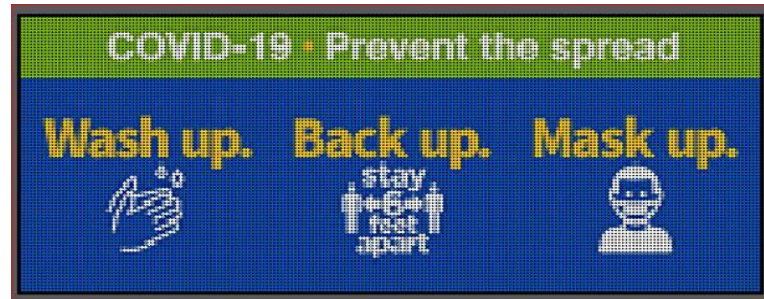




MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
OCTOBER 18, 2021
6:00 PM



The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, October 18, 2021, at 6:00 p.m.

Mayor Copeland called the meeting to order at 6:00 p.m.

The City Clerk Ms. Janis Price called roll for the meeting, as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Police Chief, Mr. Ken Noble; Deputy Fire Chief, Mr. Dave Williams; Community Development Director, Mr. Charles Reese; Human Resources Director, Mr. Nick Calhoun; Public Works Director, Mr. Ronnie Thompson; City Planner, Ms. Diane Johnson; Executive Assistant, Ms. Joani Clemons; Open Records Officer, Ms. Kathy Story; City Clerk's Assistant, Ms. Christy Taylor; and Help Desk Technician, Mr. Rob Monnelus.

Mayor Copeland called for a motion to approve the Agenda with adding the recognition of Ms. Janis Price's retirement at the end of the meeting. Councilmember R. Pruitt motioned and Councilmember Vincent seconded. The vote was six in favor.

Councilmember Varner led the Pledge to the Flag; and the Reverend Doctor Bert Neal, Pastor of Wesley Chapel United Methodist Church, gave the Invocation.

Ms. Price read the Proclamation for Retired Educators Day and presented it to Ms. Carol Johnson and Ms. Ann Jones, who were in attendance for the meeting. Mayor and Council all agreed to make the Proclamation for Retired Educators Day a part of the official minutes of the meeting.

7. **Community Development** **Mr. Charles Reese**
A. Case #210807 (Special Use Permit) District 1: Rufus Stewart
Applicant: Terrell & Brandy Scott for Malachi House
Address: 312 Rogers St.
Request: Special Use Permit to allow a church facility/youth counseling ministry
Zoning: RM-75 (Multi-Family Residential)
Land Lot(s) 155 of the 7th District
0.308 +/- total acres
MPC Workshop (9/14/21) MCC Workshop (10/7/21)
MPC Public Review (10/12/21) **MCC Public Hearing & Vote (10/18/21)**

Community Development Director Mr. Charles Reese reviewed case 210807, the request for a Special Use Permit (SUP) to allow a church facility/youth counseling ministry at 312 Rogers Street. He said that staff recommends approval for the SUP, which allows for a church facility and ministry with specific conditions, as follows:

- New structure shall remain residential in appearance
- The SUP is specific to Passion-Life/The River Refuge Community Outreach Center and would revert back to RM-75 use if the Community Outreach Center closes.
- If any improvements are made to the property, current code compliance would be required and any and all required permits would have to be obtained.
- No overnight stay or activities will be allowed.
- All vehicles may be parked on site within a defined parking area, i.e.; backyard and along driveway. Staff recommends utilizing the parking diagram A as a starting point in defining the backyard parking as it reflects the same amount or more spaces as shown in the other two suggested parking scenarios. Staff recommends the parking area in the backyard to be developed with a pervious pavement material.

The Applicants, Mr. Terrell Scott and Mrs. Brandy Scott were in attendance for the meeting, and they addressed Mayor and Council about the intent for the use of the property. Also in attendance were several children and adults who are involved in and support Malachi House. Councilmember Stewart confirmed that there will be no overnight activities at the property; and Mr. Scott agreed. Further discussion ensued.

Mayor Copeland opened the Public Hearing. The following people spoke in favor: Ms. Vanessa Thomas; Ms. Antoinette Howard; Mr. Jicaveon Cloud (ph.); Mr. Mauricio Martin; Ms. Vanessa Jackson; Mr. Tony Davis; Ms. Joy Bradley; Mr. Elijah Scott; Ms. Mollie Harvey; Mr. Javon Cloud; and Mr. Jared Potts. No one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Copeland called for a motion to approve a Special Use Permit for the Malachi House to allow a church and youth ministry; and to approve Ordinance 21-10-18-001, which includes specific conditions. Councilmember Stewart motioned and Councilmember R. Pruitt seconded. The vote was five in favor with one abstention. Those voting in favor were Mayor Copeland, Mayor Pro Tem B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Varner abstained.

