



CITY COUNCIL WORK SESSION

Awet Eyasu – Vice-Mayor

YT Bell

Laura Hopkins

Jamie Carroll

Ahmed Hassan

Debra Johnson

Robin Gomez – City Manager

AGENDA

Tuesday, July 28, 2020 7:00PM

A. ROLL CALL

B. WORK SESSION - RESIDENT COMMENT POLICY

Any member of the public may address questions or comments to the Council referencing only agenda items after the Mayor and council have had the opportunity to discuss the agenda item. Each Attendee will be allowed 3 minutes for comments at the discretion of the Presiding Officer. Attendees will be asked to conclude their comments in a reasonable time period if they exceed the 3 minute limit.

C. PRESENTATION/ ADMINISTRATIVE BUSINESS

D. OLD BUSINESS

E. NEW BUSINESS

E1) Text amendment to the Clarkston Zoning Ordinance Require Site Plan for Rezoning Applications seeking the NR-3 designation.

E2) Declare Surplus police vehicles

E3) Approve MOA between Majestic Indian Creek, LLC and the City for a Stormwater Improvement Project (DeBelle St and the Atlanta Area School for the Deaf)

E4) Form a standing advisory committee on Equity, Inclusion, and Opportunity

E5) Housing relief to unemployed residents both rent and mortgage relief by partnering with non-profit organizations and international cooperation.

E6) Discuss an Increase to the funds for the Rental Relief Program, Clarify to Allow for up to One Half of Three Months of Back Rent to be Paid to Qualified Applicants

E7) Friendship Forest policies: Native species only policy and ban on artificial fertilizers, pesticides, herbicides and ban on active sporting activities to insure that Friendship Forest remains a passive park

F. ADJOURNMENT

CITY OF CLARKSTON

ITEM NO: E1

MAYOR AND CITY COUNCIL WORKSESSION

HEARING TYPE:
Work Session

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Ordinance

MEETING DATE: July 28th, 2020

Subject: Text amendment to the Clarkston Zoning Ordinance.

DEPARTMENT:
Planning/Economic & Development

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages:

INFORMATION CONTACT: Councilperson Laura Hopkins
Planning/Economic & Development Director -Shawanna
Qawiy
PHONE NUMBER: 404-296-6489

PURPOSE:

To solicit input on proposed text amendments to amend the Clarkston Zoning Ordinance, Appendix A of the City Code of Ordinances, Article III-Administration-To Require a Site Plan for Rezoning Applications seeking the NR-3 designation.

NEED/IMPACT:

The goal of the text amendment is to require a site plan to be submitted with any rezoning request application seeking the NR-3 High Density Neighborhood Residential District designation.

STAFF RECOMMENDATION(S):

Staff recommends to include this text amendment request to be reviewed/updated during the City's Zoning Rewrite process.

PLANNING AND ZONING BOARD: July 21st 2020

The Planning and Zoning Board recommended to include this text amendment request to be reviewed/updated during the City's Zoning Rewrite process.



PLANNING & ZONING BOARD MEETING MINUTES

**July 21, 2020 7:00 PM
TELECONFERENCE**

**Call in Number:
(404) 902-5066**

**Call in Code:
326629**

AGENDA

- A. CALL TO ORDER:** The meeting was called to order at 7:08 PM.
- B. ROLL CALL:** Vice Chairman Charles McFarland, Felicia Weinert, Amy Medford, P&D Director Shawanna Qawiy
- C. APPROVAL OF MAY 2020 MEETING MINUTES:** Vice Chairman Charles McFarland called for a motion to approve the May 2020 minutes. Felicia Weinert made a motion to approve, Amy Medford seconded and the motion passed 3/0.
- D. NEW BUSINESS**
 - PUBLIC HEARING:** Proposed text amendments to amend the Clarkston Zoning Ordinance, Appendix A of the City Code of Ordinances, Article III-Administration-To Require a Site Plan for Rezoning Applications seeking the NR-3 designation.

Vice Chairman McFarland opened the public hearing to those who wished to speak on the text amendment request.

In opposition of the proposed text amendment, Brian Medford stated that entertaining any text amendments at this time would not uphold the City's original decision to consult with a professional team to review and rewrite the City's zoning and other key elements of the code. He stated how the community had spoken about piecemealing the text and how the consensus by City Council and the community was to hire a professional consultant team.

Lisa Williams spoke in favor of the text amendment due to a sense of urgency. She referenced the City approved East Avenue project and mentioned the projects requests for rezoning and variances that had been acquired and granted. She stated that with a required site plan, it would have cleared up worries by her and the residents. Though she is 100% in favor of a full review and feedback from a professional (team) the text amendment being approved, could be adjusted later if needed.

With no other participants requesting to speak. Vice Chairman Charles McFarland closed the public hearing.

