



MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
September 7, 2023
6:00 PM

The Regular Scheduled Workshop of the City of McDonough City Council was held on Thursday, September 7, 2023, at 6:00 p.m.

Mayor Pro Tem Benjamiin Pruett called the meeting to order at 6:00 p.m.

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

Mayor Sandra Vincent	Absent
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	Present

Others in attendance: 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; Mike Clark, Consultant; Public Works Director, Billy VonDenBosch, Technology Services Director, Brian Linton; Assistant Public Works Director, Brandon Williams; Building Official, Mark Dobson; and Help Desk Technician, Rob Monnelus.

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

Mayor Pro Tem Pruett called for a motion to approve the Agenda with the addition of Item 13A, approval of a Resolution Authorizing Updates to the City's State of Georgia Fund 1 Account. Councilmember Varner made a motion to approve, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Mayor Vincent was not present.

There were no public comments.

Mayor Pro Tem Pruett noted that the following Proclamations had been issued on behalf of the City of McDonough:

- Honoring Mercer University – Regional Academic Center 20th Anniversary Founder's Day Observance, issued August 24, 2023.
- Constitution Day, issued September 6, 2023.

Chief Noble presented the request for approval for the purchase of two (2) 2024 Kia Telluride SUVs for the McDonough Police Department's Criminal Investigation Division at a total cost of \$87,103.26.00. He said the purchase would be made from Hutchinson Kia in Macon, Georgia, and funded through the Red Speed Account. Discussion ensued.

Councilmember Varner made a motion to approve the purchase of two (2) 2024 Kia Telluride SUVs for the McDonough Police Department's Criminal Investigation Division at a total cost of \$87,103.26.00, from Hutchinson Kia in Macon, Georgia, as presented; and Councilmember Stewart seconded.

Councilmember Reeves offered a friendly amendment to the motion that the purchase be made from local dealer Sons Kia if they could match the price and the color scheme. Councilmember Varner confirmed the motion to approve the purchase from Hutchinson Kia as presented. The vote was five in favor and one in opposition. Those voting in favor were Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Councilmember Reeves voted in opposition. Mayor Vincent was not present.

Mr. Andrew Baker presented the Preliminary Plat for Avalon Terrace (1500 Avalon Parkway), located in District 4; and he stated that the staff recommends approval, as follows:

- Owner/Applicant - S.A. Goodsell Development Company (Atlanta)
- Total of 22.29 acres with 8 total new Commercial lots
- Current Zoning is C-3 w/conditions ORD#16-03-21001(2)
- Probable uses for the 8 lots are restaurants and hotels

Mr. Baker noted that approval by Mayor and Council is required to satisfy City Code (Chapter 16.12: Procedure, specifically Section 16.12.060: Referral of Preliminary Plat for review). Discussion ensued.

Councilmember Thomas requested that the approval be deferred to the next Council Meeting, to allow the Council more time to review the Preliminary Plat. Councilmember Reeves requested that the Planning Commission review the plat before it comes to the Mayor and Council for approval.

The Applicant, Mr. Steve Goodsell was in attendance for the meeting, and he requested that the case is not deferred, as he has met all the requirements for the request.

After further discussion, Councilmember Varner made a motion to defer consideration of the Preliminary Plat for Avalon Terrace (1500 Avalon Parkway) to the September 18, 2023, City

Council Meeting; and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Mayor Vincent was not present.

City Attorney Emilia Walker presented the request for the adoption of a Resolution Authorizing a Limited Moratorium on Multi-family and Hotel Developments Pending Completion of Zoning Code Updates, to protect the public welfare and promote positive growth and development within the City, through December 31, 2023.

Councilmember Reeves made a motion to adopt Resolution 23-09-07, authorizing a Limited Moratorium on Multi-family and Hotel Developments Pending Completion of Zoning Code Updates; and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Mayor Vincent was not present.

Attorney Walker presented the request for adoption of a Resolution Placing an Extended and Limited Moratorium on the Acceptance of Applications/Permits with Respect to Internally Illuminated Signage within the Downtown District and R-50 Single Family Residential District Rezonings, through December 31, 2023.

Councilmember Stewart made a motion to adopt Resolution 23-09-07.1, placing an Extended and Limited Moratorium on the Acceptance of Applications/Permits with Respect to Internally Illuminated Signage within the Downtown District and R-50 Single Family Residential District Rezonings, through December 31, 2023; and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Mayor Vincent was not present.

Attorney Walker also presented the request for authorization for the Mayor to execute authorizing Resolution and accompanying documentation (Reference Number: 3087C; Project ID: 321530) submitted by the Georgia Department of Transportation Commissioner pertaining to the State Routes 20 and 81 Relocation Project. Discussion ensued.

Councilmember Varner made a motion to approve, and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Mayor Vincent was not present.

City Administrator Steve Morgan presented the approval of Amendments to Community Development Block Grant Program Cooperation Agreement with Henry County for fiscal years 2024-2026.

Councilmember Varner made a motion to approve, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruett, Councilmember Burt,

Councilmember Reeves, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Mayor Vincent was not present.

Interim Finance Director Deborah Upshaw presented the request for adoption of a Resolution Authorizing Updates to the City's State of Georgia Fund 1 Account, to remove a retired staff member and update the account information. Discussion ensued.

Councilmember Varner made a motion to adopt Resolution 23-09-07.2, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Mayor Vincent was not present.

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

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

There were no action items to report from Executive Session.

Mayor Pro Tem Pruett called for a motion to approve the August 21, 2023, City Council Meeting Minutes. Councilmember Stewart made a motion to approve, and Councilmember Burt seconded. The vote was five in favor and one abstention. Those voting in favor were Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Stewart, Councilmember Thomas, and Councilmember Varner. Councilmember Reeves abstained because he was not in attendance for the August 21, 2023, City Council Meeting. Mayor Vincent was not present.

Mayor Pro Tem Pruett adjourned the meeting at 7:06 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.