



CITY OF
FORESTPARK

**CITY OF FOREST PARK
CITY COUNCIL WORK SESSION MEETING**

Monday, March 2, 2026 at 6:00 PM
Forest Park City Hall | Council Chambers
745 Forest Parkway, Forest Park, GA 30297

The Honorable Mayor Gwen W. Ellison
The Honorable Kimberly James
The Honorable Hector Gutierrez
The Honorable Allan Mears
The Honorable Delores A. Gunn
The Honorable Latresa Akins-Wells
Latosha Clemons, Interim City Manager
Shalonda Brown, Interim City Clerk
Danielle Matricardi, City Attorney

AGENDA

VIRTUAL MEETING NOTICE

Council Meetings will be live-streamed and available on [Forest Park's YouTube Channel](#)

- I. **CALL TO ORDER/WELCOME**
- II. **ROLL CALL - CITY CLERK**
- III. **ADOPTION OF THE AGENDA WITH ANY ADDITIONS / DELETIONS**
- IV. **ADOPTION OF THE CONSENT AGENDA WITH ANY ADDITIONS / DELETIONS**
- V. **CONSENT AGENDA**
 1. **Council Approval of Four (4) Task Orders for A&E Design Services for the Forest Park Administration Complex (Re-Design - Three Phases) - Public Works**

Background/History:

At the February 16th 2026 Council Meeting, Council approved the proposed re-designed Forest Park Administration Complex project to proceed under a phased implementation approach. In alignment with that direction, the Public Works Department requests Council approval of the associated Task Orders necessary to advance each phase of design, construction documentation, and contract administration services for the Forest Park Administration Complex project. The phased delivery strategy allows the City to prioritize critical facilities while aligning expenditures with available funding across fiscal years, as outlined below:

Phase 1 – Recreation & Leisure building (FY2026)

Task Order# PPI-2026-01 - FDCC Master Plan: \$110,225.00

Task Order # PPI-2026-02 - FDCC Construction Documents & Contract Administration:
\$1,878,330.00

Phase 2 – City Hall (FY2027)

Task Order # PPI-2026-03 - FDCC Construction Documents & Contract Administration:
\$1,069,790.00

Phase 3 – Police Headquarters (FY2028)

Task Order # PPI-2026-04 - FDCC Construction Documents & Contract Administration:
\$938,280.00

The total authorization requested for A&E Re-Design and phase-specific services
is **3,996,625.00**.

VI. NEW BUSINESS**2. FY2025 Annual Comprehensive Financial Report (ACFR) - Finance****Background/History:**

The Annual Comprehensive Financial Report (ACFR) of the City of Forest Park for the fiscal year ending June 30, 2025, provides an in-depth look at the city's financial health and operations. This report is a key tool for ensuring transparency and accountability to the public, detailing the city's financial status in compliance with Generally Accepted Accounting Principles (GAAP). The requirement to issue this report within six months of the fiscal year-end ensures timely and accurate financial information for both citizens and government stakeholders.

The report will be audited by Mauldin & Jenkins, a certified public accounting firm, following auditing standards generally accepted in the United States of America. The audit serves to verify the accuracy and integrity of the financial statements, reinforcing trust in the city's financial management.

3. Council Discussion on Case # RZ-2026-01- Rezoning Request for 5002 Park Ave. - Planning and Community Development**Background/History:**

The subject property consists of approximately 0.22± acres, is currently zoned Single-Family Residential (RS), and is located in Ward 2, directly behind City Hall. The Applicant is requesting to rezone the property to Multiple-Family Residential (RM) to allow continued use of the site as a quadruplex. The property currently operates as a triplex within the primary structure, along with a smaller detached single-family accessory structure on the same lot.

Staff research indicates this multifamily configuration has existed since prior to 2008, though it was not formally established through zoning approval. The Applicant purchased the property in 2021 and was advised that rezoning is required to address the existing nonconforming use and to proceed with any future improvements. The City's Future Land Use Map designates the property as Medium Density Residential, which supports consideration of multifamily use.

On February 19, 2026, the Planning Commission voted to recommend approval of the rezoning request with conditions. The request does not propose additional dwelling units but seeks to formalize the existing residential configuration. The matter is presented for the

Mayor and Council's consideration.

4. **Council Discussion and Decision on Case # CUP-2026-01- Conditional Use Permit Request for 87 Royal Drive.** - Planning and Community Development

Background/History:

The subject property at 87 Royal Drive, consisting of approximately 0.88± acres, is located in Ward 4 and is zoned Heavy Industrial (HI). The applicant is requesting approval of a Conditional Use Permit to operate a towing, wrecking, and impound service from the existing industrial building on site. Pursuant to Section 8-8-46 of the City Code, towing, wrecking, and impound services within the Heavy Industrial district require approval of a Conditional Use Permit and are not permitted as a by-right use.

The Conditional Use Permit process provides the City an opportunity to evaluate the operational characteristics of the proposed use and ensure compatibility with surrounding industrial properties. The applicant proposes to utilize the existing structure for administrative office operations associated with vehicle recovery activities. The site will include accessory vehicle storage and staging, along with limited internal maintenance and minor repair of company-owned fleet vehicles only. No vehicle sales, dismantling, salvage operations, or public-facing repair services are proposed. This request allows the City to establish appropriate operational conditions to ensure the site remains orderly, well-maintained, and consistent with the intent of the Heavy Industrial zoning district as redevelopment and economic growth continue within the area.

5. **Council Discussion and Clarification of the City's Current Permit Fee Structure.** - Planning and Community Development

Background/History:

At the request of Council, this item has been placed on the agenda to allow for discussion and clarification of the City's current permit fee structure. The City's adopted fee schedule assesses building permit fees based on project valuation, meaning fees are calculated according to the cost and scope of construction rather than applicant type.

This framework is intended to align fees with the level of administrative review, plan examination, and inspection services required for each project. Certain fee categories, including Certificate of Occupancy and rezoning applications, do differentiate between residential and commercial uses. This item is presented for discussion and informational purposes.

6. **Council Discussion to Authorize Submission of FY2027 Congressionally Directed Spending Application and Acceptance of Award** - Public Works

Background/History:

The City of Forest Park is seeking Council approval to submit up to four project applications for FY2027 Congressionally Directed Spending (CDS) funding through Senator Jon Ossoff's office, with corresponding submittals to Senator Warnock's office to ensure full coordination with the City's federal delegation. The proposed projects align with the City's Livable Centers Initiative (LCI) goals and focus on pedestrian safety and connectivity improvements.

Projects under consideration include the Rockcut Road sidewalk & drainage improvement

project (approximately \$600,000 for construction phase), the Waldrop Drive sidewalk & drainage improvement project (\$600,000 for construction phase), and Starr Park playground and outdoor gym equipment replacement/renovation (\$300,000 part of Phase 1 of 18 acre park renovation). Approval of this item will authorize staff to formally pursue federal funding for these priority infrastructure and community improvement initiatives.

VII. OLD BUSINESS

VIII. EXECUTIVE SESSION

(When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate) OCGA is §50-14-1 (A) (2)

IX. ADJOURNMENT

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