Councilperson Laura Hopkins the initiator of the proposed text amendment discussed her reasons for recommending the text amendment of requiring a site plan for rezoning applications to the NR-3 zoning district. She stated last year the City Council approved a text change to alleviate the strain on developers by removing from the text requiring a detailed and to scale site plan. She stated that by adding the NR-3 (zoning district) multifamily housing residential that include townhomes and apartments should be adjusted to require a site plan. In summary, Ms. Hopkins stated that anytime there is a request for a high(est) population density and residential housing, it should be included with commercial properties and require a site plan for zoning changes and variances.

The Planning and Development Director Shawanna Qawiy gave background on the previous text amendment. She referenced the Community Open House Meetings triggers for rezoning's; with more than 5,000 SF, PUD and Public Interest. She also mentioned that the NR-3 minimum lot size is 5,000 SF. Also stating that in the previously approved resolution for eliminating a site plan was to bring notice to the fact that applicants do not always have a specific plan for development when they are applying for a rezoning.

Board members Amy Medford, Felecia Weinert and Charles McFarland discussed the text amendment collectively and how the previous text amendment does not deter site plans from being submitted by developers at any zoning request. Mr. McFarland stated that he did not feel a need to hire a professional to aid with text amendments. Ms. Medford stated that she hopes that this does not impede development within the City. She also referenced the East Avenue project in which the developer submitted numerous site plans at the request of the community and Council. Also how this text amendments should not cause an undue hardship to individuals that are not developers that would request a rezoning. Ms. Weinert stated that she agreed with the staff recommendation and would like to proceed with the RFP process in hiring a professional team for the zoning rewrite.

With no further discussions Ms. Medford made the motion to include this text amendment request to be reviewed/updated during the City's Zoning Rewrite process. Ms. Weinert seconded the motion, motion passed 3/0.

E. OTHER BUSINESS: None

F. ADJOURNMENT: Vice Chairman McFarland called for a motion to adjourn the meeting. Amy Medford made the motion to adjourn, Felecia Weinert seconded the motion, and the motion passed 3/0. Meeting adjourned at 8:03 PM

Respectfully Submitted,
Regina Williams, Secretary

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CLARKSTON ZONING ORDINANCE, APPENDIX A OF THE CITY CODE OF ORDINANCES, ARTICLE III – ADMINISTRATION – TO REQUIRE A SITE PLAN FOR REZONING APPLICATION SEEKING THE NR-3 DESIGNATION.

WHEREAS, the City Council has determined that requiring a “site plan” for rezoning applications seeking the NR-3 designation is in the best interests of the community.

NOW THEREFORE, BE IT ORDAINED by the City of Clarkston, Georgia, that the City’s Zoning Ordinance be amended as follows:

SECTION ONE

Zoning Ordinance § 302, subsection (b)(1) is hereby amended to add NR-3 to the list of zoning districts for which an applicant seeking rezoning must provide a site plan along with the application, so that subsection 302(b)(1) shall read as follows:

“(1) Applications to rezone property to NC-1, NC-2, NR-3, NR-CD, RC or TC.”

SECTION TWO

This Ordinance shall become effective upon the date of its adoption by the City Council. Any provision of any ordinance in conflict herewith is hereby repealed.

SO ORDAINED, this _____ day of _____, 2020.

CITY COUNCIL, CITY OF CLARKSTON, GEORGIA

Awet Eyasu, Vice Mayor

Attest:

Tracy Ashby, City Clerk

Approved as to Form:

Stephen Quinn, City Attorney

Sec. 703. - NR-3, high-density neighborhood residential district.

- (a) *Purpose and intent:* The NR-3 zoning district is intended for single-family and multi-family residences at a greater density on smaller lots in order to provide for a variety of housing types, including townhomes, cluster homes and condominiums. This district may also serve as a transitional zone between light commercial/office uses and districts reserved for lower density single-family uses.
- (b) *Permitted uses:*
- (1) Single-family detached residential dwellings.
 - (2) Multi-family residential dwellings.
 - a. Duplexes.
 - b. Triplexes.
 - (3) Townhomes, provided:
 - a. For all developments containing eight (8) units or more, a mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers, and shall include architectural control oversights for the development.
 - b. The development shall be constructed and governed in conformity with the requirements of the Georgia Condominium Act (O.C.G.A. § 44-3-70 et seq.). A declaration of condominium shall be submitted and recorded in compliance of this act.
 - c. All townhouses shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of twenty (20) feet in length in order to accommodate two (2) additional cars. The garages shall be used for the parking and storage of vehicles and may not be enclosed to provide for additional residential space. A recital of this requirement shall be contained within the covenants to ensure enforcement.
 - d. A guest parking area shall be provided at a ratio of two-tenths (0.2) spaces per dwelling unit.
 - e. A recreation area shall be provided at a ratio of one (1) acre per fifty (50) units (or a proportional percentage thereof) with a minimum of ten thousand (10,000) square feet provided. Such area shall be developed with at least one (1) passive recreational feature, such as a walking trail, pavilion, gazebo or picnic area, and at least one (1) active recreational feature, such as a swimming pool, playground or tennis courts. Active recreational areas must be outside of any floodplain area and located in such a manner that at least seventy-five (75) percent of the townhouses are within three hundred (300) feet, as measured from the building footprints. All recreation areas must meet ADA requirements for accessibility.
 - (4) Accessory structures and uses incidental to any legal permitted use, including home occupations.
 - (5) Accessory dwellings in compliance with section 603(n).
- (c) *Conditional uses:*
- (1) Places of assembly, including religious institutions, provided:
 - a. Lighting shall be established in such a way that no direct light shall cast over any property line nor adversely affect neighboring properties.
 - b. Any building or structure established in connection with such use must be set back no less than fifty (50) feet from any property line.
- (d) *Accessory structures/uses:*

