

**MAYOR & COUNCIL WORK SESSION
MONDAY, JANUARY 26, 2015 ~ 5:30 PM RIVERDALE, GEORGIA
MEETING MINUTES**

CALL TO ORDER/WELCOME:

ROLL CALL- CITY CLERK

Attendee Name	Title
Evelyn Wynn Dixon	Mayor, At-Large
Cynthia Stamps Jones	Council Member, Ward 1
An'cel Davis	Council Member, Ward 2
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian

COUNCIL PARLIAMENTARIAN TO READ RULES OF CONDUCT:

Council Parliamentarian Kenny Ruffin provided rules of conduct.

APPROVAL OF AGENDA:

Agenda approved by Governing Body.

CITY MANAGER'S REPORT, E. SCOTT WOOD:

City Manager provided written report in advance, and asked Ms. Moore, Planning & Zoning Director to provide an update on the house located at 6504 Camp Street Riverdale, GA 30274.

Pursuant to the request to investigate the safety of property located at 6504 Camp Street. The following actions have been taken by Staff as a means of corrective action:

- Staff drove by the site on the morning of January 26, 2015 to perform a site inspection on structural soundness of the residential structure and took photos.
- Staff will create a Code Case in order for us to bring this property before Judge Freeman tomorrow, January 27, 2015.
- Staff will request Judge Freeman to allow the City to enter to secure the structure from unauthorized entry, remove tree limbs and debris, and cut the overgrown vegetation.
- The above property has been before Judge Freeman on a number of occasions to obtain a court Order for a "Force-Clean-Up", the earliest being September of 2008 (the last year in which property taxes were paid), with the last order being issued August 10, 2014.

Mr. Davis stated he provided list of houses to Code Enforcement 2 years ago. It was explained we have to go through the legal system. Mr. Davis is aware our team is working on the situation. However, the urgency is due to the need to protect our children. No one wants to see the abandoned house used to do harm to a child or anyone else.

Council Member Stamps Jones asked Mr. Wood if he could provide a narrative explanation of the Bond.

Mr. Wood indicated he would accommodate with a narrative explanation, and if needed will meet one-on-one to further elaborate for clarity.

Council Member Wallace inquired how would the Governing Body be placed in the Budget planning process for the FY2016 Budget. She also requested a running total for budget comparison.

Council Member Stamps-Jones supported the inquiry.

The Finance Director is preparing the Budget schedule for Department Heads and City Manager for review.

Council inquired about Health Insurance and whether we could implement an internal survey with employees to see if we need any changes.

Mr. Wood indicated we could do a survey. He understands price is usually a deciding factor.

It was recommended we get a few quotes to help make a decision based on feasibility.

Mayor Dixon stated this item will come back up for further review by the Board.

Mayor Dixon also wanted to comment on the City Manager report regarding the gateway sign. She indicated she and Council Member Ruffin were on Archway Partnership Board with UGA. They designed a sign. Mayor Dixon stated on our constituents donated money to help purchase the sign. She wanted to acknowledge that we had already discussed a gateway sign. Mayor Dixon stated Ms. Moore had stated she was informed the signs were turned down by the Board. Mayor Dixon does not recall ever having a formal meeting to vote on the sign.

Council Member Stamp-Jones indicated the sign rendering provided by Archway Partnership is approximately 7 years old, and was presented under the leadership of a formal city manager (Iris Jessie). Ms. Stamps-Jones stated she was not directly on the Archway Partnership Board. However, she did attend a few meetings, onsite and off-site. She is aware there have been conversations regarding gateway signs with several rendering under Ms. Iris Jessie. Ms. Stamps-Jones further added, upon Mr. Wood joining the City as City Manager, one of the things he wanted to do was spruce up the city and make more aesthetically appealing. Ms. Stamps-Jones stated she and Mr. Wood meet with SCAD representatives and further discussed gateway signs. Council member Stamps-Jones stated the Board has never specifically voted for or against the gateway signs. Based on her knowledge, the gateway signs have always been a work in progress.

Mayor Dixon stated she raised \$2,500.00 to help cover the cost of the sign. She repeated the Board has never had a formal meeting to vote against the gateway signs.

Camilla Moore indicated the information provided is part of the improvement of Hwy 85 Beautification. Staff was simply moving forward and gathering information for the Board's review and consideration. She added, staff has worked with the Mr. Wood, City Manager to present the gateway signs renderings to the Governing Body tonight. At the pleasure of the Board, staff asks the Governing Body to review and advise if they like the renderings or if the Board want something else.

Council Member Davis asked if the Board could add the Archway Partnership drawing to the renderings presented in the Agenda packet, as another option for review and consideration.

CITY ATTORNEY REPORT, L'ERIN F. BARNES:

City Attorney Barnes indicated her updates concerned legal matters and will shared during Executive Session.

