



CITY COUNCIL WORK SESSION

Monday, February 19, 2024 at 6:00 PM
Council Chambers and YouTube Livestream

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

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

DRAFT 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: Mayor Butler called The meeting to order at 6:00 p.m.

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; LaShawn Gardiner, Director of Planning & Community Development; Diane Lewis, Deputy HR Director; Bobby Jinks, Public Works Director; Nigel Wattlely; Deputy Public Works Director; Bruce Abrahams, Director of Economic Development; Rochell Dennis, Project Manager; Latosha Clemons; Fire Chief,

David Halcome, Deputy Fire Chief; Andrew Gelmini, Fire Department; Tarik Maxwell, Recreation and Leisure Director; Joshua Cox, IT Director; Rodney Virgil, Level 2 Support Engineer; Monica Jones, Code Enforcement; Pauline Warrior, Senior Management Analyst, Chief Criss, PD; Dorothy Roper-Jackson, Court Director; Michelle Hood, Deputy City Clerk; and Danielle Matricardi, City Attorney.

ADOPTION OF THE AGENDA WITH ANY ADDITIONS / DELETIONS:

It was moved to approve the agenda as printed.

Motion made by Councilmember Antoine, Seconded by Councilmember James.

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

NEW BUSINESS:

1. Presentation on Community Paramedicine and Mobile Integrated Healthcare (MIH)

Background/History:

EMSC Gelmini will present on Community Paramedicine and Mobile Integrated Healthcare (MIH) and speak on the differences between the two (2).

EMSC Gelmini, Fire Department- presented briefly on Community Paramedicine and Mobile Integrated Healthcare (MIH). Mr. Gelmini explained the differences between Mobile Integrated Healthcare and Community Paramedicine. Mr. Gelmini stated Mobile Integrated Healthcare (MIH) addresses multiple factors in bridging the gap in acute care, home management, education, and follow-up care. At the same time, Community Paramedicine focuses on reducing 911 calls and hospital readmissions. Mr. Gelmini explained the four (4) types of Mobile Integrated Healthcare (MIH) services: patient navigation, adjunctive mobile care, occupational and community health services, and medicine in underserved and austere environments. Mr. Gelmini noted that the types of people and positions needed are EMS workers, Mid-level Providers, Physicians, Community Health Providers, etc., and must obtain an IBSC Certification and some college education certificates. Mr. Gelmini noted some things to consider, such as the financial aspect, citing the cost of service will vary based on the size and scope of the program and long-term sustainability. Mr. Gelmini also stated there are other legal and political considerations, such as scope of practice concerns and HIPPA compliance. Mr. Gelmini noted that some evaluation measures will include operational performance, healthcare quality, and the total cost of services for better healthcare, better health, and lower healthcare costs.

Comments/Discussion from Governing Body:

Councilmember James- inquired if it was two (2) different programs, if the programs were housed inside the EMS and Fire Department, and if not, if new staffing would be needed. Mr. Gelmini responded current paramedics could be used with paramedicine, and seeing it's a program, staff would have to be added.

Councilmember James- inquired if 911 calls were being received or if someone wanted them to come to their homes. Mr. Gelmini noted it would reduce 911 calls by sending the Mobile Integrated Healthcare

(MIH) to assess if the patient would need to be transported via ambulance. Mr. Gelmini also noted the program is designed to set up patients who call 911 for non-emergent reasons and receive the care they need at the time.

Councilmember James- noted hearing about Clayton County Public Schools receiving grants to have healthcare available through schools like Forest Park Middle School, which is currently being built, and trying to partner with doctors and nurses to treat kids, their parents, and extended family.

Councilmember Gutierrez- noted two (2) grants given to Huie Elementary and Forest Park Middle School, with providers such as Emory and Morehouse bidding on them.

Councilmember Mears- inquired about in-school nurses. Mr. Gelmini responded that some schools have staff but were unaware of registered nurses.

Mayor Butler- inquired about conducting a needs assessment to get an idea of the calls received or doing a community outreach assessment and how many employees and vehicles would be needed. Mr. Gelmini noted that combining the two would be best and pointed out that the fire department is currently down five (5) paramedics, and vehicles are available.