- (1) All such structures shall be located upon the same lot and to the side or rear of the principal use at least ten (10) feet from side or rear lot lines or within the side-or-rear-yard setback, whichever is greater. In cases of corner lots, the accessory structure may not be closer to any right-of-way than the principal building.
- (2) When an accessory structure is attached to the principal building in any manner, it shall be deemed part of the principal structure and subject to all bulk and area requirements of same.
- (3) No accessory structure shall be constructed upon a lot before the principal building.
- (4) Accessory structures greater than fifteen (15) feet in height, but less than thirty-five (35) feet in height, must be set back at least ten (10) feet from the side property line, and must be set back from the rear property line a distance of thirty (30) feet, or a distance equal to the height of the structure, whichever is less.
- (5) The area of the accessory building's footprint may not exceed five (50) percent that of the principal structure.
- (6) Swimming pools must be enclosed by a fence not less than six (6) feet in height with a self-closing, self-latching gate and must comply with all applicable safety and health ordinances.
- (7) Heating and air conditioning units may encroach five (5) feet into the required rear or side setback.

(e) *Use limitations:*

- (1) All outdoor storage must be stored in a side or rear yard and screened from all streets and adjacent properties by a wood fence at least six (6) feet in height. The city planner may approve the substitution of plantings for the required fence.
- (2) Unenclosed carports and front porches may not be used for storing any materials other than firewood or recyclable materials within a city approved container.
- (3) Minimum parking provided shall be two (2) spaces per dwelling unit.

(f) *Bulk and area regulations:*

Floor Area Ratio (FAR) (Max.)	0.4
Min. Residential Unit Size (finished, heated floor area)	800 sq. ft.
Building Coverage (Max, a % of lot area)	50%
Min. Open Space	N/A
Max. Building Height	35'
Min. Lot Size	5,000 sq. ft.
Min. Lot Width	50'
Minimum Front Yard Setback	15'

Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	20'

(g) *Buffer requirements:*

- (1) When attached single-family housing, duplex or triplex housing directly abuts the NR-1 or NR-2 districts, a twenty-foot landscaped buffer shall be required.

(Ord. No. 375, § 8(Attach.), 10-1-13; [Ord. No. 417](#), § 5, 12-5-17)

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL MEETING

ITEM NO: E2

HEARING TYPE:
Work Session

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATE: July 28, 2020

SUBJECT: Adopt Resolution to Declare Property Surplus for City of Clarkston

DEPARTMENT: Police Department

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages: 1

INFORMATION CONTACT: Robin Gomez
PHONE NUMBER: 404-292-9465

PURPOSE: To consider declaration of old and obsolete equipment as Surplus Property that can sold and disposed of in compliance with O.C.G.A. 36-37-6(a).

NEED/ IMPACT: The City of Clarkston Police Department requests that the following vehicles be declared as obsolete and surplus equipment in order to be auctioned for sale.

2012 Dodge Charger – VIN: 2C3CDXAG6CH280436

2008 Ford Crown Vic – VIN: 2FAFP71V58X162752

RECOMMENDATIONS:

Staff recommends that the Council vote to declare the above mentioned vehicles as surplus property.

**RESOLUTION TO DECLARE PROPERTY SURPLUS FOR THE CITY OF
CLARKSTON**

WHEREAS, the below described police department vehicles are no longer necessary, useful or suitable for municipal purposes for the City of Clarkston:

2012 Dodge Charger – VIN: 2C3CDXAG6CH280436
2008 Ford Crown Vic – VIN: 2FAFP71V58X162752

NOW, THEREFORE BE IT RESOLVED that the above mentioned vehicles be declared surplus property and the City Manager is hereby directed to sell said surplus equipment via public sale in compliance with O.C.G.A. 36-37-6(a).