After the vote was taken, Reverend Doctor Neal offered a prayer for the Malachi House Project; and a group photograph was taken with Mayor and Council.

B. Case #210805 District 3: Vacant
Applicant: City of McDonough
Address: Turner Church Rd. (Parcel #105-01061002 & 105-01061004)
Request: Annexation with lateral rezoning
Zoning: MCDZ (McDonough Zoning)
Land Lot(s) 70 & 71 of the 7th District
103.48 +/- total acres (Tract 1 = 91.44 +/- acres & Tract 2 = 12.04 +/- acres)
MPC Workshop (October 12, 2021) MCC Workshop (October 18, 2021)
MPC Public Review (November 9, 2021)
MCC Public Hearing & Vote - Annexation (November 15, 2021)
MCC Public Hearing & Vote - Rezoning (November 15, 2021)

Mr. Reese reviewed case 210805, the request to annex Turner Church Rd. (Parcel #105-01061002 & 105-01061004) with lateral rezoning. The City Attorney Mr. Elliott offered that in order to facilitate the annexation of some other parcels of property, it is necessary for this City-owned property to be annexed in to make the properties contiguous and avoid the creation of an unincorporated island under Georgia law.

The Public Hearing and vote will be held on November 15, 2021.

C. Case #210107 District 3: Vacant
Applicant: Moore Bass Consulting, Inc. for Turner Church Rd. Project (Wade Tract)
Address: 343 Turner Church Rd. (Parcel #105-01061000 & #105-01061003).
Request: Annexation with lateral rezoning
Zoning: RA (Residential Agricultural) - COUNTY
Land Lot(s) 71, 72, 89, & 90 of the 7th District
161.12 +/- total acres (Tract 1 = 154.48 +/- acres & Tract 2 = 6.64 +/- acres)
MPC Workshop (October 12, 2021)
MCC Workshop (October 18, 2021)
MPC Public Review (November 9, 2021)
MCC Public Hearing & Vote - Annexation (November 15, 2021)
MCC Public Hearing & Vote - Rezoning (November 15, 2021)

Mr. Reese reviewed case 210107, the request to annex 343 Turner Church Rd. (Parcel #105-01061000 & #105-01061003) with lateral rezoning.

The Public Hearing and vote will be held on November 15, 2021.

D. Case #210806 District 3: Vacant
Applicant: Moore Bass Consulting, Inc. for Turner Church Rd. Project (Anderson Tract)
Address: Turner Church Rd. (Parcel #105-01071000).
Request: Annexation with lateral rezoning
Zoning: RA (Residential Agricultural) - COUNTY
Land Lot(s) 89 of the 7th District
54.54 +/- total acres
MPC Workshop (October 12, 2021)
MCC Workshop (October 18, 2021)
MPC Public Review (November 9, 2021)
MCC Public Hearing & Vote - Annexation (November 15, 2021)
MCC Public Hearing & Vote - Rezoning (November 15, 2021)

Mr. Reese also reviewed case 210806, the request to annex Turner Church Rd. (Parcel #105-01071000) with lateral rezoning. Mr. Reese noted that in both cases 210107 and 210806, the properties are currently zoned in the County as RA (Residential Agricultural); and zoning for the properties in the City will be RA-200, if approved for annexation.

The Applicant, Mr. Steve Moore with Moore Bass Consulting was in attendance for the meeting, and he discussed the request for annexation of the two properties. He commented that he believed that in order for the City's property to be annexed in, it would be by virtue of these two properties being annexed in tandem with the City's property. Mr. Moore also explained that after approximately three years of discussions about possible development, there are no active participants who are interested in developing the property at this time. Discussion ensued.

Mayor Pro Tem B. Pruett clarified with Mr. Reese that in order for the two privately-owned tracts to be annexed into the City, the City-owned property would have to be annexed first and not vice versa; and Mr. Reese confirmed that is correct.

The Public Hearing and vote will be held on November 15, 2021.

8. Unscheduled Public Comments

(1) Mr. Tyron Williams – Avalon Park and Georgia Elite Football

- Financial aid opportunities for children to participate are available with the help of the NFL.
- NFL flag football is the fastest growing sport in the country.
- Some children in the program have received scholarship money for college for athletics and academics.
- We have given ten scholarships to high school students in the name of Georgia Elite Sports Academy.
- Currently we have approximately 450 kids participating.

(2) Ms. Vanessa Thomas – Homes being built for lease

- I drove through Steeplechase Subdivision, and new homes are being built for lease.
- I have a problem with this.
- What is the City going to do about it?

