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

The Regular Scheduled Workshop Meeting of the City of McDonough City Council was held on Thursday, February 6, 2020, at 6:00 p.m.

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. Some of the items he discussed are listed as follows:

- All Impact Fees collected during fiscal year 2019 have been spent or are encumbered.
- The Impact Fee Fund balance was $1,234,815.00, as of June 30, 2018.
- $437,932.00 was the total collected in Impact Fees through June 30, 2019.
- Expenditures from impact fees through June 30, 2019, totaled $229,954.78.
- The Impact Fee Fund balance was $962,697.95, on June 30, 2019.
- The total amount of encumbered impact fees was $973,249.35, as of June 30, 2019.
- Funds are encumbered for costs related to public safety in the Police and Fire Departments, as well as for public services through Parks and Recreation.

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. He explained that the purpose of the bill is to authorize a pooling of projects from various municipalities into one bond issue, which will provide savings for financing projects. 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.

Item 6F

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 amending 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. He said that the moratorium on the acceptance of applications for the rezoning of property is still in place for the specified categories that would accommodate multi-family housing.

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. She stated that she often asks questions during meetings on behalf of the public so that there is a clear understanding of the meeting proceedings.

Councilmember Vincent said that she would like to return to the workshop-styled sessions of sitting at the table with staff present, so that the public can be involved in the discussions and ask any questions that they may have. She said that there should be more public time to discuss items in a less formal setting than the Council Meetings provide. Mayor Pro Tem Elrod suggested that the Technology Services Department be involved to ensure that the sessions can be recorded if Mayor and Council step down from the dais to conduct meetings.

Councilmember Pruitt shared his agreement that items on the Consent Agenda should be discussed in an open forum. Councilmember Vincent said that the point is to allow the public to be involved in the discussions, whether Mayor and Council sit on the dais or down at a table. Mayor Copeland clarified that items placed on the Consent Agenda are generally those items with 100 percent support; however, he stated again that any Member of Council can pull an item off of the Consent Agenda and it will be placed as a discussion item later during the meeting.

Councilmember Vincent requested that going forward, there be no consent agenda for Workshop Meetings to allow for discussion on all individual matters.

After the discussion concluded, 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. Mayor Pro Tem Elrod said that his understanding from the discussion was to consider amending the Ordinance to offer a distinction between a hotel and extended-stay lodging.

Mr. Elliott said that he has done some preliminary research from other cities on the matter that he would be happy to share with Mayor and Council. Councilmember Vincent requested that Mr. Elliott explore some specific language around length of stay to deter long-term housing and prevent crime, and she suggested limiting the amount of consecutive days allowed for lodging. Mr. Elliott commented that limiting the number of lodging units that have kitchen amenities is one method that is used to deter extended stays.

After the discussion, Mr. Elliott said that he would move forward under the guidance of Mayor and Council and bring something back for their review.

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 Attorney Mr. Andy Welch with Smith, Welch, Webb & White 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. She said that the SDS agreement will last for a ten-year period, and she believes Council should be conscientious about knowing what has changed and what is being put forth as a new recommendation.

Councilmember Pruitt asked about any deadlines related to the agreement, and Mr. Elliott noted that there is a state-imposed deadline of March 1, 2020, for the documents to be submitted.

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 prior to the March 1, 2020 deadline.

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

There were no comments from the City Attorney or the City Clerk.

16. Councilmembers and Mayor Comments

Councilmember Vincent said that she would like to discuss the recent House/Senate Bill that will introduce legislation regarding affordable rents in Atlanta with Mr. Elliott. She commented that the legislation is designed to keep Cities from having the ability to regulate design standards, which would have far-reaching consequences to the City of McDonough as well as to all of the cities in the state of Georgia. Ultimately, she said that this legislation would cheapen the product for many communities and it would ultimately remove any control that cities currently have. Mr. Elliott said that GMA has several resolutions regarding these types of issues, and he will put one together for Council to review.

Secondly, Councilmember Vincent shared her heartfelt appreciation for the City's recognition of the tragic death of Kobe Bryant by adding purple and gold colored lighting to the square in honor of his life. She said that many residents have been deeply affected by the loss of an amazing athlete and role model.

Councilmember Stewart discussed his recent attendance at the GMA 2020 Cities United Summit (formerly known as Mayors Day). He said that these meetings are important

because they provide information to Mayor and Council that can be brought back to the citizens. He also discussed the importance of citizens being involved in the upcoming Census to help bring federal dollars to the City.
Mayor Copeland commended Councilmembers Varner and Vincent for bringing the story of Kobe Bryant to his attention. He said he is very impressed with the City's efforts to honor the life of such a talented and gifted individual.

Councilmember Varner thanked everyone who was in attendance at the meeting. She recognized Mr. Eric Wilson, who she said is running for Henry County Sheriff in 2020. She also thanked the Public Works Department and everyone who was involved in the tribute to Kobe Bryant. She said that McDonough is a diverse and progressive community that sincerely cares about the issues that affect its citizens and its youth. She also shared her appreciation for GMA for honoring her with the opportunity to serve as one of the "20 under 40" over the past year.

Councilmember Pruitt said that he has recently been asked about the status of the One-Way Pairs project, and he requested that Mayor and Council draft a letter to the Director of the Georgia Department of Transportation (GDOT) to get a formal answer on the status of the project. Councilmember Pruitt also thanked the City staff and the citizens who were in attendance for the meeting.

Mayor Copeland agreed that it has become necessary to request that the City Attorney draft a letter to the Director of GDOT, Mr. Russell McMurray to request the status of the project after so many months with no answers.

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.

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