



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
October 17, 2022
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, October 17, 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	Absent (due to a family conflict)
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; Fire Chief, Mr. Dave Williams; Sargent Jeff Hunnicutt; Community Development Director, Mr. Charles Reese; Public Works Director, Mr. Billy VonDenBosch; and City Planner, Ms. Diane Johnson.

Councilmember Ben Pruett gave the Invocation; and Councilmember Vanessa Thomas led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the Agenda. Councilmember Pruett requested that Item 13, Case number 220710 be postponed until it can be heard by the Planning Commission.

Mayor Pro Tem Stewart motioned to approve the Agenda with the postponement of Item 13, Case 220710, until it can be re-advertised and heard by the Planning Commission; and Councilmember Pruett seconded. The vote was four in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Pruett, and Councilmember Thomas. Councilmember Reeves abstained. Councilmembers Burt and Varner were not in attendance for the meeting.

Consent Agenda

A. Public Works – Water Plant

Billy VonDenBosch, Director

Request approval to pay Environmental Instrumental & Calibration for emergency repair to replace the finished water mag meter at the Water Treatment Plant, at an estimated cost of \$13,156.38. Funding Source 505-5.4420.54.2100.

B. Technology Services

Brian Linton, Network Administrator

Request approval of a 48-month lease agreement with Standard Office Systems for 18 Sharp BP-70C55 Color print/copy/scan/fax stations, at a monthly cost of \$ 3,846.94; and authorize the Mayor to sign the related documents. Funding Source: Capital Outlay 100-5.1535.54.2599

C. Administration

Sandra Vincent, Mayor

Approval to provide funding for the Shaquille O’Neal Boys & Girls Club in the amount of \$150,000.00, (the annual grant) for the programming year – check made payable to Boys & Girls Club of Metro Atlanta, Inc., check number 484264. Funding Source: General Fund 100-5.1300.52.3985

Mayor Vincent sounded the items on the Consent Agenda. She made the correction to Item 6C that since the items has already been previously approved for funding, the item is to provide notification of payment of the annual grant of \$150,000, to the Shaquille O’Neal Boys & Girls Club. After making the correction, Mayor Vincent called for a motion to approve the Consent Agenda, Items 6A, 6B, and 6C.

Councilmember Pruett motioned to approve the Consent Agenda, and Councilmember Reeves seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Pruett, Councilmember Reeves, and Councilmember Thomas. Councilmembers Burt and Varner were not present for the meeting.

Public Comments

(1). Mr. Eddy Smith – Heritage Park Town Hall Meeting

- Heritage Park is in the City limits of McDonough.
- The City and the County should partner on the park.
- Mayor Vincent explained to Mr. Smith that although the park is located within the City limits of McDonough, it is a County Park. She said that the City had not been involved or invited to the conversations regarding the train or the historic homes at the park; however, she plans to reach out to Commissioner Dee Anglyn and other commissioners related to the park.

Mayor Vincent noted that one of the Proclamation recipients had a flight difficulty and was unable to get to the meeting on time; so she requested that the next item be heard.

Human Resources Director Mr. Nick Calhoun presented information regarding renewal of the City’s healthcare coverage with BlueCross BlueShield, which includes dental, vision and disability coverage. Some of the items he highlighted are listed below:

- Each year we have to renew the health insurance policy.
- The City rejected a proposed increase of 34.15% from Cigna.

- The increase to renew with Blue Cross Blue Shield Anthem was 9.63%.
- There was an increase in claims from May to August.
- No changes in base rate payroll deductions, with slight increases for buy-up package.

Discussion ensued. Mayor Pro Tem Stewart motioned to renew the City's current health plan with Blue Cross Blue Shield, with no changes to Health Insurance Coverage, at the deduction rates as presented; and Councilmember Reeves seconded. Discussion ensued.

The City Clerk sounded the motion prior to the vote. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Pruett, Councilmember Reeves, and Councilmember Thomas. Councilmembers Burt and Varner were not present at the meeting.

Councilmember Reeves read the Proclamation honoring Rusty Strawn, U. S. Men's Senior Amateur and 2022 Canadian Men's Senior Amateur Golf Champion. Mayor and Council presented the Proclamation to Mr. Strawn, who was in attendance at the meeting along with several members of his family.

Mayor Vincent read and presented the Proclamation recognizing October as National Bullying Prevention Month to Judge Andrea Boys and Solicitor Pam Bettis, who were in attendance at the meeting. Judge Boyd and Solicitor Bettis both offered remarks on the importance of recognizing and overcoming bullying in our community.

Mayor Vincent noted that a Certificate of Recognition was presented to Culinary Specialist Second Class Andrea M. Sykes, earlier in the week as well.

