

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – FEBRUARY 6, 2020
6:00 PM

1. Call to Order

Mayor Billy Copeland

Mayor Copeland called the meeting to order at 6:00 p.m.

2. Roll Call

The City Clerk Ms. Janis Price called roll for the meeting, as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Craig Elrod	Present
Councilmember Benjamin Pruett	Absent
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	Present

Others in attendance were: City Clerk, Ms. Janis Price; City Attorney, Mr. Jim Elliott; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Main Street Manager, Ms. Kristin Callaway; Technology Services Director, Mr. Steve Sikes; Streets Department Supervisor, Mr. Gerald Brown; Executive Assistant, Ms. Trisha Colpetzer; and Help Desk Technician, Mr. Aerrigo Evans.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda, subject to the postponement of Item 8, as well as Items 12A and 12B; and to remove Item 6F from the Consent Agenda, to be moved to Item 9B for discussion. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruitt, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present at the meeting.

4. Pledge to the Flag

Councilmember Stewart led the Pledge to the Flag.

5. Invocation

Councilmember Pruitt gave the Invocation.

6. Consent Agenda

- A. Approval for Com Tech to supply and install 6 linear corp. P500HA indoor/outdoor card readers for the Boots Welch Police Precinct, located at 342 Simpson Street. The cost will be \$15,464.26 which will be paid from IMPACT fees left from the original contract; authorization for the Mayor to sign the agreement.
- B. Approval of a contract between Smart Bill and the City of McDonough to print and email the city's monthly water/sanitation bills to customers who would like them sent electronically. There will be an initial set-up fee of \$1,000.00 and then a savings of 41¢ per monthly bill in addition to the savings of time, postage and paper; authorization for the Mayor to sign the contract.
- C. Approval for The City to spend \$150,000.00 from SPLOST funds for the renovation of the basement area of the Polk Museum.
- D. Approval of an agreement with Com Tech to purchase Genetec, a combination Camera and Access control software for the City's camera management. This previously budgeted item cost will be \$26,245.00, paid from the General Fund; authorization for the Mayor to sign agreement.
- E. Approval of an agreement with Certified Air Conditioning Company to Purchase a new Mitsubishi Mini-split HVAC system for the City Hall Data Center. The cost of this previously budgeted item is \$11,800.00 and will be paid from the General Fund; authorization for the Mayor to sign the agreement.
- F. Adoption of an Ordinance amending Ordinance No. 19-12-09 (D) which was setting in place a moratorium on acceptance of applications for the rezoning of properties to designated classifications for a specified period of time, the revising Ordinance is for the purposes of clarity.
- G. Adoption of a Budget Amendment Resolution to amend the FY 2019-2020 Budget for approved transactions in various funds.
- H. Approval of the minutes of the January 21, 2020 City Council Meeting.

Mayor Copeland called for a motion to approve the Consent Agenda, with the exception of Item 6F. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruitt, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present at the meeting.

7. Discussion of the Draft Capital Improvement Element Annual Update Mr. Mike Clark

Finance Director Mr. Mike Clark presented the Draft Capital Improvement Element Annual Update. Mr. Clark explained that after the public review, a Public Hearing will

be held at the next Council Meeting, after which a Resolution will be submitted for approval to transmit the information to the Atlanta Regional Commission (ARC). After the ARC reviews the information, they will return any questions regarding the update to the City. Once approved by the ARC, the information will be returned to Mayor and Council for consideration and adoption. After the document is adopted by Mayor and Council, it will then be transmitted to the Department of Community Affairs (DCA), to become a permanent record for the City of McDonough. Mr. Clark then reviewed the update and discussion ensued.

8. Discussion of the Park Use Regulations Ordinance and possible adoption **Councilmember Pruett**

This item was postponed.

9. Discussion of Senate Bill 309 and possible adoption of Resolution in support **City Attorney Elliott**

Mr. Elliott explained that the Georgia Municipal Association (GMA) has requested that all of its member cities to adopt a resolution in support of Senate Bill 309, to create the Georgia Local Government Infrastructure Finance Authority. Councilmember Vincent shared her support of the initiative as it relates to funding and financing, in order to move things forward in the state legislature.

Mayor Copeland called for a motion to approve the Resolution Supporting Legislation for the Georgia Local Government Infrastructure Finance Authority Act, as presented. Councilmember Varner motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruitt, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present at the meeting.

Councilmember Vincent asked for clarification regarding the adoption of an Ordinance amending Ordinance No. 19-12-09 (D) which was setting in place a moratorium on acceptance of applications for the rezoning of properties to designated classifications for a specified period of time, the revising Ordinance is for the purposes of clarity. Mr. Elliott explained that after emailing the Members of Council on the matter, he drafted the amendment to remove some of the language regarding permits and inspections that were causing problems for lenders in two currently pending apartment projects, as was requested by the property owners.

Councilmember Vincent reiterated her belief that these types of questions should be addressed at the Workshop Meetings for discussion, so the public has an opportunity to understand and comment accordingly. She said that she is concerned about a perceived lack of transparency in listing items on the Consent Agenda in lieu of having all of the information shared with the public at Workshop sessions; and discussion ensued.

Councilmember Varner motioned to approve the amending Ordinance regarding the moratorium previously adopted at the December 9, 2019 Meeting, as presented; and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruitt, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present for the meeting.

10. Discussion of a moratorium to be placed on hotels **City Attorney Elliott**

Mr. Elliott discussed the possibility of amending the City's Ordinance related to hotels in the City of McDonough after a discussion regarding a moratorium on hotels within the City, and he requested guidance from Mayor and Council in moving forward. Discussion ensued.

11. Discussion of the SDS documents and approval of resolution, IGA, Form 2 documents; authorization for Mayor to sign all documents. **City Attorney Elliott**

Mayor Copeland stated at the outset of the discussion that Mr. Keith Dickerson has been the primary negotiator in relation to Service Delivery Strategy (SDS) for the City of McDonough; however, Mr. Dickerson was not able to be in attendance for the meeting.

Mr. Elliott noted that while Mr. Dickerson was the primary negotiator for the City, he also recognized that the City retained Mr. Andy Welch with Smith, Welch, Webb & White Law Firm to represent the City throughout the negotiations with the County. He said that the documents presented for consideration were at the recommendation of Mr. Dickerson and Mr. Welch.

Councilmember Vincent requested that the discussion be tabled until everyone on Council has had an opportunity to review the specific changes to the document prior to consideration of approval. Mr. Elliott noted that there is a state-imposed deadline of March 1, 2020, for the documents to be submitted; and discussion continued.

Mayor Pro Tem Elrod suggested holding a Special-Called Meeting to address the concerns that Councilmember Vincent has expressed related to understanding the proposed changes within the agreement. Ms. Price said she would make every effort to to arrange a meeting date and time conducive to Mr. Welch's legislative schedule.

12. A. Discussion of Solar/Wind Project **Mayor Copeland**
B. Discussion of Solar/Wind Farm continued research study

These discussion items were postponed to the March 5, 2020 Workshop Meeting.

13. Unscheduled Public Comments

There were no public comments.

**14. Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b)(1)
Personnel O.C.G.A. 50-14-3 (b)(2)**

No Executive Session was held.

15. City Attorney and City Clerk Comments

16. Councilmembers and Mayor Comments

17. Adjournment

Mayor Copeland called for a motion to adjourn. Councilmember Varner motioned and Councilmember Pruitt seconded. All stood in favor.

The meeting adjourned at 6:56 p.m.

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 January 1, 2020; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.