MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
September 1, 2022
6:00 PM

The Regular Scheduled Workshop of the City of McDonough City Council was held on Thursday, September 1, 2022, at 6:00 p.m.

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	Absent
Councilmember Kamali Varner	(Arrived after the meeting started)

Others in attendance were: City Attorney, Mr. Jim Elliott; City Clerk, Ms. Christy Taylor; Police Chief, Mr. Ken Noble; McDonough Fire Department Battalion Chief Mr. Gene White; Community Development Director, Mr. Charles Reese; Facilities & Assets Management/Interim Public Works Director, Mr. Steve Sikes; Stormwater Supervisor, Mr. Brandon Williams; City Planner, Ms. Diane Johnson; and Network Administrator, Mr. Brian Linton.

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

Mayor Vincent called for a motion to approve the agenda. Mayor Pro Tem Stewart motioned and Councilmember Reeves seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Pruett, and Councilmember Reeves. Councilmember Thomas and Councilmember Varner were not present for the vote.

Consent Agenda

A. Technology Services **Steve Sikes, Director**

Request approval of an amendment to the Intergovernmental Agreement between the County and the Cities for the New World Public Safety System Software, that the termination clause be amended from 14 days to 180 days, as to provide ample time for transition if needed.

B. Technology Services **Brian Linton, Network Administrator**
Request authorization for payment of Civic Clerk invoice 237080, in the amount of $13,230.00, for annual software maintenance. Funding Source: General Fund 100-5.1535.52.1301 (TECHNICAL SOFTWARE MAINTENANCE)

C. Public Works – Highways & Streets **Steve Morgan, Interim Director**
Approval of funding source correction for June 2, 2022 Workshop approved purchase of a 2022 Chevrolet Silverado MD Crew Cab Truck with a 14-ft chipper body from Bellamy Strickland, from Line Item: 100 – 5.4210.53.1797, to the correct funding source Line Item 100-5.4210.54.2599

D. Administration **Christy Taylor, City Clerk**
Approval of the August 15, 2022 City Council Meeting Minutes

The City Clerk sounded the items as listed on the Consent Agenda. Mayor Vincent called for a motion to approve the Consent Agenda. Councilmember Burt motioned and Councilmember Reeves seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Pruett, and Councilmember Reeves. Councilmember Thomas and Councilmember Varner were not present for the vote.

Public Comments
(1) Ms. Dorene Weiseger-Cook – Support needed for McDonough High School Band

Proclamations

Ignite my Fire Day

Mayor Vincent noted that a Proclamation for Ignite My Fire Day was presented on August 27, 2022, at the Shaquille O'Neal Boys and Girls Club.

Public Works – Water Distribution **Steve Morgan, Interim Director**
Request adoption of a Resolution to accept the total bid with Alternate One of $1,226,397.00, from RDJE, Inc., of Newnan, Georgia, to complete Turner Church Pump Station Force Main Additions, Project 202396; and authorize the Mayor to sign.

Interim Public Works Director Steve Morgan presented a request to accept the bid of $1,226,397.00, from RDJE, Inc., of Newnan, Georgia, to complete the Turner Church Pump Station Force Main Additions Project. Discussion ensued.

Councilmember Reeves made a motion to adopt a Resolution to accept the total bid with Alternate One of $1,226,397.00, from RDJE Inc., of Newnan, Georgia, to complete Turner Church Pump Station Force Main Additions, Project 202396; and authorize the Mayor to sign. Mayor Pro Tem Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Pruett, Councilmember Reeves, and Councilmember Varner. Councilmember Thomas was not present for the meeting.

Public Works – Highways and Streets **Steve Morgan, Interim Director**

Request approval to take over the monthly bill for street lights at Hamilton Pointe Subdivision per City of McDonough policy; and authorize the Mayor to sign all related documents. This development has reached well over 50% build out. Funding Source – General Fund (Streets Department) Line Item: 100 5.4210.53.1301

Mr. Morgan presented a request for the City to take over the monthly bill for street lights at Hamilton Pointe Subdivision, per its policy to assume the costs of street lights once a community is built out to 50 percent.

Mayor Pro Tem Stewart motioned to approve that the City take over the monthly bill for street lights at Hamilton Pointe Subdivision; and to authorize the Mayor to sign all related documents. Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Pruett, Councilmember Reeves, and Councilmember Varner. Councilmember Thomas was not present for the meeting.

Public Safety – Police Department **Chief Ken Noble**

Request for approval of purchase and implementation of RedDot optics for new Police issued Glock 45 duty pistols. These pistols will replace the existing duty weapons currently in use. This new modern pistol with updated sights will increase the officer's accuracy, efficiency, and overall safety thus allowing the officers to see more target area. The new pistols and accessories will be purchased from AmChar Wholesale Inc., at a total cost of $34,937.40. Funding Source – Asset Forfeiture Line Item: 210-5.3240.54.2599

Police Chief Ken Noble presented the request for approval of the purchase of RedDot optics for new Police issued Glock 45 duty pistols. He noted that the new pistols and accessories will be purchased from AmChar Wholesale Inc., at a total cost of $34,937.40; and the funding source for the purchase is Asset Forfeiture Line Item: 210-5.3240.54.2599. Discussion ensued.

Mayor Vincent called for a motion to approve the purchase and implementation of RedDot optics for new Police issued Glock 45 duty pistols, to be paid from line item 210-5.3240.54.2599. Councilmember Pruett motioned and Councilmember Reeves seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Pruett, Councilmember Reeves, and Councilmember Varner. Councilmember Thomas was not present.

