



## CITY COUNCIL REGULAR SESSION

Monday, August 04, 2025 at 7:00 PM  
Council Chambers and YouTube Livestream

Website: [www.forestparkga.gov](http://www.forestparkga.gov)

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**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 Delores A. Gunn

The Honorable Latresa Akins-Wells

The Honorable Allan Mears

Ricky L. Mr. Clark Jr, City Manager

Randi Rainey, City Clerk

Danielle Matricardi, City Attorney

### DRAFT MINUTES

**CALL TO ORDER/WELCOME:** Mayor Butler called the meeting to order at 7:16 p.m.

**INVOCATION/PLEDGE:** Elder Wanda Curry led the invocation and pledge.

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

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

Pauline Warrior, Chief of Staff; Josh Cox, IT Director; Rodney Virgil, Level 2 Support Engineer; Javon Lloyd, PIO; Nina Robinson, Senior Accountant; Talisa Adams, Procurement; Shalonda Brown, HR Director; Diane Lewis, HR Deputy Director; Nicole Dozier, PCD Director; Rochelle Dennis, Economic Development Director; Dorthy Roper-Jackson, Municipal Court Director; Tarik Maxwell, Director of Rec and Leisure; Alton

Matthews, Public Works Director; David Halcome, Deputy Fire Chief; Brandon Criss, Police Chief; Derry Walker, Code Compliance Director; and Danielle Matricardi, City Attorney.

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

It was motioned to amend the agenda to add item #7-Council Approval of a Resolution Authorizing Blanket Purchase Orders for Cooperative Contracted Vendors: MES, BoundTree, and Bennett Fire to the Consent Agenda.

The motion was made by Councilmember James and seconded by Councilmember Akins-Wells.

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

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

It was motioned to amend the regular agenda to remove item #3-Proclamation in Recognition of the Boot's Family Contribution to Affordable Housing and Item #11 Council Approval of a Resolution to create an Impact Fee Program, Capital Improvements Element, and discuss the creation of the Development Impact Fee Advisory Committee under Public Hearing.

The motion was made by Councilmember James and seconded by Councilmember Akins-Wells.

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

#### **APPROVAL OF MINUTES:**

1. **Council Approval of Council Work Session and Regular Meeting Minutes from July 21, 2025 - City Clerk**

It was motioned to approve the minutes as printed.

The motion was made by Councilmember James and seconded by Councilmember Akins-Wells.

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

#### **PUBLIC COMMENTS: (All Speakers will have 3 Minutes)**

There were no Public Comment Speakers.

#### **CITY MANAGER'S REPORT:**

**City Manager Clark** reflected on his time with the City of Forest Park, offering gratitude to the Mayor, City Council, department heads, staff, residents, and personal mentors. Since joining the city, he established a clear vision, "One Forest Park", built on operational efficiency, neighborhood sustainability, and economic development. Within his first 100 days, he implemented weekly updates, launched the One Click app,

upgraded over 1,200 streetlights, and introduced employee town halls to foster transparency and staff development. Under his leadership, the city invested in professional training, enhanced employee engagement, and created new department branding. His administration expanded senior services, implemented a \$1.3 million home renovation program for residents aged 65+, and strengthened support for unhoused and underemployed populations through regional partnerships. City services were modernized with kiosks, dashboards, and digital permitting systems. Forest Park saw record-high police staffing and financial recovery, collecting \$1.6 million in unpaid taxes and uncovering utility savings through audits.

**City Manager Clark** announced his official 30-day resignation on August 4, a date symbolically tied to historical figures like Barack Obama, Anne Frank, and John Lewis. With 21 years of public service, he expressed that this transition is both professional and personal, "not an ending, but a reset."

He thanked his friends for standing by him, calling them his markers through life's storms. He shared that his dream of public service came from humble beginnings, and his work in Clayton County propelled him to national platforms advocating for underserved communities. Even days before resigning, he submitted a \$3 million grant on the county's behalf, his parting gift of legacy over departure.

To his department heads, he offered a blessing: *"May your personality never be dimmed, your hands stay strong, your hearts pure, and your work never ignored. You are the soul of this city."*

He concluded by thanking the Mayor and Council for trusting him to lead with heart. Honoring his mother, Sheryl Brown, and his late grandmother, Jeannie Brown, he affirmed this transition is not a farewell but a promise to keep building, serving, and believing in the power of small cities to move mountains.

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

**Mayor Butler** addressed the room, noting, "Now you all know why we were reluctant to adjourn the work session officially." She acknowledged that while the agenda called for closing comments from the governing body, she would first extend the opportunity for members to respond, if they were ready.