UPDATES AND DISCUSSIONS, CAMILLA MOORE, DIRECTOR OF PLANNING & ZONING.

- **Discussion on re-appointments for planning commission and BZA**

The Board of Zoning Appeals is a five Member Board in which Members are appointed by Mayor/Council for staggered terms. They hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination is made by the Director of the Community Development Department in the enforcement of the Zoning ordinance and major variances as spelled out in the City's Code of Zoning Ordinance.

In April the following individuals were "Re-Appointed and Appointed" as Members of the Appeals Board.

- Ronald Downing
- Al Jackson
- Kimberly Stewart
- Terrance Bunkley (to fill the unexpired term of Calvin Parker)
- Emma Godbee

Mr. Jackson has requested that he be removed from the Board as a serving member, thus creating a vacancy. Therefore, in compliance with the requirement to fill existing vacancies, Staff requests that the "vacancy" be filled within the next 30/90 days.

Failure to constitute a "Full Board" may result in the failure of the Board to obtain/maintain a quorum for the purpose of conducting City business as required by City Ordinance. Staff recommends approval to identify an appointee. If it pleases the Board, staff will place notice in the Legal Organ (Clayton New Daily) and will present Mayor and Council with applicants for review to appoint.

Mayor Dixon polled the Board. There was consensus to move forward.

Mayor Dixon called for questions from the Board.

Mr. Ruffin was in agreement. He would like eventually for each member of Council to recommend an appointee to the Board of Zoning and Appeals.

Council Member Wallace inquired if we had any appeals coming before the BZA ,and she commented that Al Jackson is out of her ward (Ward#3).

Ms. Moore stated we do not have any scheduled appeals within the next 30-60 days. The last meeting was held 6 months ago. She further elaborated that if members of Council has someone in mind they would like for staff to contact, her staff will be more than happy to reach out to them.

- **Discussion on park repair cost estimates and Reeves Construction.**

On or about March 24, 2014, settlement of concrete slabs near the concession stand was again noticed for the third time, the first time back in August of 2013. The site was visited and observed by several staff members including City Engineer Karl Kelley; Facilities Director Bennie Rose; Chief Building Inspector Thomas Marshall, Fire Marshall; Demetrius Wells; Community Development Director Camilla Moore; and Community Development Assistant Director Ellis Still.

Settlement and cracking along control joints in the slabs was noticed to have worsened since 2013. This was particularly more noticeable at the small area drain NW of the concession building, where four control joints came together at the cast iron inlet top. One of the slabs had settled approximately ¾" to 1" and had become a trip hazard.

At the same time, it was observed that the concrete around the cast iron inlet top had cracked even further and separated slightly from the cast iron ring supporting the grate top. Caulking at some of the concrete joints and along the joint between the top of the modular block wall and the concrete slabs were cracking and with greater separation among varying slabs. It appeared that one or more of the slabs had an enormous amount of settling along that joint.

Red clay and silt-like material continued to be observed on the face of the modular block wall and on the sidewalk below which appears to have worsened since 2013. It appeared that this material was being “washed” from behind the wall and through the joints in the modular blocks. Stained areas on the wall face and sidewalk indicated that this had been occurring over an extended period of time.

Below are a few of the pictures taken at that meeting:



Consensus agreement by those present was to cordon off the trip hazard and to again notify the contractor and geotechnical consultant of the issue and again ask for their evaluation of the cause and potential solutions. Karl Kelley contacted Mr. William Reeves of Reeves Contracting (the contractor for the park), and Mr. Mike Ballard, a Registered Professional Engineer with Piedmont Geotechnical Consulting, the geotechnical consultant for the City.

After several attempts, a meeting was arranged with those two individuals and many of those mentioned above on Wednesday April 2. After a lot of discussion, consensus of those present was that there was some sort of subsurface drainage issue. This resulted in base material (clay) migrating through the joints in the modular block wall, probably through the action of water from a broken drainage pipe, poor pipe joint, or other failure.

Both Reeves and Ballard agreed that the proper approach was to dig up one or more of the concrete slabs and observe the condition of the base soil supporting the slab, and to observe any cavitation that might be present. At that time, a more definitive approach to correcting the problem could be devised.

Subsequent to that meeting, all agreed that performing a video of the pipes and structures would be useful before digging up concrete slabs. The City Engineer and Community Development Director contacted Clayton County Water Authority (CCWA) and asked them to video these drainage lines for us. They agreed and over the next few days, they made several trips with various cameras and made internal videos of the storm lines and structures. The City Engineer observed the videos being made and observed the output on the computer screen.

