



CITY OF FOREST PARK
URBAN REDEVELOPMENT AUTHORITY REGULAR MEETING

Thursday, September 14, 2023 at 5:30 PM
Council Chambers

Website: www.forestparkga.gov
Phone Number: (404) 363.2454

ECONOMIC DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

AGENDA

Kimberly James, Chairwoman
Eliot Lawrence, Vice Chairman
Debra Patrick, Member
Marisol Sconiers, Member
Avery Wilson, Member

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

- [1.](#) Approval of August 10, 2023 Meeting Minutes

OLD BUSINESS:

- [2.](#) N.W. Property Deeds
- [3.](#) Retention Ponds on N.W. Property
4. Rateree & Anvil Block Rd. Striping and Signage
5. M&M Driveway Clean Up, Flankers Connector

NEW BUSINESS:

- [6.](#) Remaining Property at Gillem
7. Financial Report
8. Economic Development Update

9. Trilith Studios Tour

EXECUTIVE SESSION: *(Executive Session may be called for issues concerning Personnel, Litigation or Real Estate)*

ADJOURNMENT:

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



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MINUTES

Kimberly James, Chairwoman
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Avery Wilson, Member

CALL TO ORDER/WELCOME:

Chairwoman James called the Urban Redevelopment Authority meeting on August 10, 2023, to order at 5:34pm.

PRESENT:

Kimberly James
Eliot Lawrence
Debra Patrick (Arrived @ 5:36pm)
Avery Wilson

ALSO PRESENT:

Ricky L. Clark, Jr.
Mike Williams, City Attorney
Mayor Butler
Bobby Jinks, Public Works Director
SaVaughn Irons, City Planner
Bruce Abraham, Economic Development Director
Rochelle Dennis, Economic Development Project Manager
Charise Clay, Economic Development Staff Assistant

APPROVAL OF MINUTES:

1. Approval of July 13, 2023, Meeting Minutes
Avery Wilson made a motion to approve the July 13, 2023, meeting minutes. Eliot Lawrence seconded the motion.
Motion approved unanimously.

OLD BUSINESS:

2. Old Gillem Fire Station Report

Bruce Abraham delivered the update:

- With the new station open at Gillem, there have been talks about redeveloping the old station. An appraisal was conducted to determine the value of the building and what type of projects the building could be repurposed for. He also introduced the appraiser, Matthew Albigese.
- Mr. Albigese informed the board that although his team conducted the appraisal, they aren't contractors that can identify if codes are in compliance or if old systems can be salvaged. They are more so looking through the perspective of a retail developer. Based on their observation, converting the building from a fire station to a retail development would be very expensive because most of the buildings infrastructure would need upgrading (plumbing, electrical, mechanical systems, etc.). Their ultimate conclusion is that the residual value of the property, as is, doesn't have a large enough gap to generate revenue upon completion.
 - **OTHER DISCUSSION:** Chairwoman James wants the board to consider putting a Veterans Museum at Gillem, possibly where the old fire station currently is. Mr. Abraham informed the chair that background research on a veteran's museum had already been conducted at the request of the previous board. Mr. Clark informed the board that quotes on the cost to demolish the interior of the old station completely have been sought out as well.
 - Debra Patrick made a motion for the URA to hire a veteran to consult with them on concepts for a veteran's museum. Eliot Lawrence seconded the motion. Motion approved unanimously.

Eliot Lawrence made a motion to direct staff to issue an RFP for the purpose of receiving proposals for the redevelopment of the old fire station at Ft. Gillem. Avery Wilson seconded the motion. Motion approved unanimously.

NEW BUSINESS:

3. Financial Report

Charise Clay, delivered the update:

- The balance for the City-Wide Capital projects Funds was \$34, 983, 300.44. The URA checking account had \$5,174,994.45. The Sinking Fund had \$303,506.86.

OTHER DISCUSSION: Charise Clay introduced Rochelle Dennis, the new Economic Development Project Manager.

