



MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
May 2, 2024
6:00 PM

Mayor Sandra 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 Kamali Varner	Present
Councilmember Jamal Burt	Present
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Present
Councilmember Rufus Stewart	Present
Councilmember Vanessa Thomas	Present

Others in attendance: City Administrator, Steve Morgan; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Fire Chief Dave Williams, Interim Community Development Director, Andrew Baker; Public Works Director, William VonDenBosch; Technology Services Director, Brian Linton; Finance Consultant, Mike Clark; Human Resources Director, LaTangela Hill; Assistant Public Works Director, Brandon Williams; Building Official, Mark Dobson; and Help Desk Technician, Rob Monnelus.

Councilmember Reeves gave the Invocation.

Councilmember Burt led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the Agenda. Councilmember Burt made a motion to approve, and Councilmember Reeves seconded. The vote was seven in favor.

The City Clerk sounded the Consent Agenda items, as follows:

6. **A. Technology Services** **Brian Linton, Director**
Request for approval to pay the Versaterm invoice in the amount of \$73,440.00, which is the annual maintenance renewal for the Police Department body and dash cameras; and to authorize Chief Noble to sign the related documents. Funding Source: Line Item – 100-5.1535.052.1301. Public Safety

B. Public Safety – Fire Department**Chief Dave Williams**

Request for approval to pay \$ 22,212.96 to Loudoun Communications Inc. for new portable radios, batteries, chargers, and all necessary programming, encryptions, etc. for new apparatus, at a cost of \$22,212.96. Funding Source: SPLOST V Project 10 - Line Item – 326-5.3520.54.2200. Public Safety

Mayor Vincent called for a motion to approve the Consent Agenda. Councilmember Stewart made a motion to approve the Consent Agenda, and Councilmember Burt seconded. The vote was seven in favor.

Public Comments

1. Nathan McGarity – Housing Market in McDonough

Mayor Vincent noted for the record that a Proclamation Honoring Ruby Kate Sims Brown's 100th Birthday was presented over the weekend.

Police Chief Ken Noble presented a request for approval of the purchase, implementation, and signing of a new 24-month contract for an additional 11 FLOCK cameras, at a total cost of \$74,150.00. He identified the Funding Source as ARPA Funds Line Item – 230-5.3520.54.1208 Public Safety Facilities and Equipment. Chief Noble noted that this item was previously approved at the City Council Retreat; however, the costs associated with the cameras differed from what was approved. Discussion ensued.

Councilmember Stewart made a motion to approve the purchase of 11 FLOCK cameras, at a cost of \$33,500.00, to be funded through ARPA, and Councilmember Reeves seconded. The vote was seven in favor. The 24-month contract will be brought back for discussion on the next agenda.

City Administrator, Steve Morgan presented the request for approval to award the Solid Waste Sanitation bid to Republic Services at an annual increase of 4.5%, and authorization for the Mayor to sign all the required documents. Discussion ensued.

Councilmember Reeves made a motion to defer the discussion to the May 20, 2024, City Council Meeting, or at a special-called meeting if necessary; and Councilmember Thomas seconded. The vote was seven in favor.

Mr. Morgan presented a proposal to increase the Water/Sewer/Sanitation fee structure to collect sufficient revenue for the daily operation and maintenance of our water, sewer facilities and sanitation collections to increase efficiency and to meet compliance and regularity standards. Discussion ensued.

Mayor Pro Tem Varner made a motion to approve the increase in the water/sewer/sanitation fee structure as recommended by staff, to become effective July 1, 2024; and Councilmember Stewart seconded. The vote was seven in favor.

Assistant Public Works Director Brandon Williams presented the request for approval to accept the street resurfacing bid from Onsite Paving, Sealcoating & Maintenance, Inc., in the amount of \$613,755.64; and authorization for the Mayor to sign all required documents. He noted that the project will include reflective striping. He identified the funding sources for the project as 2023 LMIG GRANT: \$269,287.61, and SPLOST IV: \$344,468.03, Line Item – 325-5.4210.54.1401.