Marcus McLester of CCWA and Kelley noted several separated joints (water leaking) in the 8" PVC pipe, sags in the pipes (not installed properly allowing water to stay in pipes rather than drain properly) where water was standing, and accumulated silt blocking about 30% of the cross section of the pipe. While the lids were off the inlets and Nyloplast drainage structures, several photos were taken of the attachment of the cast iron ring and cover to the top of the drainage structures (inlets). It was observed that there was no water-tight seal between the C.I. ring and cover and the drainage structure (thus allowing water to drain to the outside of the pipes resulting in silt coming through blocks), as called for in the drawings and specifications. The design Engineer confirmed that such a water-tight seal was required. This resulted in some of the storm water runoff flowing around the outside of the structure, perhaps causing the condition described (defective construction).

We later received from CCWA the recorded video that was done of the PVC pipes and structures around the concession building. Reeves Contracting wanted a copy of that video. We were advised by the City Attorney not to provide a copy nor allow them to see the video. A couple of weeks later new settlement issues showed up with another slab settling and additional cracking around the rings and covers on the drainage structures and the grease trap. At that time CCWA was asked to video all of the lines around the concession building. Because of the severity of the issue and the unknown nature of the specific cause of the problems, and our suspicion that the cause was faulty construction, the Community Development Director asked CCWA to video all storm lines in the park.

The video of the other storm lines, mostly 18" and 24" smooth-lined HDPE pipes, showed some poor joints as well, but the video also revealed what appeared to be a crushed or broken pipe that appeared to have been simply covered with plastic sheeting and backfilled with dirt over the plastic which affects the baseball field park and play area. This is, of course, unacceptable and indicates faulty construction practices. The area above this broken pipe has been cordoned off in the event that a sinkhole might develop

at that location. CCWA returned later in the week to complete the video of “all” the pipes under the football field and after going into the detention park, found additional defects.

In October of 2014, the City Attorney gave an update on possible litigation with Reeves Construction Company for faulty work performed and recommended that Charles Abbott perform a “Cost Analysis” of the work to be performed based on information currently known by the City. Council requested that Charles Abbott Associates move forward on the submittal of a “Cost Analysis” of the anticipated repairs. The Baseline cost is \$63,000, however, staff will not know the maximum cost until we further investigate and assess our needs. Staff recommends approval to move forward on obtaining bids for repair and for the completion of repair work.

Mayor Dixon called for questions from the Board.

Council Member Ruffin stated it’s going to cost more the longer we wait. It will only get worse. It should be repaired before it becomes more costly.

Council Member Wallace inquired where the money would come from.

Mr. Wood responded it will come out of the contingency fund.

Ms. Wallace further probed regarding the amount in the contingency fund.

Mr. Don Turner, Finance Director, stated we have approx. 3.2 million unappropriated funds in the Fund Balance, and that’s where the money would come from.

- **Discussion on MARTA shelters and Bus routes (permitting).**

Earlier this year, the Clayton County Commission voted to put the binding MARTA referendum on the November ballot. Many Clayton County residents had been clamoring to join MARTA after budget cuts forced the shutdown of the C-Tran bus system in 2010. On November 4, 2014, Clayton County citizens voted overwhelmingly to join MARTA – by at least 74 percent, what will be the first jurisdictional expansion of the transit system since its inception more than 40 years ago.

The Phases will be in March and October of this year. March 21, 2015 is the tentative date for bus routes.

After the passage of the referendum, MARTA site planning and permitting team dropped by the city office before Thanksgiving to request permits for bus shelters and proposed bus routes. There are currently 37 bus stop planned for the City of Riverdale (*See Attachment A*) to be implemented in a number of phases. Staff questioned the determination of routes and shelters after which MARTA indicated that the proposed bus stops and bus routes were determined from public hearing held over an eight month period, which were attended by Mayor Dixon and citizen participation from citizens of Riverdale. Staff noted concerns with a couple of routes on the northern part of Church Street and are in conversations with MARTA’s Planning Division to work out pending details (*See Attachment B*).

Mayor Dixon called for questions from the Board.

Council Member Wallace inquired about Phase 1 – Church Street/Town Center. She asked where will the bus shelters be located.

Ms. Moore indicated the MARTA buses need an excel and decal, however, a decision has not been made. Whatever the pleasure of the Board, is where the Bus Shelters will be located.

Council Member Wallace asked about parking options.

Ms. Moore indicated for the most part the travelers will be transients. However, MARTA is also considering parking at Lamar Hutchinson GRTA parking. If that does not work out, they will come back for further review of the Riverdale Town Center parking deck as an option.

Ms. Wallace asked when will the bus schedules be available.

Ms. Moore stated the bus schedules will be available for citizens once the shelters are complete.

Ms. Wallace inquired about ads on the bus, and if other cities will waive fees.

City Attorney Barnes stated the city will get 50% of the share of advertising revenue.

