



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
April 17, 2023
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, April 17, 2023, at 6:00 p.m.

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

The City Clerk, Christy Taylor called roll for the meeting, as follows:

Mayor Sandra Vincent	Present
Mayor Pro Tem Benjamin Pruett	Present
Councilmember Jamal Burt	Present
Councilmember Scott Reeves	Absent
Councilmember Rufus Stewart	Present
Councilmember Vanessa Thomas	Present
Councilmember Kamali Varner	Absent

Others in attendance were: City Administrator, Steve Morgan; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, Dave Williams; (Interim) Community Development Director, Andrew Baker; (Interim) Finance Director, Deborah Upshaw; Public Works Director, Billy VonDenBosch; Finance Consultant, Mike Clark; Technology Services Director, Brian Linton; Building Official, Mark Dobson; and Open Records Officer, Kathy Owens.

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

Ms. Taylor sounded the items on the Consent Agenda, as follows:

6A. Administration

Steve Morgan, City Administrator

Request approval to authorize Mayor to execute an additional easement agreement with Georgia Power, with respect to the City's participation in the Georgia Power Electric Transportation Make Ready program, for charging system infrastructure.

B. Approval of the April 6, 2023 City Council Workshop Minutes

C. Adoption of Resolution 23-04-17, recognizing April 23 – 29, 2023, as Georgia Cities Week and encouraging all residents to support the celebration and corresponding activities.

Councilmember Burt motioned to approve the Consent Agenda; and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem

Pruett, Councilmember Burt, Councilmember Stewart, and Councilmember Thomas. Councilmember Reeves and Councilmember Varner were not present for the meeting.

There were no public comments.

Mayor and Council presented the Proclamation Celebrating the 99th birthday of Ruby Kate Sims Brown to Ms. Brown, who was in attendance for the meeting with several members of her family.

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

Mr. VonDenBosch presented the request for approval of the proposal by Heath & Lineback to perform the inspection and engineering service for the 715 Industrial Blvd Culvert repair, at a total cost of \$33,250.00. Discussion ensued.

Councilmember Stewart motioned for approval of the proposal by Heath & Lineback to perform the inspection and engineering service for the 715 Industrial Blvd Culvert repair, as requested; and Mayor Pro Tem Pruett seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Stewart, and Councilmember Thomas. Councilmember Reeves and Councilmember Varner were not present for the meeting.

Deborah Upshaw presented the request for adoption of the City of McDonough Procurement Policy. Discussion ensued. Attorney Walker stated that a provision to the approval should be that an exceptions section will be added to the policy. Discussion continued.

Councilmember Thomas motioned to adopt the City of McDonough Procurement Policy, and to additionally incorporate a non-competitive exceptions section similar to that of the Cities of Alpharetta and Johns Creek; and Mayor Pro Tem Pruett seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Stewart, and Councilmember Thomas. Councilmember Reeves and Councilmember Varner were not present for the meeting.

Ms. Upshaw and Mr. Clark presented updated funding information relative to the categories prioritized for the American Rescue Fund Act Funding Allocations. He presented a graph showing that some projects prioritized for ARPA Funds have been approved for funding through SPLOST, T-SPLOST, and/or the Capital Improvements Element. He additionally presented proposed allocations for ARPA, which were distributed according to the categories established by Mayor and Council. Discussion ensued.

Mayor Pro Tem Pruett said he would like to see additional funding for Public Safety Facilities, and he suggested moving the funds from Greenspace and Parks. Councilmember Thomas expressed she was not in favor of moving funds from Greenspace and Parks to be reallocated for Public Safety Facilities. Discussion ensued. Mayor Pro Tem Pruett asked for a consensus to reallocate the funds for a Public Safety Facility. Discussion continued.

Mayor Pro Tem Pruett made a motion to adopt the schedule as presented, apart from moving \$500,000.00, into Public Safety Facilities, for a total allocation of \$1,000,000 in Public Safety Facilities; and Councilmember Stewart seconded. The vote was four in favor and one in opposition. The motion passed. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, and Councilmember Stewart. Councilmember Thomas voted in opposition. Councilmembers Varner and Reeves were not present.

Community Development

Andrew Baker, Interim Director

Preliminary Plat Review, Chapter 16.12 Procedure, Section 16.12.060 (A-D)

Applicant(s): Falcon Design Consultants

Petition Request: Approval of Preliminary Plat

Development: Crown Summit

Location: McDonough Pkwy.

Mr. Baker and Mr. Mark Dobson presented the preliminary plat for the proposed development of Crown Summit for review. The Applicant, Mr. Adam Mitchell was in attendance, and he addressed Mayor and Council regarding the proposed development. Discussion ensued; and it was determined that this case would be deferred to the May 4, 2023 City Council Workshop.

Community Development

Andrew Baker, Interim 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) - *Stanley Head made motion to recommend approval of the rezoning with a special condition to allow the applicant sixty (60) days to live/work at the location beginning with Council approval, Ricky Beauchamp seconded. **Vote: 6-0: Motion Passed***

CDD – Approval of the Rezoning back to R-75, for single-family residential use only.

