



CITY COUNCIL WORK SESSION

Monday, February 20, 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
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

OLD BUSINESS:

1. **Council Discussion on Zaxby's Waiver Veto – Legal**

Background/History:

At the February 6, 2023 Council meeting, the Council voted to grant a waiver to the developer for a Zaxby's restaurant with respect to its stormwater management permit application with the Clayton County Water Authority (CCWA). The Authority previously put conditions on the site development which Zaxby's reported

they were unable to fulfill. The waiver would have allowed the development to proceed utilizing the engineering design presented by Zaxby's engineers.

On February 13, the Mayor vetoed the resolution of the Council approval of the waiver. The veto letter outlining the reasons for the veto are attached. Pursuant to Section 2.32(b) of the Charter, the Council has the option of overriding the veto by a vote of four or more of the Council members.

2. **Council Discussion Regarding Usage of Capital Outlay Funding** – Executive Office

Background/History:

We have been asked to review and prepare a set of guidelines regarding the usage of the discretionary funds and Capital Outlay Funds each Councilmember is entitled to spend in furtherance of their duties as a member of the City Council. These guidelines were requested to be brought forward for discussion during the FY22-23 budget talks in order to clearly define acceptable uses of Regular and Capital Outlay Ward.

Per Council's direction to the City Manager once a policy was approved Capital Outlay Ward Funds would be released to members. In the September 6, 2022, City Council Meeting there was disagreement with the section regarding "donated funds and goods". This section has been removed from the policy and represented to council on at the December 5, 2022, Regular Meeting. The motion was made to approve the new guidelines as presented but died due to lack of a second to the motion.

Since there was no additional guidance approved, Capital Outlay funds were still being held. The City Manager is seeking councils' direction to either allow use of or continue to hold these funds under the guidelines that was presented as a memorandum by the City Attorney to council in December 2020.

NEW BUSINESS:

3. **Council Discussion of Replacing the INCON Machine** – Public Works Department

Background/History:

Replacement of our 20-year-old INCON machine. We can no longer communicate with our fuel tanks and software.

This occurred by lightning.

We are unable to make fuel keys, run reports, monitor fuel level and add employees. This is very important to get this replaced.

4. **Council Discussion of Surplus Disposal Items** – Public Works Department

Background/History:

Surplus disposal of misc. items of less than \$500.00 and or no value.

Items range from broken, missing parts, no longer operational, 7 plus years of sitting.

Many items we received from Fort Gillam, years ago.

This will allow us to free up much needed space, due to these items being stored for so long.

5. **Council Discussion on Approving to Award a Contract to Rite Lite Signs, Inc. to construct Welcome Signs at entrances into City – Planning and Community Development**

Background/History:

Bids were received at the Forest Park City Hall for the Welcome Signs project on January 10, 2022, at 2:00 PM. Plans and contract documents were requested by potential bidders for this project. At the actual bid opening the city received one responsive bid for this project. The lowest bidder for this project is Rite Lite Signs, Inc.

The work consists of furnishing and installing all materials, labor, tools, equipment, and related services required for a complete project. This project includes but is not limited to providing the construction of a complete installation of six (6) "Welcome Signs" of several styles at locations within the City.

6. **Council Discussion on Eminent Domain at 314 Forest Parkway – Legal**

Background/History:

The City Council has previously authorized staff to engage in negotiations with the owner of 314 Forest Parkway to acquire that land for the new fire station and City Hall site on Forest Parkway. Those negotiations have stalled as the owner is demanding far more than what the property has been appraised for. Therefore, eminent domain proceedings are recommended. Under this process, we will petition the Clayton County Superior Court to allow for the City to receive title to the land and for the landowner to be fairly compensated with an amount established under the Court's proceedings.

The meeting has been properly advertised with signage at the location and with legal ads run at the Clayton News Daily. Additionally, the owner has been personally served. A copy of the correspondence delivered to the owner is attached.

7. **Council Discussion on Intergovernmental Agreement with DDA – Legal**

Background/History:

The Downtown Development Authority proposes to issue \$6.18 million in bonds to finance the acquisition of property and certain infrastructure in the downtown area to spur the development of mixed-use facilities and other desirable improvements. The DDA is pursuing the rapid implementation of many of the development concepts set forth in the City's Livable Center Initiative Study which was adopted by the City on September 7, 2021. (See illustrative examples from the LCI study attached.)

In order obtain the best possible interest rate, it is proposed that the bonds be secured in part by a pledge of the city to make debt service on the bonds if necessary. The bonds will first be paid through funds of the DDA, revenues from the project and land sales by the DDA. The goal is that the city will not have to make any payments under this agreement.

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.