Ms. Moore indicated Forest Pak has waived all fees, and Morrow will present to Mayor and Council for decision.

City Attorney Barnes recommended authorizing the City Manager or his designee to bind the City of Riverdale in all matters regarding the implementation of MARTA services in the City of Riverdale.

She further elaborated the City of Jonesboro and the City of Love Joy will not have routes until another year or longer.

Mr. Wood added he feels Mayor and Council should make the decision to approve these MARTA sites. He would like a provision added, if we see we're having a problem we should have the power to move the bus shelter to another site if needed. He does not mind being the facilitator to sign agreements. However, he does not want the entire decision making fully on him.

Council Member Stamps-Jones asked who is the city's liaison for MARTA. Mr. Wood stated Mayor Dixon has been our point of contact. Council Member Stamps-Jones stated she supports Mr. Wood's concerns. She feels matters concerning MARTA should be a collective decision.

Council Member Ruffin added he is happy we are considering moving the Bus Shelter North, and pleased to learn of the 50% advertising revenue sharing. He further inquired if there will be flexibility in the future, to increase the percentage if ridership is higher than anticipated. If we could revise our revenue share based on rider share.

Ms. Moore stated she inquired about the possibility of revisions and flexibility. They are open. However, MARTA primary concern at the moment is securing the additional stops.

City Attorney Barnes stated if we are trying to keep with MARTA's schedule we need to make a decision this evening. Three (3) separate Inter Governmental Agreements (IGA) will be presented to the Governing Body for consideration and approval. To include the following:

- IGA – Bus Shelter on Church Street
- IGA – Bus Shelter on Lamar Hutchinson
- IGA – Advertising Revenue Sharing

Clayton County Stop List and Amenity Scores (City of Riverdale)
Phase 1 (March 2015)

Updated 11-6-14

Stop #	On Street	At Street/Address	Pos	Dir	Bus	S/W	Service	Landmark	Comments	Phase	Land Use	Transfer	Destination	Amenity Score	Stop No.	Jurisdiction
40	Main St	West St	NS	SB, NB	E	Y	191 SB, 196 NB	Riverdale City Hall	Existing pad	1	5	1	3	9		Riverdale
42	Church St	Main St	NS	NB	N	Y	196 NB	Riverdale City Hall		1	5	1	3	9		Riverdale
38	SR 85	Valley Hill Rd	FS	NB	N	Y	196 NB	Riverdale Plaza/Wells Fargo	Existing pad	1	4	1	3	8	800110	Riverdale
48	Bethsaida Rd	SR 85	FS	NB	W	Y	196 NB	Dunkin Donuts/Shopping center		1	4	0	3	7		Riverdale
50	Lamar Hutcheson Pkwy	658	OP	NB	W	Y	196 NB	Walmart entrance		1	4	0	3	7		Riverdale
52	Lamar Hutcheson Pkwy	Roberts Dr	FS	NB	SW	Y	196 NB	Central Park Apartments		1	3	1	3	7		Riverdale
60	Upper Riverdale Rd	River Park Dr	FS	NB	W	Y	196 NB	DaVita Dialysis/Southside Medical Center (#275)		1	4	0	3	7		Riverdale
51	Lamar Hutcheson Pkwy	Roberts Dr	FS	NB, SB	NE	Y	191 NB, 196 SB	Emerald Pointe Apartment Homes		1	3	1	2	6		Riverdale