City Attorney Mr. Jim Elliott presented the discussion of extending the moratorium for Multi-Family Zoning District: Code Section 17.40 (RM-75/Multi-Family Residential); Code Section 17.44 (RTD/Residential Townhouse District); and Code Section 17.48 (RCD/Residential Condominium District), through February 17, 2022; and the adoption of Ordinance 22-10-17. Mr. Elliott suggested the moratorium remain in place for 120 days to allow time for the consultants to provide the zoning report. Discussion ensued.

Councilmember Reeves motioned to extend the moratorium on Multi-Family Zoning Districts: Code Section 17.40 (RM-75/Multi-Family Residential); Code Section 17.44 (RTD/Residential Townhouse District); and Code Section 17.48 (RCD/Residential Condominium District) to February 17, 2022, and to adopt Ordinance 22-10-17; and Mayor Pro Tem Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Pruett, Councilmember Reeves, and Councilmember Thomas. Councilmembers Burt and Varner were not present at the meeting.

Community Development Director Charles Reese discussed proposed language changes to Title 17, Chapter 17.108, specifically Section 17.108.070 (Special requirements by Zoning Classification). The proposed changes are related to the City's Downtown Business District, to establish stop-gap procedures related to signage approvals. Some of the proposed changes include the following:

- Removing the name Historic District from the language and replacing it with Downtown Business District.
- All proposed signage is reviewed for comment by the Main Street Manager and Main Street Board of Directors Design Committee.
- Signage is approved by the Community Development Director, per City Code and any applicable zoning conditions.

Mayor Vincent reiterated that the requested changes are a stop-gap measure, and she encouraged Councilmembers to continue to provide their comments regarding any additional Zoning concerns.

Mayor Vincent called for a motion. Councilmember Pruett motioned to approve the recommendation from the Community Development Director, and Councilmember Reeves seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Pruett, Councilmember Reeves, and Councilmember Thomas. Councilmembers Burt and Varner 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

09/01/2022 City Council Workshop

09/13/2022 Municipal Planning Commission Public Review

09/19/2022 City Council Public Hearing & Vote - Postponed

10/17/2022 City Council Public Hearing & Vote

Mr. Reese announced that the Applicant in Case number 220702 has submitted a letter withdrawing his application from consideration, and a copy was provided to the City Clerk.

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

10/11/2022 Municipal Planning Commission Public Review

10/06/2022 City Council Workshop
10/17/2022 City Council Public Hearing & Vote

Case number 220710 was postponed through the approval of the Agenda.

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)

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

Councilmember Thomas said that Case 22803 has not gone through the Planning Commission, as in case 220710; and she requested that Case 22803 be postponed and referred back to the Planning Commission as well. Mayor Vincent deferred to the City Attorney, who advised that the Public Hearing could be held and the vote postponed; or there would need to be a motion to table the item until it can be heard by the Planning Commission.

Mayor Vincent called for a motion. Councilmember Thomas motioned to postpone Case 22903, for review by the Planning Commission; and Councilmember Reeves seconded. The vote was four in favor and one in opposition. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Reeves and Councilmember Thomas. Councilmember Pruett voted in opposition. Councilmembers Burt and Varner were not present for 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)**

Mayor Vincent called for a motion to go into Executive Session for Litigation O.C.G.A. 50-14-2 and Real Estate O.C.G.A. 50-14-3(b)(1). Councilmember Pruett motioned and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Pruett, Councilmember Reeves, and Councilmember Thomas. Councilmembers Burt and Varner were not present at the meeting.

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

There were no action items to report.

Mayor Pro Tem Stewart said the townhomes project on Payne Street and Highway 20 has begun and building should begin in December. He said the project on Hampton Street has started as well.

Councilmember Thomas shared that she attended the City of Stockbridge Pretty in Pink Awareness Event in recognition of Breast Cancer Awareness Month, and she stressed the importance of breast cancer screening. She said that she has been a breast cancer survivor for nine years, and she was pleased to be a part of the event. Second, she commended Mr. Brian Linton for presenting the City with a lease option for print/copy/scan/fax stations; and she stated that she continues to work on leasing options for vehicle purchases and should have some information for the Mayor and City Attorney to review this week.

Mayor Vincent called for a motion to approve the October 6, 2022 City Council Minutes. Councilmember Thomas motioned and Mayor Pro Tem Stewart seconded. The vote was four in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Pruett, and Councilmember Thomas. Councilmember Reeves left the meeting after Executive Session. Councilmembers Burt and Varner were not present at the meeting.

City Clerk Ms. Christy Taylor announced that there are 57 confirmed participants for the 2022 City of McDonough Christmas Parade.

Mayor Vincent thanked everyone for their attendance at the meeting, and she commended the City staff on the great job they continue to do. She asked that everyone keep the Christmas Parade in mind, and she added that there will be a Fall Festival hosted on the square on Saturday, October 29. She also stated that there has been vandalism to several of the scarecrows on the square for the Scarecrow Contest, noting that the Police Department has been able to identify the responsible party.

Mayor Vincent adjourned the meeting at 7:36 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.