



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

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

Ms. Joani Clemons called the 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	Present
Councilmember Vanessa Thomas	Present
Councilmember Kamali Varner	Present

Others in attendance were: City Attorney, Mr. Jim Elliott; Police Chief, Mr. Ken Noble; Fire Chief, Mr. Dave Williams; Community Development Director, Mr. Charles Reese; Network Administrator, Mr. Brian Linton; Open Records Officer, Ms. Kathy Story; and Executive Assistant, Ms. Joani Clemons.

Councilmember Scott Reeves gave the Invocation.

Councilmember Burt led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the Agenda with the postponement of Item 9, to the October 17, 2022 City Council Meeting. Mayor Pro Tem Stewart motioned and Councilmember Burt seconded.

Prior to the vote, Councilmember Reeves said he would be recusing himself from voting and leaving the meeting during any discussion related to Item 11, Case Number 220710; and Mayor Vincent agreed. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not present.

Consent Agenda

A. Technology Services

Brian Linton, Network Administrator

Request approval to pay the invoice for Jet-Vac annual maintenance software, at a total cost of \$15,298.00. Funding Source: Line Item - 100.5.1535.54.2599 (CAPITAL OUTLAY). This software is utilized to operate the City's CCTV (closed-circuit television) video surveillance trailer to perform pipeline assessment, which is a straightforward, standardized method to document sewer conditions and defects.

B. Facilities and Assets Management

Steve Morgan, Director

Request approval to pay invoice to All Advanced Fence, to provide and install 552 feet of steel spear-top 6' high fence for the Community Garden at Bridges Road and Doris Street, at a total cost of \$17,768.00. Funding Source: 325-5.4210.54.1400 SPLOST IV

C. Fire Department

Dave Williams, Chief

Approval to pay Peach State Truck Center \$27,371.61, for body work and paint repairs to Engine 51-B due to an accident that occurred on September 20, 2021. In October 2021, GIRMA issued a check in the amount of the appraiser's estimate, for \$14,867.32; however, due to COVID & supply chain issues, the actual costs to repair totaled \$12,504.29 over the original estimate. Funding Source: 100.5.3520.52.2210 (Auto/Truck Repairs & Maintenance)

D. Public Works

Billy VonDenBosch, Director

Request approval per City of McDonough policy to take over the 24 LED Traditionaire Street Light monthly bill for Stapleton Park Subdivision; and authorize the Mayor to sign all related documents. The estimated monthly costs for services is \$371.00. Funding Source: Line Item 100 5.4210.53.1301.

E. Public Works

Billy VonDenBosch, Director

Request approval to pay invoice to RDJE, Inc., to perform an emergency repair and bypass to 16-inch waste water force main, at a total cost of 20,100.00, to be paid from Line Item: 505-5.4331.54.1402; and authorize the Mayor to sign the agreement.

F. Public Works

Billy VonDenBosch, Director

Request approval to purchase one 2022 Chevrolet 1500 4x4 Crew Cab from Bellamy Strickland for the Public Works Director at a cost of \$56,285.00, to be paid from Stormwater Funds, and to authorize the Mayor to sign a letter of intent to purchase the vehicle.

G. Facilities and Assets Management

Steve Morgan, Director

Request approval to allow GT Restorations, LLC. to complete repairs to the pedestrian bridge on Highway 42, at an estimated cost of \$23,4000, to be paid from line item: 325-5.4210.54.1401.

Councilmember Thomas requested that Items 6B, 6C, and 6F be removed from the Consent Agenda and added as discussion items. Councilmember Burt motioned to approve the Consent Agenda with the removal of Item 6B, 6C, and 6F, for discussion; and Councilmember Thomas seconded.

Mayor Vincent called for a vote to approve the Consent Agenda, with the exception of Items 6B, 6C, and 6F, which will be added as discussion items 12A, 12B, and 12C. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt,

Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not present.

Public Comments

(1) Steven Castora – 119 Tracy Lane

- What is the benefit of the dam reconstruction, while not addressing the improvements to Judy Drive with a sidewalk?

(2) Tara Castora – 119 Tracy Lane

- We understand that the agreement was made by the previous administration relative to Judy Drive. Our concern is that what we were promised will not happen.

(3) Gayle Jackson – Tracy Lane resident for 20+ years

- Ms. Jackson echoed the sentiments of Ms. Castora

(4) Mr. Beauchamp

- Entrance, sidewalk, dam, relocation of the sewer, parks were promised to the residents of Judy Drive as a part of the rezoning.
- Please be fair and allow citizens to come back before the Council to understand what has changed.

(5) Angel Marerro – 141 Tracy Lane

- When the zoning meetings happened, we were made promises.
- Judy Drive is a substandard road.

(6) Walton Gibbs

- Judy Drive is the most neglected area in McDonough.
- We are looking to our Council to give leadership in this regard.