After Ms. Thomas' comments, Mr. Reese explained that this type of development is market-driven and has become a national trend referred to as "Build to Rent". He said with the status of the market, people who cannot afford mortgages are able lease homes instead; and that many cities are working on how to regulate these types of developments going forward. He will be bringing more information to Mayor and Council.

Councilmember Vincent said she believed the City Attorney is working on this issue in conjunction with the Homeowners' Association (HOA) Ordinance; and Mr. Elliott said he would have something for Mayor and Council relatively soon. She asked that the HOA portion be included with that information. Discussion ensued.

Mayor Copeland called on Ms. Monica Moseley from Republic Services, the city's vendor for Sanitation, to speak to Council regarding some upcoming changes to recycle schedule.

Ms. Monica Moseley – Republic Services, discussed the following recycle schedule:

- In 2010, we serviced 5,700 residential homes; and in 2021, we are servicing 8,850.
- We would like to split up the every-other-week recycling schedule.
- Educational postcards about the changes will be provided through mailers and on the website in November 2021.
- We would like to start the new schedule in December 2021.
- There will be no changes to the current agreement. The only change will be to the recycling schedule.

Mr. Dorsey said that he recommends the change to the recycling schedule, and that he believes it would make it easier for Republic to service the needs of the residents in the City. Mr. Elliott said that since there is no change to the terms of the agreement, there is no need for any action on the part of Mayor and Council. Discussion ensued and this was acceptable.

Human Resources Director Mr. Nick Calhoun reviewed and presented information about proposed changes in the employee benefit plans for 2022, as follows:

- Switch to Anthem Health Insurance, effective January 1, 2022, proposed 9.8% increase and no increase in payroll deductions.
- Switch to Anthem Vision, 3% increase. Each employee will pay 16 cents increase per pay period, on average.
- Switch to Anthem Dental with a total increase of two dollars paid by the City.
- Renew Life Insurance and Short and Long-Term Disability with New York Life/Cigna.

Mr. Calhoun offered his recommendation for the City to change to coverage with Anthem Health Insurance, Anthem Vision and Anthem Dental, and for the City to renew life insurance and short and long-term disability with New York Life/Cigna. Discussion ensued.

Mayor Copeland called for a motion to approve the healthcare benefits for City employees as presented and to adopt the Resolution stating those benefits. Councilmember R. Pruitt motioned and Mayor Pro Tem B. Pruett seconded. The vote was six in favor.

Ms. Price reviewed the proposed 2022 Schedule of City Council Meetings and Workshops. Discussion ensued. Mayor Copeland called for a motion to approve the 2022 Schedule of City Council Meetings and Workshops as presented. Councilmember Vincent motioned and Councilmember Stewart seconded. The vote was six in favor.

Mayor Copeland called for a motion to approve the October 7, 2021, City Council Workshop Minutes. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Varner did not vote because she was not present for the October 7, 2021 Workshop.

Mayor Copeland called for a motion to approve the Special Called Retreat Meeting Minutes from July 14, and July 15, 2021. Councilmember Stewart motioned and Councilmember R. Pruitt seconded. Prior to the vote, Councilmember Vincent asked if everyone voting had reviewed the minutes, and she said that she has not. Having a motion and a second, Mayor Copeland called for the vote. The vote was four in favor, one in opposition and one abstention. The motion passed. Those voting in favor were Mayor Copeland, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Varner. Councilmember Vincent voted in opposition; and Mayor Pro Tem B. Pruett abstained.

Councilmember Vincent stated that her opposition to approval of the minutes stems from the fact that it is necessary to ensure that any Action Items from the Retreat were properly memorialized. Ms. Price verified with the City Attorney that the Minutes can be amended at the next meeting if necessary; and Mr. Elliott agreed.

No Executive Session was held.

Mayor Copeland recognized Ms. Janis Price for her loyal service to the City of McDonough, having served as City Clerk since 2006. Mayor Copeland presented Ms. Price with a Key to the City, as she is retiring on October 31, 2021. Each Member of Council and several colleagues offered words of their personal appreciation and well wishes for her retirement.

Mayor Copeland adjourned the meeting at 8:00 PM.

Janis E. Price
City Clerk

OPEN MEETINGS COMPLIANCE NOTICE: This is a regularly scheduled meeting of Mayor and Council of the City of McDonough duly noticed pursuant to the requirements of the Georgia Open Meetings Law (O.C.G.A. § 50-14-1, et seq). Notice of the meeting schedule was published in the *Henry Herald* on December 30, 2020; and a copy of the schedule was posted at City Hall and on the City's website, as required by law.