SO RESOLVED, this _____ day of August, 2020.

CITY COUNCIL
CITY OF CLARKSTON, GEORGIA

AWET EYASU, Vice-Mayor

Attest:

Tracy Ashby, City Clerk

Approved as to Form:

Stephen Quinn, City Attorney

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL MEETING

ITEM NO: E3

HEARING TYPE:
Work session

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Discussion

MEETING DATE: JULY 28, 2020

SUBJECT: Approve MOA between Majestic Indian Creek, LLC and the City for a Stormwater Improvement Project (DeBelle St and the Atlanta Area School for the Deaf)

DEPARTMENT: City Administration

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages: 3

INFORMATION CONTACT: ROBIN I GOMEZ
PHONE NUMBER: 404-296-6489

PURPOSE: To approve a Memorandum of Agreement between Majestic Indian Creek LLC (representing Indian Creek Apartments located at 928 N Indian Creek Rd) and the City of Clarkston for Majestic to share in the cost of the stormwater infrastructure improvement project located on DeBelle St and the adjacent property housing the Atlanta Area School for the Deaf.

NEED/IMPACT:

Since 2015 the city has received various concerns from the Atlanta Area School of the Deaf regarding flooding on the school property. The city began documenting the flooding in 2016 and in 2018 began to assess potential remedial improvements to correct this flooding condition.

The City's analysis of the origins of the flooding determined that approximately 60% of the stormwater runoff originated off of City right-of-way. The impervious area that generated 60% of the runoff originated from 4 commercial properties, 6 residential properties, and one apartment complex – Indina Creek Apartment Homes located at the corner of North Indian Creek and DeBelle Street. Thirty (30) percent was generated from city right-of-way and 10% from the Department of Education parcel.

Of the 60% runoff generated from private property (residential and commercial), approximately 50% of that amount originated on the apartment complex parcels.

Upon site inspections of the apartment complex, it was determined that no stormwater facilities existed and consequently, no runoff is detained on-site. It should be mentioned that this complex was built approximately 40 years ago and at that time detention ponds were not always required. Also, the county permitted development projects in the City during that time period.

The City began to prepare survey's and design plans to construct a detention pond and related stormwater infrastructure to convey stormwater from DeBelle St to the proposed pond on the DOE property. Improvements will also include repairing and resurfacing DeBelle Street. The repairs to DeBelle are necessary due to the damage caused by flooding over the years.

In numerous meetings with Majestic (and other apartments throughout the city – namely Carriage Oaks), City staff inquired on the possibility of Majestic financially participating on a detention pond project located

on the State Department of Education property. It should be noted that Majestic is under no obligation to participate financially. The City provided the justification and rationale for their involvement with this project. After numerous meetings, Majestic verbally agreed in February 2020 to participate with a \$40,000 contribution for the construction improvements. The enclosed MOA formalizes the discussions and agreed upon contribution.

The estimated total cost of the project is \$300,000.

With Council approval, the city will advertise to bid the project this summer with completion by the end of 2020.

City Council will also be asked to sign a number of temporary construction easements for work on the school property. These will be presented to council prior to construction commencing.

RECOMMENDATION: City Council to approve referenced MOA.

**MEMORANDUM OF AGREEMENT (MOA)
FOR STORMWATER INFRASTRUCTURE PROJECT IMPROVEMENTS
BETWEEN
MAJESTIC INDIAN CREEK, LLC
AND
CITY OF CLARKSTON, GEORGIA**

THIS MEMORANDUM OF AGREEMENT is entered into by and between Majestic Indian Creek, Inc. ("Majestic") and the City of Clarkston, Georgia ("City").

WHEREAS, the State Department of Education Atlanta Area School for Deaf ("AASD") has experienced flooding and damage to its property and building structures located at 890 N. Indian Creek Dr., Clarkston, GA 30021 for many years as a result of stormwater runoff from upstream properties; and

WHEREAS, the City became aware of this flooding through correspondence and on-site meetings with the Atlanta Area School for Deaf ("AASD") staff approximately five (5) years ago; and

WHEREAS, the City, through various site investigations and analysis of the origins of the flooding, initiated conversations and meetings with the DOE in 2018 and 2019 to resolve the flooding experienced by the AASD property and structures; and

WHEREAS, the City has prepared design and construction plans to correct the AASD property flooding for specific design storm frequencies; and

WHEREAS, the City initiated conversations in 2019 with Majestic; owners of Indian Creek Apartments, regarding their upstream property contributing approximately twenty-seven (27%) of the stormwater runoff that enters AASD property, for purposes of soliciting a partnership to share in the cost of construction for the referenced stormwater infrastructure improvements.

WHEREAS; the City has estimated the construction cost to correct the stormwater and flooding impacts to Debelle Street and AASD to be in excess of \$300,000.

