



# CITY COUNCIL WORK SESSION

Monday, June 03, 2024 at 6:00 PM  
Council Chambers and YouTube Livestream

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

Ricky L. Clark Jr, City Manager  
Randi Rainey, City Clerk  
Danielle Matricardi, City Attorney

## APPROVED MINUTES

### VIRTUAL NOTICE

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

The Council Meetings will be live-streamed and available on the City's

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

**CALL TO ORDER/WELCOME:** The meeting was called to order by Mayor Butler at 6:00 pm.

**ROLL CALL - CITY CLERK:** A quorum was established.

Attendee's Name	Title	Absent	Present
Angelyne Butler, MPA	Mayor, At-Large		✓
Kimberly James	Council Member, Ward 1		✓
Dabouze Antoine	Council Member, Ward 2		✓
Hector Gutierrez	Council Member, Ward 3		✓
Latresa Akins-Wells	Council Member, Ward 4		✓
Allan Mears	Council Member, Ward 5		✓

John Wiggins, Finance Director; Jeremi Patterson, Deputy Finance Director; James Shelby, Interim Director of Planning & Community Development; Shalonda Brown, HR Director; Diane Lewis, Deputy HR Director; Director; Nigel Watley; Deputy Public Works Director; Fire Chief Latosha Clemons; Deputy Fire Chief David Halcomb; Geoff

May; Fire Department, Rodney Virgil, Level 2 Support Engineer; Pauline Warrior, Senior Management Analyst; Javon Lloyd, PIO; Derry Walker, Code Enforcement Director; Tarik Maxwell, Rec and Lesure Director; Rochelle Dennis, Interim Economic Director; Talisa Clark, Procurement; Brandon Criss, Police Dept.; Dorothy Roper-Jackson, Court Director, and Danielle Matricardi, City Attorney.

#### **ADOPTION OF THE AGENDA WITH ANY ADDITIONS / DELETIONS:**

It was moved to adopt the agenda with the deletion of item #5.

Motion made by Councilmember James, Seconded by Councilmember Antoine.

Voting Yea: Councilmember James, Councilmember Antoine, Councilmember Gutierrez, Councilmember Akins-Wells, Councilmember Mears

#### **NEW BUSINESS:**

1. **Council Discussion and Approval of an Active Directory Rebuild – IT Department**

**Background/History:**

Based upon a recent review of the City's Active Directory (AD) and Domain Controllers (DC), along with our current on-premise backup solution, we would like to implement some major structural changes to enhance our security posture. This project includes rebuilding our two DC servers and the servers that process store and maintain our server backups. This project was not budgeted for in our current fiscal year, but due to its sensitive nature, we are asking the Mayor and Council to approve funding to be added to the IT budget to complete this project as soon as possible.

**Sound was not captured during this discussion.**

2. **Council Discussion and Approval of Nutanix Software and Support Renewal– IT Department**

**Background/History:**

The City has two core host clusters that host all of the City's virtual machines. These host servers are manufactured and supported by Nutanix. Both the support and the virtualization software can only be provided by Nutanix and there is an annual renewal for the software/support. We historically have done the renewal for a 1-year term as that is standard, but have elected to only do a 6 month term. The reason for this is we are beginning plans to migrate to new host servers for the new City Center. Depending on the timeline of that project, we would not want to extend the support past the point the current hosts are needed. Renewing six (6) months at a time is not more expensive and provides us with some additional flexibility. This is a budgeted expense coming from the IT budget, line item 100-24-1535-52-3203. The IT Department is seeking approval of this renewal by Mayor and Council.

**Sound was not captured during this discussion.**

3. **Council Discussion and Approval of Ordinance # RZ-2024-01- Rezoning 0 Ferguson Ct. from RS to RM-Planning Community Development Department**

**Background/History:**

The subject property is a vacant lot measuring approximately 0.16+/- acres, located at 0 Ferguson Ct. in Council Ward 2, and is currently zoned RS (Single-Family Residential). The property is vacant and comprises trees and shrubbery. Its location is in between a single-family residential home to the east and south of the property and an apartment complex to the west of the property. The applicant requests to rezone the property from RS (Single-Family Residential) to RM (Multiple family residential district) to construct a new construction two-family duplex-styled home.