Attachment A

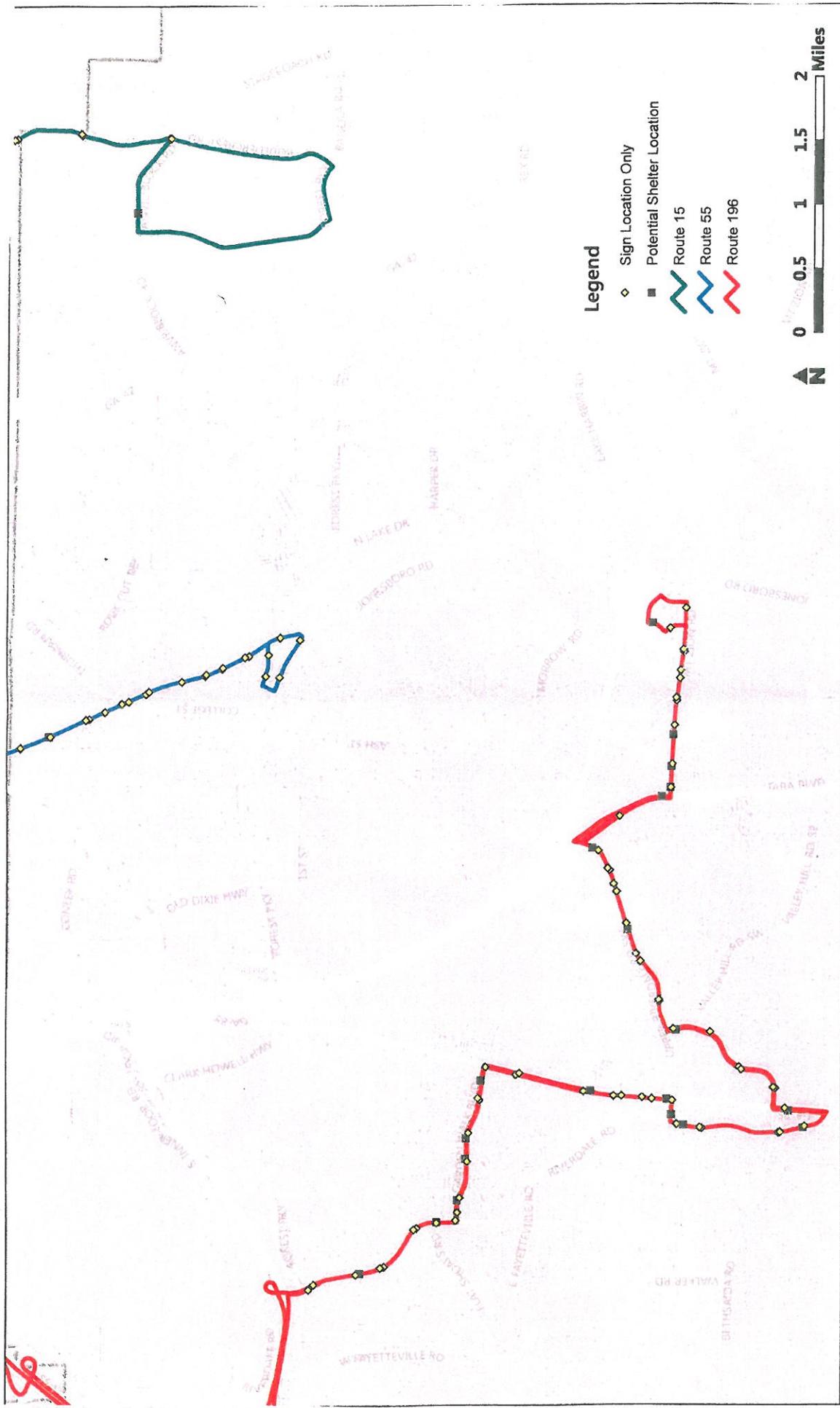
Stop #	On Street	At Street/Address	Pos	Dir	Bus	S/W	Service	Landmark	Comments	Phase	Land Use	Transfer	Destinat ion	Amenity Score	Stop No.	Jurisdiction
54	Lamar Hutcheson Pkwy	420	AT	SB, NB	S	Y	191 SB, 196 NB	Riverdale Branch Library		1	2	1	3	6		Riverdale
56	Lamar Hutcheson Pkwy	Valley Hill Rd	NS	NB	SW	Y	196 NB	Stratford Arms Apt Homes	Existing pad	1	3	0	3	6		Riverdale
30	SR 85	6286	AT	NB	N	Y	196 NB	Jameson Inn & Suites		1	2	0	3	5		Riverdale
31	SR 85	Adams Dr	NS	SB	S	Y	196 SB	Shopping center (#6335)	Existing pad in turning lane	1	4	0	1	5	800185	Riverdale
32	SR 85	Allen Dr	FS	NB	N	N	196 NB	Phase 2 Lounge (#6340)	Existing pad	1	2	0	3	5	800120	Riverdale
36	SR 85	Denham St	FS	NB	N	Y	196 NB	Shopping center	Existing pad	1	2	0	3	5	800115	Riverdale
44	Church St	Wilson Rd	NS	NB	N	N	196 NB	Outspoken Therapy (#6788)	NS	1	2	0	3	5		Riverdale
47	Bethsaida Rd	SR 85	NS	SB	E	Y	196 SB	Shopping center		1	4	0	1	5		Riverdale
62	Upper Riverdale Rd	Professional PI	NS	NB	SW	Y	196 NB	Small office space		1	2	0	3	5		Riverdale
64	Upper Riverdale Rd	Roy Huie Rd	FS	NB	SW	Y	196 NB	Small office		1	2	0	3	5		Riverdale
28	SR 85	Lance Ln	FS	NB	N	N	196 NB	Single family home		1	1	0	3	4		Riverdale