NOW THEREFORE, in consideration of the following mutual obligations, Majestic and the City agree as follows:

Section 1. The City will fund 100% of the engineering design and construction plans, permitting and construction oversight to convert an existing detention pond to a wet extended retention facility including new stormwater pipes and related stormwater infrastructure ("Facilities") to address the flooding on the property known as AASD within the City of Clarkston; as shown on Exhibit A.

Section 2. The AASD and the City will cost share in the construction improvements to the Facilities.

Section 3. The City will fund all engineering design, construction plans and construction oversight for infrastructure improvements to Debelle Street.

Section 4. Majestic agrees to provide the City a not-to-exceed (NTE) amount of \$40,000 to be used in the construction of the Facilities to minimize flooding and damages to infrastructure on the AASD property.

Section 5. The City will invoice Majestic a NTE amount of \$40,000 once the City Council is under contract with the selected construction firm. Majestic agrees to issue a check to the following within 60 days of receiving an invoice from the City:

City of Clarkston
City Annex
1055 Rowland Street
Clarkston, GA 30021
ATTN: Finance Director

Section 6. Majestic will not be responsible for any additional costs associated with this project.

Section 7. Majestic will not assume ownership nor have the responsibility for any ongoing or future maintenance of any stormwater facilities or infrastructure on AASD property or City right-of-way associated with this project.

Section 8. All required notices shall be given by certified first class U.S. Mail, return receipt requested. The parties agree to give each other non-binding duplicate facsimile notice. All notices sent to the addresses listed below shall be binding unless said address is changed in writing no less than fourteen (14) days before such notice is sent. Future changes in address shall be effective upon written notice being given by the City to Majestic or by Majestic to the City Manager via certified first class U.S. mail, return receipt requested. Notices shall be addressed to the parties at the following addresses:

If to Majestic: Majestic Indian Creek, LLC
3669 N. Peachtree Rd. #200
Atlanta, GA 30341

With a copy to:

If to the City: City Manager Gomez
City of Clarkston
1055 Rowland Street
City Annex
Clarkston, Georgia 30021

With a copy to: City Attorney
City of Clarkston
Stephen Quinn
125 Clairemont Ave., Ste. 420
Decatur, GA 30030

Section 9. This Agreement constitutes the sole contract between the City and Majestic with regard to the subject matter addressed herein. The terms, conditions, and requirements of this Agreement may not be modified, except by Amendment. No verbal agreement or conversation with any officer, agent, or employee of either Majestic or the City, either before or after the execution of the Contract, shall affect or modify any of the terms or obligations herein contained. No representations, oral or written, shall be binding on the parties unless expressly incorporated herein. No Amendment shall be enforceable unless approved by official action of the City and Majestic as provided by law or in this Agreement.

Section 10. If a court of competent jurisdiction renders any provision of this Agreement (or portion of

a provision) to be invalid or otherwise unenforceable, that provision or portion of the provision will be severed and the remainder of this Agreement will continue in full force and effect as if the invalid provision or portion of the provision were not part of this Agreement. No action taken pursuant to this Agreement should be deemed to constitute a waiver of compliance with any representation, warranty, covenant or agreement contained in this Agreement and will not operate or be construed as a waiver of any subsequent breach, whether of a similar or dissimilar nature. This Agreement is governed by the laws of the state of Georgia without regard to conflicts of law principles thereof. Should any party institute suit concerning this Agreement, venue shall be in the Superior Court of DeKalb County, Georgia. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof. If any provision of this Agreement, or any portion thereof, should be ruled void, invalid, unenforceable or contrary to public policy by any court of competent jurisdiction, then any remaining portion of such provision and all other provisions of this Agreement shall survive and be applied, and any invalid or unenforceable portion shall be construed or reformed to preserve as such of the original words, terms, purpose and intent as shall be permitted by law.

Section 11. This Agreement shall inure to the benefit of, and be binding upon the respective parties' successors.

Section 12. This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, Majestic Indian Creek, LLC and the City of Clarkston have executed this Agreement through their duly authorized officers.

**CITY OF CLARKSTON,
GEORGIA**

**MAJESTIC INDIAN CREEK; LLC,
A Georgia Limited Liability Company**

By: _____
Vice Mayor Awet Eyasu

By: _____
Mark A. Nelkin

City of Clarkston, Georgia

Majestic Indian Creek, LLC

ATTEST:

CITY OF CLARKSTON

ITEM NO: E4

CLARKSTON CITY MEETING

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

HEARING TYPE:
Work Session

MEETING DATE: July 28, 2020

SUBJECT: Discussion Concerning Forming a standing advisory committee on Equity, Inclusion, and Opportunity

DEPARTMENT: City Council

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages: 1

CONTACT INFORMATION: Laura Hopkins, Debra Johnson
PHONE NUMBER: 404-296-6489

PURPOSE:

To discuss approving a Resolution to Form a standing advisory committee on Equity, Inclusion, and Opportunity

NEED/ IMPACT:

The Clarkston City Council adopted Standing Advisory Committees in March 2020 to provide a mechanism to study and formulate policy recommendations that will benefit the community and to engage members of the public in the process of formulating and studying policy recommendations.