4. North Parcel Deed

Michael Monteleone delivered the update:

- Mr. Monteleone updated the board on the progress of the final land transfers from the Army to the URA. He wanted to ensure the deed contained the clause that ensured if the Army ever had to come back to fix anything, that they are responsible for restoring the property back to its original condition. Once that clause gets added, it will be identical to the other land transfer deeds. If the board ever decides to sale the property, the deed travels with the parcel. The URA isn't responsible for relocating wells on the property for redevelopment. The Army will continue to need access to maintain and move the wells. There are 2 detention ponds in the north parcel. The Army placed a mechanical gate valve on the detention pond. Due to heavy rains, the ponds would flood back onto developed property. The URA asked Oasis to find a solution for this. One recommendation was to cut and level the trees, so no branches or debris would clog the gate. The Army currently monitors the functioning of gate valves but when the property is transferred to the URA, the URA will be responsible for the maintenance.

Eliot Lawrence made a motion to authorize the chair to sign the documents relative to the transfer of the Northwest Parcel to the URA. Avery Wilson seconded the motion. Motion approved unanimously.

5. M & M Driveway Clean Up, Flankers Connector

Mike Williams delivered the update:

- Mr. Williams passed out copies of a map that showed where the driveway is located. The containers that M&M store on their property are couched on an unpaved parcel. Whenever the trucks come in & out of the lot, they are tracking mud, dust, and debris onto the thoroughfare. Due to the constant complaints, Lake City and the City of Forest Park have both contacted them to express their concerns. Mr. Williams spoke with M&M's attorney, and he assured Mr. Williams that they would do everything possible to prevent any further issues. Roads that the trucks are carrying the debris on are owned by the URA. If the URA decided to close the entrance to the road they owned, M&M would still have an additional entrance/exit to use. Mr. Abraham has also been talking to Lake City about this and they are willing to enter into an intergovernmental agreement between the URA and them, giving them the right to police the area and enforce code compliance. The Chair also requested that communication be sent to M&M regarding the boards decision.

Debra Patrick made a motion to direct staff to cause the installation of barriers and other devices to prevent access to the Metcalf Road extension from that site. Eliot Lawrence seconded the motion. Motion approved unanimously.

6. Raterree & Anvil Block Intersection Striping and Signage

Bruce Abraham delivered the update:

- Currently at the intersection there is only one stop sign controlling the flow of traffic. A possible solution for the traffic flow issue is putting 3 stop signs, restriping, and placing rumble stripes to slow vehicles down. Mr. Abraham asked for the board to approve Falcon Designs to manage this project. Costs are expected to total around \$5,000-\$7,000. The Chair would prefer to have the Public Works department complete the work. Mr. Jinks, Public Works Director, informed the board that the project requires special a process that Public Works isn't equipped to handle. The board wanted Mr. Abraham to work with the City Manager to determine the most cost-efficient way to get the striping and signage completed.

Avery Wilson made a motion to approve the striping & signage plan but needs staff to bring back payment options for the project. Eliot Lawrence seconded the motion. Motion approved unanimously.

EXECUTIVE SESSION: *(Executive Session may be called for issues concerning Personnel, Litigation or Real Estate)*

ADJOURNMENT:

Avery Wilson made a motion to adjourn the meeting at 6:57pm. Debra Patrick seconded the motion. Motion approved unanimously.

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed in its name by the Director of Real Estate, Headquarters, U.S. Army Corps of Engineers, this 24th day of August, 2023.