Mr. Clark- noted the program would be able to alleviate the demand for 911 calls and hospitals and inquired about which vehicles would be utilized. Chief Clemons pointed out they would be able to use the reserve vehicles.

Mayor Butler- inquired if the program should start small and then build up due to the age range of the community and focus on the legacy residents. Chief Clemons noted that it would be based on the community's needs.

2. **Council Presentation on the January FY23-24 Financial Report-** Finance Department

Background/History:

The Forest Park Finance Department will present the Monthly Financial Report for January for the FY23-24 budget.

Mr. Wiggins- presented the monthly financial report, noting that the General Fund Summary by Category shows the revenues vs. expenses and stated the January Year-to-date revenues are at \$26,012,217 and the expenses are at \$17,048,114. Mr. Wiggins noted that the General Fund Summary by department is trending how it is supposed to, and every department is at its 50% mark. Mr. Wiggins stated that amendments will be presented in March to ensure that the revenues budget equals the expenses budget.

3. **Council Presentation on Development Impact Fees-** Planning and Community Development Department

Background/History:

Development Impact Fees are governed by one-time fees charged to land developers that assist local governments in defraying costs due to expanding services and public facilities. Such fees are governed by the requirements set forth by the Georgia Development Impact Fee Act (O.C.G.A 36-71), enacted into law in 1990.

Mrs. Gardiner- gave a presentation on the Development Impact Fees. Mrs. Gardiner noted that Development Impact Fees are governed by the requirements of the Georgia Development Impact Fee Act (O.C.G.A. 36-71) enacted into Law in 1990 and may only be imposed by Ordinance once passed. Mrs. Gardiner also noted that Impact fees are one-time fees charged to land developers that help defray the costs of expanding public facilities and services that otherwise are passed on to local taxpayers. Impact fees may not be used to defray regular maintenance and operations expenses for any public facility; 3% of all fees collected can be used to cover administration costs associated with the local impact fee ordinance.

Mrs. Gardiner- expressed that the basic requirement is to adopt a comprehensive plan with a capital improvement element (CIE) approved by the Department of Community Affairs. If a community has an existing adopted Comprehensive Plan, the Comp Plan must be amended to include a Capital Improvement Element. Also, Establish a Development Impact Fee Advisory Committee composed of at least 50% of the development, building, or real estate community. The committee shall comprise not less than five (5) or more than ten (10) members. Mrs. Gardiner also mentioned that any agencies/authorities that provide critical public facilities and services to the jurisdiction should participate in providing information on any proposed development of public facilities in the community. Local governments must hold two (2) public hearings before adopting the impact fee ordinance. The second hearing shall be held at least two (2) weeks after the first hearing.

Mrs. Gardiner- noted that Impact Fees can be used for seven (7) types of public facilities/services: Libraries; Recreation, parks, open space, and related facilities; Water supply, production, treatment, and distribution facilities; Roads, Bridges, including Rights-Of-Way, Traffic Signals, Landscaping, and any components of state/federal highways; Public Safety (Police, Jails, Fire, and EMS facilities); Wastewater Treatment, wastewater collection, & Disposal Facilities; and, Stormwater Management (collection, retention, detention, treatment and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements).

Mrs. Gardiner- stated other provisions of the Georgia Development Impact Fee Act are: Impact fees must be expended in the same service areas where they are collected; Developers must be given impact fee credits for any system improvements they construct; Communities charging impact fees must demonstrate a direct benefit returning to the developer that is proportionate to the fee he pays; Developers are entitled to appeal impact fees they consider disproportionate or unfair; All development impact fee funds shall be maintained in one or more interest-bearing accounts; and, Municipalities/Counties jointly affected by development are authorized to enter into intergovernmental agreements with each other, with authorities or with the State for purposes of developing joint plans for capital improvements or for the purpose of agreeing to collect/expend development impact fees for system improvements.

