POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
OCTOBER 1, 2020
6:00 PM

1. **Call to Order** **Mayor 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	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Deputy Fire Chief, Mr. Dave Williams, Finance Director, Mr. Mike Clark; Executive Assistant, Ms. Euretha L. Olokodana; Major over CID Kyle Helgerson; Public Works Director, Ronnie Thompson; Human Resources Director, Carla Tuck; Steve Sikes, Technology Director, and Network Administrator, Mr. Brian Linton.

3. **Approval of the Agenda**
Mayor Copeland called for a motion to approve the Agenda with the following amendments: items #15 and #16 will be postponed tonight as stated, and to be substituted in the place of item 15 will be City Maintenance. Councilmember Roger Pruitt motioned and Councilmember Benjamin Pruett seconded. The vote was seven in favor.
(Councilmember Vincent stated for the record that it was expected to be a Jonesboro Road item in the consent agenda, but was not, due to some delays).

4. **Pledge to the Flag**
Councilmember Sandra Vincent led the Pledge to the Flag.

5. **Invocation**
Councilmember Roger Pruitt gave the Invocation.

6. **Consent Agenda**

Administration

A. Approval of a Client Agreement between The City of McDonough and MSI Benefits Group to process the Affordable Care Act required IRS forms 1094/1095 for 2020 and authorization for the Mayor to sign the agreement. The cost will be approximately $1,300.00 depending on the number of employees and will be funded from the Human Resources Budget.

B. Approval of an Agreement between The City of McDonough and the National League of Cities regarding some training for the Elected Officials; authorization for the Mayor to sign the Agreement. The cost will not exceed $4,851.00 and will be paid from the Governing Body's budget.

Finance

C. Approval of a Budget Amendment Resolution to amend the FY 2020-2021 Budget for approved transactions in the General Fund.

Public Safety

D. Approval to purchase a replacement police vehicle and necessary equipment. Received $23,879.00 from GIRMA insurance for a totaled vehicle involved in an accident. Cost of the new Dodge Charger will be $26,573.00 and the additional tinting, lettering, installation and equipment will be $8,919.47. The difference of $11,673.47 will be paid from the General Fund.

Public Works

E. Approval to purchase one hundred 3/4 "Neptune T-10 Water Meters with antennas at a cost of $20,500.00 which will be paid from the Water Distribution Budget.

F. Approval to award Renfroe Construction Company, LLC. and approval of the contract between The City of McDonough and Renfroe Construction Company, LLC. for the Alexander Park Bandstand Project at a cost and 10% contingency of $382,859.40 which will be paid by SPLOST III funds; authorization for the Mayor to sign all related documents.

Technology Services

G. Approval of payment to CPAK for Cisco Systems Smartnet maintenance including phone system software updates at a cost of $11,754.18 which will be paid from the Technology Services Budget.

Mayor Copeland asked for a motion to approved the Consent Agenda. Councilmember Stewart motioned and Mayor Pro Tem Elrod seconded the motion. The vote was seven in favor. Councilmember Vincent requested that the Human Resources Director provide a timeline for the implementation of the Race Equity training and that the Public Information Officer (PIO) issue a press release regarding the training.

7. **Unscheduled Public Comments**

(1). Ms. Annette O'Banion

- Concerns include the budget since the City received $1.4M in Covid-19 funds and will receive approximately $373,000 additional in taxes because of the digest growth and no rollback this year, and the decisions have not been discussed in a public forum on how these funds will be used. She states that there will be a potential of Phase 11 of Covid funds. There is no priority list of how to use these funds. She would like to see how the funds will be allocated in a public discussion.
- Another concern is can some of the funds be used to help in the cost increase for residential and commercial customers regarding the trash contract. Did the City assess Republic for any penalties with the problems of trash collection which occurred during Covid and if yes, how much?
- If the City goes out for a new sanitation bid, her suggestion is to do a quality assurance surveillance plan and she would be happy to give the City a plan.

(2). Ms. Humphrey

- She is representing Wesley Lakes and her concern is about Jonesboro Road Park and what is the timeline for the park to be finalized. They have been waiting over five years for this park. Pleased keep the citizens updated.
(Councilmember Vincent commented that it has been more like 10 years, waiting on this park to be developed).

(3). Ms. Vanessa Thomas

- Concern is the traffic and could a traffic study be done because the traffic is very bad on Hwy. 20. Also she is wondering what is the status of the solar light project. Mayor Copeland asked City Administrator Preston Dorsey if he would bring an update on the solar project to the October 19th meeting. Councilmember Vincent commented that it had been discussed referring to our City to being a preeminent solar community, a thought leader in using solar energy developing a solar farm. If Georgia Power can do the lighting cheaper, how can this be facilitated paying back into the electrical grid?
Mr. Dorsey stated that he would bring information to Mayor/Council at the next meeting concerning this project, but that funds are needed for installation in that the only money voted on previously was for the purchase of the lights, not the installation.

