



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
September 18, 2023
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, September 18, 2023, at 6:00 p.m.

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	Present
Councilmember Scott Reeves	Present
Councilmember Rufus Stewart	Present
Councilmember Vanessa Thomas	Present
Councilmember Kamali Varner	Present

Others in attendance: City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, Dave Williams; Interim Finance Director, Deborah Upshaw; Interim Community Development Director, Andrew Baker; Technology Services Director, Brian Linton; Assistant Public Works Director, Brandon Williams; Building Official, Mark Dobson; and Open Records Officer, Kathy Story.

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

Mayor Vincent called for a motion to approve the Agenda with the deletion of Item 12, which will be included in Item 14. Councilmember Burt made a motion to approve; and Councilmember Stewart seconded. The vote was seven in favor.

Public Comments

(1) Ms. Montana Young Frazier spoke in support of small businesses in the City

Mayor Vincent read the Proclamation Honoring Dr. Joseph A. Blissit into the record, and she stated that the document will be presented to the Henry County Board of Health.

Fire Chief Dave Williams presented the request for approval to purchase five (5) pairs of structural firefighting turnout pants and four (4) structural firefighting turnout coats from Bennett Fire Products, at a total cost of \$12,478.00, to be paid from Uniforms.

Councilmember Stewart made a motion to approve; and Councilmember Reeves seconded. The vote was seven in favor.

Mayor Vincent presented the request for 9 Oak Tree Service INC to complete light grading, material export, bush hogging, mulching/mowing, or retention pond for Geranium Park located at Judy Drive and Highway 155, at a prepayment charge not to exceed \$21,000, to be paid from Impact Fees: Land Building Park Area, Line Item 360-5.6220-54-1311. Discussion ensued.

Councilmember Thomas expressed concerns related to prepayment of the invoice. Attorney Walker advised that a performance bond could be attached to the project in lieu of prepayment.

Councilmember Reeves made a motion to approve the request as presented, and/or in lieu of prepayment, that a performance bond be attached to the project as suggested by Counsel; and Mayor Pro Tem Pruett seconded. The vote was seven in favor.

Mayor Vincent presented the request for approval of a 3% Cost of Living Adjustment for City employees. Councilmember Burt made a motion to approve a 3% Cost of Living Adjustment; and Councilmember Reeves seconded. The vote was seven in favor.

She noted for the record that work is still being done to remedy salary disparities that exist; and she thanked the Department Heads and staff for their continued work to remedy those disparities. Councilmember Stewart agreed, and he reiterated the need to ensure that employees can take care of their families in this ever-changing economic environment.

Assistant Public Works Director Brandon Williams and Interim Community Development Director Andrew Baker presented a McDonough Beautiful Update, overviewing beautification projects throughout the City.

City Attorney Emilia Walker presented an overview of the process to subdivide and/or rearrangement of lot lines and related land use.

Community Development

Interim Director Andrew Baker

The request for Avalon Terrace (1500 Avalon Pkwy.) is to satisfy City Code (Chapter 16.12: Procedure, specifically Section 16.12.060: Referral of Preliminary Plat for review), that requires approval by the Mayor and Council for the Preliminary Plat as recommended by Staff, for the subject property located in District 4 (CM Kam Varner), and further recognized as Tax Parcel(s) ID #075-01008081, #075-01008082, #075-01008083, #075-01008084, #075-01008085, #075-01008086, #075-01008087, & #075-01008081. The current zoning is C-3 (Highway Commercial) with conditions per ORD#16-03-21001(Z). This item was deferred by vote from the September 7, 2023, City Council Workshop.

Mr. Baker presented the request for approval of the preliminary plat for Avalon Terrace, which was deferred by vote to the September 18, 2023, City Council Meeting. Within the presentation, Mr. Baker addressed some of the concerns that were presented at the September 7, 2023, City Council Workshop, as follows:

- The 2040 Comprehensive Plan and the five-year update designate this area for the South Point Activity Center, as the main commercial area in the City.
- The site is not contiguous to any residential development.
- The zoning for this site is C-3.
- Staff has reviewed the preliminary plat for Avalon Terrace and recommends approval based on compliance with the City Code and Zoning Ordinance 16-03-21001(Z).

Mr. Baker noted that the Applicant was not able to be present at the meeting; and after the presentation, discussion ensued.

Councilmember Thomas reiterated her concerns about the proposed development bringing eight new businesses and additional traffic to the already congested area; and she suggested that the property be divided into no more than four parcels since it has been zoned C-3 since 2016, and no development has taken place since that time. Discussion continued.

Councilmember Varner made a motion to approve the Preliminary Plat as presented; and Councilmember Burt seconded. Councilmember Reeves noted for the record that the Developer has amended the proposed plan to include only one curb cut, in lieu of the three that were originally proposed.

Mayor Vincent called for the vote. The vote was six in favor, and one in opposition. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Burt, Councilmember Reeves, Councilmember Stewart, and Councilmember Varner. Councilmember Thomas voted in opposition.

Attorney Walker presented the request for adoption of an Ordinance To Amend the Code of Ordinances, City of McDonough, Georgia; To Amend Appendix A, Schedule of Fees; and for other lawful purposes. Building Official Mark Dobson reviewed the proposed changes to fees, noting that the City has not amended base permit fees since 2015. Discussion ensued.

Councilmember Reeves made a motion to approve Ordinance 23-09-18, as presented; and Mayor Pro Tem Pruett seconded. The vote was seven in favor.

City Attorney Emilia Walker presented the request for adoption of Resolution 23-09-18, approving the issuance of tax-exempt multi housing revenue bonds issued by the City of Milledgeville, Georgia, Housing Authority in corporation with the McDonough, Georgia, Housing Authority for Willow Place Apartments. Discussion ensued.

Mayor Vincent called for a motion to adopt the Resolution as presented. Councilmember Stewart motioned to adopt Resolution 23-09-18, and Councilmember Varner seconded. The vote was seven in favor.

Mayor Vincent called for a motion to adopt Resolution 23-09-18.1, In Support of Maintaining Current Truck Length and Weight Restrictions. Councilmember Thomas made a motion to approve, and Councilmember Reeves seconded. The vote was seven in favor.

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 to approve, and Councilmember Burt seconded. The vote was seven in favor.

Mayor Vincent called for a motion to go back into Regular Session. Councilmember Stewart made a motion to approve, and Councilmember Varner 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 Varner. Councilmember Thomas was not present for the vote.

Councilmember Burt made a motion to authorize the Mayor to finalize and execute in substantial form the agreement with Jonesboro Street, LLC, for the purchase of property located at 70 and 82 Jonesboro Street, in McDonough, for a purchase price not to exceed \$515,000; 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 Varner. Councilmember Thomas was not present for the vote.

Mayor Vincent also stated for the record that the Council will be calling on Human Resources for an immediate evaluation of all Public Safety salaries, to make salaries more competitive within the jurisdiction.

Mayor Vincent called for a motion to approve the September 7, 2023, City Council Workshop Minutes. Mayor Pro Tem Pruett motioned 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 did not vote, as she was not present at the September 7, 2023, City Council Workshop.

Mayor Vincent adjourned the meeting at 9:20 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.