**Councilmember Gutierrez** expressed heartfelt gratitude to City Manager Clark, commending him as the ultimate professional, always composed, kind, and accessible, no matter the circumstances. He praised Clark's devotion to his family, particularly his mother, and admired the humility he treated everyone equally, "from the janitor to the CEO."

**Councilmember Gutierrez** shared his pride in working alongside Clark, highlighting his maturity in recognizing when it's time to turn a page. "Your chapter may not feel done to us," he said jokingly, "but I respect your decision." He emphasized Mr. Clark's lasting impact on Forest Park, noting that his leadership has shaped the city's direction and made the council's work easier. Gutierrez closed by calling Clark a friend, expressing hope they remain in contact, and reminding him that Forest Park will always be a second home, "maybe after Jonesboro."

**Councilmember Akins-Wells** shared heartfelt remarks reflecting on her relationship with City Manager Ricky Clark. She recalled knowing he was the right choice for the position even before meeting him formally, expressing her excitement about his arrival. Over time, their connection grew beyond politics, including personal conversations and shared moments with her family. She mentioned that Clark had even

spent time in her home, bonded with her son and his dog, and that her family genuinely cared for him. She spoke about cleaning his home and how deeply integrated he had become with her family.

Although she acknowledged that their relationship is not what it once was, primarily due to the strain of politics, she emphasized that her care for him remains unchanged. She criticized how politics often damages friendships and reaffirmed her identity as a “people-tician,” someone who remains authentic rather than playing political games. Akins-Wells expressed her hope that Clark would begin reconnecting with her family and return to being present in their lives. Despite past disagreements, she clarified that her appreciation, love, and prayers for his continued success remain strong. She thanked him sincerely and wished him abundant blessings in his chosen path.

**Councilmember Mears**, the body's longest-serving member, shared an emotional tribute to City Manager Mr. Clark. He remarked on how difficult it would be to sit on the dais without Clark, recalling how Forest Park had long wandered in uncertainty before Clark's leadership brought clarity and direction. Mears praised Clark's wisdom, courage, and determination for helping straighten the city's path. While acknowledging Clark's decision to move on and pledging his support, Mears admitted he felt selfish in wanting him to stay, emphasizing how much the city still needs his presence. He closed by offering his blessings, urging Clark not to forget them and to help whenever possible.

**Mayor Butler** expressed her deep respect and admiration for City Manager Ricky Clark, emphasizing the wisdom and experience he brought to Forest Park. She recalled a moment during a strategic planning meeting when she acknowledged that, as a governing body, the city had made some poor decisions in the past, decisions that ultimately required her to step up in unexpected ways. In contrast, she stated that appointing Mr. Clark was one of the best decisions they had ever made, a sentiment she still firmly believes.

**Mayor Butler** praised Mr. Clark's leadership and positive influence on staff development and city operations. She noted that while his departure would undoubtedly be difficult, the systems and leaders he helped build would ensure that Forest Park would be okay. She spoke about his role as a mentor, someone who shaped those around him to become better leaders and credited him for helping elevate the entire organization. She closed by affirming that the city would move forward, stronger and more united, largely thanks to the legacy he leaves behind. Even the routine Monday messages, she added with a smile, would be missed.

**Councilmember James** delivered a heartfelt message to City Manager Mr. Clark, recognizing the grueling journey he faced while serving the City of Forest Park. She joked about not always reading his lengthy messages but hoped her occasional encouraging calls had offered some support, though she doubted their impact with a smile. She spoke with sincerity and faith, acknowledging that while she didn't want him to leave, she understood that God leads each person down the path they're meant to walk. Councilmember James emphasized her wish for Clark to prioritize his health and mental well-being above all else, adding that it's just as crucial for the city's employees and residents to be well. She reminded everyone that “hurt people hurt people,” and stressed the importance of individual healing to serve others effectively.

**Councilmember James** thanked Mr. Clark for his leadership, compassion, and love, which he consistently showed everyone, no matter their title. Echoing Councilman Gutierrez's earlier remarks, she admired how Clark treated everyone the same, whether he was speaking to the janitor or the CEO. She ended with a

warm send-off, saying she saluted and honored him, wished him well, and made it clear, with a bit of playful humor, that since he'd be around until the 31st, she intended to keep bugging him until the end.

**Mayor Butler** expressed deep admiration for City Manager Mr. Clark, highlighting what she called “the Ricky Clark effect”, his remarkable ability to elevate those around him. She acknowledged the strong women who shaped their paths, including their mothers and Mayor Day, who mentored her through leadership. She recalled the many times she and Clark spoke about the possibility of working together, always with mutual respect, never knowing when the moment would come. When it finally did, the council stood united in support. That long-awaited partnership, she said, proved to be not only successful but magical.

