

CITY OF RIVERDALE MAYOR AND COUNCIL
BUSINESS SESSION
ACTION MINUTES
DECEMBER 13, 2021|6:00 PM

City of Riverdale Mayor and Council Meeting December 13, 2021.



MAYOR
Dr. Evelyn Wynn-Dixon

CITY COUNCIL
Mary Granison, Ward 1
Frank Cobbs Jr, Ward 2
Wanda Wallace, Ward 3
Kenneth Ruffin, Ward 4

CITY MANAGER
E. Scott Wood

CITY ATTORNEY
L'Erin Barnes Wiggins

CITY CLERK
Sylvia Vaughan

RIVERDALE CITY
HALL
7200 CHURCH STREET
RIVERDALE, GA 30274
770-909-8989

www.riverdalega.gov

WELCOME TO THE MAYOR & COUNCIL
MEETING OF THE CITY OF RIVERDALE THIS
MEETING IS OPEN TO THE PUBLIC



**CITY OF RIVERDALE
MAYOR AND COUNCIL
BUSINESS SESSION MEETING
ACTION MINUTES
DECEMBER 13, 2021| 6:00 PM**

The Honorable Mayor Evelyn Wynn-Dixon

The Honorable Mary Granison
The Honorable Wanda Wallace

The Honorable Frank Cobbs Jr.
The Honorable Kenneth Ruffin

City Manager:
City Clerk:
City Attorney:

E. Scott Wood
Sylvia Vaughan
L'Erin Barnes Wiggins

1. CALL TO ORDER/WELCOME - MAYOR

2. ROLL CALL - CITY CLERK

Attendee's Name	Title	Absent	Present
Evelyn Wynn-Dixon	Mayor, At-Large		✓
Mary Granison	Council Member, Ward 1		✓
Frank Cobbs Jr.	Council Member, Ward 2	✓	
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem		✓
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian		✓

3. INVOCATION: Pastor Harry Riley

4. PLEDGE OF ALLEGIANCE: Recited in unison

5. RULES OF CONDUCT READ BY OFFICER IN ARMS: Sergeant Derrick Broughton

6. PRESENTATION(S): None



7. ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

Council Member Wallace made a motion to adopt the agenda with the following additions and deletions:

Addition(s): none

Deletion (s): none

Council Member Granison provided the second. **The motion carried unanimously.**

9. CITY MANAGER'S REPORT: E. SCOTT WOOD

Mr. Wood spoke about the following items:

- He announced the cancellation of the second meeting in December 2021.
- He asked if the Mayor and Council would request for approval or denial of a poll sign at Wendy's Restaurant.
- He announced that there will be an employee luncheon to honor those who have served the city from 5 year increments to 25 years.
- He stated there was a concern that Senator Valencia Seal brought before the Council from the last meeting. He explained that her property is not in the city but the business she is concerned about is adjoining her property. He also stated that this business has been cited by code enforcement and they are waiting for a court date.
- He announced the opening of recreation football and cheerleading.
- He stated that the Police and Fire Department are moving back into the newly renovated Major Barney Public Safety Complex located at 6690 Church Street.
- He announced that the city will be partnering with Walmart to assist thirty needy children to experience a one-hundred-dollar shopping spree.
- He announced that the City's administrative office will be closed for MLK Day, January 17, 2022.
- He thanked God for bringing us through another year safely. He stated that we should be grateful for many things such as the future developments of the Chipotle restaurant and the new senior housing complex. In addition to the new public safety building located at 6690 Church Street, named after Major Greg Barney and a one hundred thousand dollar housing grant for three years in a row.
- He announced that December 4, 2021, there was a Christmas event at the Riverdale Town Center. In addition, he stated that the Advisory Board event was a success last Friday.

10. CITY ATTORNEY'S REPORT: L'ERIN BARNES WIGGINS

- Attorney Wiggins stated that she agrees with all the accolades and stated that she has so much to be grateful for despite all things that are going on in the world.

- She explained that the Wendy’s sign was heard by the Board of Zoning Appeals and would not need to be heard from the Mayor and Council.
- She stated that the next CCMA meeting is December 30, 2021 and the City of Jonesboro will be hosting the CCMA meetings in 2022.