**Interim Director Shelby-** noted that the applicant requested to rezone the property from RS (Single-Family Residential) to RM (Multiple-Family Residential District) to construct a new two-family duplex-style home. Mr. Shelby included that the Planning and Commission Board and city staff have recommended approval.

#### **Comments/Discussion from Governing Body:**

**Councilmember Gutierrez-** inquired about the implementation of a tree policy. City Manager Mr. Clark noted that the tree protection ordinance was implemented three (3) or four (4) years ago. Mr. Shelby added that the tree ordinance also changes when a zoning ordinance changes. Councilmember Gutierrez asked how the ordinance works. Mr. Shelby noted once a tree is cut down, another tree has to be planted, and it also depends on the number of acres one has, which is calculated based on the number of trees that would need to be replaced.

**Mr. Clark-** inquired if the residents pay into a tree fund. Mr. Shelby noted they do not, but it is something that could be discussed in the future. Mr. Clark said that if residents do not want to replace the tree, they have the option of paying into a tree fund for other projects around the city. Mr. Shelby noted that other locations allow for planting trees throughout their city parks.

**Councilmember Gutierrez-** noted he would like to keep track of what is happening and highlight the city's beautification efforts.

4. **Council Discussion and Approval of Case # TA-2024-03 – Text Amendment to increase the number of units per acre by way of a Conditional Use Permit (CUP)-**Planning and Community Development Department

#### **Background/History:**

The Downtown Development Authority and the City have received several proposals on properties within the Downtown Mainstreet District. The proposals call for higher density than what is allowed in the Mainstreet Subareas. In response, the Planning and Community Development staff proposes a text amendment to development standards in the Subareas to allow for greater density with the approval of a Conditional Use Permit (CUP). Conditional Use will require discretionary approval from the City.

**Interim Director Shelby-** noted that the planning department is proposing a text amendment to the development standards in the Main Street District Overlay District subareas. Mr. Shelby stated there are three (3) subareas in the Main Street overlay District: Traditional Downtown Core, Mixed-Use Village, and Mixed-Use Center. Mr. Shelby mentioned that staff is seeking to amend the zoning ordinance to include language “the Traditional Downtown Core to state the number of units one can have is 12 per acre”, which would be amended to say “the residential density over 12 units per acre will require a Conditional Use Permit” and a vote from Council. Mr. Shelby noted that the Mixed-Used Village would have a maximum density of 24 units per acre; if a developer wants to go beyond the 24 acres, they must come before the Mayor and Council for approval after approval from the Planning Commission. Mr. Shelby mentioned that

the Mixed-Use Center's residential density is 25 to 35 units. A developer must also obtain a Conditional Use Permit if they want to go over 35 units per acre. Mr. Shelby noted that doing this would allow for checks and balances and control the type of development within the subareas.

5. **Council Discussion and Approval of a Task Order for Precision Planning Inc. to perform General Contractor Procurement and Contract Administration for the Rite Aid Renovation (Grapevine) Project**-Planning and Community Development Department

**Background/History:**

Precision Planning, Inc. (PPI) has completed the design and construction documents to renovate the existing Rite Aid building that will function as a business incubator. The staff is requesting to move forward with General Contractor Procurement and Contract Administration for the project.

**This item was removed from the agenda.**

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

It was moved to recess into Executive Session at 6:20 p.m. for Personnel, Litigation, or Real Estate matters.

Motion made by Councilmember Antoine, Seconded by Councilmember James.

Voting Yea: Councilmember James, Councilmember Antoine, Councilmember Gutierrez, Councilmember Akins-Wells, Councilmember Mears

It was moved to reconvene into the Council Work Session at 7:03 p.m.

Motion made by Councilmember James, Seconded by Councilmember Mears.

Voting Yea: Councilmember James, Councilmember Antoine, Councilmember Gutierrez, Councilmember Akins-Wells, Councilmember Mears

**ADJOURNMENT:**

It was moved to adjourn the Work Session at 7:03 p.m.

Motion made by Councilmember James, Seconded by Councilmember Antoine.

Voting Yea: Councilmember James, Councilmember Antoine, Councilmember Gutierrez, Councilmember Akins-Wells, Councilmember Mears

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