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 THURSDAY, AUGUST 29, 2023

On the 29th day of August 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; Susan Hood and Laura Hopkins. Absent: Yterenickia Bell. The following City staff were present: Dan Defnall (Acting City Manager/ Finance Director); Christine Hudson (Police Chief); 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
   Mayor Burks called the meeting to order.

2. ROLL CALL
   Councilmember Bell was absent.

3. PUCLIC COMMENTS
   Mayor Burks read the Resident Comment Policy.

4. PRESENTATION/ ADMINISTRATIVE BUSINESS
   There was no discussion under this item.

5. OLD BUSINESS
   There was no Old Business to discuss.

   Councilmember Hopkins entered the meeting.

6. NEW BUSINESS
   A. To discuss a resolution disavowing the reported contract with Human Resources Dimensions, Inc.

   Acting City Manager, Dan Defnall stated this contract was signed by the previous City Manager with Human Resources Dimensions to perform a cultural assessment of the City. The project has been finalized and staff recommends disavowing the contract and consider paying for the services provide out of the General Fund for a total of $11,600.

   The Council briefly discussed this item.

The City Attorney, Stephen Quinn, presented additional information regarding this contract and the difference in disavowing and ratifying. Mr. Quinn will meet with the company to draft a settlement to properly submit payment. He will also revise the current resolution to reflect the necessary changes.

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

B. To discuss a resolution disavowing the reported contract with PivotPath, LLC.

Acting City Manager, Dan Defnall stated this contract was for a total of $59,200 for services provided from July 3, 2023, through December 31, 2023. The work has been performed and an invoice was received for a total of $11,007.50. The company has stopped work and has not performed any work since the end of July.

The Council briefly discussed this item.

Mr. Quinn presented additional information regarding this contract and the procurement process.

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

C. To discuss a resolution disavowing the reported contract with ProLogic ITS, LLC.

Acting City Manager, Dan Defnall stated for this item staff has a quote signed by the previous City manager, not a contract for 19,423.84 for camera equipment and installation. The purchase order is required for orders over $10,000, which was not issued since this was not properly addressed. Mr. Defnall recommended a comprehensive look at all the camera systems and where we need them.

Mr. Quinn recommended the Council to adopt the resolution and sending the business a notice.

The Council briefly discussed this item.

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

D. To discuss a resolution approving an agreement with Integrated Science & Engineering, Inc. to conduct the Clarkston Stormwater Utility Digest Review.

Acting City Manager, Dan Defnall stated in May the City paid Integrated Science & Engineering, Inc. to conduct a sample audit of stormwater billing utility rates. A sample was reviewed of 1,580 accounts from the City of Clarkston digest report. A random sample of 40 accounts were reviewed; out of the 40 accounts, there were 14 accounts with billing discrepancy errors. The accounts that have errors were condominiums, townhomes, commercial, public, and industrial parcels. There were no errors found on residential parcels. They will conduct an audit of the non-residential parcels. The result of the accounts that were audited showed a 50%

increase in the calculated ERU's, which means the City would receive an additional 50% in revenue.

Larry Kaiser of Collaborative Infrastructure Services, Inc. presented a brief understanding of the arial photography and history.

Mr. Quinn gave a brief overview of the bidding process and defined professional services and procurement for clarity.

The Council briefly discussed this item.

The Council recommended paying the $42,760 including the UAS arial imagery.

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

E. To discuss a resolution approving an agreement with CSX Transportation, Inc. for the Realignment of Northern Ave. to Mell Ave. at Church St.

Acting City Manager, Dan Defnall stated this was an agreement with CSX Transportation, Inc. related to the Realignment of Northern Ave. to Mell Ave. at Church St., which is part of the ongoing SPLOST project budgeted for the amount of $20,750.

Mr. Kaiser gave a brief overview of the company CSX Transportation, Inc. and the project.

The Council briefly discussed this item.

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

F. To discuss a resolution consenting to the Dekalb County Housing Authority to exercise powers for financing a proposed Multifamily Housing Project at 1086 Montreal Road.

Mr. Quinn stated this was a proposal by the Dekalb County Housing Authority to provide approximately $30 million in funding for improvements to Avalon Apartments. This requires consent from the City Council in order for the County to move forward due to a state law legal requirement because it can result to the property becoming non-taxable for 30 years.

