MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
September 19, 2022
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, September 19, 2022, at 6:00 p.m.

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

Mayor Vincent asked for a moment of silence in remembrance of the passing of Queen Elizabeth II.

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	Absent
Councilmember Scott Reeves	Absent
Councilmember Vanessa Thomas	Present
Councilmember Kamali Varner	Present

Others in attendance were: City Clerk, Ms. Christy Taylor; Attorney Emilia Walker; Police Chief, Mr. Ken Noble; Fire Chief, Mr. Dave Williams; Facilities and Assets Management Director and Interim Public Works Director, Mr. Steve Morgan; Technology Services Director, Mr. Steve Sikes; Assistant Finance Director, Ms. Deborah Upshaw; City Planner, Ms. Diane Johnson; Open Records Officer, Ms. Kathy Story; and Helpdesk Technician, Mr. Rob Monnelus.

Mayor Pro Tem Stewart gave the Invocation; and Councilmember Varner led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the Agenda. Councilmember Burt motioned and Mayor Pro Tem Stewart seconded. Prior to the approval of the Agenda, Mr. Steve Morgan noted a typo on the agenda, where the funding source for Item 11 was listed as SPLOST V, however the correct funding source for the request is SPLOST IV. Mayor Vincent noted the administrative correction for the record, and called for the vote. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Reeves and Pruett were not present at the meeting.

Consent Agenda

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

Correction of funding source for purchase (57) new 4G LTE radio drawers for the existing 3G meter drawers currently downtown from MacKay Meters. Cost per 4g LTE radio drawer $240.00 each. The total for (57) units is $13,680.00 and (1) shipping charge of $40.00, for a total cost of $13,720.00, from General Fund - Line Item: 100-5.3210.52.3855, to correct funding source General Fund - Line Item 100-5.1535.52.1301.

B. Finance **Mayor Vincent**

Request adoption of Resolution 22-09-19, adopting the Capital Improvements Element 2021 Update: FY 2021 Financial Report & Community Work Program.

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

Approval by Mayor and Council to pay Civic Plus for Civic Clerk annual maintenance for fiscal 2022, at a total cost of $12,600 – Funding Source: 100-5.1535.52.1301 (Technical Software Maintenance)

D. Public Works – Wastewater Treatment Plant **Jeremy Newton, Supervisor**

Request approval to purchase 48,000 lbs. of ZetaSol 533 for daily operations of the Wastewater Plant, at a total cost of $12,868.40. Funding Source: 505-5.4335.53.1160

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

Public Comments

(1) Ms. Rita Green – sidewalks and activities for teens at Avalon Park

- We have a population of approximately 14,000 in the area
- The park amenities do not meet the needs of the teenage population or female residents in the area.
- There is also no continuous walking area
- We need walkable connectivity from the park to the retail establishments in the area.

Proclamations

Alzheimer's Awareness Month
National Spinal Cord Injury Awareness Month

Mayor Vincent stated that a Proclamation for National Spinal Cord Injury Awareness Month was presented at the Spinal Cord Injury Awareness Walk, which was held on Saturday, September 17, 2022.

The Mayor and Council presented a Proclamation for Alzheimer's Awareness Month to Ms. Sylvia Dennis Ray, who was in attendance for the meeting.

Technology Services Director Steve Sikes presented the request for approval to purchase 35 desktops, 11 notebooks and 25 Police Notebooks as part of Phase II of our Network Infrastructure Plan, at a total cost of $$119,447.20. Mr. Sikes explained that the purpose of this request is to approve the purchase/order of computers to replace failed and aging computers in service currently, as chip shortages and shipping delays continue to be a significant challenge for the City. He explained that ordering the equipment now should allow the equipment to arrive by 4th quarter of 2022. Discussion ensued.

Councilmember Varner motioned to approve the purchase of 35 desktops, 11 notebooks and 25 Police Notebooks as part of Phase II of our Network Infrastructure Plan, at a total cost of $$119,447.20, to be paid from Funding Source 326.5.54.2599; and Councilmember Burt seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Reeves and Pruett were not present at the meeting.

Interim Public Works Director Steve Morgan presented the request for approval to allow Yancey Brothers to make capital improvements to the Caterpillar 420E backhoe loader, to include a new engine and related components, at an estimated cost of $53,509.91. Mr. Morgan also noted that this piece of equipment is used by various departments. Discussion ensued.

