



MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
April 6, 2023
6:00 PM

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

Ms. Clemons called roll for the meeting, as follows:

Mayor Sandra Vincent	Present
Mayor Pro Tem Benjamin Pruett	Present
Councilmember Jamal Burt	Present
Councilmember Scott Reeves	Present
Councilmember Rufus Stewart	Present
Councilmember Vanessa Thomas	Present
Councilmember Kamali Varner	(Arrived after the start of the meeting)

Others in attendance were: City Administrator, Steve Morgan; City Attorney, Emilia Walker; Police Chief, Ken Noble; Community Development Director, Charles Reese; Public Works Director, Billy VonDenBosch; Interim Finance Director, Deborah Upshaw; Mike Clark, Finance Consultant; Assistant Public Works Director, Brandon Williams; Open Records Officer, Kathy Owens; and Executive Assistant, Joani Clemons.

Mayor Pro Tem Pruett gave the Invocation; and Councilmember Thomas led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the agenda with the addition of Item 9A, a Memorandum of Understanding (MOU) between Henry County Schools and the City of McDonough Police Department. Councilmember Stewart motioned and Councilmember Thomas seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Councilmember Varner was not present for the vote.

Mayor Vincent sounded the Consent Agenda, as follows:

Consent Agenda

- A.** Appointment of Brian Brakefield to the Board of Zoning Appeals (BOZA) by Mayor Pro Tem Benjamin Pruett
- B.** Adopt Resolution 23-04-06.1, recertifying the City of McDonough as a Certified City of Ethics under the Georgia Municipal Association Program

C. Public Works – Wastewater

Billy VonDenBosch, Director

Request approval of emergency repairs to Orbal A, by Cornerstone Mechanical, at a total cost of \$66,885.00, as the south side of the Orbal is nonoperational due to gear box and shaft failure. Funding Source: 505-5.4331.54.2100 Capital Outlay

D. Stormwater

Brandon Williams, Assistant Public Works Director

Approval of proposal by Georgia Stormwater Services to perform necessary maintenance on the detention pond located at 1063 Avalon Boulevard (Avalon Park), at a total cost of \$24,100.00. Funding Source: 506-5.4970.52.3850 Public Works - Stormwater

E. Public Works

Billy VonDenBosch, Director

Request approval to buy two pumps for Kalve's Creek pump station. The station had two pumps fail. One pump is a Grundfos 54 H.P quoted by GoForth Williamson. The second pump is FLYGHT 45 H.P pump quoted by Xylem water solutions. The total costs for both pumps is \$78,383.42. Funding Source: 505-5.4331.54.2100 Capital Outlay

F. Finance

Deborah Upshaw/Mike Clark, Consultant

Adoption of Resolution 23-04-06, authorizing Budget Amendment No. 2, for approved ARPA Projects and current year ARPA grant proceeds.

G. Finance

Mike Clark, Finance Consultant

Approval of payment to the Henry County Water Authority (HCWA) in the amount of \$63,000 pursuant to a 2004 Service Agreement. The Agreement calls for a \$700 Water-Impact fee for each newly constructed home using HCWA sourced water. Funding Source: 505-12-1370

H. Facilities and Assets Management

Steve Morgan, City Administrator

Authorization for Mayor to approve the City of McDonough to take over the Georgia Power Billing for the traffic signal at 1168 Hwy 20 W (Traffic Signal @ the Diamond Interchange) from R.J. Haynie and Associates, Inc., at an estimated cost of \$40.00 per month. Funding Source: General Fund Streets Department – Line Item – 100-5.4210.53.1303

I. Public Safety – Fire Department

Chief Dave Williams

Request approval to order various equipment and a Forcible Entry Training Door Prop for the new Pierce Pumper, expected to be delivered in April. Items will be ordered from various vendors, as listed in the attached handouts, subject to price and availability. Total is currently \$246,642.64, but not expected to exceed \$263,894.00. If approved, purchases will be paid with SPLOST V funds that were approved in Capital Outlays. Funding was previously approved in Resolution 23-2-20.1.

Mayor Vincent called for a motion to approve the Consent Agenda, Items A through I. Mayor Pro Tem Pruett motioned and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, Councilmember Thomas. Councilmember Varner did not vote.

