Residential. The site was previously Riverdale Elementary School. The site fronts on Camp Street and Upper Riverdale Road. The property is 5.6 acres and is currently being used for a small business incubator in two of the buildings with Scholar Academy in the remaining buildings. The school has been operating at this location since August. The proposed incubator will divide existing classrooms into multiple office space area for various businesses.

The property as currently zoned does not have a reasonable economic use due to its location to more intense land uses and zoning classifications. In addition, its current zoning is in conflict with the Future Land Use Map for Office-Institutional. This proposed zoning change would bring the property in conformance with the Existing and Future Land Use Maps.

The Community Development Department recommends approval of this application with conditions.

Mayor Dixon opened the floor for the public hearing.

**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 approve Petition No. 2013Z-0003, with conditions. Council Member An'cel Davis moved to second the motion. The measure was approved 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 their time. She acknowledged the 3rd Annual Bread Basket – Thanksgiving Day 11/28/2013, at Charles Drew High School. She invited those to come out and volunteer and feed families in the community, and be of service.

Council Member An'cel Davis, Ward 2

Council Member An'cel Davis thanked everyone for attending the meeting. He congratulated the Citizen Public Safety Academy (CPSA) graduates and thanked them for their sincere interest in learning more about the City of Riverdale.

Congratulations to Pastor Dallas Wilson, he recently celebrated 21 years in the ministry. Keep the Kennedy family uplifted. Friday, Nov. 22, 2013 marked the 50th Anniversary of the assignation of President John Kennedy.

Mr. Roland Downing, we apologize for the inconveniences regarding the street signage and trash pickup. Our City Manager, Mr. Nate Mingo will take action in the morning to get this rectified and it will not happen again.

Mr. Oritha Scoggins, we appreciate your concern for our youth. Thank you for your time.

Mr. Willie Watkins, we appreciate your new business in the City of Riverdale. We will follow-up regarding your concerns.

Council Member Wanda Wallace, Ward 3

Council Member Wanda Wallace thanked everyone for attending Mayor & Council Meeting. She acknowledged the great sermon presented by Pastor Riley, at Lakewin Christian Center (2 weeks ago). Council Member Wanda Wallace invited Pastor Riley to come back and share the informative and empowering presentation with the City of Riverdale.

Council Member Kenny Ruffin, Ward 4

Absent.



Mayor Evelyn Wynn-Dixon, At-Large

Mayor Dixon thanked everyone for their time. The City of Riverdale has participated in several forums, workshops, and meetings regarding the transportation needs for Clayton County. Clayton County Chairman, Jeff Turner, is working diligently to address this concern.

Mayor Dixon thanked Ms. Linda McQueen for coordinating the annual fundraisers for burn victims. We appreciate her efforts and compassion beyond words.

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

1. City of Riverdale Christmas Tree Lighting Concert, featuring Special Guest performance by Regina Belle – Saturday December 7, 2013

Mayor Dixon acknowledged recent events held in Riverdale.

1. The City's recent Spelling Bee (11/16/2013), was a huge success.
2. Riverdale Youth Council did an excellent job with the recent *Read-In* (11/11/2013). Thank you to our teenagers for taking an active interest in help develop our young children.

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 8:20PM.
