MINUTES OF A WORK SESSION
OF THE CITY COUNCIL OF CLARKSTON, GEORGIA
HELD IN-PERSON AND BY TELECONFERENCE, ZOOM AUDIO/VIDEO
IN SAID CITY ON TUESDAY, MARCH 28, 2023

On the 28th day of March 2023, at 7:00 p.m., the City Council of Clarkston, Georgia met in a Work Session in-person and by teleconference, Zoom Audio/Video in said City. Mayor Beverly Burks called the meeting to order. The following members of the City Council were present: Vice Mayor Debra Johnson; Councilmembers Awet Eyasu; Jamie Carroll; Laura Hopkins; Yterenickia Bell, and Susan Hood. Absent: None. The following City staff were present: Shawanna Qawiy (City Manager); Dan Defnall (Finance Director); Christine Hudson (Police Chief); Rodney Beck (Public Works Director); Dorothy Jackson (Chief Court Clerk); Tomika R. Mitchell (City Clerk); and Stephen Quinn (City Attorney).

NOTE: Items appearing in these minutes are in the order they were discussed, not necessarily in the order they appeared on the agenda.

1. CALL TO ORDER

2. ROLL CALL
   All members of the City Council were present.

3. WORK SESSION- RESIDENT COMMENT POLICY
   Mayor Burks read the Resident Comment Policy.

4. PRESENTATION/ ADMINISTRATIVE BUSINESS

5. OLD BUSINESS
   A. To discuss allocating ARPA funds for government services for a Code Compliance Officer.

   City Manager, Shawanna Qawiy stated this item was to allocate ARPA funds for recommended government services for a Code Compliance Officer. The number of code compliance violations has increased in the past year or so and assistance is needed with the current Code Compliance Officer to assist with those violations. The request is for $77,000 per year for an additional Code Compliance Officer for two years.

   The Council briefly discussed this item.

   This item will be placed on the next City Council Meeting agenda.

   B. To approve amending Chapters 9.5 of the City Code regarding service stations and Chapter 11 of the Code regarding businesses; to limit hours of operation for convenience stores; to allow convenience stores that maintain video surveillance systems to acquire a permit for expanded hours of operation; and other purposes.

Councilmember Bell stated this item was deferred last month due to additional information needed. Councilmember Bell gave a brief overview of the ordinance.

The Council briefly discussed this item.

The Council inquired and discussed complaints pertaining to the convenience stores.

Chief Hudson stated the police department really did not have any issues from the stores when they were open, and expanding the hours would not put a strain on the police department; it didn't in the past and does not see that happening now. The Chief also stated there were no noise violations or any violations that she could remember at the time. She then replied there were complaints from cars parked at the convenience store to go to East Ponce Sport Lounge and could not contribute it to them being inside the store itself.

The Council also inquired about possible complaints at the convenience store and the possibility of the convenience store having a window for sales.

The Council recommended adding an Administrative Fee for the process and added work, which would be set by the City Manager. The City Manager will also determine what the cost is to the city for doing this service.

Councilmember Hood stated there should be a nominal fee.

City Attorney, Stephen Quinn clarified a nominal fee and an administrative fee. As for the complaints, he also discouraged the forfeit of a license of any based-on complaints because that is not due process. A complaint could be meritless. He suggested basing it on a conviction in a Municipal Court for violating an ordinance for the hours. He also stated adding the language "shall" would make it strict.

The Council recommended adding an Administrative Fee; three convictions within a year; and leaving the language at "may".

Amy Medford presented comments pertaining to this item.

Gregory Qridgeon presented comments pertaining to this item.

Amina presented comments pertaining to this item.

This item will be placed on the next City Council Agenda.

6. NEW BUSINESS

   A. To discuss extending previously adopted Resolution No. 2022-024 imposing a temporary moratorium on development of mini-warehouses and self-storage facilities.

Councilmember Bell stated this is technically a new item extending the recently expired moratorium ordinance based on it ending on February 4, 2023. The new moratorium is being put in place until the Council comes to a firm decision on the zoning.

The Council briefly discussed this item.

Mr. Quinn stated this is a new moratorium since the current one expired.

Amy Medford presented comments pertaining to this item.

This item will be placed on the next City Council Agenda.

B. To discuss extending previously adopted Resolution No. 2022-025 imposing a temporary moratorium on development of automobile service centers and automobile service stations (Filling Stations).

