



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
December 11, 2023
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, December 11, 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	Present
Councilmember Rufus Stewart	Present
Councilmember Vanessa Thomas	Present
Councilmember Kamali Varner	Arrived after the start of the meeting.

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

Mayor Vincent called for the approval of the Agenda with the addition of a Resolution from the Mayor and Council of the City of McDonough, to the Henry County Board of Commissioners, requesting mitigating landscaping efforts to preserve the historic intent and aesthetic value of the property known as The Fairways at Cottonfield Development; a Proclamation Honoring Billy Copeland; a Proclamation Honoring D.P. “Doc” Reeves; and the receipt of a Proclamation Congratulating the City of McDonough, Georgia, upon its bicentennial, presented by Representative Regina Lewis Ward.

Councilmember Burt made a motion to approve the agenda, 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 was not present for the vote.

Consent Agenda

A. Administration

Christy Taylor, City Clerk

Approval of the November 20, 2023, City Council Meeting Minutes

B. Administration

Christy Taylor, City Clerk

Approval of the 2024 Holiday Schedule

C. Administration

Steve Morgan, City Administrator

Request Approval for Payment of Year-End Employee Premium Pay.

MCDONOUGH’S VISION STATEMENT

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D. Administration**Steve Morgan, City Administrator**

Authorization for Mayor to sign Resolution 23-12-11, implementing a one-time retention bonus for City Employees

E. Finance Department**Mike Clark, Consultant**

Authorize the Mayor to sign the Master Services Agreement for Hotel/Motel Tax Administration with Hinderliter De Iamas & Associates, at a cost of approximately \$19,620.00. Funding Source: Hotel/Motel Tax Fund – Line Item: 275-5.7540.52.3850

F. Public Works Stormwater**Billy VonDenBosch, Director**

Request approval to pay Legacy Ford Invoice 210570 for repairs to a 2022 F-350 in the amount of \$35,705.31.

Mayor Vincent called for a motion to approve the Consent Agenda. Councilmember Thomas requested that Item 6D be removed from the Consent Agenda and added as a discussion item.

Mayor Vincent called for a motion to approve the Consent Agenda with the removal of Item 6D, to be added as discussion item 8B. Councilmember Stewart motioned to approve 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, and Councilmember Thomas. Councilmember Varner was not present for the vote.

Public Comments

(1) Lidia Page, Brush Arbor resident

Mayor Vincent noted that Proclamations for National Small Business Saturday; the Resolution of Respect and Remembrance in Honor of Mr. Thomas Solomon, Jr.; and the Proclamation Recognizing the 154th Anniversary of Shiloh Baptist Church were issued prior to the meeting.; and that the Proclamation Honoring Master Sergeant Retired Patricia Baisden would be presented at a future date.

Mayor Vincent then read and presented the Proclamations Honoring Planning Commission Chair Yolanda Williams; and the Proclamation Honoring Mayor Pro Tempore Benjamin “Ben” Pruett”.

State of Georgia Representative Regina Lewis Ward presented the Governing Body with a Proclamation Congratulating the City of McDonough, Georgia, upon its bicentennial.

Mayor Vincent called for a motion to adopt Resolution 23-12-11, implementing a one-time retention bonus for City employees. Councilmember Stewart motioned to approve, and Councilmember Burt seconded.

Councilmember Thomas noted that the one-time bonus is to show the Governing Body’s appreciation for the hard work and dedication of the City staff over the past year.

Mayor Vincent called for the vote. The vote was seven in favor.

Mr. Michael Hightower presented the request for the approval of the agreement with The Collaborative Firm to perform services related to the City of McDonough Zoning Ordinance Update. Discussion ensued.

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Mayor Vincent called for a motion to approve the agreement with The Collaborative Firm for the City of McDonough Zoning Ordinance Update. Mayor Pro Tem Pruett made a motion to approve, and Councilmember Stewart seconded. The vote was seven in favor.