There were no public comments.

Mayor Vincent said that a Ceremonial Recognition of Donna Elizabeth McDowell was presented on behalf of the City of McDonough.

Police Chief Ken Noble presented the Ordinance Amending Title 9, Public Peace, Morals and Welfare, of the City of McDonough Code of Ordinances, to regulate and reduce panhandling within the City for consideration by Mayor and Council. He noted that changes in the language of the Ordinance include “fines not exceed \$1,000”. He also said that upon initial contact, the issuance of a warning would be at the officer’s discretion. Mayor Vincent expressed concern over outcomes being left to anyone’s discretion, and she expressed that each step should be consistent, i.e.; step one, warning; step two, fine.

Councilmember Varner expressed that the Panhandling Ordinance as written is essentially the same as the Disorderly Conduct, and she believes the officers should have the discretion to issue warnings or impose fines. Councilmember Reeves commented that the alleged panhandler’s response to the circumstances could determine whether a warning was appropriate or not. Councilmember Thomas commented that she believes the first offense should be a warning. Discussion ensued.

Attorney Walker advised that it can be difficult for officers to determine whether a previous warning has been issued in these instances. She suggested adding language to the Ordinance that absent at least one aggravating circumstance, a warning would be issued; therefore, if there is disorderly conduct or an act of resistance or aggression, a stronger penalty than a warning could be imposed. Councilmember Reeves suggested that No Panhandling signage be posted as well. Discussion continued, and it was determined that this matter will come back before Mayor and Council at the April 17, 2023 City Council Meeting.

Chief Noble presented a MOU between Henry County Schools and the City of McDonough Police Department to adopt and provide Handle with Care notifications to school officials in an interest to mitigate the negative impacts of exposure to trauma by school aged children. Discussion ensued.

Mayor Vincent called for a motion to approve the MOU between Henry County Schools and the City of McDonough Police Department to provide Handle with Care notifications. Councilmember Thomas motioned and Councilmember Stewart seconded. The vote was seven in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner.

Mr. Reese presented Resolution 23-04.06.2, placing a limited moratorium on the acceptance and processing of applications/permits with respect to internally illuminated signage within the Downtown Square/Business District and R-50 Single Family Residential District rezonings. He explained that this action would limit the current sign moratorium to the Downtown District. Discussion ensued. Attorney Walker offered that this action is in response to Resolution 23-03-20, which was adopted at the March 20, 2023 City Council Meeting, in an effort to limit the moratorium to internally illuminated signage/multi-media signage in the Downtown District.

Mayor Pro Tem Pruett motioned to approve the reconsideration of Resolution 23-03-20, adopted March 20, 2023, and Councilmember Burt seconded. The vote was six in favor and one in opposition. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember

Burt, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Councilmember Reeves voted in opposition.

Mayor Pro Tem Pruett motioned to approve with the amendments as stated in the agenda, with the addition that the reference to the Downtown square/business district will be modified to Downtown District, and Councilmember Stewart seconded. The vote was five in favor and two in opposition. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Stewart, and Councilmember Varner. Councilmember Reeves and Councilmember Thomas voted in opposition.

Community Development

Charles Reese, Director

Case #230112

District 2: Jamal Burt

Applicant: Keith Bowman for the Bowman property

Address: 125 Hampton St.

Request: To rezone property to R-75 (Single Family Residential)

Zoning: O-I (Office Institutional) w/conditions per ORD #20-11-16001(Z)

Land Lot(s) 133 of the 7th District .5017 +/- total acres

MPC Workshop (3/14/23)

MCC Workshop (4/6/23)

MPC Public Review (4/11/23)

MCC Public Hearing & Vote (4/17/23)

Mr. Reese reviewed case number 230112, the request to rezone the property at 125 Hampton Street to R-75 (Single Family Residential) to O-I (Office Institutional) with conditions per Ordinance 20-11-16001(Z). The Applicant, Mr. Keith Bowman was in attendance, and he addressed Mayor and Council regarding the proposed rezoning, stating that he would like to convert the property into a residence.

The Public Hearing is scheduled for April 17, 2023.