Signed and sealed and delivered
in the presence of:

UNITED STATES OF AMERICA

Witness [Signature]

Witness [Signature]

By: Paula S. Johnson-Muic

Paula S. Johnson-Muic,
Director of Real Estate, Headquarters
U. S. Army Corps of Engineers

ACKNOWLEDGEMENT

CITY OF WASHINGTON)
) ss:
DISTRICT OF COLUMBIA)

I, the undersigned, a Notary Public in and for the District of Columbia, do hereby certify that on this day personally appeared before me in the District of Columbia, Paula S. Johnson-Muic, Director of Real Estate, Headquarters, U.S. Army Corps of Engineers, whose name is signed to the foregoing instrument and who acknowledged the foregoing instrument to be her free act and deed, on this 24th day of August, 2023, and acknowledged the same for and on behalf of the **UNITED STATES OF AMERICA.**

Theodore Lee Nettles
Notary Public

[AFFIX NOTARY SEAL]

Name: Theodore Lee Nettles



My Commission expires the 28th day of February, 2026.

Bruce Abraham

From: Michael Monteleone <mmonteleone@oasis-cs.com>
Sent: Monday, September 11, 2023 12:04 PM
To: Bruce Abraham
Subject: Pond and Dam inspection reports
Attachments: 0638_001.pdf; 0637_001.pdf

CAUTION: This email originated from outside of the organization. Please use caution when interacting with this email.

Bruce

See the attached report of findings from our sub back in Feb 2023. See page 3 of each PDF for the engineers recommendations. I have worked with Walden for year and they did the dam renovation work with me back in 2015? Marchman was the first dam to be rehab, since we did drilling and found that the dam itself could fail. If I recall I think the URA under Fred spent about \$600K?? for that dam breach repair. Just as FYI.

These recommendations are more maintenance in nature and I would think you folks could set a contract with someone local to address these and keep an eye on cleaning out the gate valve at some frequency. Repairing the gate valve is different as you will need drain the water level I think and access the gate valve to fix or replace. It is possible they could do a repair like we did at Marchman?? I am unsure what that cost would be.

So let me know if you need anything further to assist the URA.

Regards

Michael Monteleone, P.E.
Executive Vice President, Director of Engineering
mmonteleone@oasis-cs.com



45 Woodstock Street | Roswell, Georgia 30075
O: 678.739.2400 | F: 770.552.5550 | M: 404.307.2680
www.oasis-cs.com



WALDEN, ASHWORTH & ASSOCIATES, INC.
CONSULTING ENGINEERS
P.O. BOX 6462 • MARIETTA, GEORGIA 30065 • 770/956-7879

February 07, 2023

Oasis Consulting Services
Michael Monteleone
45 Woodstock Street
Roswell, Georgia 30075

**RE: FORT GILLEM WESTERN POND DAM INSPECTION
WA&A J.O. 4300100**

Dear Mr. Monteleone:

We have completed our visual inspection of the Western Pond Dam at Fort Gillem in Clayton County, Georgia. The attached inspection forms and pictures present the results of our visual inspection. This letter includes a summary of our observations, our preliminary conclusions and recommendations.

The dam site was visited on November 04, 2022 and no field measurements were taken. Conditions were clear and cool. Visual observations of the dam and appurtenant structures were made from walking along the top of the dam and portions of both the upstream and downstream slopes. The primary spillway was observed from the upstream slope and crest of the dam.

Because of heavy vegetation and brush at the time of our inspection, our ability to inspect the upstream slope and spillway was limited. The upstream slope is covered with overgrown vegetation and trees that need to be removed. No grassing was observed on the upstream slope. A detailed inspection was not possible due to the overgrown vegetation. The upstream slope was approximately 3:1. No unusual movement on the slope was observed. No slides or sloughs were observed and the abutment contacts looked good.

The horizontal and vertical alignment of the earth embankment appears to be generally good. The top of the dam has sparse vegetation and is overgrown. No major cracking was observed. No sinkholes or animal burrows were observed. The abutment contacts were in good condition.

The downstream slope of the dam is armored with concrete with some vegetation growing on it. A detailed inspection of the condition of the concrete was not possible due to vegetation but appeared to be in good condition with no major cracking observed. This armoring is protection for the dam overtopping. No Hydrology or Hydraulic analysis has

Fort Gillem West Pond Dam VIR
February 07, 2023
Page 2

been done to calculate if the dam overtops and if it does what storm event begins overtopping. The slope appears to be approximately 3 horizontal on 1 vertical (3:1). No signs of sloughing or sinkholes were observed.