Currently the City has the following six (6) Committees:

- Public Safety and Legal Committee
- Housing and Infrastructure Committee
- Community Development Committee
- Budget and Finance Committee
- Transportation and Environment Committee
- Marketing and Civic Innovation Committee

Discussion to add a seventh SAC Committee, by resolution for Equity, Inclusion, and Opportunity.

RECOMMENDATIONS: No Staff recommendation.

CITY OF CLARKSTON
CLARKSTON CITY COUNCIL MEETING

ITEM NO: E5

HEARING TYPE:
Work Session

BUSINESS AGENDA / MINUTES

MEETING DATE: JULY 28, 2020

ACTION TYPE:
Discussion

SUBJECT: Housing relief to Unemployed residents both rent and mortgage relief by partnering with non-profit organizations and international cooperation.

DEPARTMENT: City Administration

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages:

INFORMATION CONTACT: Awet Eyasu, VM
PHONE NUMBER: 404-296-6489

PURPOSE:

Discuss the City providing housing relief to unemployed residents both rent and mortgage relief by partnering with non-profit organizations and international cooperation.

NEED/IMPACT:

At the June meeting, the Council approved a \$100,000 program for assisting with rent payments. The Council also expressed interest in authorizing a similar program for mortgage assistance.

Attached is a draft resolution that includes similar requirements and limits on individual benefits as the rent resolution. One major difference is that a deed to secure debt would be recorded on the property in the amount that the City pays for the beneficiary. This is to prevent the beneficiary from realizing a windfall by selling the property after accepting money from the City to stay there. It would also provide money back to the Affordable Housing Trust Fund if such a sale does occur. The deed to secure debt would automatically after three years.

There is a blank in this resolution as to how much funds would be allocated.

RESOLUTION No. _____

TO ALLOCATE AFFORDABLE HOUSING TRUST FUND MONEY TO PROVIDING TEMPORARY MORTGAGE PAYMENT ASSISTANCE TO RESIDENTS IMPACTED BY THE COVID-19 ECONOMIC CRISIS.

WHEREAS, the COVID19 pandemic has resulted in job loss for over 30 million Americans, resulting in financial hardships including inability to make monthly mortgage payments; and

WHEREAS, COVID-19 could potentially cause foreclosures and evictions of many families, which would cause more suffering, including exposure to COVID19; and

WHEREAS, the City of Clarkston previously created an Affordable Housing Trust Fund to assist with various housing needs, including “assisting individuals with purchasing qualified residences” and mortgage payments are the mechanism by which a “home owner” effectively purchases title to a home from the lender; and

WHEREAS, the Clarkston Affordable Housing Trust Fund had a balance of \$200,000 as of June 1, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clarkston that the City hereby allocates _____ Dollars (\$ _____) of the funds held by the Clarkston Affordable Housing Trust to assist Clarkston residents that would otherwise not be able to pay their mortgage because of the COVID-19 economic crisis.

BE IT FURTHER RESOLVED that the City Manager is hereby directed to create a process to identify and select beneficiaries for the mortgage payment assistance program established by this Resolution. In so doing, the City Manager shall consider the following factors:

1. The number of dependents for which the applicant is responsible.
2. Established record ownership of a single-family residence in Clarkston that is subject to a mortgage that includes an ongoing monthly payment obligation (to comply with this criteria, the applicant shall provide the City with payment “coupons” issued by the lender).
3. Loss of income since March 2020 due to the COVID-19 economic crisis.

BE IT FURTHER RESOLVED that the maximum benefits provided to a single beneficiary under this program are as follows:

1. Up to 50% of the monthly mortgage payment amount established by mortgage payment coupons;
2. For no more than three months per year.

BE IT FURTHER RESOLVED that the City Manager is directed to obtain from any beneficiary under this Resolution a deed to secure debt in the amount of the funds provided by the City to the beneficiary and record such deed to secure debt on the title of the property for which mortgage payment assistance is provided. The costs (including attorney’s fees) associated with such deeds to secure debt shall be paid from the Affordable Housing Trust Fund. Every deed to secure debt filed pursuant to this section shall state that it automatically expires in three years.

BE IT FURTHER RESOLVED that the City Manager is hereby encouraged to work with non-profit groups that may be working toward a similar purpose within Clarkston in a way that will maximize the benefit to the community that may be obtained for the funds allocated by this Resolution.

SO RESOLVED, this _____ day of _____, 20_____.