Attachment A

Stop #	On Street	At Street/Address	Pos	Dir	Bus	S/W	Service	Landmark	Comments	Phase	Land Use	Transfer	Destinat ion	Amenity Score	Stop No.	Jurisdiction
34	SR 85	Camp St	FS	NB	N	Y	196 NB	Triangle Rent-A-Car		1	1	0	3	4		Riverdale
37	SR 85	Main St	NS	SB	S	Y	196 SB	Walgreens (#6665)		1	2	1	1	4		Riverdale
39	Main St	West St	NS	NB, SB	W	Y	191 NB, 196 SB	Automobile Acceptance Corporation (#749)		1	1	1	2	4		Riverdale
41	Church St	Main St	FS	SB	S	Y	196 SB	Post Office		1	2	1	1	4		Riverdale
46	Church St	Roberts Dr	NS	NB	N	Y	196 NB	Single family home		1	1	0	3	4		Riverdale
53	Lamar Hutcheson Pkwy	420	OP	NB, SB	N	Y	191 NB, 196 SB	GRTA P&R		1	1	1	2	4		Riverdale
58	Lamar Hutcheson Pkwy	Upper Riverdale Rd	FS	NB	S	Y	196 NB	Single family home		1	1	0	3	4		Riverdale
29	SR 85	6231	AT	SB	S	Y	196 SB	HomeTown Inn/Public Storage		1	2	0	1	3		Riverdale
33	SR 85	King Rd	NS	SB	S	Y	196 SB	O'Reilly Auto Parts (#6437)		1	1	0	1	2		Riverdale
35	SR 85	Howard St (formerly Hancock St)	FS	SB	S	Y	196 SB	Jiffy Lube (#6579)		1	1	0	1	2	800190	Riverdale

Attachment A

Stop #	On Street	At Street/Address	Pos	Dir	Bus	S/W	Service	Landmark	Comments	Phase	Land Use	Transfer	Destination	Amenity Score	Stop No.	Jurisdiction
43	Church St	Wilson Rd	FS	SB	S	Y	196 SB	First Baptist Church - Riverdale/ Single family home		1	1	0	1	2		Riverdale
45	Church St	Roberts Dr	NS	SB	S	Y	196 SB	Single family home		1	1	0	1	2		Riverdale
57	Lamar Hutcheson Pkwy	Upper Riverdale Rd	NS	SB	N	Y	196 SB	Single family home		1	1	0	1	2		Riverdale
59	Upper Riverdale Rd	Stayman Dr	FS	SB	E	Y	196 SB	Single family home		1	1	0	1	2		Riverdale
61	Upper Riverdale Rd	Professional Pl	FS	SB	NE	Y	196 SB	Single family home		1	1	0	1	2		Riverdale
63	Upper Riverdale Rd	Roy Huie Rd	NS	SB	NE	Y	196 SB	Ongoing construction		1	1	0	1	2		Riverdale
49	Lamar Hutcheson Pkwy	658	AT	SB	E	Y	196 SB	Vacant	At traffic light	1	0	0	1	1		Riverdale
55	Lamar Hutcheson Pkwy	Valley Hill Rd	FS	SB	NE	Y	196 SB	Church		1	0	0	1	1		Riverdale



Potential Bus Shelter Locations - Clayton County

Attachment C



Attachment C



PERMITTING:

On permitting, MARTA is requesting a “waive” of permit fees. The following is how other jurisdictions have decided to address permitting fees.

- Clayton County – will require fees to be paid until Commission determines otherwise
- Forrest Park – will waive permit fees
- Morrow – awaiting Council Decision

Note: MARTA is currently unable to provide the City with the total valuation of the construction cost of the shelters; therefore, Staff is unable at this time to determine the exact amount of permit fees that it would be entitled to receive.

PHASES:

Phase I will include six bus stops with only two Ad Shelters (*Attachment C*)

- Main Street/West Street
- SR 85/Valley Hill
- SR 85/Bethsaida Rd
- Lamar Hutcheson Pkwy
- Church Street/Town Center
- SR 85/Allen Drive

EASEMENTS

MARTA is requesting two (2) easement agreements for Church Street @ Town Center and Lamar Hutcheson Pkwy. Both agreements are being reviewed by legal.

BUS SHELTERS

MARTA indicates that the majority of the proposed shelters locations were sites previously utilized by CCTA and that existing pads will be used to accommodate the new sites. MARTA indicates that CCTA and traffic engineers performed traffic and other necessary impact studies prior to the establishment of shelter pads for prior bus services.

Staff recommends adoption of: Bus Route, Bus Shelters, and Waive or require permitting fees.

- **Overview of the Local Issuance Authority (LIA) Ordinance.**

LIA (Local Issuing Authority) allows a county or municipality the authority to review, approve, and disseminate land disturbance activity (LDA) permits for soil erosion, sedimentation, and pollution of development sites.

The responsibilities of an LIA are processing LDA applications, maintaining a list of active LDA permits, conducting inspections and maintaining reports, enforcing the ordinance, and handling complaints.