Community Development

Charles Reese, Director

Case #230203

District 3: Scott Reeves

Applicant: James Clifton of Clifton Law Firm for the 84 Hood St. Project

Address: 84 Hood St.

Request: To allow a zoning modification of zoning conditions for a professional office and a text amendment to allow the property to utilize the MU_CR (Mixed-Use Commercial Residential) Overlay District designation.

Zoning: C-1 (Neighborhood Commercial) w/conditions per ORD #09-05-04002Z)

Land Lot(s) 134 of the 7th District 0.35 +/- total acres

MPC Workshop (3/14/23)

MCC Workshop (4/6/23)

MPC Public Review (4/11/23)

MCC Public Hearing & Vote (4/17/23)

Mr. Reese reviewed case 230203, the request to allow a zoning modification of zoning conditions for a professional office and text amendment to allow the property to utilize the MU_CR (Mixed-

Use Commercial Residential) Overlay District designation at 84 Hood Street, from the current C-1 (Neighborhood Commercial) with conditions zoning. The Applicant, Mr. James Clifton was in attendance and he addressed Mayor and Council about the proposed zoning modification, requesting that the zoning be modified to allow for a law firm. Discussion ensued.

The Public Hearing is scheduled for April 17, 2023.

Mayor Vincent discussed the different funding options related to APRA Designations and allocation of the resources. She reviewed projects which have been approved and the types of projects that have been identified as priorities. Discussion ensued. Copies of designated SPLOST IV and SPLOST V projects and the Capital Improvements Element were provided to the Council for review. Mayor Vincent asked that the Council review all of the possible funding options for the projects identified as priority under ARPA, in preparation for a discussion at the next 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 Stewart motioned and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Reeves, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Councilmember Burt did not vote.

Mayor Vincent called for a motion to go back into Regular Session. Councilmember Stewart motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart and Councilmember Thomas. Councilmember Varner exited the meeting after Executive Session.

Councilmember Thomas made a motion to approve the Resolution authorizing the amended agreement with The Collaborative Firm for monthly costs not to exceed the total monthly budgeted costs for the City's Community Development Director and a Planner; and Councilmember Reeves seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart and Councilmember Thomas. Councilmember Varner was not present for the vote.

Councilmember Stewart said that 84 teams have signed up for the outdoor basketball tournament on April 19. He said that while attending the National League of Cities Convention in Washington D.C., his focus was on affordable housing and the issues surrounding homelessness, and he thanked the citizens of McDonough for the opportunity to attend the convention.

Councilmember Burt announced that the opening of the Girls First Community Garden in District 2, will take place on Earth Day, Saturday, April 22, 2023. He also said that he has

received a lot of positive feedback from citizens who engaged in the SWOT Analysis for the Comprehensive Plan, and he looks forward to more citizen engagement in the future.

Councilmember Reeves said that the Easter Egg Hunt on the square was a huge success and he praised Main Street for a job well done. He also shared that he is looking forward to this year's Geranium Festival, which will take place on Saturday, May 20, 2023.

Councilmember Thomas said that she too enjoyed the citizen engagement that took place during the April 4 Special Called Meeting and included the SWOT Analysis for the Comprehensive Plan. She said she will begin providing educational seminars with the first being scheduled for April 22, at the Henry County Schools Learning and Support Center.

Mayor Vincent called for a motion to approve the March 20, 2023 City Council Meeting Minutes. Councilmember Reeves 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 Reeves, Councilmember Thomas and Councilmember Varner. Councilmember Stewart did not vote as he was not present for the March 20, 2023 City Council Meeting. Councilmember Varner was not present for the vote.

City Administrator Steve Morgan said that the dead shrubs around the square are now being removed, and he reminded the public that work will soon begin on replanting the square.

Mayor Vincent offered heartfelt appreciation to Mr. Michael Hightower with the Collaborative Firm for all of the hard work on the Comprehensive Plan; and she echoed the sentiments of Council on the success of engaging with the public during the SWOT Analysis and throughout the process. She said that she and the Councilmembers who were in attendance at the NLC Convention in Washington D.C., were able to speak with Senators and other governmental leaders to discuss their issues

Mayor Vincent adjourned the meeting at 9:08 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 21, 2022; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.