Mr. Hightower also presented the request for the extension of The Collaborative Firm, LLC's Planning Services Agreement with the City of McDonough through June 30, 2024. He noted that the current agreement expires December 31, 2023. Discussion ensued.

Mayor Vincent called for a motion to approve the extension of The Collaborative Firm, LLC's Planning Services Agreement with the City of McDonough through June 30, 2024. Mayor Pro Tem Pruett made a motion to approve, and Councilmember Burt seconded. The vote was seven in favor.

Fire Chief Dave Williams presented the request for authorization for the Mayor to sign, in substantial form, the Master Services Agreement between Life Safety Inspection Vault, LLC (LIV) and the McDonough Fire Department, for use of the web-based management system to enhance and simplify fire inspections, code compliance, and recording process. He noted that there is no cost to the City for the use of this platform.

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

Interim Finance Director, Deborah Upshaw presented the first reading of a Draft Reconciliation Policy for review. This policy will be brought back for consideration at a future meeting.

Public Works Director Billy VonDenBosch presented the request for approval to seek bids for the 2023 L-MIG paving project, a total of 2.73 Miles, as listed below:

Road Name	From	To	Rating	Width	Length
W. D. Lemon	Griffin St.	Macon St.	43	20	248
Rodgers St	College St.	Macon St.	70	20	2300
Church St (One Way)	Rodgers St.	Macon St.	55	12	755
Cleveland St.	John Frank Ward Blvd	College St.	60	19	1602
Old Griffin Rd.	Railroad (Griffin St)	Macon St.	62	21	445
Sloan St	Hampton St	Bryan St	66	18-22	2284
Hooten St.	Cleveland St.	S. Zack Hinton Pkwy	46	14	1006
Hazelhurst St.	Sloan St.	John Frank Ward Blvd	48	24	508
Hood St	Sims St (Hwy 155)	Lawrenceville St	73	20	1117
Dunn Ave	John Frank Ward Blvd	Hood St.	36	22	641
Highland Ave	Hampton St.	Harkins St.	34	18	1489
Harkins St.	Griffin St.	Highland Ave	33	19	647
Turner St.	Sims St. (Hwy 155)	N. Zack Hinton Pkwy	64	22	917
Copeland St.	Sims St. (Hwy 155)	End	66	18	482

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Mayor Vincent called for a motion for approval to seek bids for the 2023 LMIG Paving Project. Councilmember Reeves made a motion to approve, and Mayor Pro Tem Pruett seconded. The vote was seven in favor.

Mr. VonDenBosch presented the request for approval to purchase a Bushhog cutter from Ag-Pro at a cost of \$21,460.00, which was approved in the 23/24 budget. He identified the Funding Source as Line Item 100-5.4210.54.2100 Machinery.

Councilmember Stewart made a motion to approve, and Mayor Pro Tem Pruett seconded. The vote was seven in favor.

Mr. VonDenBosch also presented the request for the purchase of a 2023 F-150 (Vin. 1FTMF1C5XPKF663240) from Legacy Ford of McDonough to replace an aging 2010 F-150 (1FTMF1CW2AKC52554). He noted that the funds are budgeted in the 2023/2024 budget under vehicle in the amount of \$38,601.98, Line Item 505-5.4420.54.2200 Vehicles.

Mayor Pro Tem Pruett made a motion to approve the purchase, and Councilmember Stewart seconded. The vote was seven in favor.

Community Development

Interim Director, Andrew Baker

Case #230104

District 3: Scott Reeves

Applicant: Stephen Moore for Turner Church Rd. – David Weekley Project

Address: 343 Turner Church Rd.

Request: To rezone property to R-50 (Single Family Residential) or PUD (Planned Unit Development)

Zoning: RA-200 (Residential Agricultural) w/conditions per ORD #21-11-15002(A)(Z)

Land Lot(s) 71, 72, 89 & 90 of the 7th District 151.76 +/- total acres

POSTPONED PER APPLICANTS REQUEST FROM 11/20/23 COUNCIL MEETING

Interim Community Development Director, Andrew Baker presented case number 230104, the request to rezone property at 343 Turner Church Road, to R-50 (Single Family Residential) or PUD (Planned Unit Development), from the current zoning of RA-200 (Residential Agricultural) with conditions per Ordinance 21-11-15002(A)(Z). He noted that since the last meeting, the Applicant presented the request to have this development be completed as an age-restricted gated community. Mayor Vincent acknowledged for the record that the City received a letter of constitutional objection from the property owner's attorney in this matter.

