

**MINUTES OF THE  
REGULAR COUNCIL MEETING  
CITY OF AUSTELL  
THREADMILL COMPLEX  
MONDAY, OCTOBER 4, 2021**

Present:

Mayor Ollie Clemons  
Valerie Anderson  
Melanie Elder  
Devon Myrick  
Sandra Leverette  
Randy Green  
Marlin Lamar

Absent: Scott Kimbrough, Attorney

Also, present: Denise Lowe, Finance Director; Bo Garrison, Public Works Director; Brandon Merritt, Fire Chief; Natalie Poulk, Police Chief, Darrell Weaver, Community Affairs Director and Elizabeth Young, City Clerk

**1. CALL TO ORDER**

Mayor Clemons called the meeting to order, gave the invocation & led the Pledge of Allegiance. Mayor Clemons asked if anyone had items to add to the agenda. No items were added.

**2. CONSENT AGENDA – INFORMATION AND UPDATE**

(No Action Required by Council – See Specific Department Director before a Meeting.)

**2. CONSENT AGENDA**

- A. Approve Bills
- B. Approve Legal Bills - \$1,740.00
- C. Approve Minutes of Regular Council Meeting September 13, 2021

*Mrs. Anderson moved to follow the recommendation of Mayor Clemons to approve the Consent Agenda. Seconded by Mr. Myrick. Motion passed. (6-0)*

**4. EXCEPTION TO CONSENT AGENDA**

**5. CITIZENS REPORT**

**6. GAS SYSTEM REPRESENTATIVE  
OLLIE CLEMONS, MAYOR**

Mayor Clemons stated that Mr. Kimbrough attended the gas board meeting, and everything is going good & we are a little ahead for the month.

**7. FINANCE DEPARTMENT**

**VALERIE ANDERSON, CHAIRPERSON**

**Denise Lowe, Finance Director**

A. Financial Report

**8. GENERAL ADMINISTRATION**

**MELANIE ELDER, CHAIRPERSON**

**Elizabeth Young, Director**

A. No Report

**9. POLICE DEPARTMENT**

**RANDY GREEN, CHAIRPERSON**

**Bob Starrett, Police Chief**

A. Police Report

**10. FIRE DEPARTMENT**

**MARLIN LAMAR, CHAIRPERSON**

**Brandon Merritt, Fire Chief**

A. Fire Report

B. Purchase Agreement for Public Safety Radios for Police & Fire Departments

The City of Austell Fire Department and Police Department are on the same Public Safety Radio system as Cobb County as well as most of the cities within the county. Periodically, due to advancements in technology the radios that are used must be replaced. We have known that replacement radios would be coming this year and funds were appropriated for the replacement in the 2022 SPLOST for radios throughout the county. The radios are supplied by Motorola Technologies and Motorola has agreed to a three-year lease purchase agreement to help Cities make payments as SPLOST funds become available. Radios should be in service by the end of 2021. The payment plan is below:

Total Public Safety Subscriber Radio Upgrade Cost \$263,216.00

• Pricing includes 0% Financing with payments in arrears if purchased prior to October 29, 2021 with payments as follows:

Payment #1 October 29, 2022 \$87,738.67

Payment #2 October 29, 2023 \$87,738.67

Payment #3 October 29, 2024 \$87,738.67

Funding for this radio replacement for Police Department and Fire Department will be from the 2022 SPLOST.

*Mr. Lamar moved to follow the recommendation of Mayor Clemons to approve the Purchase Agreement for Public Safety Radios for Police & Fire Departments. Seconded by Mrs. Leverette. Motion passed. (6-0)*

**11. PUBLIC WORKS DEPARTMENT**  
**SANDRA LEVERETTE, CHAIRPERSON**  
**Bo Garrison, Director**

A. Austell Post-Construction Stormwater Management Ordinance Update

It is the recommendation of Public Works Department to accept and approve the Austell Post-Construction Stormwater Management Ordinance. This ordinance is a required update of the existing post-development ordinance that Environmental Protection Division is requiring all cities and counties in the state to adopt. It removes some implementation problems among some jurisdictions that do not have the staff to implement all parts of the previous ordinance and gives some flexibility to developers and cities that are unable to fully implement the old ordinance due to geology, steep slopes, etc. The ordinance does not change how the city does its development procedures. The same GA Stormwater Management Manual applies and must be used for post-development BMP's designs and construction.

