City of Fayetteville
Mayor and City Council
Regular Meeting
Minutes
August 18, 2024

Call to Order

The City Council of Fayetteville met in regular session on August 15, 2024, in the Council Chambers at City Hall. Council Members present: Darryl Langford, Joe Clark, Niyah Glover, Rich Hoffman, and Scott Stacy. Mayor Ed Johnson was absent. The City Attorney Patrick Jaugstetter was present via Zoom Call. Staff members present were City Manager Ray Gibson and Interim City Clerk Chelsea Siemen. Mayor Pro Tem Rich Hoffman called the meeting to order at 6:00 p.m.

Opening prayer was delivered by Council Member Hoffman followed by the Pledge of Allegiance

Stacy moved to approve the agenda as presented. Langford seconded the motion. The motion carried unanimously.

Clark moved to approve the minutes from the July 18, 2024, City Council Regular Meeting. Glover seconded the motion. Lanford and Stacy abstained. The motion carried 2-0-2.

Stacy moved to approve the minutes from the July 30, 2024, City Council Work Session. Langford seconded the motion. The motion unanimously.

Recognitions and Presentations:

Mayor Pro Tem Hoffman introduced Richard Fangmann from POND who gave a presentation about the Fayette County Safety Action Plan.

City Manager Ray Gibson recognized Police Chief Scott Gray on becoming the 62nd President of the Georgia Association of Chiefs of Police.

Public Hearing:

Mayor Pro Tem Hoffman called: #0-12-24 – Amendments to Chapter 86, Water and Sewer Rates.

Assistant Director of Finance and Administrative Services Carleetha Talmadge explained the Water and Sewer Rate increase was advertised, presented and adopted with the FY2025 Budget; however, a separate ordinance was not presented. Attached is the ordinance for the Water and Sewer Rate Increase. This increase of 5% went into effect on August 1, 2024.

Staff is recommending an amendment to the City of Fayetteville Water and Sewer Ordinance Section 86-62 Basic Rates, Charges, and Billing and Section 86-65 Unmetered water. This ordinance has been amended to increase the water and sewer fees for residential, senior, and commercial customers.

City Resident Kathy Vaught asked if the rate increase had any association with the QTS development.

Ms. Character answered that it did not.

There were no further public comments.

Stacy moved to approve #0-12-24. Glover seconded the motion. The motion carried unanimously.

Mayor Pro Tem Hoffman called for consideration of #0-16-24 & #0-17-24 - Annexation and Rezoning request from Victor Clincy to annex ~1.4 acres on Ellis Rd (Parcel Nos. 0538 091 and 0538 028) and rezone them from C-H Highway Commercial to Neighborhood Commercial (NC).

Planner Nicole Gilbert gave an overview of the annexation and rezoning request and stated that the requests are recommended for approval with the following conditions:

For #0-16-24 Annexation request:

1. Once annexed, the Applicant will apply for an Occupational Tax License.

For #0-17-24 Rezoning request:

1. The subject parcels shall be designated as Neighborhood Center on the Future Land Use Map.
2. A sidewalk will be installed along Ellis Road on both parcels when 0538 028 is developed.

There were no public comments.

Langford moved to approve #0-16-24 (Annexation) with the recommended condition. Clark seconded the motion. The motion carried unanimously.

Stacy moved to approve #0-17-24 (Rezoning) with the recommended conditions. Clark seconded the motion. The motion carried unanimously.

New Business:

Mayor Pro Tem Hoffman called: R-31-24 – Sewer availability for 625 Hood Avenue.

Director of Public Services Chris Hindman stated that Staff received a request from the property owner to tie in the existing home at 625 Hood Avenue as well as the vacant residential lot adjacent to 625 to the City's sewer system. Since this property is not annexed into the incorporated limits of the City the property owner had to receive permission from the Fayette County Board of Commissioners before the City could review the request. Fayette County Board of Commissioners gave permission at their meeting June 27, 2019, for the property to tie onto the City's sewer system if approved by our governing body. City staff has no objections to this request, as the resident would be responsible for all financial obligations for this project.

There were no public comments.

Clark moved to approve R-31-24. Glover seconded the motion. The motion carried unanimously.

Mayor Pro Tem Hoffman called: R-37-24 - Approval of proposal from NV5 to prepare the Traffic Impact Study and Methodology Reports associated with the 38-acre Grady AVE tract mixed-use development.

Director of Community Development David Rast explained that as a part of the Development of Regional Impact (DRI) review process we are required to prepare a Traffic Impact Study, Pre-Application Report and Methodology Report. These documents, as well as project-specific information are then provided to local, regional and state agencies for review and comment. NV5 was the transportation consultant for Moving Fayetteville Forward LCI study and has also been working with Falcon Design on the traffic studies related to the proposed downtown road network improvements and City Center Parkway therefore staff recommends approval of this proposal.

There were no public comments.

Clark moved to approve R-37-24. Glover seconded the motion. The motion carried unanimously.

Mayor Pro Tem Hoffman called: R-38-24 - Approve of proposal from Nelco Architecture Inc. ("NELSON") for additional master planning services associated with the 38-acre Grady AVE tract mixed-use development.

Director of Community Development David Rast stated that following the Pre-Methodology meeting associated with the Development of Regional Impact (DRI), it was determined that the schematic site plan must be revised to meet the Georgia Regional Transportation Authority's (GRTA) DRI Site Plan Review Requirements. NELSON reviewed these requirements and provided a proposal for additional services to complete this work. Staff recommends approval of this proposal as well.

There were no public comments.

Stacy moved to approve R-38-24. Langford seconded the motion. The motion carried unanimously.

Mayor Pro Tem Hoffman called: R-40-24 - Declaration of Official Intent to Reimburse.

Director of Finance and Administrative Services Mike Bush stated that each fiscal year, the City of Fayetteville enters into a Lease Purchase Agreement for large Capital purchases to spread the expense over three-year period. Fiscal Year 2025 it was budgeted $761,310 for capital purchases to purchase equipment for the Police Department, Fire Department, Public Works Department, IT department, Planning Department and Mainstreet Departments. Staff recommends approval.

There were no public comments.

Clark moved to approve R-40-24. Lanford seconded the motion. The motion carried unanimously.

Consent Agenda:

Mayor Pro Tem Hoffman read the Consent Agenda item(s) and called for a vote.

- R-39-24 - Items to be declared Surplus for September Auction
- R-41-24 – Self-Funded Medical Summary Plan Description

Stacy moved to approve the Consent Agenda as presented. Langford seconded the motion. The motion carried unanimously.

City Manager and Staff Reports:

Upcoming Events were displayed on the screen.

Saturday, August 17th HOA/POA Meeting – Code Enforcement and Project Development.

City Manager, Ray Gibson announced the retirement of Officer Scott Israel, who has served the City of Fayetteville for 20 years.

Mr. Gibson also wished Council Member Clark a Happy Belated Birthday (August 8th)

City Council and Committee Reports:

Council Members Langford and Stacy commended Mainstreet employees, Michele Holmes and Katelyn Perkins for the great job they did coordinating the Kick'N Rhythm Festival event.

Public Comments:

City Resident Rachel Mathews asked about current city programs that provide assistance to local businesses for façade upgrades.

Mr. Gibson answered that the Dowtown Development Authority has a Façade Grant program that local businesses can apply for to receive funding for façade upgrades. He informed her that she could contact Economic Development Director Lori Funderwhite for more information.

There were not further public comments.

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

Respectfully submitted,

_____

Chelsea Siemen, Interim City Clerk