By becoming an LIA counties or municipalities have quicker turn around during review process by eliminating and additional agency that would otherwise have to review, it is imperative that the City of Riverdale becomes its own issuing authority. It also allows for inspectors to review for additional requirements.

Staff recommends authorization to move forward on Adoption of Ordinance at the Feb. 23, 2015 Council Meeting.

**Mayor Dixon called for questions from the Board.
There were none**

- **Discussion on De-Annexation of property located on King Road.**

Annexation provides a method to assure the orderly provision of urban services to densely populated or developing areas located on the fringe of a municipality. Title 36 of the Official Code of Georgia Annotated provides the guidelines for annexation and de-annexation of property. *Article 1* discusses general procedures applicable to annexations, with the following articles addressing each of the various forms of annexation and de-annexations in Georgia.

The property owner located at 1183 King Road, Riverdale, Georgia has filed an official request to de-annex his property from the city limits of the City of Riverdale and for such property to become a part of unincorporated Clayton County and to immediately begin receiving public services from Clayton County. And, to remove its property from the property tax digest for the City of Riverdale, Georgia.

The process for de-annexation parallels the annexation process with a Resolution being adopted by the County of its agreement to accept the property being de-annexed. The following outlines the process:

Deannexation of property is possible by two methods:

1. Local Act of the General Assembly, or
2. by the reverse 100 percent method. O.C.G.A. § 36-36-22. Property deannexed cannot be "reannexed" by the same municipality under any provision of this Title 36, Chapter 36, for a period of three years. O.C.G.A. § 36-35-2(b).

For a reverse 100 percent method, the following provisions apply:

A. Requirements for Application:

1. It must be written;
2. Signed by 100% of the owners of all of the land, except the owners of any public street, road, highway, or right-of-way, proposed to be deannexed and
3. Contains a complete description of the lands to be deannexed. See O.C.G.A. § 36-36-22.
4. Notice to County and a resolution of the county in which such property is located consenting to such deannexation must be passed. O.C.G.A. § 36-36-22.
5. Follow all other rules of an annexation including notification to DOJ

B. City Determination.

Upon receipt of the petition, the City determines whether the petition meets the requirements for deannexation as set forth in O.C.G.A. §36-36-22 and establishes a date for a hearing on the petition for deannexation, such hearing date being not less than fifteen (15) nor more than forty-five (45) days

from the date of such determination; and notice of the time and place of the hearing needs to be given in writing to the persons presenting the petition and advertise once a week for two (2) consecutive weeks immediately preceding such hearing in the County newspaper, a newspaper of general circulation in the City and in the area of the De-annexation Parcel.

The Applicant has met all of the requirement as set forth in the statue. The County is in agreement to receiving the property. Advertisement for de-annexation will run the weeks of February 9th and 16th of 2015. The Public Hearing and Final Action are scheduled for February 23, 2015.

Financial Impact: Currently being estimated by Tax Collector

Mayor Dixon called for questions from the Board.

Council Member Wallace inquired if we have a policy in place for de-annexation.

Ms. Moore indicated the property was originally outside of the city limits, we are attempting to rectify the issue. Ms. Wallace inquired if the County has agreed to take it back.

Ms. Moore responded she has reached out to the County, and they do not have a problem to move this property back in the County domain.

Ms. Wallace inquired why would we allow de-annexation.

Ms. Moore explained the State of Georgia is a property right state. It seems like someone simply moved this property within city of Riverdale limits. We are simply putting it back.

- **Discussion on Gate Way Signage.**

In an effort to re-brand the image of the City of Riverdale, Staff was instructed to explore the concept of having "Gateway" Signage and entry monuments installed throughout the city, as well as, the adoption of a new city seal.

Ms. Camilla Moore presented slide show of proposed "Gateway Signs" (designs) and city seal as prepared by Brown Design Group.

[Clerk's Note: information was made available to members of the Governing Body for review, part of the official 1/26/2015 Agenda Packet.]

Mayor Dixon called for questions from the Board.

There were none.

- **Update on Transportation Enhancement (TE) Grant (Hwy 85 Sidewalk project).**

CSTEE-0009-00(009), Clayton County
GA 85 Pedestrian Improvements, Riverdale Georgia
Project number: **CSTEE-0009-00(009)**
Project Identification (P.I.) number: **0009009**
Award Amount: **\$822,972.00**

In 2009, the City of Riverdale was awarded a Transportation Pedestrian Improvement Grant from the state of Georgia for **\$822,972.00** with a 25% match, totaling over \$1M in total funding. GDOT released funds for project start up in 2013 with a deadline of completion within 12 months. With the request for an extension, the City was given a new deadline of December 31, 2015 to have the project completed with the expenditure of all funds.