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

Mr. Baker presented case 230112, a request to rezone property located at 125 Hampton Street from O-I (Office Institutional) w/conditions, to R-75 (Single Family Residential). The Applicant, Ms. Trisha Bowman was in attendance for the meeting, and she briefly addressed Mayor and Council.

Mayor Vincent opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Vincent closed the Public Hearing.

Councilmember Burt motioned to approve the rezoning request in case number 230112, to rezone he property at 125 Hampton Street from O-I (Office Institutional) w/conditions, to R-75 (Single Family Residential); and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Stewart, and Councilmember Thomas. Councilmember Reeves and Councilmember Varner were not present for the meeting.

Community Development

Case #230203

Andrew Baker, Interim Director

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) - *Taira Castora made motion to recommend approval of the zoning modification to allow professional offices and to strike out the request pertaining to the MU-CR Overlay District, Richard Hiott seconded.*

Vote: 6-0 Motion Passed

CDD –Approval of Zoning Modification to allow for professional office. Staff also recommends approval of a text amendment to include property located at 84 Hood Street, as part of the MU-CR zoning district, as long as the property is owner occupied for residential use; per code 15.48.04.

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

Mr. Baker presented case number 230203, the 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. He noted that the Planning Commission voted to recommend approval of the zoning modification to allow professional offices and to strike out the request pertaining to the MU-CR Overlay District.

The Applicant, Attorney James Clifton was in attendance for the meeting, and he addressed Mayor and Council about the proposed zoning modification. Attorney Clifton stated that the MU_CR zoning request is a necessary component of the rezoning request, as it is a requirement for the business to qualify for preferential treatment for Federal projects under the SBA Hub Zone Program. Discussion ensued.

After further discussion, it was requested by the Applicant that the vote be considered at a later date; however, since the Public Hearing was advertised for April 17, 2023, the Public Hearing was required.

Mayor Vincent opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Vincent closed the Public Hearing.

The vote on case 230203 was deferred to a future date, as was requested by the Applicant.

Mr. Derek Hull and Ms. Trisha Colpetzer with the Collaborative Firm presented a Power Point, offering an update on the Comprehensive Plan. The presentation included the current demographics of the City and a review of the results from the Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis, which was completed on April 4, 2023. Discussion ensued.

Mayor Vincent opened the Public Hearing. Mr. Kwamane Snipes spoke in favor; and no one spoke in opposition. Mayor Vincent closed the Public Hearing.

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

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

Councilmember Thomas motioned to authorize the creation of a Health and Human Services Department, and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Stewart, and Councilmember Thomas. Councilmember Reeves and Councilmember Varner were not present for the meeting.

Councilmember Burt motioned to authorize the Mayor to further negotiate and enter into a partnership agreement with Connecting Henry, Incorporated, in substantial form as the agreement held by the City Clerk; and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Stewart, and Councilmember Thomas. Councilmember Reeves and Councilmember Varner were not present for the meeting.

Councilmember Stewart said the basketball event at Rufus Stewart Park hosted 200 students last weekend; and he shared his continued excitement about the progress in the City.

Councilmember Burt reminded citizens that there will be an Earth Day Event at the Girls First Community Garden located at 124 Doris Street, on Saturday April 22, from 10:00 a.m. to 2:00 p.m.; and he encouraged everyone to attend.

In Councilmember Reeves absence, Mayor Vincent noted for the record that a meeting was held with community members regarding the current rehabilitation of the square with plant materials.

In Councilmember Varner's absence, Mayor Vincent offered an update from District 4 that B.J.'s Wholesale is officially open. She also took the opportunity to wish Councilmember Varner a Happy Birthday.

Councilmember Thomas announced that she will be hosting a seminar entitled “Know Your Rights.” She said that the event will include guest speaker Judge Gary Washington who will share information related to interactions with law enforcement. Councilmember Thomas said the target audience is for those ages 15 years and up; and that those wishing to register for the event could do so online. She said the event will take place on Saturday, April 22, 2023, from 10:00 a.m. to 12:15 p.m.

Mayor Vincent called for a motion to approve the April 4, 2023 Special Called Meeting Minutes. Councilmember Burt motioned and Councilmember Stewart seconded. The vote was four in favor and one abstention. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Pruett abstained because he was not present at the April 4, 2023 Special Called Meeting. Councilmember Varner and Councilmember Reeves were not present at the meeting.

City Administrator Steve Morgan reminded everyone that next week is April Cities Week. He noted that the Fire Department and Building Department personnel will be cooking hamburgers and hotdogs on the square on Wednesday as a part of the celebration.

Mayor Vincent noted that the Panhandling Ordinance was not listed on tonight’s agenda due to Councilmember Varner not being able to attend the meeting. She said that the item will be listed on the next meeting agenda.

Mayor Vincent also discussed calls that she has received from citizens who are concerned that the aquatic center will impact their homes; so, she has reached out to Henry County in an attempt to address those citizen concerns.

In closing, Mayor Vincent expressed her sadness and condolences, as the City lost a young person to suicide earlier in the day. She asked for the community’s love and support for the family and friends impacted by the tragedy, and for the City’s first responders who answered the call.

Mayor Vincent adjourned the meeting at 9:36 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 21, 2022; and a copy the meeting schedule was posted at City Hall and on the City’s website, as required by law.