City of Fayetteville
Mayor and City Council
Regular Meeting
Minutes
September 17, 2026

Call to Order

The Mayor and City Council of Fayetteville met for a Regular Session on September 17, 2026, in the Council Chamber at City Hall. Mayor Edward Johnson and Council Members Darryl Langford, Joe Clark, Niyah Glover, Shannon Moultrie, and Emmett Spurlock were present. Also present were City Attorney Patrick Jaugstetter, City Manager Ray Gibson, and City Clerk Chelsea Siemen.

Mayor Johnson called the meeting to order at 6:00 p.m.

Opening prayer was delivered by Council Member Glover, followed by the Pledge of Allegiance.

Clark made a motion to approve the agenda as presented. Langford seconded the motion. The motion carried unanimously.

Clark moved to approve the minutes of the August 20, 2026, City Council Regular Meeting. Glover seconded the motion. The motion carried unanimously.

Recognitions and Presentations:

Employee Promotion, New Hire, and Retirement Recognitions:

- Community Development
  - Robin Cailloux, newly hired Director
- Communications Department
  - Ronivek Martin, newly hired Multi-Media Content Producer
- Human Resources Department
  - Candice Fields, newly hired Deputy Director
- Police Department
  - Jeffery Jones, newly hired Code Enforcement Officer
  - Robert Mendibles, newly hired Police Officer Municipal Services

New Business:

Consider Resolution No. 26-R-53 – Amendment to the Barnsley Construction Service Agreement for the Church Street Park Bathroom Project.

Director of Public Services Cajen Rhodes presented a request to amend the City's existing Service Agreement with Barnsley Construction Group to expand the scope of services to include work associated with the installation of the restroom building at Church Street Park. The proposed amendment would authorize Barnsley Construction Group to perform plumbing, electrical, and general construction work necessary to prepare the site for the restroom building. Staff noted that additional work would still be required to extend water and sewer utilities to the site and prepare the building pad prior to installation.

Council Member Moultrie inquired about the reasoning for the Church Street Park Project being added to the existing agreement with Barnsley Construction Group.

Mr. Rhodes explained that Barnsley Construction Group is currently providing construction services for the new Police Headquarters and Court facility, as well as renovations to the Public Services Headquarters. Given Barnsley's ongoing work with the city, Mr. Rhodes discussed the Church Street Park project with the contractor. Barnsley confirmed that the proposed work was within its capabilities and subsequently provided a quote for the project.

Council Member Moultrie asked whether any other proposals or quotes for the project were obtained.

Mr. Rhodes answered that no other proposals or quotes had been obtained.

Council Member Moultrie then asked City Attorney Jaugstetter whether there were any legal concerns with amending the existing agreement to include the Church Street Park project, given that no additional quotes had been solicited.

City Attorney Jaugstetter clarified that there was no legal prohibition against the proposed amendment and that the existing agreement permits the City to amend the scope of work to include additional services.

Clark moved to approve 26-R-53. Glover seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-54 – Establishment of an AI Committee for the City of Fayetteville.

City Manager Ray Gibson presented an overview of a proposal to establish an Artificial Intelligence (AI) Advisory Committee for the City. The proposed committee would serve as an educational resource for residents and businesses by providing information regarding AI, including its potential opportunities and risks.

As proposed, the Committee would consist of 15 members appointed by the Mayor and City Council. Members would serve without compensation but could be reimbursed for authorized and allowable expenses. Initial appointments would be staggered, with eight members serving two-year terms and seven members serving three-year terms, as designated at the time of appointment.

Mr. Gibson explained that the Committee's primary responsibilities would include developing or identifying educational resources, conducting public workshops, receiving community input, and

collaborating with local businesses, libraries, and educational institutions. The Committee would periodically present its findings and recommendations to the Mayor and City Council.

Mayor Johnson inquired whether the proposed initiative would be internally or externally focused.

Mr. Gibson explained that an internal staff committee is currently working to develop policies and procedures governing the use of AI in employees' day-to-day responsibilities, as well as its potential use in project management processes. The proposed AI Advisory Committee, however, would be externally focused and serve as a resource for residents and businesses.

Mayor Johnson expressed concerns regarding the need for the Committee and questioned whether its establishment might be premature.

Council Member Langford expressed similar concerns, noting that multiple programs are being developed at the state level to address public concerns and education regarding AI. The Council Member questioned whether establishing a local committee could duplicate those efforts and also raised concerns regarding the potential funding and resources necessary to support an additional City committee.

Council Member Moultrie disagreed, stating that a locally focused committee could provide an opportunity to address the specific perspectives and needs of City residents regarding AI.