There were no seepage drains observed for the dam. Seepage drains are not necessary due to no permanent pool for the pond.

The outflow of the pond is controlled by the primary spillway which consists of a concrete riser structure, low level pipe, and an impact basin. The primary spillway structure is located near the center of the dam and appeared to be generally good condition. However, there was an abundance of debris collected at the trash rack making a detailed inspection of the structure not possible. No detailed observations were possible of the primary spillway structure because of this.

The drawdown outlet works, which is intended to provide a means for stopping outflow into the impact basin, consist of a control gate on the primary spillway concrete riser structure allowing the pond to drain through a low level pipe. The low level outlet pipe terminates at the downstream toe of the dam and discharges into an impact basin. The impact basin and channel appear to be providing adequate dissipation of the energy from flows discharging through the pipe. There was overgrown brush/vegetation growing around the impact basin and outlet channel making inspection difficult. This area should be cleared of overgrown brush to allow for easier inspection.

No secondary or emergency spillway was located for this pond.

It is important to note that the condition of any dam depends on numerous and constantly changing internal and external conditions and is evolutionary in nature. It cannot be assumed that the present conditions of any dam will continue to represent its condition at some point in the future.

Fort Gillem West Pond Dam VIR
February 07, 2023
Page 3

Based on our visual inspection, the dam needs some remedial work. We recommend that the following steps be taken:

1. Clear the crest and upstream slope of the dam of trees and heavy brush.
2. Grass the cleared upstream slope and crest.
3. Clean off downstream embankment concrete armoring and look for any cracking.
4. Heavy vegetation and/or brush around the primary spillway outlet needs to be cleared to allow for easier inspection.
5. Clear debris from trash rack on primary spillway riser structure. Clear trees/debris from upstream pond area.
6. Apply grassing to all areas cleared in the upstream pond area.
7. Provide periodic maintenance/inspection of the dam (2-4 times a year). Look for any issues, clear any debris from trash rack etc.

If you have any questions concerning our responses, please do not hesitate to call me.

Sincerely,



Jason Rapplean, P.E., EOR
Senior Engineer

Attachments





WALDEN, ASHWORTH & ASSOCIATES, INC.
FORT GILLEM WEST POND DAM VISUAL INSPECTION

PHOTO LOG

Date: 11/04/22
Project: Fort Gillem West Pond Dam Visual Inspection
Project No.: 4300100
Project Location: Clayton County, Georgia
Report By: Jason Rapplean, P.E., E.O.R.

Photo No. 5
Description:

View of primary
spillway riser structure.



Photo No. 6
Description:

View of primary
spillway riser structure
and slide gate wheel.





WALDEN, ASHWORTH & ASSOCIATES, INC.
FORT GILLEM WEST POND DAM VISUAL INSPECTION

PHOTO LOG

Date: 11/04/22
Project: Fort Gillem West Pond Dam Visual Inspection
Project No.: 4300100
Project Location: Clayton County, Georgia
Report By: Jason Rapplean, P.E., E.O.R.

Photo No. 9
Description:

View of primary spillway riser structure trash rack. Note debris build up and blockage.



Photo No. 10
Description:

View of downstream embankment. Note concrete armoring with some vegetation growing.





WALDEN, ASHWORTH & ASSOCIATES, INC.
FORT GILLEM WEST POND DAM VISUAL INSPECTION

PHOTO LOG

Date: 11/04/22
Project: Fort Gillem West Pond Dam Visual Inspection
Project No.: 4300100
Project Location: Clayton County, Georgia
Report By: Jason Rapplean, P.E., E.O.R.