Public Safety – Police Department **Chief Noble**

Request approval for the purchase of (4) additional Flock cameras license at $2,500 each, plus a one-time installation fee at $250 each = $11,000; and to pay an annual fee at a cost of $10,000; and authorize the Mayor to sign the agreement. The City currently utilizes four cameras in our district. Total costs of $21,000. Funding Source – General Fund Line Item: 100-5.3230.53.1600

Chief Noble presented the request for approval for the purchase of (4) additional Flock cameras license at $2,500 each, plus a one-time installation fee at $250 each, for a total cost of $11,000; to also authorize the payment of an annual fee at a cost of $10,000; and authorize the Mayor to sign the agreement. Discussion ensued.

Councilmember Burt motioned to approve the purchase of four additional Flock camera licenses at $2,500 each and to pay the one-time installation fee of $250 each; authorize the annual fee at a cost of $10,000; and authorize the Mayor to sign the agreement. Councilmember Varner seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Pruett, Councilmember Reeves, and Councilmember Varner. Councilmember Thomas was not in attendance.

Community Development **Charles Reese, Director**
Case # 220702 District 2: Jamal Burt
Applicant: Albireo Real Estate Investments, LLC., for Wesley Lakes Plaza
Address: 375 Jonesboro Rd.
Request: Rezoning to C-3 (Highway Commercial)
Zoning: C-2 (Central Commercial) w/conditions per ORD #06-12-04001(ZM)
Land Lot(s) 126 of the 7th District 4.55 +/- total acres
08/09/2022 Municipal Planning Commission Workshop
09/13/2022 Municipal Planning Commission Public Review
09/01/2022 City Council Workshop
09/19/2022 City Council Public Hearing & Vote

Community Development Director Charles Reese made the request that Case 220702, be deferred to the last Community Development item as listed on the agenda because the Applicant was stuck in traffic, in route to the meeting; and all agreed.

Community Development **Charles Reese, Director**
Case #220704 District 4: Kam Varner
Applicant: Marcia Taylor for the Bennett Transfer Site
Address: 1780 Avalon Pkwy
Request: Rezoning to M-1 (Light Industrial)
Zoning: C-2 (Central Commercial) per ORD #01-08-20A(AA)
Land Lot(s) 190 & 191 of the 7th District 11.82 +/- total acres
08/09/2022 Municipal Planning Commission Workshop
09/13/2022 Municipal Planning Commission Public Review
09/01/2022 City Council Workshop
09/19/2022 City Council Public Hearing & Vote

Mr. Reese presented Case 220704, the request to rezone the property located at 1780 Avalon Parkway from C-2 (Central Commercial) to M-1 (Light Industrial). Mr. Wayne Smith was in attendance on behalf of the Applicant, and he addressed Mayor and Council about the proposed rezoning. He said that the purpose of the rezoning request is to allow for the business owner to expand her business to include an area designated for loading and unloading trucks. Discussion ensued.

The Public Hearing is scheduled for the September 19, 2022 City Council Meeting.

Community Development **Charles Reese, Director**
SPECIALTY ITEM: Adoption of Text Amendments to amend the C-2 (Central Commercial) & C-3 (Highway Commercial) zoning districts to accommodate the development of automobile carwash facilities.

Mr. Reese discussed a proposed adoption of Text Amendments to amend the C-2 (Central Commercial) & C-3 (Highway Commercial) zoning districts to accommodate the development of carwash facilities.

Councilmember Reeves offered a motion to approve. Mr. Reese explained that this item will come back for consideration at a later meeting. Councilmember Reeves agreed to withdraw his motion.

Mr. Reese presented Case 220702, the request to rezone the property located at 375 Jonesboro Road from C-2 (Central Commercial) with conditions per Ordinance 06-12-04001(ZM), to C-3 (Highway Commercial). The Applicant was in attendance and made a Power Point presentation about the proposed project, which is currently zoned for restaurant use. The request is to rezone the property to C-3 to also allow for drive-thru restaurants. Discussion ensued.

Councilmember Burt noted that this proposed project is located in District 2, and that the community has voiced concerns and opposition to drive-thru restaurants at the location.

This case is scheduled for Public Hearing at the September 19, 2022 City Council Meeting.

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 O.C.G.A. 50-14-3 (b)(1); and Personnel O.C.G.A. 50-14-3 9(b)(2). Mayor Pro Tem Stewart motioned and Councilmember Reeves seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Pruett, Councilmember Reeves, and Councilmember Varner. Councilmember Thomas was not in attendance.

Mayor Vincent called for a motion to go back into Regular Session. Councilmember Burt motioned and Councilmember Pruett seconded; all agreed.

There were no action items to report.

Mayor Pro Tem Stewart said that a recent storm knocked out about nine poles on Phillips Drive, and he noted that the City is in the process of getting those repaired.

Councilmember Burt discussed a meeting with the NAACP that he and Police Chief Noble attended on Saturday. He said that on September 17, there will be a planting at the Community Garden.

Councilmember Reeves said there is a lot of excitement around the Scarecrow Contest this year, and he looks forward to all of the upcoming events in District 3.

Councilmember Varner said that the Racetrack on 155 is coming along. She noted that the business will service cars and diesel trucks along the corridor. She said that work continues on the diverging diamond and that GDOT is looking to expand Avalon Parkway in hopes of alleviating traffic in the area.

Mayor Vincent said she got a sneak peek at the plans for the new aquatic center, and she shared her excitement about the project which will include a waterpark component. She said that the County and all four Cities are working in Local Option Sales Tax (LOST) negotiations; however, it appears most likely that the discussions will result in mediation over how the percentages are determined. She said that the goal is to continue to work in harmony with the County; however, it is imperative that the Cities have fair representation as it relates to their individual tax bases.

Mayor Vincent adjourned the meeting at 8:06 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.