Council Member Glover raised concerns regarding language within the proposed resolution that she believed was vague or unclear, particularly as it related to the City Council's ability to provide input on the Committee's direction and initiatives. She also questioned whether minimum education or qualification requirements should be established for Committee members given the rapidly evolving nature of AI. Additionally, she asked about potential legal implications for the City if inaccurate information or guidance were provided through the Committee.

Council Member Moultrie discussed her educational background and qualifications relevant to the proposed Committee and expressed support for the initiative, stating that the rapid advancement of AI reinforced the need for the City to establish a committee focused on the subject.

Mr. Gibson stated that several of the concerns raised by the Mayor and Council could potentially be addressed through the Committee's bylaws.

County Resident Melissa Miller spoke in support of including individuals from a variety of professional backgrounds on the Committee, including those without technology-related experience, noting that they could provide valuable perspectives and information.

Another resident in attendance, Quinn Epps, who has a background in education, stated that the proposed framework for the Committee was sound but could benefit from additional discussion and refinement.

City Resident Jaylin Hicks agreed with concerns that establishing the Committee may be premature. With his background and education in data engineering, he noted that the rapid evolution of AI presents challenges even for technology professionals and expressed concern about relying on individuals without technical expertise to educate the public, as well as the City's potential liability for inaccurate or misleading information.

Council Member Spurlock expressed support for establishing the Committee, citing his degree in computer science and knowledge in Moore's Law to emphasize the rapid advancement of technology and the need for the proposal for the committee.

Council Member Clark responded that there are state-level efforts through the Georgia Technology Authority to address these AI-related matters and agreed with other Council Members that establishing a similar committee at the City level would be redundant.

Mayor Johnson called for final comments; no additional comments were brought forward.

Spurlock made a motion to approve 26-R-54. Moultrie seconded the motion. Council Members Clark, Glover, and Langford voted in opposition. The motion failed.

Consider Resolution No. 26-R-55 – Declaration of Official Intent to Reimburse.

Interim Deputy Director of Finance Karen Austin provided an overview of the City's annual lease-purchase agreements, which allow capital purchases and projects to be financed over multiple years. She explained that the process requires approval of a formal declaration of intent to reimburse. For Fiscal Year 2027, approximately $1.5 million was budgeted in the Capital Projects Fund for the purchase of vehicles, machinery, and equipment for Public Safety, Public Services, Information Technology, and Parks and Recreation.

Clark moved to approve 26-R-55. Langford seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-56 – Bid Award and Contract Execution with Terra Alma, LLC. for Retail and Restaurant Recruitment Consultant Services.

Director of Economic Development Lori Funderwhite presented the results of the bid process conducted for professional retail and restaurant recruitment services. Following the review and evaluation of the proposals received, Terra Alma was identified as the highest-ranked firm based on the established selection criteria. Therefore, staff requested Council's authorization to award the bid to Terra Alma and proceed with the execution of the associated agreement.

Clark moved to approve 26-R-56. Langford seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-57 – Amendment to Service Agreement with Blue Cypress Consulting for Comprehensive Plan Update services.

Director of Community Development Robin Cailloux presented a request to amend the existing Service Agreement with Blue Cypress Consulting to include additional services related to the update of the City's Comprehensive Plan. She explained that under the original agreement, execution of certain tasks relied heavily on city staff. The proposed amendment would reassign those responsibilities to Blue Cypress Consulting to streamline the process, better utilize the firm's expertise, and modify the existing agreement's schedule to provide additional time for completion of the Comprehensive Plan update.

Langford moved to approve 26-R-57. Glover seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-59 – 180-day Extension of the Moratorium on Applications for All New Developments, Vape Shops, and Massage Establishments within the City of Fayetteville.

Director of Planning and Zoning Julie Brown presented a request to extend the City's existing moratorium for an additional 180 days. She explained that the moratorium was enacted to allow staff to conduct a comprehensive review of the Unified Development Ordinance (UDO), identify conflicting or unclear provisions, and make necessary amendments, a process that has taken longer than originally anticipated. The requested extension would provide staff and the City's consultants additional time to complete the review and finalize the proposed UDO amendments.

Council Member Spurlock inquired whether additional extensions would be permitted following this 180-day extension.

Ms. Brown responded that additional extensions to the moratorium could be requested if necessary.

Attorney Jaugstetter followed up by stating that there is no provision under Georgia law that would prohibit the City from extending the existing moratorium for an additional period, provided the City continues to make progress toward addressing the circumstances that led to the moratorium. He further stated that local governments have the authority to impose or extend a moratorium when deemed necessary.

