



## CITY COUNCIL WORK SESSION

Monday, February 06, 2023 at 6:00 PM  
Council Chambers and YouTube Livestream

### MISSION STATEMENT

It is the mission of the City of Forest Park to enhance, strengthen, and grow our city by collaborating with our community to provide the highest level of service. Striving to be recognized as a diverse community that values and respects all members. We will strive to provide fair, professional, and courteous service through transparency and open communication. As we work to achieve this mission, we will have integrity beyond reproach while employing fiscal discipline and innovation. In this work there are no praises and raises for mediocrity.

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)  
**YouTube:** <https://bit.ly/3c28p0A>  
**Phone Number:** (404) 366.4720

**FOREST PARK CITY HALL**  
745 Forest Parkway  
Forest Park, GA 30297

The Honorable Mayor Angelyne Butler, MPA

The Honorable Kimberly James  
The Honorable Hector Gutierrez  
The Honorable Allan Mears

The Honorable Dabouze Antoine  
The Honorable Latresa Akins-Wells

Dr. Marc-Antonie Cooper, City Manager  
S. Diane White, City Clerk  
Mike Williams, City Attorney

## AGENDA

### VIRTUAL NOTICE

**DISCLAIMER:** For in-person attendance, all CDC requirements of Masks and Social Distancing is recommended.

**To watch the meeting via YouTube - <https://bit.ly/3c28p0A>**

The Council Meetings will be livestream and available on the City's

YouTube page - "**City of Forest Park GA**"

**CALL TO ORDER/WELCOME:**

**ROLL CALL - CITY CLERK:**

**CITY MANAGER'S REPORT:** Dr. Marc-Antonie Cooper, City Manager

**COVID-19 UPDATE:** EMS Coordinator, Andrew Gelmini

**NEW BUSINESS:**

1. **Council Discussion and Approval of the Health Accident Fund – Human Resources**

**Background/History:**

The Health Accident Fund is a benefit that is used as a supplement of income for employees on FMLA who has

exhausted their Sick Leave, Vacation Leave and Leave Donations. An employee is only eligible for this benefit if they have met the guidelines for FMLA. The current amount of the fund is \$150 weekly for 6 weeks only.

2. **Council Discussion to Approve Conditional Use Permit at 721 Morrow Road - Planning & Community Development Department**

**Background/History:**

The applicant, Mayeto McKinzie Hylton, is requesting a Conditional Use Permit to add and operate an early childcare learning center use to a present church use at 721 Morrow Road. This property is in the Single-Family Residential District (RS). Places of Worship, a K-12 private school, and Pre-K and day care centers require conditional use permits to operate in a Single-Family Residential District. Currently the property houses a church, south of the minor arterial street Morrow Road. The street frontage for the parcel is Morrow Road; west of the parcel is a mixture of residential homes and a church, south of the parcel are residential homes, east of the parcel are residential homes and an office building, and north of the parcel are residential homes and a gas station.

Staff recommended Approval of Conditional Use Permit to allow the early childcare learning center in the Single-Family Residential (RS) District with the following conditions:

**The applicant must adhere to state guidelines outlined in Section 8-8-78, and provide proof (i.e. copy of application in process) and/or a copy of state certification to operate a school.**

**The applicant and/or his tenants may be allowed to operate a church, a school, and offices associated with those uses. However, no other offices or commercial uses will be permitted.**

**Storage of vehicles, trucks, and trailers is strictly prohibited.**

**Violation of these conditions will result in the loss of the conditional use permit and associated business licenses.**

The Planning Commission voted to approve the Conditional Use Permit with Conditions.

The applicant provided a copy of the application submitted to the Georgia Department of Early Care and Learning. Staff also contacted the GA Department of Early Care and Learning and per the Department, the applicant's application is in Pending Status, until it receives notification of the City of Forest Park's decision of the Zoning (Conditional Use Permit approval), and also other city approvals that would be required (building and fire inspections). See attached documents in packet.

3. **Council Discussion on Waste Management Contract - Public Works**

**Background/History**

Waste Management's final contract has been received, attached and below you will find a few of the highlights that have changed.

The rate increase requested for residential would be \$321.67 dollars annually.

The rate increase requested for commercial would be an average of 20%.

The City Recycling Drop Off Center will not be providing either WM or The City of Forest Park employees to be present on site. Wm acknowledges the City's desire to discontinue usage of the City Recycling Drop off Center located next to the Forest Park Transfer Station.

Section 6.0 Liquidated Damages (6.1 to 6.9) is where you will find performance penalties. The penalties range from failure to clean up solid waste spills, failure to collect material from service unit, chronic problems, remove and clean up hydraulic oil etc., replace any damage containers and failure to repair damage to property. These penalties range from \$150.00 to \$300.00 depending on severity of the violation.

4. **Council Discussion of a CCE Contract Lobbying Services** – Chief Executive Offices

**Background/History:**

The Clayton County cities, Clayton County and Clayton County School District (CCPS) have been engaged in opposing the loss of general sales taxes on aviation fuels since 2016. We have been working since 2016 to try to reverse the FAA's policy. We have had multiple bills and amendments filed in Congress by our delegation. This past Congress, we were finally successful in getting bills introduced in both the House and Senate. The House bill (H.R. 3618) was sponsored by Rep. Grace Napolitano (D-California) and was co-sponsored by our entire House delegation, Reps. David Scott, and Nikema Williams. The Senate companion bill (S. 2859) was sponsored by Senators Raphael Warnock and Jon Ossoff.

The Clayton County Entities lobby scope was and is to advocate for legislation to restore the local general sales tax on aviation. The Hartwell 2019 contract was for \$2,800 per month and was split based on LOST tax distribution; the Clay 2020-21 contract was for \$3,000 per month and the 2022 contract was for \$3,500 and is split based on LOST distribution. The 2023 contract is proposed to remain at the \$3,500 amount and the allocation of the lobby fee would be split. The City of Forest Park would be responsible for 5.86% or \$205.10 monthly, of the contract based on the LOST distribution.

All Clayton County cities, CCPS and Clayton County participated in the 2019 contract except College Park and Forest Park; all cities, CCPS and Clayton County participated in the 2020-2022 contract except the City of Morrow.

The city manager is seeking direction of the governing body on how we would like to proceed in this matter.

5. **Council Discussion on Zaxby's Request for Waiver Letter** – Economic Development Department

**Background/History:**

The Forest Park Development Authority sold the site on Main Street next to the fountain to a developer for a Zaxby's restaurant. Zaxby's has obtained permits to build the restaurant from the Forest Park Planning Department and has complied with all special Main Street District regulations. To begin developing the site, Zaxby's submitted water management permits to Clayton County Water Authority. The Authority has put conditions on the site development which Zaxby's reports they are unable to fulfill. CCWA has given Zaxby's guidance that a waiver letter provided by City of Forest Park to the Authority would allow the development to proceed. Zaxby's is requesting a waiver letter from the City. Zaxby's and the city engineer are present for discussion regarding the issuance of the waiver letter.

6. **Council Discussion on Clayton County Water Authority (CCWA) Stormwater Management –**  
Legislative Office

**Background/History:**

The Clayton County Water Authority is charged with ensuring that the City of Forest Park, as well as six other municipalities, remain in compliance with the National Pollutant Discharge Elimination Systems Municipal Separate Sewer System (MS4) permit. This permit is regulated by the Georgia Environmental Protection Division (GA EPD), and as part of CCWA responsibilities they are to review plans submitted to the city for new developments and/or redevelopments to ensure they adequately address stormwater mitigation.

**EXECUTIVE SESSION:** (When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate)

**ADJOURNMENT:**

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.