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

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

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

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

Others in attendance were City Administrator, Steve Morgan; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Battalion Chief, Greg Moore; Interim Finance Director, Deborah Upshaw, Finance Consultant, Mike Clark; Technology Services Director, Brian Linton; and Open Records Officer, Kathy Owens.

Councilmember Stewart gave the Invocation; and Councilmember Pruett led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the Agenda. Mayor Pro Tem Pruett motioned to approve, and Councilmember Stewart 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 was not present.

Public Comments

(1) Drew Walston, Mighty Hero Homes

Mr. Jimmy Whitaker presented the annual Audit Year Ended June 30, 2022:

- Governmental Funds Total Assets of $20,143,954.00
- Total Liabilities of $677,029.00
- Total Deferred Inflows of $169,915.00
- Total Fund Balance of $19,298,010.00

Julie Kelley presented an update about the Hood Street Art Center. She said that dance classes, theater, and all forms of art can be experienced at the gallery, which is also available for use as an event venue.

2023 Draft Update Capital Improvements Element (CIE) **Bill Ross, Ross+Associates**

Presentation of the FY 2022 Financial Report & Community Work Program Update & Public Hearing; and adoption of Resolution 23-07-06, authorizing the transmittal of the annual report to the Department of Community Affairs (DCA).

Mr. Bill Ross presented the FY 2022 Financial Report and Community Work Program Update. Mayor Vincent opened the Public Hearing. No one spoke in opposition; and no one spoke in favor. Mayor Vincent closed the Public Hearing.

Mayor Vincent called for a motion to adopt Resolution 23-07-06, authorizing the transmittal of the annual report to the Department of Community Affairs. Mayor Pro Tem Pruett motioned to approve, and Councilmember Varner 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 was not present.

Public Safety - Fire Department **Fire Chief Dave Williams**

Request approval to purchase one 2023 Chevrolet Tahoe, from Brannen Ford, at a total cost of $47,000. This purchase was approved in the FY 23-24 Budget. Funding Source: 2023-2024 Impact Fees – Line Item: 360.5.3520.54.2200

Fire Chief Dave Williams could not be present for the meeting. City Administrator, Steve Morgan presented the request for approval to purchase one 2023 Chevrolet Tahoe, from Brennen Ford, at a total cost of $47,000, to be funded with 2023-2024 Impact Fees. Discussion ensued.

Councilmember Stewart made a motion to approve the purchase of one 2023 Chevrolet Tahoe, at a total cost of $47,000; and Councilmember Thomas 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 was not present.

Attorney Emilia Walker presented a Resolution updating the City's Purchasing Policy to Enhance Administrative Efficiency. She noted that Councilmember Thomas had submitted some suggested changes. The first change requested was regarding Sole Source Procurements; and Councilmember Thomas requested that Sole Source Procurements be limited to only the Mayor and Council, and not the City Administrator. Councilmember Thomas then offered a change to her recommendation; that recommendations on Sole Source Procurements will be made by the City Administrator with final ratification by Mayor and Council, as was recommended by the Mayor. Discussion ensued.

Councilmember Thomas made a motion to approve with the requested changes that regarding Sole Source Procurements, "The User must provide the justification for the Sole Source Procurement to the Purchasing Agent prior to recommendation by the City Administrator and final ratification by the Mayor and Council"; and Councilmember Stewart 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 was not present.

Secondly, Councilmember Thomas requested changes to the wording regarding advanced payments in the event of emergencies. Mayor Vincent reviewed the suggested changes that Councilmember Thomas had presented that "unless instructed otherwise by the City Council, advanced payments shall be approved only on an emergency basis by the Mayor, and shall be limited to $2,500.00, per similar purchase occurrence". Discussion ensued.

Mayor Vincent recommended that the language be amended to, "unless instructed otherwise by the Mayor and City Council, advance payments in the amount of $10,000.00, or greater shall be approved only on an emergency basis by the Mayor and City Administrator, with ratification by the City Council at the first meeting immediately following the incident". Discussion continued.

