MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
August 19, 2024
6:00 PM

Mayor Pro Tem Kamali Varner 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 Kamali Varner	Present
Councilmember Jamal Burt	Present
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Present
Councilmember Rufus Stewart	Present
Councilmember Vanessa Thomass	Present

Others in attendance: City Administrator, Steve Morgan; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, Dave Williams; Deputy City Administrator, Andrew Baker; Community Development Director, Sylvia Smith; Human Resources Director, LaTangela Hill; Parks Director, Brandon Williams; Public Works Director, William VonDenBosch; Human Resources Coordinator, Cairo Cumberlander; Help Desk Technician, Rob Monnelus; and Permit Coordinator, Kelsey Liddick.

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

Mayor Pro Tem Varner made a motion to approve the Agenda, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

The City Clerk sounded the Consent Agenda, as follows:

6A. Technology Services **Brian Linton, Director**
Request for approval to pay the annual subscription renewal for CivicPlus in the amount of $16,391.97. Funding Source: Line Item - 100.5.1535.52.1301.

6B. Technology Services **Brian Linton, Director**
Request for approval to pay the annual maintenance renewal invoice for PowerDMS, which is utilized by the Police Department, in the amount of $14,308.44. Funding Source: Line Item - 100.5.1535.52.1301.

6C. **Technology Services** **Brian Linton, Director**
Request for approval to pay the SHI annual renewal invoice in the amount of $10,517.13, for the PaloAlto Firewall, which works to prevent cybercriminal attacks. Funding Source: Line Item - 100.5.1535.52.1301.
6D. Approval of the August 1, 2024, City Council Workshop Minutes

Mayor Pro Tem Varner called for a motion to approve the Consent Agenda. 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 Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

Public Comments:
1. Patricia Thompson – NuWay Learning System
2. Jane and David Roberts – City Square HOA Board issues and concerns

Public Works Director, William VonDenBosch presented the request for approval to purchase one Flyght 45 H.P pump for emergency replacement for Kalves Creek pumpstation, at a cost of $35,649.45. He identified the Funding Source as Line Item - 505-5.4335.52.2200.

Councilmember Reeves made a motion to approve the purchase of one Flyght 45 H.P. pump for emergency replacement for the Kalves Creek Pumpstation, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

Director VonDenBosch also presented a request for approval to purchase a combination jet/vac truck to be used by Wastewater Treatment, Water Distribution, Wastewater Collection and Stormwater Departments, at a cost of $572,956.36. He said the funding would be split between Line Items 505-5.4331.54.2599 Capital Outlay Sewer Maintenance, and 505-5.4335.54.2501 Capital Outlay Sewer Treatment. Discussion ensued.

Councilmember Reeves made a motion to approve the purchase of a combination jet/vac truck to be used by the Public Works Department, at a cost of $570,956.36, and Councilmember Thomas seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

Parks Department Director Brandon Williams presented a request for approval for the installation of a new metal roof on the building located at 77 Lawrenceville Street, at a cost of $26,300.00. He identified the Funding Source as Line Item 326-5.4210.54.1422 | SPLOST V | PROJECT # 23.

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 Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

Community Development Director, Sylvia Smith presented a request for the approval of a Text Amendment to amend Zoning District Chapter 17.56 (O-I/Office Institutional), more specially Section 17.56.020: to allow for public/private schools and vocational schools under a Special Use Permit (SUP).

Councilmember Thomas made a motion to approve the Text Amendment, to allow for public/private schools and vocational schools under a Special Use Permit; and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

Director Smith presented the request for an Administrative Variance to Code Chapter 17.96.010 (General Provisions) & Code Chapter 17.96.020 (Decisions Rendered) by Brian West for Willow Place (150 Cola Welch Pkwy.), for a reduction in parking spaces to accommodate parking for an ADA van, and to allow for staging a trash compactor. Councilmember Reeves shared concerns regarding the placement of the compactor on the property, stating it could become an eyesore if the trash gets backed up. Discussion ensued.