Langford moved to approve 26-R-59. Glover seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-60 – Request from Rosewood West Lanier I, LLC to Appeal the Planning and Zoning Commission's denial of a one-year extension on the Rosewood Preliminary Plat.

Planner Nicole Gilbert provided an overview of the applicant's request for a one-year extension of the Rosewood Preliminary Plat. The request was presented to the Planning and Zoning Commission on July 28, 2026, and was denied. Following the meeting, the applicant filed a request to appeal the Commission's decision to the City Council in accordance with the City's Unified Development Ordinance (UDO). She explained that should Council approve the appeal and overturn the Commission's decision, the Preliminary Plat approval would be extended for one year, with a new expiration date of July 28, 2027.

City Manager Ray Gibson questioned whether the extension should expire one year from the date of Council approval rather than July 28, 2027.

Ms. Cailloux explained that July 28, 2027, was selected as the expiration date because it represents one year from the date the extension request was originally considered by the Planning and Zoning Commission. However, she clarified that the expiration date is at Council's discretion and could be amended to reflect one year from the date of Council approval.

Applicant Wayne Kendall provided a brief presentation outlining the current status of the project and recent project updates.

Clark moved to approve 26-R-60 with the amendment that the one-year extension will begin September 17, 2026. Langford seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-61 – Adopting Policies and Procedures for Special Events and Implementing an Official Special Events Application for City Center Park and the Alley Plaza.

Director of Economic Development Lori Funderwhite provided an overview of the proposed Special Event Policy and Procedures and accompanying Application-Permit for reserving The Alley and City Center Park for special events. The policy establishes eligibility requirements for use of the spaces, limiting applications to Fayetteville nonprofit organizations and small businesses within the Downtown Main Street Entertainment District, while also outlining applicable regulations and responsibilities for hosting special events.

Council Member Spurlock inquired whether event hosts would be permitted to provide their own security personnel for events held at the park.

Ms. Funderwhite stated that it would be permitted.

Council Member Moultrie asked the City Attorney whether the policy would conflict with any First Amendment rights.

City Attorney Jaugstetter replied that it would not.

Council Member Langford asked whether allowing the spaces to be reserved for private events would conflict with the City's Main Street Department's use of the spaces.

Ms. Funderwhite explained that Main Street events would take precedence and that applications would be reviewed and approved based on availability in coordination with the Main Street event schedule.

City Resident Byron Williams expressed concern with limiting eligibility to nonprofit organizations and businesses within the Main Street District. Noting that his business is located within the City but outside the district, he requested that Council consider expanding eligibility to other City businesses.

Ms. Funderwhite answered that the scope of eligibility would be at Council's discretion and could be expanded to include businesses citywide.

Council Member Langford asked Ms. Funderwhite whether she anticipated any potential issues with expanding eligibility to businesses outside the Main Street District.

Ms. Funderwhite stated that a broader eligibility area could create concerns regarding the availability of the spaces.

Assistant City Manager Chris Hindman followed up by stating that opening the park beyond the proposed scope would allow any business within the City to utilize the park without the necessary restrictions being in place.

Mayor Johnson suggested tabling the item to allow staff additional time to revisit the areas of concern and develop appropriate restrictions to accommodate a potential expansion of eligibility.

Clark made a motion to table 26-R-61. Glover seconded the motion. Item tabled for further discussion.

City Manager and Staff Reports:

City Manager Ray Gibson announced several upcoming events, including the Community Clean-Up Day scheduled for September 19, 2026, and encouraged members of the public to participate.

A commemorative video recognizing the 25th anniversary of September 11, 2001, was presented.

Mayor and City Council Comments:

Council Member Spurlock acknowledged the passing of Warm Springs Police Officer Chris Fisher, honoring his service and extending condolences to the Fisher family and friends.

Public Comments:

County Resident Melissa Miller requested an update regarding traffic concerns at the intersection of Highway 54 and Tyrone Road.

City Manager's Assistant Alan Jones provided Ms. Miller with the latest information on the matter.

Ms. Miller also expressed concerns regarding school-related traffic on Lester Road and requested an increased police presence to assist with traffic control.

Executive Session:

Mayor Johnson called for a vote to convene in Executive Session to discuss matters of Real Estate, Litigation, and/or Personnel.

Glover motioned to proceed into Executive Session. Clark seconded. The motion carried unanimously.

Clark moved to conclude Executive Session and return to Regular Session. Langford seconded the motion. The motion carried unanimously.

Adjourn:

Clark moved to adjourn the meeting. Langford seconded the motion. The motion carried unanimously.

Respectfully submitted,

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Chelsea Siemen, City Clerk