Attorney Walker recommended that the wording be amended as follows: Advanced payments be approved on an emergency basis only by the Mayor or City Administrator up to the allowable threshold, but amounts exceeding $10,000.00 must be approved by the Council. Discussion ensued.

Councilmember Varner made a motion to amend the language regarding advanced payments to "advanced payments may be approved by the Mayor or City Administrator, on an emergency basis only, up to the allowable threshold, but shall require approval of the Council for any amounts which exceed $10,000"; and Councilmember Stewart 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 was not present.

Attorney Walker presented the second reading of an Ordinance Creating a new Chapter 8.28, Hotels, Motels, and Extended Stay Motels, to Promote Quality and Safe Transient Lodging. She noted that Councilmember Thomas had expressed concerns related to the length of stays allowed at extended-stay hotels and requested that Ms. Walker investigate what other cities have in place. Discussion ensued.

Ms. Walker noted that the fines reflected in the document presented were in accurate; and that those fines would be amended to reflect $250; $500; $750; and $1,000. Discussion continued.
Mayor Pro Tem Pruett made a motion to adopt the Ordinance as presented, with the addition of language regarding no rentals to anyone under the age of 18, unless they are legally emancipated; and the adjustment of the fine amounts as was indicated by the Attorney, and Councilmember Reeves seconded.

Councilmember Thomas offered a friendly amendment to the motion to limit the days of stay from 180 to 90 days; and Mayor Pro Tem Pruett declined to amend the motion.

Mayor Vincent called for the vote. The vote was four in favor and two in opposition. The motion passed. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Stewart, and Councilmember Reeves. Councilmember Thomas and Councilmember Varner voted in opposition.

Attorney Walker requested that the second reading and adoption of an Ordinance Amending Appendix A, Schedule of Fees, of the City Code of Ordinances, for Enhanced Public and Administrative Efficiency be deferred to the next Council Meeting.

Attorney Walker presented the second reading of an Ordinance Amending Title 5, Business Occupation Taxes, Administrative Fees, and Regulatory Fees, of the City Code of Ordinances, adding a New Chapter 5.26, Mobile Food Vendors and Promoting Public Health and Safety. Discussion ensued. Mayor Pro Tem Pruett asked that line 183, related to alcohol sales be removed for clarification.

Councilmember Varner made a motion to adoption of Ordinance 23-07-06.2, Amending Title 5, Business Occupation Taxes, Administrative Fees, and Regulatory Fees, of the City Code of Ordinances, adding a New Chapter 5.26, Mobile Food Vendors and Promoting Public Health and Safety, subject to the deletion of line 183; and Councilmember Stewart 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.

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; Real Estate O.C.G.A. 50-14-3 (b)(1); and Personnel O.C.G.A. 50-14-3 (b)(2). Mayor Pro Tem Pruett motioned, and Councilmember Thomas 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 was not present.

Councilmember Stewart left the meeting and was not present during Executive Session.

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

There were no action items to report.

Mayor Vincent called for a motion for approval of the June 20, 2023, Special Called City Council Meeting Minutes. Councilmember Thomas motioned to approve, and Mayor Pro Tem Pruett seconded. The vote was four in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Reeves, and Councilmember Thomas. Councilmember Varner was not present for the June 20, 2023, Special Called Meeting; and Councilmembers Burt and Stewart were not present for the vote.

Mayor Vincent called for a motion for approval of the June 20, 2023, City Council Meeting Minutes. Councilmember Varner motioned to approve, and Councilmember Reeves seconded. The vote was four in favor. Those voting in favor were Mayor Vincent, Councilmember Reeves, Councilmember Thomas, and Councilmember Varner. Mayor Pro Tem Pruett was not present for the June 20, 2023, City Council Meeting; and Councilmembers Burt and Stewart were not present for the vote.

Mayor Vincent adjourned the meeting at 8:32 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.