Mr. Steve Moore was in attendance on behalf of the Applicant, and he presented the proposed site plan and changes to the 318-home age-restricted, gated development, as follows:

- Less traffic from age-restricted communities
- Private streets maintained by HOA with no maintenance responsibilities for the City
- Little or no impact on schools
- Upgraded amenities for residents
- Six-foot privacy fence

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The property owner Jeff Wade was also in attendance, and he addressed the Governing Body about the proposed development. Discussion ensued.

Mayor Vincent opened the Public Hearing. Mr. John Page and Ms. Lidia Page spoke in opposition. Mr. Rodney Fischer and Mr. Robert Mourns spoke in favor. Mayor Vincent closed the Public Hearing.

Councilmember Reeves made a motion to approve the petition in case number 230104, with conditions; and Councilmember Stewart seconded. The vote was five in favor and two in opposition. The motion passed. Those voting in favor were Mayor Vincent, Mayor Pro Tem Pruett, Councilmember Reeves, Councilmember Stewart, and Councilmember Varner. Councilmember Burt and Councilmember Thomas voted in opposition.

Mr. Baker also presented the request for adoption of Ordinance 23-12-11, Updating Title 18, Chapter 18.10, Flood Damage Prevention, of the City Code of Ordinances. Discussion ensued.

Mayor Vincent called for a motion to adopt Ordinance 23-12-11, Updating Title 18, Chapter 18.10, Flood Damage Prevention, of the City Code of Ordinances. Councilmember Stewart made a motion to approve, and Councilmember Burt seconded. The vote was seven in favor.

Attorney T. Orlando Pearson presented the request for the adoption of Resolution 23-12-11.1, Authorizing 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.

Councilmember Burt made a motion to adopt Resolution 23-12-11.1, and Councilmember Thomas seconded. The vote was seven in favor.

Attorney Pearson presented the request for adoption of Resolution 23-12-11.2, Authorizing an Extended and Limited Moratorium on Multi-family and Hotel Developments Pending Completion of Zoning Code Updates, to protect the public welfare and promote positive growth within the City.

Mayor Pro Tem Pruett made a motion to approve, and Councilmember Stewart seconded. The vote was seven in favor.

Mayor Vincent presented the first reading of an Ordinance Creating a McDonough Public Safety Special Service District to Enhance Public Safety within the City. She noted that this Ordinance has been drafted to identify Public Safety expenditures for needed expansion and salary discrepancies within the Public Safety Departments. Discussion ensued. This Ordinance will come back for consideration at the January 16, 2023, City Council Meeting.

Mayor Vincent presented the request for the adoption of Resolution 23-12-11.3, from the Mayor and Council of the City of McDonough, to the Henry County Board of Commissioners, requesting mitigating landscaping efforts to preserve the historic intent and the aesthetic value of the property known as The Fairways at Cottonfield Development. Discussion ensued.

Councilmember Varner made a motion to adopt Resolution 23-12-11.3, and Councilmember Burt seconded. The

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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; and for Real Estate O.C.G.A. 50-14-3(b)(1). Councilmember Stewart motioned and Mayor Pro Tem Pruett seconded. The vote was seven in favor.

Mayor Vincent called for a motion to Return to Regular Session. Councilmember Stewart made a motion to approve, and Mayor Pro Tem 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, 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 C.C. Property Trust and the Trustee, for the purchase of property in McDonough, located at 49 Hampton Street and 50 Jonesboro Street, for a collective purchase price not to exceed \$400,000.00, and Councilmember Reeves seconded. The vote was seven in favor.

Mayor Vincent adjourned the meeting at 10:32 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.

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