CITY COUNCIL
CITY OF CLARKSTON, GEORGIA

Vice Mayor AWET EYASU

ATTEST:

Tracy Ashby
City Clerk

Approved as to Form:

Stephen G. Quinn
City Attorney

CITY OF CLARKSTON
CLARKSTON CITY COUNCIL MEETING

ITEM NO: E6

HEARING TYPE:
Work session

BUSINESS AGENDA / MINUTES
MEETING DATE: JULY 28, 2020

ACTION TYPE:
Discussion

SUBJECT: Increase the Amount of Money for the Rental Relief Program, Clarify to Allow for up to One Half of Three Months of Back Rent to be Paid to Qualified Applicants

DEPARTMENT: City Administration

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages:

INFORMATION CONTACT: Jamie Carroll
PHONE NUMBER: 404-296-6489

PURPOSE:

Continue to provide temporary rental payment assistance by increasing the program's funding and clarifying that qualified individuals can receive 50% of three months of back rent.

NEED/IMPACT:

At the June meeting, the Council approved a \$100,000 temporary rental payment assistance program funded from the City's Affordable Housing Trust Fund.

To date the City has made 176 payments to 159 individuals, totaling \$90,664.25; 3 of the 176 payments were for 2 months, 7 of the 176 were for 3 months, 17 were for a 2nd month (after making the first month's payment), with the remaining 149 payments made for 1 month's rent. The City has received over 400 inquiries with nearly 175 from individuals residing outside of the City's limits (boundary/border). Most of those have been referred to the United Way's 2-1-1 line, Envision Atlanta, and/or Star-C.

We are anticipating very little if any reduction in folks applying for the temporary rental payment assistance over the next month or two.

RESOLUTION No. 2020-018

TO ALLOCATE AFFORDABLE HOUSING TRUST FUND MONEY TO PROVIDING TEMPORARY RENT PAYMENT ASSISTANCE TO RESIDENTS IMPACTED BY THE COVID-19 ECONOMIC CRISIS.

WHEREAS, COVID19 pandemic has resulted in job loss for over 30 million Americans, resulting in financial hardships including inability to make rent payments; and

WHEREAS, COVID-19 could potentially cause evictions of many families, which would cause more suffering, including exposure to COVID19; and

WHEREAS, the City of Clarkston previously created an Affordable Housing Trust Fund to assist with various housing needs, including "assisting individuals with leasing qualified residences;" and

WHEREAS, the Clarkston Affordable Housing Trust Fund currently has a balance of \$200,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clarkston that the City hereby allocates One Hundred Thousand Dollars (\$100,000) of the funds held by the Clarkston Affordable Housing Trust to assist Clarkston residents that would otherwise not be able to pay their rent because of the COVID-19 economic crisis.

BE IT FURTHER RESOLVED that the City Manager is hereby directed to create a process to identify and select beneficiaries for the rent assistance program established by this Resolution. In so doing, the City Manager shall consider the following factors:

1. The number of dependents for which the applicant is responsible
2. Established residency in Clarkston and existing ongoing lease
3. Loss of income since March 2020 due to the COVID-19 economic crisis.

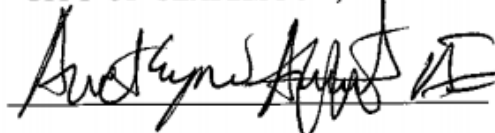
BE IT FURTHER RESOLVED that the maximum benefits provided to a single beneficiary under this program are as follows:

1. Up to 50% of the monthly rent amount established by a written lease per month
2. For no more than three months per year.

BE IT FURTHER RESOLVED that the City Manager is hereby encouraged to work with non-profit groups that may be working toward a similar purpose within Clarkston in a way that will maximize the benefit to the community that may be obtained for the funds allocated by this Resolution.

SO RESOLVED, this 2 day of June, 2020.

CITY COUNCIL
CITY OF CLARKSTON, GEORGIA



Vice Mayor AWET EYASU

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL MEETING

ITEM NO: E7

HEARING TYPE:
Work session

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Discussion

MEETING DATE: JULY 28, 2020

SUBJECT: Discuss Friendship Forest policies: Native species only; Ban on artificial fertilizers, pesticides, herbicides and Ban on active sporting activities to insure that Friendship Forest remains a passive park

DEPARTMENT: City Administration

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages:

INFORMATION CONTACT: Awet Eyasu

PHONE NUMBER: 404-296-6489

PURPOSE:

Discuss Friendship Forest Wildlife Sanctuary policies to mainly ensure the venue remains a passive park.

NEED/IMPACT:

At their June 11 meeting, the Transportation and Environment Committee discussed various items regarding the maintenance, management, and over-all operations of the Friendship Forest Wildlife Sanctuary. The Committee discussed specific rules, regulations, and requirements regarding any and all future plantings, some specifics on the future maintenance of the varied landscaped mainly to avoid the usage of artificial fertilizers/pesticides/herbicides, and the ban of various sporting activities within the park specifically the playing of volleyball, soccer, football, etc.