(7) Eddy Smith

- Mr. Smith shared concerns regarding a recent Town Hall Meeting at Heritage Park; and Mayor Vincent advised that while the City of McDonough patrols Heritage Park, it is a County park.
- Secondly, Mr. Smith stated that there is a lot more to the annexation of 419 Parker Road than meets the eye.
- Mr. Smith shared information from the County's consideration of the annexation of the property at 419 Parker Road, which listed the property as being annexed to the City of Hampton.
- Lastly, Mr. Smith said that he would not be able to meet with Councilmember Reeves and their pastors as was requested in an email by Councilmember Reeves, as that practice is not a part of the City of McDonough Charter.

Mayor Vincent noted that a Proclamation celebrating the 23rd Anniversary of Agape International Ministries Church and Pastors, Lucius and Donna McDowell was presented on September 30, 2022.

Community Development**Charles Reese, Director**

Request for approval of the contract with Goliath Contracting for the construction of a dam and the relocation of sewer lines, at a total cost of \$425,527.00, to be paid from Stormwater.

This item was postponed to the October 17, 2022 City Council Meeting.

Community Development**Charles Reese, Director**

Request for approval to purchase CloudPermit Software, at a total cost of \$18,000 (includes \$3,000.00 for installation), to be paid from Professional/Technical Services – Line Item - 100-5.7400.52.1200, to assist the Community Development Department (Planning & Zoning, Building & Inspection and Code Enforcement) with processing online requests pertaining to land management and building permitting/plan review.

Director Charles Reese presented the request for approval to purchase CloudPermit Software at a total cost of \$18,000, to be paid from Professional/Technical Services. Discussion ensued.

Councilmember Reeves motioned to approve the purchase of CloudPermit Software at a total cost of \$18,000, to be paid from Professional/Technology Services; and 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 Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not present.

Community Development**Charles Reese, Director**

Case Number: #220710

District 3: Scott Reeves

Applicant: Reeves Property-Michelle Reeves

Address/Location: 419 Parker Road

Request: Annexation

Existing Zoning: County/Residential

Land Lot(s) 105 of the 7th District

4.96 +/- total acres

09/13/2022 Municipal Planning Commission Workshop

10/06/2022 City Council Workshop

10/11/2022 Municipal Planning Commission Public Review

10/17/2022 City Council Public Hearing & Vote

Prior to any discussion, Councilmember Scott Reeves recused himself from the case and exited chambers.

Mr. Reese presented case number 220710, the petition to annex the property located at 419 Parker Road into the City of McDonough. The Applicant, Michelle Reeves was in attendance at the meeting, and she briefly addressed Mayor and Council. Discussion ensued.

This case is scheduled for Public Hearing on October 17, 2022.

After the discussion was concluded, Councilmember Reeves returned to the dias.

Community Development**Charles Reese, Director**

Case Number: #22803

District 4: Kam Varner

Applicant: Chick Fil A-Foresite Group

Address/Location: 50 Willow Lane

Request: Rezone from C-2 (Central Commercial to C-3 (Highway Commercial)

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Existing Zoning: C-2 (Central Commercial)
Land Lot(s) 162 & 163 of the 7th District 1.82 +/- total acres
09/13/2022 Municipal Planning Commission Workshop
10/06/2022 City Council Workshop
10/11/2022 Municipal Planning Commission Public Review
10/17/2022 City Council Public Hearing & Vote

Mr. Reese presented case number 22803, the petition is to rezone from C-2 (Central Commercial) to C-3 (Highway Commercial), to allow for drive-thrus. Mr. Randall Stallings was in attendance on behalf of the Applicant, and he addressed Mayor and Council about the proposed project at the site. Discussion ensued. Mayor Vincent requested that the Applicant consider adding a walk-up portion to the drive-thru facility in an effort to encourage pedestrian traffic to the business. Discussion continued.

This case is scheduled for Public Hearing on October 17, 2022.

Community Development

Charles Reese, Director

The request is for an initial review and discussion regarding Chapter 17.108, specifically Section 17.108.070 (Special requirements by Zoning Classification. See Section 17.108.080 Charts for additional requirements).

Mayor Vincent said that the discussion regarding signage in the Downtown District is to ensure that signage is consistent throughout. Mr. Reese discussed the need to sure up the language regarding the Main Street Board having advisory responsibilities when applications come in; however, approvals will be determined by the Community Development Department. Discussion ensued.

Mayor Vincent sounded the item previously listed as 6B - Facilities and Assets Management Request approval to pay invoice to All Advanced Fence, to provide and install 552 feet of steel spear-top 6' high fence for the Community Garden at Bridges Road and Doris Street, at a total cost of \$17,768.00. Funding Source SPLOST IV; and she called for questions.

Councilmember Thomas asked why the City is paying for the fencing, when the fence has already been installed? Mayor Vincent said that the fence was added to secure the City-owned property. She said that there may be additional costs for speed tables to reduce speeding in the area of Doris Street as a safety concern. Councilmember Thomas questioned if there were SPLOST IV Funds available to pay for the fencing; and Mayor Vincent the SPLOST IV Funds are available under parks. Councilmember Thomas said the fence was not specifically listed on the list for SPLOST IV Funding; and discussion ensued. Councilmember Burt reiterated the need to secure the City-owned property as well as the projects on the property.