**Mayor Butler** closed by reaffirming that their friendship predated his time in Forest Park and would continue long after. With heartfelt sincerity, she thanked him and said, “I love you.”

#### **PRESENTATIONS:**

2. **Financial Reporting of the FY2024-2025 Monthly Financial Report** (This item was not presented)

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

The Finance Department presents the FY2024-2025 Monthly Financial Review of the City's financials. The purpose of the monthly financial review is to help us understand how healthy the City's cash flow is and evaluate department performance to see if the executive office needs to reallocate resources to achieve the city's financial goals.

#### **CEREMONIAL:**

3. **Proclamation in Recognition of the Boot's Family Contribution to Affordable Housing-Ward 1, Councilmember James** (Removed from the Agenda)

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

Councilmember James would like to present the Boot family with a proclamation to recognize their contributions to affordable housing and their longstanding commitment to the community.

#### **PUBLIC HEARINGS:**

4. **Council Approval of an Ordinance for Case #TA-2025-03 Text Amendment for Title 8. – Planning and Development, Chapter 8. Zoning, Article A. – General Provisions Section 8-8-4 Definitions, of the City of Forest Park Code of Ordinances to amend such section, adding Definitions for Electric Vehicle (EV) Charging Stations and Text Amendment for Title 8. – Planning and Development, Chapter 8. Zoning, Article C. – Development and Use Standards, of the City of Forest Park Code of Ordinances, to amend such section, adding section 8-8-97 Electric Vehicle (EV) Charging Stations- PCD Department**

It was motioned to close the regular meeting to open the Public Hearing(s).

The motion was made by Councilmember Akins-Wells and seconded by Councilmember Mears.

There were no speakers in favor.

There were no speakers in opposition.

It was motioned to approve an Ordinance for Case #TA-2025-03 Text Amendment, and seconded by Councilmember Akins-Wells.

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

5. **Council Approval of an Ordinance for Case #CUP-2025-03: Conditional Use Permit for 4959 and 4965 West Street to Establish a Childcare Center in the Single-Family Residential (RS) District – Ward 2- PCD Department**

There were no speakers in favor.

There were no speakers in opposition.

It was motioned to approve case #CUP-2025-03: Conditional Use Permit for 4959 and 4965 West Street, seconded by Councilmember Mears.

**Councilmember James** stated that she would like a condition requiring the parking lot to be completed or otherwise properly addressed.

**City Manager Mr. Clark** asked Director Dozier to outline the conditions recommended by staff for the item and to confirm whether they address Councilwoman James's request regarding enhancements to the parking lot.

**Director Dozier** explained that, initially, staff had recommended that the property owner make the necessary improvements to the site before the new tenant occupied the property. However, following discussions held by the Planning Commission, that recommendation was modified. Director Dozier noted that, should it be the Council's desire, the original staff recommendation could be reinstated. That recommendation included two key conditions:

- The property owner, not the tenant, must comply with the parking ordinance outlined in Section 8-8-90 before the new tenant takes occupancy.
- If the current applicant ceases operations at the location, a new Conditional Use Permit (CUP) would be required for another daycare center to operate at the same facility.

**Director Dozier** stated that the Council may proceed with the original conditions if desired.

**Attorney Matricardi** clarified that an amended motion would be required if the original recommendation is to be followed. Specifically, the motion would need to state approval of the Conditional Use Permit, subject to compliance with the parking requirements outlined in the zoning ordinance. She further noted that the provision requiring a new CUP if the current applicant ceases operation is already a standing requirement and does not need to be included in the motion.

**Mayor Butler** inquired if Councilmember Akins-Wells would amend her motion.



**Councilwoman Akins-Wells** stated that although the city already has many daycare facilities, she supports business development. Her primary concern was ensuring that the added condition would not delay or create a barrier for the incoming tenant.

**Attorney Matricardi** explained that the condition would likely result in a delay, as either the property owner would need to cover the cost of the parking improvements or require the applicant to do so. She noted that until the parking requirement is satisfied, the site would not comply, and the applicant would not be permitted to begin operating the business.

**Councilmember Akins-Wells** stated that she would not withdraw her motion.

The motion failed.

Voting Yea: Councilmember Mears

Voting Nay: Councilmember James, Councilmember Akins-Wells

Voting in Abstention: Councilmember Gutierrez

**City Manager Mr. Clark** noted that even if a new applicant were to come in, they would still be required to comply with the City's current parking standards as outlined in the zoning ordinance. He remarked that the issue may be a moot point, as adherence to those standards would be mandatory regardless.

