



MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
April 7, 2022
6:00 PM

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

The City Clerk Ms. Christy Taylor called roll for the meeting, as follows:

Mayor Sandra Vincent	Present
Mayor Pro Tem Rufus Stewart	Present
Councilmember Jamal Burt	Present
Councilmember Benjamin Pruett	Present
Councilmember Scott Reeves	Present
Councilmember Vanessa Thomas	Present
Councilmember Kamali Varner	Absent (Due to illness)

Others in attendance were: City Attorney, Mr. Jim Elliott; City Clerk, Ms. Christy Taylor; Police Chief, Mr. Ken Noble; Fire Chief, Mr. Dave Williams; Community Development Director, Mr. Charles Reese; City Planner, Ms. Diane Johnson; Waste Water Treatment Plant Supervisor, Mr. Jeremy Newton; Stormwater Supervisor, Mr. Brandon Williams; and Network Administrator, Mr. Brian Linton.

Mayor Vincent called for a motion to approve the agenda, with the postponement of Item 10 to a later meeting date; and to create a new item 10, as authorization for the Mayor to sign the Memorandum of Agreement (MOA) for student internships through Southern Crescent Technical College. Councilmember Burt motioned and Councilmember Thomas seconded. The vote was six in favor. Councilmember Varner was not present to vote.

Councilmember Reeves gave the Invocation; and Councilmember Pruett led the Pledge of Allegiance.

Public Comments

- Ms. Goddess Passmore is a resident of unincorporated Henry County, who said she is experiencing flooding on her property as the result of an adjacent detention pond.
- Mr. David Lenberg, Architect for Staybridge Hotels expressed his support of the variance request for the project.
- Mr. Preston Diggs is a new resident in the Avalon area who expressed his concerns with congestion and traffic issues near Avalon Parkway.

Mayor Vincent issued Proclamations in recognition of Autism Awareness Month and Child Abuse Prevention Month.

Consent Agenda

A. Public Works – Waste Water Treatment Plant **Jeremy Newton, Supervisor**

Ratify emergency repair to allow Goforth Williamson, Inc. to pull, rebuild and reinstall the Orbal Basin Mixer & Falk Enclosed Gear Drive, at a total cost of \$43,305.00.

Request to transfer funds from line Item 505-4.34.4226 (Septic Hauling) to 505-5.4335.52.2200 (Repairs and Maintenance).

B. Approval of the March 21, 2022 City Council Meeting Minutes.

Administration – Technology Services

Steve Sikes, Director

Request for approval of the Professional Services Agreement between the City of McDonough and Goodwyn, Mills & Cawood, to proceed with assisting the City with GIS Services. Line Item - 100-5.1535.52.1301

Public Works – Waste Water Treatment Plant

Jeremy Newton, Supervisor

Recognition of Waste Water Treatment Plant personnel on receipt of the Georgia Association of Water Professionals Platinum Award

Ms. Taylor sounded the Consent Agenda, Items 8 through 10.

Mayor Vincent called for a motion to approve Consent Agenda Items 8 through 10. Mayor Pro Tem Stewart motioned to approve, and Councilmember Burt seconded. The vote was six in favor. Councilmember Varner was not present to vote.

Community Development Director Charles Reese offered a Power Point presentation reviewing the Department's preliminary plat review process.

Community Development

Charles Reese, Director

A. Case #200703

District #2: Jamal Burt

Preliminary Plat Review, Chapter 16.12 Procedure, Section 16.12.060 (A-D)

Applicant(s): Falcon Design Consultants

Petition Request: Approval of Preliminary Plat

Development: The Enclave at Brookstone Town Homes (f/k/a Highway 42 Townhomes)

Location: Highway 42 N. and McDonough Parkway

Mr. Reese presented the Preliminary Plat Review for case 200703, The Enclave at Brookstone Town Homes, which was formerly called Highway 42 Townhomes. Mr. Jarrod Lee with Falcon Designs was in attendance at the meeting, and he addressed Mayor and Council regarding the proposed development.

Mayor Vincent called for a motion for consensus on the preliminary plat review. Councilmember Burt motioned and Mayor Pro Tem Stewart seconded. The vote was four in favor and two in opposition. The motion passed. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt and Councilmember Pruett.

Councilmember Reeves and Councilmember Thomas voted in opposition. Councilmember Varner was not present at the meeting.