Fire Chief Dave Williams reviewed the item previously listed as 6C - Fire Department request for approval to pay Peach State Truck Center \$27,371.61, for body work and paint repairs to Engine 51-B due to an accident that occurred on September 20, 2021. In October 2021, GIRMA issued a check in the amount of the appraiser's estimate, for \$14,867.32; however, due to COVID & supply

chain issues, the actual costs to repair totaled \$12,504.29, over the original estimate. Funding Source: 100.5.3520.52.2210 (Auto/Truck Repairs & Maintenance). Discussion ensued.

Councilmember Burt motioned to approve the payment of \$27,371.61 to Peach State Truck Center; and 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 Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not in attendance at the meeting.

Public Works Director Billy VonDenBosch presented the item previously listed as 6F - Public Works, the request for approval to purchase one 2022 Chevrolet 1500 4x4 Crew Cab from Bellamy Strickland for the Public Works Director at a cost of \$56,285.00, to be paid from Stormwater Funds, and to authorize the Mayor to sign a letter of intent to purchase the vehicle. Councilmember Thomas shared her continued concerns about purchasing vehicles outright, and she reiterated her thought that vehicles should be leased as opposed to being purchased. Mr. VonDenBosch explained that supply and demand are effecting all vehicle purchases or leases, as there is very limited inventory available at this time. Discussion ensued.

Councilmember Varner motioned to approve the purchase of one 2022 Chevrolet 1500 4x4 Crew Cab from Bellamy Strickland for the Public Works Director, at a cost of \$56,285.00, to be paid from Stormwater Funds; and to authorize the Mayor to sign a letter of intent to purchase the vehicle. Councilmember Burt seconded. The vote was five in favor and one in opposition. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Reeves, and Councilmember Varner. Councilmember Thomas voted in opposition, stating there was a lack of information. Councilmember Pruett was not present at the meeting.

Mayor Vincent called for a motion to approve Consent Agenda Item 6B. Mayor Pro Tem Stewart motioned to approve the payment of the invoice to All Advanced Fence, to provide and install 552 feet of steel spear-top 6' high fence for the Community Garden at Bridges Road and Doris Street, at a total cost of \$17,768.00, and Councilmember Burt seconded. The vote was five in favor and one in opposition. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Reeves, and Councilmember Varner. Councilmember Thomas voted in opposition. Councilmember Pruett was not present at the meeting.

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 (b)(2). Councilmember Varner motioned and 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 Reeves, Councilmember Thomas, and Councilmember Varner. Councilmember Pruett was not present at the 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)

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

Mayor Vincent noted there were three items to report as a result of Executive Session.

Councilmember Burt motioned to amend the agenda to add consideration of a Resolution to Henry County concerning the Local Option Sales Tax, and Councilmember Varner seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Mayor Pro Tem Stewart left the meeting during Executive Session. Councilmember Pruett was not present at the meeting.

Councilmember Varner made a motion to submit the Resolution to Henry County concerning the Local Option Sales Tax; and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Mayor Pro Tem Stewart left the meeting during Executive Session. Councilmember Pruett was not present at the meeting.

Councilmember Reeves made a motion to authorize the Mayor and City's legal counsel to execute a Local Option Sales Tax (LOST) Consultant Agreement with Ohio River South, Inc., for an amount not to exceed \$12,000; and Councilmember Varner seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Mayor Pro Tem Stewart left the meeting during Executive Session. Councilmember Pruett was not present at the meeting.

Councilmember Reeves motioned to authorize submission of an Ante Litem Notice to Henry County concerning Service Delivery Strategy responsibilities, and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Mayor Pro Tem Stewart left the meeting during Executive Session. Councilmember Pruett was not present at the meeting.

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

Councilmember Burt said he is excited to see the Community Garden coming along and he can't wait for it to be completed. He said he enjoyed meeting with citizens about HOA's, and he continues to work to meet the needs of the people.

Councilmember Reeves reiterated his appreciation for his colleagues and the City staff. He reminded everyone of the ongoing Scarecrow Contest, and he thanked McDonough Main Street for the work that they do. He said he looks forward to the 2022 Christmas Parade. He also thanked the City staff for their assistance with a recent accident in the City.

Councilmember Thomas said she attended the groundbreaking for Malachi Project, and she looks forward to seeing the good things to come from the organization. She thanked the organization for their focus on the youth in the community.

Councilmember Varner motioned to approve the September 19, 2022 City Council Minutes, and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Mayor Pro Tem Stewart left the meeting during Executive Session. Councilmember Pruett was not present at the meeting.

Mayor Vincent echoed the sentiments of Councilmember Thomas regarding the Malachi House and she said she is thankful for the work the organization is doing in the community. Mayor Vincent also noted that the City is working on professional development for staff, and she thanked the City staff for their continued commitment to McDonough. She said that the Department of Community Affairs (DCA) has verified that the City of McDonough has achieved its Certified Local Government status.

Mayor Vincent adjourned the meeting at 8:57 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.