Mr. Quinn stated he has met with the County Attorney and conveyed the City's concern of not receiving any tax revenue for this property for 30 years. A discussion was had regarding payment in lieu of taxes and was cordially received by the attorney, who will take the request to Dekalb County Housing Authority. Mr. Quinn is currently waiting to hear back from the attorney for negotiation to bring back to Council for update and discussion.

The Council briefly discussed this item.

Mayor Burks recommended the City receive payment in lieu of not receiving payment over the 30 years.

Mr. Quinn will find out if there are will be any changes and the affordability pertaining to the apartment complex.

This item was for discussion only.

G. To discuss an application by AM United, LLC DBA M Mart for an Alcohol License at 926 Montreal Rd., Clarkston, GA 30021 *(formerly Thriftown)* due to change of ownership.

Acting City Manager, Dan Defnall stated this was an alcohol license by AM United, LLC at Thriftown location. There is currently a moratorium on convenience stores but for grocery stores over 10,00 sq. feet it is allowed, their building size is 15,600 sq. ft. The Alcohol Review Committee recommends approval.

The Council briefly discussed this item.

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

Vice Mayor Johnson presided over the meeting.

H. To discuss allocating $250,000 of ARPA funds to serve as seed money for the Downtown Development Authority from now until December 2026.

Mayor Burks presented this item and gave an overview of the purpose of the Downtown Development Authority (DDA) and staffing for this authority and recommended establishing the generic DDA.

Vice Mayor Johnson stated the funds would not be for seed money for the DDA, but would be for personnel, a director position.

The Council briefly discussed this item.

The Planning and Economic Development Manager, Lisa Cameron introduced herself to Mayor and Council and recommended the Council holding off on establishing the DDA until staff can provide Council will all the information staff is currently working on. She also stated she would provide information to Council regarding proper funding to the DDA.

Mr. Quinn gave a brief overview on the use of ARPA funds in relation to being used for a City employee, with an interlocal agreement between the City and DDA.

Public comments were presented by Chris Busing and Debbie Gathmann.

This item was for discussion only.

The Mayor briefly gave an overview of the next steps for the establishment of the DDA.

The Mayor resumed presiding over the meeting.

I. To discuss increasing ARPA allocations for the Weatherization Program.

Vice Mayor Johnson stated the Acting City Manager has informed her the funds for the Weatherization Program were depleted, servicing 20 homeowners in Clarkston. Vice Mayor is recommending an additional amount of $120,000 not to exceed $6,000 per residence to support homeowners with home repairs and/or weatherization projects.

The Council briefly discussed this item.

Acting City Manager, Dan Defnall gave a brief overview of the Weatherization Program.

Public comments were presented by Debbie Gathmann.

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

J. To discuss the SPLOST II Projects.

The Mayor gave a brief overview of the current status and preparation for the SPLOST II projects.

Acting City Manager, Dan Defnall gave a brief overview of the Project List for SPLOST II and reviewed the percentage of funds allocated to the project categories. Mr. Defnall stated the estimated overall revenue for SPLOST would be $17,246,000.

The Council briefly discussed this item.

Mr. Kaiser spoke regarding the dam.

Chief Hudson spoke regarding the patrol vehicles, possible replacements and equipment needed for the department.

Mr. Quinn gave a brief overview of what needs to be approved by the City Council. The first will be a resolution for joining in the call for the referendum, which will include the ballot language and the other will be the Intergovernmental Agreement with DeKalb County and other cities for the percentage the City will be receive.

The Council discussed the percentages for each category with Mr. Defnall stating it would be best to round the numbers, which will be 60% for Road, Street and Bridge Purposes, including sidewalks and bicycle paths; 20% for a Cultural Facility, Recreational Facility or Historic Facility; 13% for a Courthouse, Administrative Building, and Civic Center; and 7% for Public Safety facilities, Airport Facilities and/or related capital equipment.

Public comments were presented by Chris Busing.

This item will be placed on the next City Council agenda for further discussion.

7. ADJOURNMENT

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

The meeting was adjourned at 9:33 p.m.

ATTEST:

Tomika R. Mitchell
City Clerk

Beverly H. Burks
Mayor