Councilmember Bell stated this is a new item which expired on February 4, 2023. The new moratorium is being put in place until the Council comes to a firm decision on the zoning.

Amy Medford presented comments pertaining to this item.

The Council briefly discussed this item.

This item will be placed on the next City Council Agenda.

C. To discuss extending a previously adopted Resolution No. 2022-026 imposing a temporary moratorium on development of small box variety stores.

Councilmember Bell stated this is a new item which expired on February 4, 2023. The new moratorium is being put in place until the Council comes to a firm decision on the zoning.

The Council briefly discussed this item, with Councilmember Eyasu inquiring if anyone has attempted to apply or can they still apply with a moratorium in place.

Ms. Qawity stated no one has attempted to apply.

Mr. Quinn stated if the Council adopts this item next week, the necessary changes will be made. He also stated moratoriums should not last as long as a year.

Amy Medford presented comments pertaining to this item.

Debby Gathman presented comments pertaining to this item.

This item will be placed on the next City Council Agenda.

D. To discuss a resolution authorizing the execution of a lease supplement under the Georgia Municipal Association Direct Leasing Program for the lease/purchase of various city vehicles and equipment for $138,230.

City Manager, Shawanna Qawiy stated the resolution is to execute a lease supplement under the GMA Direct Leasing Program for the lease/purchase of a two Ford Pickup Trucks for the Public Works Department and one Dodge Durango and related police equipment in the amount of $138,230.00.

The Council briefly discussed this item.

Finance Director, Dan Defnall presented clarification on when the vehicles were budgeted.

This item will be placed on the next City Council Consent Agenda.

E. To discuss a resolution declaring a surplus vehicle for the City of Clarkston Public Works Department.

City Manager, Shawanna Qawiy stated a resolution declaring old and obsolete equipment as Surplus Property that can be sold and disposed of in compliance with O.C.G.A. 36-37-6(a). The City of Clarkston Public Works Department requests that the following vehicle be declared as obsolete and surplus equipment to be auctioned for sale; 2004 Ford Truck f150 VIN# 2FTRF17W04CA42799. This vehicle was acquired in January 2004 and has been in service for 19 years and has mileage of 165,738 miles.

The Council briefly discussed this item.

Public Works Director, Rodney Beck stated the vehicle was worn out and he would not like to start spending repair money on the vehicle.

This item will be placed on the next City Council Consent Agenda.

F. To discuss amending the Clarkston Zoning Ordinance and maps.

City Manager, Shawanna Qawiy stated the zoning ordinance establishes zoning districts that specify permitted uses, building standards and regulations that apply to different types of properties. Amendments to the zoning ordinance and maps are to increase the ease, impact, purpose, and intent of the local laws and regulate land use and development within the city. The impact of the amendments will include the nature and scope of the changes and the views and concerns of the community. Ms. Qawiy introduced Rosie Mafe, POND & Co. representative, to present the Zoning Ordinance Rewrite.

Rosie Mafe with POND & Co. gave a presentation on the Zoning Ordinance Rewrite information received from community engagement and the major changes and considerations.

The Council briefly discussed this item.

The following citizens presented public comments about the Zoning Ordinance Rewrite: Loren Norman, Ira Jenkins, Adria Marshall, Warren Hadlock, Sean Lindsey, Chris Villiongco, Lisa Williams, Amy Medford, Guled Abdilahi, Hussein Mohamed, Jessie Carolyn Davis, Maudie Wynn, Mark Osborne, Mark Perkins, Adrianna Berlin and Joshua Deaton.

The Council continued the discussion pertaining to the ordinance and the next steps.

Ms. Qawiy asked the Council to send their comments to her and she would send them to Rosie Mafe with POND & Co.

Mr. Quinn gave a brief overview of the next steps, stating the Council could agree in advance amongst a majority of the Council or what Council supports, or have options and adopt one of the options.

This item will be placed on the next City Council Agenda.

7. EXECUTIVE SESSION

Councilmember Eyasu made a motion to discuss a personnel matter. Vice Mayor Johnson duly seconded the motion. Mayor Burks called for the vote and declared the motion approved (6-0).

The Council discussed a personnel matter.

8. ADJOURNMENT

Councilmember Hopkins made a motion to adjourn the meeting. Vice Mayor Johnson duly seconded the motion. Mayor Burks called for the vote and declared the meeting adjourned (6-0).

The meeting adjourned at 11:28 p.m.

ATTEST:

Tomika R. Mitchell
City Clerk