Councilmember Varner motioned to approve Yancey Brothers to make capital improvements to the Caterpillar 420E backhoe loader, to include a new engine and related components at an estimated cost of $53,509.91, to be paid from Funding Source 326-5.4210.54.1422, Project 23; and Mayor Pro Tem Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Reeves and Pruett were not present at the meeting.

Mr. Morgan also presented the request for approval to award the 2022 LMIG bid to Onsight Paving, Sealcoating & Maintenance, Inc., to resurface the roads listed on Exhibit A, within the City of McDonough; approval of the contract between the City of McDonough and Onsite Paving, Sealcoating & Maintenance; and authorization for the Mayor to sign all required documents. Mr. Morgan stated that the amount of the contract is $783,107.00, of which $ 264,095.29 will come from the 2022 LMIG, and the remaining $473,011.71, to be paid from SPLOST IV funds. Discussion ensued.

Councilmember Varner motioned to approve awarding the 2022 LMIG bid to Onsight Paving, Sealcoating & Maintenance, Inc., to resurface the roads listed on Exhibit A, within the City of McDonough; approval of the contract between the City of McDonough and Onsite Paving, Sealcoating & Maintenance at a cost of $783,107.00, of which $264,095.29 will come from the 2022 LMIG, and the remaining $473,011.71, to be paid from SPLOST IV funds; and authorize the Mayor to sign all required documents. Mayor Pro Tem Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Reeves and Pruett were not present at the meeting.

Mr. Morgan presented the request for approval to have Advanced Trenchless Solutions, LLC, bore and install six two-inch sleeves under Jonesboro Road to provide irrigation to the gateway for beautification of gateways coming into the City, at a total cost of $15,900.00, to be paid from SPLOST IV Funds. Discussion ensued.

Councilmember Burt motioned to approve Advanced Trenchless Solutions, LLC, to bore and install six two-inch sleeves under Jonesboro Road to provide irrigation to the gateway for beautification of gateways coming into the City, at a total cost of $15,900.00, to be paid from SPLOST IV Gateway Terminus-east 325-5.4210.54.1408, Project 18. Councilmember Varner seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Reeves and Pruett were not present at the meeting.

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~~
****The Applicant submitted a written request to defer Case 220702 to the October Planning Commission Meeting****

Councilmember Varner made a motion to postpone Case number 220702 until the October 17, 2022 City Council Meeting, as requested by the Applicant; and Mayor Pro Tem Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Reeves and Pruett were not present at the meeting.

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

City Planner, Ms. Diane Johnson stated that the City had received a written request from the Applicant in case number 220704, to postpone the Public Hearing until the November 3, 2022 City Council Workshop.

Councilmember Thomas motioned to postpone Case number 220704, to the November 3, 2022 City Council Workshop, as requested by the Applicant; and Councilmember Burt seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Reeves and Pruett were not present at the meeting.

Ms. Johnson presented the request for the adoption of Ordinance 22-09-19, to amend the C-2 (Central Commercial) and C-3 (Highway Commercial) zoning districts to accommodate the development of automobile carwash facilities within the City limits. Discussion ensued.

Councilmember Thomas motioned to adopt Ordinance 22-09-19, to amend the C-2 (Central Commercial) and C-3 (Highway Commercial) zoning districts to accommodate the development of automobile carwash facilities within the City limits; and Councilmember Burt seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Reeves and Pruett were not present at the meeting.

Attorney Emilia Walker presented an update regarding the ongoing Local Option Sales Tax (LOST) Negotiations between the County and the Cities.

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, and Personnel O.C.G.A. 50-14-3 (b)(2). Councilmember Burt motioned and Councilmember Thomas seconded. All agreed.

Mayor Vincent called for a motion to go back into Regular Session. Mayor Pro Tem Stewart motioned and Councilmember Burt seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Pruett and Reeves were not present at the meeting.

Councilmember Burt made a motion to promote Mr. William VonDenBosch to the position of Public Works Director; and Councilmember Varner seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas, and Councilmember Varner. Councilmembers Pruett and Reeves were not in attendance at the meeting.

Councilmember Varner motioned to approve the September 1, 2022 City Council Workshop Minutes; and Mayor Pro Tem Stewart seconded. The vote was four in favor and one abstention. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, and Councilmember Varner. Councilmember Thomas abstained from voting, as she was not present for the September 1, 2022 City Council Workshop. Councilmembers Pruett and Reeves were not present at the meeting.

Mayor Vincent adjourned the meeting at 8:11 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.