



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
July 22, 2024
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, July 22, 2024, at 6:00 p.m.

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	Absent
Councilmember Jamal Burt	Present
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Absent
Councilmember Rufus Stewart	Present
Councilmember Vanessa Thomas	Present

Others in attendance: City Administrator, Steve Morgan; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Major Paul Honcharik; Battalion Chief Buddy Jenkins; Community Development Director, Sylvia Smith; Human Resources Director, LaTangela Hill; Assistant Public Works Director, Brandon Williams; Finance Consultant, Mike Clark; Stormwater Manager, Tommy Brown; Permit Coordinator, Kelsey Liddick; and Help Desk Technician, Rob Monnelus.

Councilmember Stewart 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 Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Varner and Councilmember Reeves were not present.

The City Clerk sounded the Consent Agenda, as follows:

6A. Technology Services

Brian Linton, Director

Request for approval to pay the ClearGov renewal invoice for \$25,000.00. Funding Source: Line Item - 100-5.1512.54.2599

Mayor Vincent called for a motion to approve the Consent Agenda. Councilmember Stewart made a motion to approve, and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Varner and Councilmember Reeves were not present.

The Mayor and Council presented the Proclamations Recognizing Hero Brantley Abbott; and Honoring the Local Operating Committee for the Miss Georgia USA and Miss Georgia Teen Pageants.

Public Comments

- (1) Mike Crawford – proposed increase in taxes
- (2) Charlotte Hinton – McDonough Day

Finance Consultant Mike Clark provided a presentation on the proposed 2024 Millage Rate. He advised that while the millage rate for 2024 would remain at 3.033, it would result in a small increase for property owners in the City. He offered the example that a homeowner whose property is valued at \$450,000.00, would see an increase in tax of \$10.80 per year. Discussion ensued.

Mayor Vincent opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Vincent closed the Public Hearing.

David Millen, Andrew Carrier, Steven Collins, and Michael Stephenson with Johnson, Mirmiran, and Thompson (JMT) offered a presentation regarding the Blacksville Drainage Study, Phase 1:

- History of flooding and draining issues
- Structures, storm drains, ditches, and stormwater infrastructure were surveyed
- Community interviews were conducted along with data collection
- Analyses were conducted and drainage deficiencies were identified
- Short-term solutions involve cleaning out and repairing impacted culverts
- Phase 2 will involve alternative analysis and evaluate costs for improvements; development of a draft design; submittal of permits; final design; acquisition of right-of-way or easements; utility coordination; and advertisement for letting of the project

After the presentation, discussion ensued.

Mr. Tyler Swaim with The Collaborative Firm presented a Zoning Code Ordinance Update:

- The Current Zoning Code Ordinance was adopted in 1979, with some sections being updated in 2008.
- The goals of the Zoning Code Ordinance Update are to improve organization and user-friendliness; update the zoning and overlay district; provide a usable table; integrate architectural and site design requirements; and define and streamline review processes.
- The City currently uses R-50 zoning; however, the minimum lot width is set at 60 feet; therefore, the suggestion is to change the zoning to R-60.
- The proposed new setback for a property zoned R-50 (R-60) would be extended to 25 feet from 10 feet.
- There will be a public meeting to review the proposed updates on Tuesday, July 30, 2024, at McDonough City Hall.

After the presentation, discussion ensued.

Mr. Steve Morgan presented the request for approval to purchase Jotform Enterprise software for \$22,646.00. He identified the Funding Source as Line Item - 325-5.1535.54.2599 SPLOST V.

Councilmember Stewart made a motion to approve the purchase of Jotform software, and Councilmember Burt seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Varner and Councilmember Reeves were not present.

Mr. Morgan also presented the request for approval to renew our AT&T contract and authorization for the Mayor to sign all related documents. He identified the Funding Source as Line Item – 100-5.1535.52.2220.

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

Community Development Director, Sylvia Smith reviewed case 240402, the request for a zoning modification for Calliope Crossing, from current conditions regarding side entry two-car garages, and length of driveways increased to 22 feet. The Applicant was in attendance for the meeting, and he addressed the proposed changes. During the discussion, it was determined that the HOA will be responsible for maintaining any detention ponds on the property, and no chain-link fencing would be used around the ponds.

Mayor Vincent opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Vincent closed the Public Hearing.

Councilmember Burt made a motion to approve the request in case 240402, to include modifications as recommended by staff; and Mayor Vincent seconded. The vote was four in favor and one in opposition. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, and Councilmember Stewart. Councilmember Thomas voted in opposition. Mayor Pro Tem Varner and Councilmember Reeves were not present.

Ms. Smith noted for the record that case number 240205, Lake Dow Self Storage; and case number 240501, Racetrack Road Townhomes had been postponed to August 19, 2024, at the request of the Applicants.

City Attorney Emilia Walker presented the request for the adoption of a Resolution Activating the City of McDonough Development Authority and for Other Lawful Purposes. Discussion ensued.

Councilmember Stewart made a motion to adopt Resolution 24-07-22, Activating the City of McDonough Development Authority and for Other Lawful Purposes; and Councilmember Burt seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Varner and Councilmember Reeves were not present.

City Administrator, Steve Morgan reviewed the City's shared SPLOST projects with Henry County, including those being proposed for SPLOST VI. Discussion ensued.

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 Burt made a motion to go into Executive Session, and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Varner and Councilmember Reeves were not present.

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

Councilmember Thomas made a motion to approve the appointment of Brandon Williams to serve as the Director of the Parks Department, and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Varner and Councilmember Reeves were not present.

Councilmember Burt made a motion to approve the creation of the position of Deputy City Administrator, with a pay scale to be set by the Mayor within the parameters of the approved budget; and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Varner and Councilmember Reeves were not present.

Councilmember Burt made a motion to approve the appointment of Andrew Baker to serve as the City's Deputy City Administrator, and Councilmember Stewart seconded. The vote was four in favor, and one abstention. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, and Councilmember Stewart. Councilmember Thomas abstained. Mayor Pro Tem Varner and Councilmember Reeves were not present at the meeting.

Mayor Vincent called for a motion for the approval of the July 1, 2024, City Council Workshop Minutes. Councilmember Burt made a motion to approve, and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Varner and Councilmember Reeves were not present.

Mayor Vincent adjourned the meeting at 9:54 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 02, 2023; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.