Councilmember Stewart made a motion to approve the Administrative Variance, for a reduction of one space to allow for ADA van parking, and the reduction of three spaces to allow for staging the trash compactor; however, there will be further discussion about the location of the compactor on the property. Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

Director Smith reviewed case 240601, the request to rezone property at 108 Jonesboro Road, to C-2 (Central Commercial) to allow an event venue and to utilize the MU/CR (Mixed-Use Commercial Residential) overlay district.

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

The vote on case number 240601, will take place at the September 5, 2024, City Council Workshop.

Director Smith reviewed case 240602, the request to for a Special Use Permit (SUP) to allow for a school at 262 Macon Street. The Applicant, Chase Hardin was in attendance at the meeting, and he addressed the Governing Body about the proposed school.

Mayor Pro Tem Varner opened the Public Hearing. No one spoke in favor; Mr. Andrew Johnson spoke in opposition. Mayor Pro Tem Varner closed the Public Hearing.

Councilmember Stewart made a motion to approve the request for a Special Use Permit to allow for a school at 262 Macon Street, and Councilmember Thomas seconded. The vote was five in favor and one abstention. Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas voted in favor. Councilmember Reeves abstained. Mayor Vincent was absent from the meeting.

Director Smith noted for the record that the Applicant in case 240205, for Lake Dow Storage, had requested postponement to the September 16, 2024, City Council Meeting.

Director Smith also noted that the Applicant in case 240501, for Racetrack Road Townhomes had requested postponement of that case to the October 21, 2024, City Council Meeting.

City Attorney Emilia Walker presented the request for the adoption of 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 December 31, 2024.

Councilmember Reeves made a motion to adopt Resolution 24-08-19.1, 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 December 31, 2024; and Councilmember Thomas seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

Attorney Walker also presented the request for the adoption of 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 December 31, 2024.

Councilmember Stewart made a motion to adopt Resolution 24-08-19.2, 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 December 31, 2024; and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

City Administrator, Steve Morgan presented the request for approval to purchase three (3) 2024 Kia Sportage SUVs, from Sons Kia, at a total cost of $99,798.66, to be funded as follows: Deputy City Administrator: 100-5.1300.54.2599 ($33,266.22); Community Development Director: 100-5.7400.54.2599 ($33,266.22); and Court Services: 100-5.2650.54.2200 ($33,266.22). Discussion ensued.

Councilmember Stewart made a motion to approve the purchase of three Kia Sportage SUVs, as stated; and Councilmember Reeves seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

Mr. Morgan also presented the request for authorization for the renewal of Anthem Health Insurance at an increase of +2%, ($62.169.00) over the current policy amount. He noted that the increase will not impact employee contributions. He identified the funding source as General Fund, Line Item 51-2100, allocated from the individual departments. Discussion ensued. Councilmember Thomas suggested that prior to the next renewal, that the City should seek quotes from alternative providers as well.

Councilmember Stewart made a motion to approve the renewal of Anthem Health Insurance, as stated; and Councilmember Reeves seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

No Executive Session was held.

Mayor Pro Tem Varner called for a motion to approve the July 29, 2024, 10:00 a.m. Special Called City Council Meeting Minutes. Councilmember Burt made a motion to approve, and Councilmember Thomas seconded. The vote was four in favor. Those voting in favor were Councilmember Burt, Councilmember Payton, Councilmember Stewart, and Councilmember Thomas. Mayor Pro Tem Varner and Councilmember Reeves abstained, as they were not present for July 29, 2024, 10:00 a.m. Special Called City Council Meeting. Mayor Vincent was absent from the meeting.

Mayor Pro Tem Varner called for a motion to approve the July 29, 2024, 6:00 p.m. Special Called City Council Meeting Minutes. Councilmember Burt made a motion to approve, and Councilmember Reeves seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart, and Councilmember Thomas. Mayor Vincent was absent from the meeting.

Mayor Pro Tem Varner adjourned the meeting at 7:38 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.