Photo No. 7
Description:

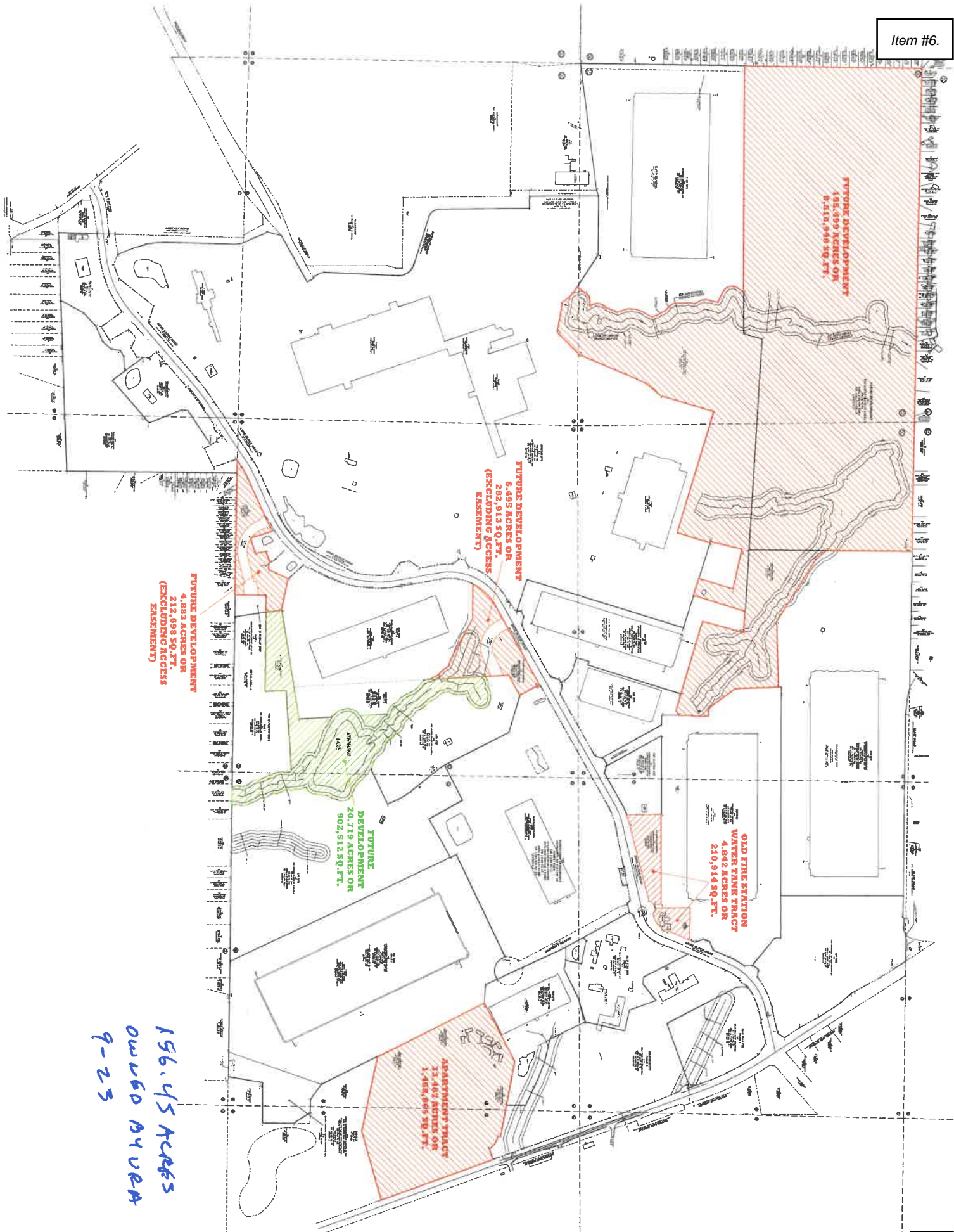
View of primary spillway riser structure. Note weir and access ladder.



Photo No. 8
Description:

View of primary spillway riser structure. Note outlet pipe with slide gate.





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OW60 BY UEA
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