*Mrs. Leverette moved to follow the recommendation of Mayor Clemons to approve the Post-Construction Stormwater Management Ordinance Update. Seconded by Mr. Myrick. Motion passed. (6-0)*

**12. PARKS DEPARTMENT**  
**DEVON MYRICK, CHAIRPERSON**  
**Darrell Weaver, Director**

A. No Report

### 13. COMMUNITY AFFAIRS

**VALERIE ANDERSON, CHAIRPERSON**

**Darrell Weaver, Director**

A. Code Enforcement Report

B. Administrative Variance Guidelines

As the City continues to grow and develop, more focus is being presented on opportunities that exist in the downtown areas of Austell. Many of these lots are smaller and, in many cases, non-conforming in zoning standards such as lot area, setbacks, etc. The current bulk area regulations of Austell's zoning code are focused more on a new neighborhood development circumstance rather than that of an in-fill lot that does not meet the parameters of the standards identified. This would create undo difficulty in trying to develop these lots to meet such standards. Currently, the Austell zoning code allows for administrative variance capabilities for staff to address; however, they are only applicable for lots that are affected by a condemnation or acquisition by a government entity (City, County, State, Federal, etc.) that would result in creating a non-conformity for that lot. In those cases, staff has administrative variance abilities allowing up to 25% on any requirement except for overall density of a project or floor area ratio (F.A.R.).

Staff has researched neighboring communities within Cobb County to assess what the administrative variance abilities are. Those findings are found in the attached appendices. Staff is proposing to expand the flexibility to assess and grant administrative variances as follows which would be in line with these communities.

Application fee: \$100.00

- Authority to grant a variance not to exceed 25% of any development standard except as specified below:
- Reduction of a front or major side setback up to 10 feet;
- Reduction of a side setback up to 4 feet;
- Reduction of a rear setback up to 10 feet;
- Reduction of a buffer area (zoning buffer, not riparian buffer) up to 10 feet;
- Reduction of parking up to 20%

*Mrs. Anderson moved to follow the recommendation of Mayor Clemons to approve the Administrative Variance Guidelines. Seconded by Mrs. Leverette. Motion passed. (6-0)*

C. Austell Livable Centers Initiative Study (LCI Study)

In a competitive selection process in 2020, the city of Austell chose the firm TSW for the purpose of preparing a major update to the 2002 Downtown Austell Livable Centers Initiative (LCI) plan. Sponsored by the Atlanta Regional Commission (ARC), and working with Community Affairs staff, TSW was able to bring together a skilled group of community planners, designers, engineers, and economist to update the (LCI) Downtown Austell Master Plan. The "Plan" focused on stimulating economic growth by revitalizing the historic downtown area, creating a visually

aesthetic community to enhance character, and identify and promote transportation safety, connectivity, and accessibility by expanding multi-modal opportunities. Through the guidance of Mayor Ollie Clemons and City Council, the Project Management team, the Core Team, and the TSW Consultant team, the update included a study of existing conditions, and public engagement with Austell citizens and business community, where a shared vision for Downtown Austell was established and implementation strategy developed. In conclusion of the study, and success of this collaborative decision-making process, it is the recommendation of the Community Affairs Department for Mayor and Council to approve the updated (LCI) Downtown Austell Master Plan.

*Mrs. Anderson moved to follow the recommendation of Mayor Clemons to approve the LCI Study. Seconded by Mr. Myrick. Motion passed. (6-0)*

#### **14. ATTORNEY, DUPREE & KIMBROUGH**

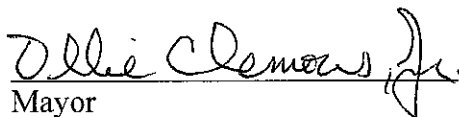
A. No Report

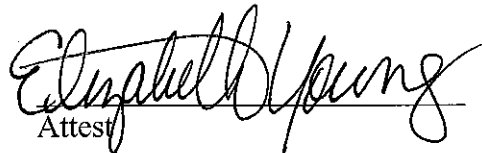
#### **15. MAYOR'S REPORT**

A. CMA Meeting  
City of Powder Springs – October 12, 2021 @ 6:30 pm  
Georgia Palms and Gardens Venue  
3228 Powder Springs Road,  
Powder Springs, GA 30127

#### **16. ADJOURN**

*Mr. Myrick moved to follow the recommendation of Mayor Clemons to adjourn the meeting. Seconded by Ms. Elder. Motion passed. (6-0)*

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Attest

NOV. 4, 2021  
\_\_\_\_\_  
Date