Case #210102

District #1: CM Rufus Stewart

Applicant: Steven Jones for Eagles Rest PH 2

Address: Hampton St. (#M0.35-01004003)

Request: To rezone property to RTD (Residential Townhouse District)

Zoning: R-50 (Single Family Residential) per ORD#00-07-03F

Land Lot(s) 156 of the 7th District

3.085 +/- total acres

MPC Workshop (3/8/22)

MCC Workshop (4/7/22)

MPC Public Review (4/12/22)

MCC Public Hearing & Vote (4/18/22)

The Applicant, Mr. Steven Jones reviewed the proposed plans for the Eagles Rest Phase 2 development and the request to rezone the property from R-50 (Single Family Residential), to RTD (Residential Townhome District), in case 210102. Discussion ensued. The Public Hearing and vote will be held on April 18, 2022.

Case #220201

District #4: CM Kam Varner

Applicant: Nick Patel for Staybridge @ South Point

Address: 239 Hwy. 81 W. Tract 4.

Request: A variance pertaining to a height increase of an additional ten (10') feet above code allowance of forty (40') feet to allow a fifty (50') feet, four (4) story hotel.

Zoning: C-3 (Highway Commercial) w/conditions per ORD #18-03-19001(Z)

Land Lot(s) 161 of the 7th District 1.30 +/- total acres

MPC Workshop (3/8/22)

MCC Workshop (4/7/22)

MPC Public Review (4/12/22)

MCC Public Hearing & Vote (4/18/22)

Mr. Jay Baker and Mr. David Lenberg were present on behalf of the Applicant in case number 220201. The request is for a variance pertaining to a height increase of an additional ten feet above code allowance of forty feet, to allow a fifty feet, four-story hotel. Discussion ensued. The Public Hearing and vote will be held on April 18, 2022.

Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b)(1)
Personnel O.C.G.A. 50-14-3 (b)(2)

Mayor Vincent called for a motion to go into Executive Session for Litigation O.C.G.A. 50-14-2; Real Estate 50-14-3 (b)(2); and Personnel O.C.G.A. 50-14-3 (b)(2). Councilmember Pruett motioned and Councilmember Burt seconded. The vote was six in favor. Councilmember Varner was not present.

Mayor Vincent called for a motion to go back into Regular Session. Councilmember Pruett motioned and Councilmember Burt seconded. The vote was six in favor. Councilmember Varner was not present for the vote.

Mayor Vincent noted one action item from the Executive Session.

Councilmember Thomas offered a motion to hire Mr. Frank Milazi as the City's Finance Director, with an annual salary of \$101,000; and Mayor Pro Tem Stewart seconded. The vote was six in favor. Councilmember Varner was not present to vote.

Project Updates:

District I Rufus Stewart	District III Scott Reeves	At-Large Ben Pruett
District II Jamal Burt	District IV Kam Varner	At-Large Vanessa Thomas

Mayor Pro Tem Stewart discussed beautification projects at Gardner's Walk and Phillips Drive. He also reminded everyone that April 24 through April 30 is Georgia Cities Week in the City of McDonough, and he encouraged each councilmember to plan for clean-up events in their districts.

Councilmember Burt said he has been looking into a situation at Laurel Springs, and he asked for clarification on the matter. He also said he has enjoyed the training he continues to receive, and he looks forward to meeting with departments individually.

Councilmember Reeves said he attended a recent meeting with McDonough Mainstreet, where he has agreed to serve on the Board. He praised Mr. Charles Reese for assisting with an issue at 146 Lawrenceville Street; and he said he has planned meetings to discuss garbage issues at Brush Arbor.

Councilmember at Large Vanessa Thomas said she has been reviewing the City's Comprehensive Plan and the reviewing the roads that were selected for T-SPLOST.

Mayor Vincent offered a reminder about upcoming Georgia Cities Week, and she said that she hopes everyone will continue to focus on clean-up efforts in the City. She said the City continues to focus on clean-up and issues with homelessness.

She shared her excitement that the Public Works Department will soon begin planting the geraniums, and she said she continues to look for ways to spread the geraniums around throughout the City of McDonough. Additionally, the Mayor offered a reminder of the annual Sunrise Service that will be held on the square, on Sunday, April 17, 2022.

Mayor Vincent also conveyed her excitement about the upcoming opportunity for the City of McDonough to partner with the County for the aquatic center. She said she hopes that this will provide an opportunity to work in real collaboration on a project that will serve the community, enhance beautification and provide the type of aquatic recreation that will make everyone proud.

Before the close of the meeting, Councilmember Reeves noted that a great meeting was held with the Veterans Round Table, in an effort to address the issues of homelessness in the City; and Councilmember Thomas also recognized the homeless initiative and said that the Council is trying to help everyone.

Mayor Vincent adjourned the meeting at 8:54 p.m.

Christy L. Taylor,
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 29, 2021; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.