Mrs. Gardiner- noted once the Capital Improvement Element and the Impact Fee Ordinance are officially adopted, a community is free to start collecting impact fees, and Annual updates of the CIE are required to be submitted to DCA to include the following: A brief report on fees collected and expended during the past year; A new schedule of improvements identifying capital projects five years into the future.

Mr. Clark- noted bringing before the council to ensure that the city can collect the Development Impact Fees and create a fund account and also stated the Urban Redevelopment Agency (URA) is the only entity collecting infrastructure fees.

Comments/Discussion from Governing Body:

Councilmember James- inquired if the fee could only be used in the developed or city-wide areas. Mr. Clark noted that a boundary area called the Service Target Area would need to be established. Ms. Matricardi included that there should be a specific area with impact fees related to the development and directly around the delineated areas.

Councilmember James- inquired if there was a downside to developers not wanting to develop due to the impact fee. Mr. Clark noted that the downside would cost the developers more money.

Councilmember Gutierrez- stated he wants to ensure it can be expanded and not limited to one area.

Mayor Butler- noted understanding of not being able to be retroactively embedded and mentioned having to add to the contracts moving forward. Ms. Matricardi noted once an Ordinance is created, it would apply to any new development.

4. **Council Discussion and Approval of the ONE Light Initiative - LED Streetlight Upgrades and Additions**-Public Works Department

Background/History:

The ONE Light initiative is a collaborative effort between the City of Forest and Georgia Power aimed at enhancing the city's lighting infrastructure by replacing high-intensity discharge (HID) fixtures with more efficient light-emitting diode (LED) lights. These enhancements focus on safety and contribute to the city's sustainability goals by reducing the frequency of replacements and overall maintenance costs.

As part of this initiative, Georgia Power has identified specific areas around city buildings that require upgrades to address safety concerns and reduce outages. Below is a summary of the proposed upgrades, additional fixtures for each location, and their financial impact:

Fire Station #1: 1 fixture upgrade- no price change.

Fire Station #2: 3 fixtures upgrade-no price change.

Community Center: 3 fixtures upgrade-no price change.

Recreation Bldg.: 8 fixtures upgrade-no price change.

Public Works: 16 fixtures upgrade-no price change.

Main St Park: 8 fixtures upgrade-no price change.

Police Department: 10 fixtures upgrade-no price change.

Museum: 1 additional light fixture-price increase of \$660 per year.

City Hall: 2 additional light fixtures-price increase of \$648 per year.

Alder Park: 1 additional light fixture-price increase of \$660 per year.

Theater Park: 1 additional light fixture-price increase of \$463.56 per year.

Perkins Park: 1 additional light fixture and one (1) fixture upgrade-price increase of \$672 per year.

Second St Park: 1 additional light fixture- price increase of \$312 per year

Mr. Jinks- noted riding around throughout the city at night with GA Power and noticed a small portion of lights that needed to be addressed. Mr. Jinks stated forty-nine (49) fixtures are being upgraded to LED lights at no charge, and also mentioned some fixtures either having no lights or one light and noted this being phase one (1) of the projects.

Comments/Discussion from Governing Body:

Councilmember James- inquired about the location of the Museum. Mr. Jinks noted that the museum is the Girls Scout hub on Ashe St.

Councilmember Akins-Wells- inquired about the different fee amounts. Mr. Clark noted some of the utility poles are old and need replacing, and through the partnership with GA Power, several poles will be replaced, and some have been given to the city. Mr. Clark added that Old Dixie Rd, Forest Parkway, and Jonesboro Rd will be included.

Councilmember Mears- noted some locations in his ward are dark and believes his constituents would love the lights.

Mr. Jinks- noted the lights should be operational in 8-10 weeks.

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 6:44 p.m. for Personnel, Litigation, or Real Estate matters.

Motion made by Councilmember Mears, Seconded by Councilmember Akins-Wells.

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

It was moved to reconvene into the Council Work Session at 7:01 pm.

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 meeting at 7:01 pm.

Motion made by Councilmember James, Seconded by Councilmember Mears.

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

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 404-366-4720.

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