11. ADOPTION OF THE MINUTES: Meeting Minutes of November 8, 2021, Business Session Meeting and Special Called Meeting of November 16, 2021

Council Member Wallace made a motion to adopt the Meeting Minutes of November 8, 2021, Business Session Meeting and Special Called Meeting of November 16, 2021. Council Member Granison provided the second. **The motion carried unanimously.**

12. PUBLIC COMMENTS: (3 MINUTE LIMIT) SEE BLUE CARD FOR RULES OF PARTICIPATION

- 1) Debra Thomas, 8217 Valley Bluff Road, Riverdale, Georgia 30274, thanked the Mayor, Council and Mr. Wood for the Advisory Board Event last Friday night.

13. EXECUTIVE SESSION:

Council Member Wallace made a motion to recess at 7:20pm to go into executive session to discuss a legal and real estate matter.

ADJOURN EXECUTIVE SESSION:

Council Member Wallace made a motion to adjourn executive session at 7:35 pm and reconvene the meeting. Council Member Granison provided the second. **The motion carried unanimously.**

14. OLD BUSINESS: (None)

15. NEW BUSINESS:

- a. Public Hearing and Consideration** of REZ21-0003: 7105, 7107, 7145,7183, 7195 GA-Highway 85, 820 Bethsaida Road & 9 Merchant’s Square Shopping Center) Staff initiated petition to rezone approximately 17.7 acres from TCMU (Town Center Mixed Used) to GC (General Commercial) – E. Scott Wood

Economic Development Director Nicole Dozier provided an overview of the rezoning. She stated that the purpose of this item is to rezone REZ21-0003: 7105, 7107, 7145,7183, 7195 GA-Highway 85, 820 Bethsaida Road & 9 Merchant’s Square Shopping Center) properties from TCUM to Commercial properties.

Mayor Dixon opened the public hearing and asked to hear from anyone in favor or opposition of the Rezoning.

In Favor: No one came forward.

In opposition: No one came forward.



After hearing no further comments, Mayor Dixon closed the public hearing.

Council Member Wallace made a motion to approve the rezoning of REZ21-0003: 7105, 7107, 7145, 7183, 7195 GA-Highway 85, 820 Bethesda Road & 9 Merchant's Square Shopping Center) Staff initiated petition to rezone approximately 17.7 acres from TCMU (Town Center Mixed Used) to GC (General Commercial). Council Member Granison provided the second. **The motion carried unanimously.**

- b. Discussion and consideration** to award design contract/ Resolution No. 62-12-2021 for Wilson Road improvements to Robert and Company in the amount of \$40,670

Council Member Wallace made a motion to approve the award design contract/ Resolution No. 62-12-2021 for Wilson Road improvements to Robert and Company in the amount of \$40,670. Council Member Granison provided the second. **The motion carried unanimously.**

- c. Discussion and consideration** to award design contract/ Resolution No. 63-12-2021 for Powers Street improvements to Falcon Design in the amount of \$139,700- E. Scott Wood

Council Member Wallace made a motion to approve the award design contract/ Resolution No. 63-12-2021 for Powers Street improvements to Falcon Design in the amount of \$139,700. Council Member Granison provided the second. **The motion carried unanimously.**

- d. Discussion and Consideration** to appoint Angela Rambeau/Resolution no 64-12-2021 to serve on the Clayton County Land Bank Committee - E. Scott Wood

Council Member Wallace made a motion to approve the appointment of Angela Rambeau/Resolution no 64-12-2021 to serve on the Clayton County Land Bank Committee Council Member Granison provided the second. **The motion carried unanimously.**

- e. Discussion and Consideration** of real estate purchase/Resolution No. 65-12-2021 - E. Scott Wood

Council Member Wallace made a motion to approve the real estate purchase/Resolution No. 65-12-2021. Council Member Granison provided the second. **The motion carried unanimously.**

- f. Discussion and Consideration** of Surplus property/Resolution No. 66-12-2021- E. Scott Wood

Council Member Wallace made a motion to approve the Surplus property located at 740, 744, 748, 752 Main Street / Resolution No. 66 - 12-2021. Council Member Granison provided the second. **The motion carried unanimously.**



16. ADJOURNMENT:

Council Member Wallace made a motion to adjourn the meeting at 8:05pm. Council Member Granison provided the second. **The motion carried**

Mayor Evelyn Wynn-Dixon

City Clerk Sylvia Vaughan