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

Public Works Director William VonDenBosch presented the request for approval to purchase a new Streaming Current Monitor at a cost of \$11,066.45, and a new slide gate operating system for the Water Plant at a cost of \$13,295.00, for a total cost of \$24,361.45. He identified the funding source as Line Item – 505-5.4420.54.2599 Capital Outlay.

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

Technology Services Director Brian Linton presented the request for approval to construct a Data Center room at the Public Works building, with costs not to exceed \$125,000.00. He identified the funding source as SPLOST V – Line Item 326-5.1535.54.2599.

Mayor Pro Tem Varner made a motion to approve the construction of a Data Center room at the Public Works Building, with costs not to exceed \$125,000.00; and Councilmember Thomas seconded. The vote was seven in favor.

Interim Community Development Director Andrew Baker presented the request for approval to authorize House Moran Consulting, Inc. to provide professional engineering services to update the FEMA and Future Conditions Floodplains at a cost of \$154,100.00; and authorize the Mayor to sign all related documents. He noted that it will take approximately one year to complete the study; and he identified the funding source as Stormwater 506-5.4970.54.2499. Discussion ensued.

Councilmember Reeves made a motion to authorize House Moran Consulting, Inc. to provide professional engineering services to update the FEMA and Future Conditions Floodplains, at a cost of up to \$155,000.00; and to authorize the Mayor to sign all related documents. Councilmember Burt seconded. The vote was six in favor and one in opposition. Those voting in favor were Mayor Vincent, Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Stewart. Councilmember Thomas voted in opposition.

Mr. Baker presented the request for approval of a Preliminary Plat for the Avery Landing Townhomes, as recommended by staff. The Applicant, Mr. John Palmer with Falcon Design was in attendance, and he briefly addressed the Governing Body about the project. Discussion ensued.

Councilmember Stewart made a motion to approve the Preliminary Plat for the Avery Landing Townhomes, and Councilmember Burt seconded. The vote was seven in favor.

City Attorney Emilia Walker presented a Resolution 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, through August 30, 2024.

Councilmember Reeves made a motion to adopt Resolution 05-02-24.1, 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, through August 30, 2024; and Councilmember Thomas seconded. The vote was seven In favor.

Attorney Walker also presented a Resolution 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, through August 30, 2024.

Mayor Pro Tem Varner made a motion to adopt Resolution 05-02-24.2, 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, through August 30, 2024. Councilmember Stewart seconded. The vote was seven in favor.

Mayor Vincent presented the request for the adoption of a Resolution Supporting the Good Neighbor Policy between the Cities of McDonough, Locust Grove, Hampton, and Stockbridge, and Henry County, in Honor of Mayor Robert Price. Discussion ensued.

Councilmember Stewart made a motion to approve Resolution 24-05-02, the Good Neighbor Policy, in Honor of Mayor Robert Price; and Councilmember Reeves seconded. The vote was seven in favor.

Mr. Andrew Baker made a presentation regarding the proposed de-annexing of ten parcels owned by Henry County, located along Henry Parkway, Industrial Boulevard, and Highway 20/81. He said that the City is currently doing analysis to determine the impacts of the proposed de-annexation of 508.506 acres. Discussion ensued. Attorney Walker added that proper notice of the de-annexation occurs via certified mail or overnight registered mail to the City; and that at this time, notice has only been provided through email. She noted that formal notice of the intent to de-annex will trigger specific legal requirements, in that the City would have to provide any objections or approval within 45 days.

No Executive Session was held.

Mayor Vincent called for a motion for the approval of the April 15, 2024, City Council Meeting Minutes. Councilmember Burt made a motion to approve, and Councilmember Thomas seconded. The vote was seven in favor.

Mayor Vincent adjourned the meeting at 9:43 p.m.

Christy L. Taylor, CMC
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 2, 2023; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.