To adhere to the new deadline, Mayor and Council at its regular meeting on Monday, December 8, 2014, approved the contract of Georgia Development Partners as the low bidder for this project with a Base Bid of \$773, 545.78 and an Alternates Bid of \$49,426.22.

A Pre-Construction Meeting with staff from GDOT, Clayton County, GDP, and Staff was held on January 13, 2015. A Notice to Proceed was issued for construction to begin not less than fourteen (14) days of the NOI submittal to the Georgia Soil Water Conservation Commission/EPD (GSWCC). It is anticipated that construction will begin within the next fifteen to twenty business day. The first draw from the State is anticipated to occur by mid-February of 2015.

Staff is in the process of arranging a "Ground Breaking" ceremony within the next couple of weeks. The project is scheduled to begin within the next fifteen – twenty days.
Staff Recommends approval to move forward with preparation of Ground breaking event.

Mayor Dixon called for questions from the Board.
There were none.

Discussion on rezoning for Day Care Facility.

Public Hearing regarding proposed re-zoning of the property located at 6925 Highway 85, Riverdale, Georgia 30274 and is zoned C-2 General Commercial. The site contains a stand-alone building. The site has been used as an Emission Testing Center for the past 10 years. Emission testing Centers are no longer permitted within the City of Riverdale. To bring the existing use into compliance with the Zoning Ordinance, the subject site must obtain a Conditional Use Permit (Sec. 8-2)
Petitioner: Erastus O. Asowata

Mayor Dixon called for questions from the Board.
There were none.

Discussion on rezoning for Emission Testing Center.

Public Hearing regarding the proposed re-zoning of the property located at 6470 Church Street and is zoned C-2 General Commercial. The site contains a stand-alone building. The site has been used as a day care center for the past 15 years. To bring the existing use into compliance with the Zoning Ordinance the subject site must obtain a Conditional Use permit (Sec. 8-2)
Petitioner: Regina F. Manuel

Mayor Dixon called for questions from the Board.
There were none.

Discussion on rezoning for Motorola Tower for 6690 Church Street.

Public Hearing regarding property located at 782 Orme Street, currently zoned C-4 Commercial. The Subject site is currently a vacant lot. The cell tower will be installed off of Orme Street behind the American Government Federations Employees State of Georgia building and adjacent to the City of Riverdale Public Safety Department.
Petitioner: Motorola Solutions, Inc. 1700 Belle Meade Ct. Lawrenceville, GA 30043

Mayor Dixon called for questions from the Board.
There were none.

ELECTION SERVICES INTERGOVERNMENTAL AGREEMENT, L'ERIN BARNES CITY ATTORNEY

At the Jan. 12, 2015 Council Meeting, Ms. Sherry D. Henderson, with the Clerk's Office, presented options to enter into an Intergovernmental Agreement with Clayton County for the purpose of providing election services.

The City of Riverdale is governed by the Mayor and Council, and the Georgia General Assembly created the Board, having jurisdiction over the conduct of primaries and elections, and provided that with regard to the preparation for and the conduct and administration of primaries and elections, the Board shall succeed to and exercise all duties and powers granted to and incumbent upon the election superintendent pursuant to Title 21 of the Code of Georgia; and

The City of Riverdale lies within Clayton County, and the County is authorized to provide elections services to the City under O.C.G.A. § 21-2-40(b)

City Attorney Barnes discussed the resolution that grants authority for the city to enter into IGA with Clayton County for the purpose of County conducting municipal elections on behalf of the City. In consideration of the mutual benefits and consideration accruing to each of the parties hereto and for the use of and benefit of the citizens of the entire county, which benefits are hereby expressly acknowledged, the City has determined that it is in the best interest of the citizens to enter an agreement with the County to provide election services to the City.

Mayor Dixon called for questions from the Board.

Council Member Wallace inquired about the cost involved

City Attorney Barnes stated the County is unable to provide exact cost at this time.

RECESS INTO AN EXECUTIVE SESSION TO DISCUSS LEGAL MATTER AS PROVIDED IN THE GEORGIA STATE CODE SECTIONS § 50-14-21(1) and § 50-14-3(b)(1)(A), AND DISCUSS PERSONNEL MATTER PROVIDED IN O.C.G.A § 50-14-3 (b)(2).

The Governing Body recessed into an Executive Session to discuss legal and personnel matter. The time was 6:53PM.

RE-CONVENE AND ADJOURNMENT.

Council Member Wanda Wallace moved to reconvene into Work Session; second offered by Council Member An'cel Davis, with a vote of 4/0 the meeting reconvened into Work Session. The time was 7:16PM.

ADJOURNMENT.

There being no further business to come before Mayor and Council, Council Member Wallace motioned to adjourn. Council Member Davis offered the second. The time was 7:16PM.