**Attorney Matricardi** stated that the Planning Commission recommended waiving the enforcement of the parking requirements in this particular instance, as they did not want to delay the applicant's opening of their business.

The motion was made by Councilmember James to table until all governing body members had a chance to look at the property, seconded by Councilmember Gutierrez.

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

**CONSENT AGENDA:** (All Consent Agenda Items have been Approved)

6. **Council Approval of a Resolution Authorizing a Memorandum of Understanding (MOU) with RightSite Health Services - Fire and EMS Department**

**OLD BUSINESS:**

7. **Council Approval of a Resolution Authorizing Blanket Purchase Orders for Cooperative Contracted Vendors: MES, BoundTree, and Bennett Fire - Fire & EMS Services** (Moved to the Consent Agenda)
8. **Council Approval of a Resolution Authorizing Cemetery Maintenance and Consideration of Service Reallocation Options— Public Works Department**

It was motioned to continue the contract on a month-to-month basis.

The motion was made by Councilmember James and seconded by Councilmember Mears.

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

#### **NEW BUSINESS:**

9. **Council Approval on the City Center Project Funding - Finance/Executive Departments**

It was motioned to table this item until the November 4th election.

The motion was made by Councilmember Akins-Wells and seconded by Councilmember Gutierrez.

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

10. **Council Approval of a Resolution Authorizing the 2026 SPLOST Project List- Finance Department**

It was motioned to approve a Resolution Authorizing the 2026 SPLOST Project List.

The motion was made by Councilmember James and seconded by Councilmember Mears.

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

11. **Council Approval of a Resolution to create an Impact Fee Program, Capital Improvements Element, and discuss the creation of the Development Impact Fee Advisory Committee- PCD Department**

(Public Hearing Item)

There were no speakers in favor.

There were no speakers in opposition.

It was motioned to approve a Resolution to create an Impact Fee Program, Capital Improvements Element, and discuss the creation of the Development Impact Fee Advisory Committee.

The motion was made by Councilmember James and seconded by Councilmember Mears.

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

It was motioned to close the Public Hearing and enter back into the work session meeting.

The motion was made by Councilmember Akins-Wells and seconded by Councilmember James.



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

**12. Council Approval of a Resolution Authorizing an Amphitheater Fee Waiver for the 2025 Day of Prayer Event-Recreation and Leisure Department**

It was motioned to approve a Resolution Authorizing an Amphitheater Fee Waiver for the 2025 Day of Prayer Event and to require the applicant to provide a certificate of insurance listing the City of Forest Park as an additional insured.

The motion was made by Councilmember James and seconded by Councilmember Gutierrez.

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

**CLOSING COMMENTS BY GOVERNING BODY:**

**Councilmember James** remarked that it had been a great day and offered a timely reminder that school is back in session. She encouraged residents to look out for the children, especially during drop-off and pick-up times, and to be mindful of their safety around school buses and neighborhoods. She closed her comments warmly, stating she had nothing further to add.

**Councilmember Gutierrez** thanked everyone for attending, especially the new faces in the room. He hoped their paths would cross again in favorable circumstances rather than the day's difficult occasion. He gave a lighthearted nod to Commissioner DeMont Davis, noting he doesn't often see him at city meetings but appreciated his presence. Councilmember Gutierrez also thanked the mayor and fellow attendees before closing with heartfelt wishes to City Manager Mr. Clark, referring to him as his brother and sharing how happy he was for him.

**Councilmember Akins-Wells** offered lighthearted and heartfelt closing remarks. She expressed her gratitude and emphasized that she wasn't saying goodbye, but "see you later." She admitted she doesn't often come up to the podium unless necessary, so while she may not see Mr. Clark in this setting again, she looks forward to seeing him outside of City Hall. She thanked him sincerely and offered prayers for continued blessings and commitment in all his future endeavors.

**Councilmember Mears** thanked everyone for attending and sincerely thanked City Manager Mr. Clark for sharing a meaningful part of his journey with Forest Park. He described Clark as a highly intelligent young man and emphasized how fortunate the city was to have had him, even for a short time. Councilmember Mears acknowledged the challenges ahead, noting that the city must recover and move forward, but expressed confidence that it will get back on track. He closed by thanking the audience for their patience and support.

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

**ADJOURNMENT:**

Mayor Butler adjourned the meeting at 8:04 pm.

**In compliance with the Americans with Disabilities Act, those requiring meeting accommodation should notify the City Clerk's Office at 404-366-4720 at least 24 hours before the meeting.**

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