Various examples of policies and signage to explain/enforce the proposed rules, guidelines, and regulations expected of the Sanctuary's attendees include:

FRIENDSHIP FOREST WILDLIFE SANCTUARY SIGNAGE DETAILS

- 1. Sign proofs will be provided to the city for approval before fabrication occurs. See approx. dimensions on the schematics**
- 2. Wetland signage to be fabricated similar to "Natural Forest Service signage - plexiglas cover and encased in a wood frame. Sizes & locations as follows:**

- * 24x36 for the Wetland interp sign (1) - placed at apex of boardwalk- attach to the flooring*
- * 18x30 for the wetland function signs (4)- placed at entrance onto boardwalk. Metal posts and signs with wood framing*
- * 11x17 (9) for the plant signs - placed inside the wetlands yet within eyesight; 4-6 feet from boardwalk. Metal posts and signs with wood framing*



WELCOME TO THE FRIENDSHIP FOREST WILDLIFE SANCTUARY

SANCTUARY RULES:

- No fires (including barbecuing), camping stoves, grills or other equipment used to cook or heat food.
- Picnicking permitted but clean up afterwards
- No smoking - smoking is not permitted anywhere at the sanctuary
- No unauthorized vehicles
- All pets must be leashed at all times. *Clean up and remove pet waste from the sanctuary or place in pet litter stations*
- No alcoholic beverages
- No fishing
- Place trash in receptacles
- Leave trail & boardwalk during high winds and lightning
- Use of drones prohibited
- Except where noted, no picking of flowers or fruit or vegetables.
- Stay out of the water
- Do NOT plant any vegetation, flowers or trees within the Friendship Forest Wildlife Sanctuary without the permission from the City Manager's Office – no exceptions
- No ball playing - that includes baseball, football, soccer, volleyball, basketball and other similar activities

SANCTURY ETIQUETTE PLEASE REMEMBER TO:

BE COURTEOUS AND WELL BEHAVED – THIS WILDLIFE SANCTUARY IS FOR ALL TO ENJOY – DON'T SPOIL IT FOR YOUR FELLOW CITIZENS

RESPECT WILDLIFE – DO NOT HARASS (stay clear of snakes & alligators)

DO NOT FEED THE WILDLIFE

STAY ON TRAILS

THIS IS A WILDLIFE SANCTUARY - NOT A RECREATIONAL PARK

PARK HOURS

SUNRISE TO SUNSET UNLESS POSTED OTHERWISE

PLEASE NOTE:

FOR MORE INFORMATION CALL; CITY MANGER'S OFFICE AT 404-296-6489

ALL MEETINGS OR SOCIAL EVENTS IN THE PAVILION MUST BE RESERVED – CALL THE CITY OF CLARKSTON FOR DETAILS

SECURITY CAMERAS ON PREMISE – CITY OF CLARKSTON WILL PROSECUTE VIOLATORS OF THE FRIENDSHIP FOREST WILDLIFE SANCTUARY RULES.

AT THE CITY'S DISCRETION, CASH REWARDS OF UP TO \$100 FOR PROVIDING INFORMATION LEADING TO THE

ARREST AND CONVICTION OF THOSE INDIVIDUAL (S) THAT VIOLATE THE FRIENDSHIP FOREST WILDLIFE SANCTUARY RULES

FIRE DANGER



NO FIRES (INCLUDING BARBECUING)

NO CAMPING STOVES

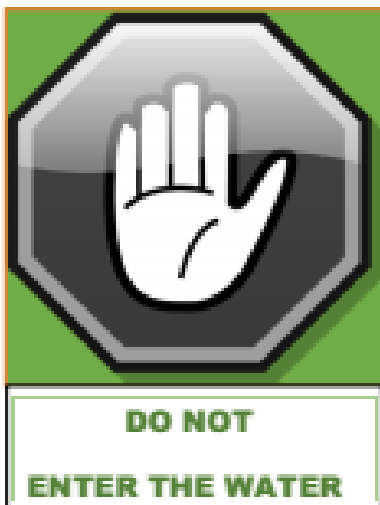
NO GRILLS

NO EQUIPMENT TO HEAT OR COOK FOOD

NO SMOKING

NO FIREWORKS

City of Clarkston Code _____



FRIENDSHIP FOREST WILDLIFE SANCTUARY

BOARDWALK RULES



No food



Quiet please



Animals and Plants are protected



No smoking



Stay on trail



Do not feed
wildlife



no pets



Do not litter



Do not harass
wildlife



Children must
be supervised



Leave trail during high
winds and lightning



Please Walk