8. Community Development — Mr. Eric Pitts

A. Case Number: 190302 (Rezoning)

City Council District 3: CM Craig Elrod
Address/Location: North Racetrack Road & East Travis Dr.
Petition Request: Blue River Development for Symphony Park
Request: To rezone property from RA-200 (Residential Agricultural) to R-50 (Single Family Residential), RTD (Residential Townhouse District), RM-75 (Multi-Family Residential) and 1.5 +/- acres allocated for development of a Public Safety Facility.

Existing Zoning: RA-200 (Residential Agricultural) with conditions per ORD #04-09-13001(A)(Z)
Tax Parcels ID(s): 107-01034000, #107-01001000 & #107-01034001)
Land Lot(s)153 of the 7th District 107.88 +/- total acres
MPC Workshop (9/15/20) SPECIAL CALLED
MCC Workshop (10/1/20)
MPC Public Review (10/13/20)
MCC Public Hearing (10/19/20)

Mr. Eric Pitts reviewed the item.
Mr. Andy Welch representing Blue River spoke to Mayor and Council.

B. Case Number(s): 200206, (Rezoning)
City Council District 4: CM Kam Varner
Address/Location: 1148 Hwy. 20/81 W. (Tract 2)
Petition Request: Development: ForCAST Real Estate Development for Quik Trip Fuel Station
Request: Rezone property to C-3 (Highway Commercial).
Existing Zoning: C-2 (Central Commercial) with conditions per ORD #19-08-01001(A)(Z) & #19-10-21002(A)(Z)
Tax Parcel ID(s): 075-01018000 Land Lot(s) 162 of the 7th District
1.865 +/- total acres
MPC Workshop (9/15/20) SPECIAL CALLED
MCC Workshop (10/1/20)
MPC Public Review (10/13/20)
MCC Public Hearing (10/19/20)

Mr. Eric Pitts spoke with Mayor and Council.
Mr. James Thornton from Smith Welch reviewed the item with Mayor and Council.

C. Case Number(s): 200207 (Rezoning)
City Council District 4: CM Kam Varner
Address/Location: 1168 Hwy. 20/81 W. (Tract 1)
Petition Request: Development: ForCAST Real Estate Development for Quik Trip Fuel Station
Request: Rezone property to C-3 (Highway Commercial).
Existing Zoning: C-2 (Central Commercial) with conditions per ORD #19-08-01001(A)(Z) & #19-10-21002(A)(Z)
Tax Parcel ID(s): 075-01017000 Land Lot(s) 162 of the 7th District
1.865 +/- total acres
MPC Workshop (9/15/20) SPECIAL CALLED
MCC Workshop (10/1/20)
MPC Public Review (10/13/20)
MCC Public Hearing (10/19/20)

Mr. James Thornton reviewed the petition

D. Case Number(s): 200301 (Rezoning)
City Council District 4: CM Kam Varner
Address/Location: 1128 - 1146 Hwy. 20/81 W. (Tract 3) {Portion only}
Petition Request: Development: ForCAST Real Estate Development for Quik Trip Fuel Station
Request: Rezone property to C-3 (Highway Commercial).
Existing Zoning: C-2 (Central Commercial) with conditions per ORD #19-08-01001(A)(Z) & #19-10-21002(A)(Z) 1.865 +/- total acres
Tax Parcel ID(s): 075-01019001 Land Lot(s) 162 of the 7th District
MPC Workshop (9/15/20) SPECIAL CALLED
MCC Workshop (10/1/20)
MPC Public Review (10/13/20)
MCC Public Hearing (10/19/20)

Mr. James Thornton discussed this item along with item B and item C

E. Case Number(s): 200208
City Council District 1: CM Rufus Stewart
Address/Location: 150 S. Zack Hinton Pkwy.
Petition Request: Development: McDonough Leased Housing Associates I, for McDonough Senior Housing
Request: For a Concept Plan Review required per zoning conditions within ORD#04-06-07002(A)(Z).
Existing Zoning: RM-75 within conditions per ORD#04-06-07002(A)(Z)
Tax Parcel ID(s): 107-01032000
Land Lot(s) 154 of the 7th District (NOTE: Common Corner of LL 153, 154, 167 & 168) 49 +/- total acres (Parent Tract 192.567 +/- acres per legal description)
MPC Workshop (9/15/20) SPECIAL CALLED
MCC Workshop (10/1/20)
MPC Public Review (10/13/20)
MCC Public Hearing (10/19/20)

Mr. Nick Anderson from Dominium made a presentation to Mayor and Council regarding item E and Item F.

F. Case Number(s): 200209
City Council District 1: CM Rufus Stewart
Address/Location: 150 S. Zack Hinton Pkwy.
Petition Request: Development: McDonough Leased Housing Associates II, LLLP for McDonough Workforce Housing
Request: For a Concept Plan Review required per zoning conditions within ORD#04-06-07002(A)(Z).

Existing Zoning: RM-75 within conditions per ORD#04-06-07002(A)(Z)
Tax Parcel ID(s): 107-01032000
Land Lot(s) 154 of the 7th District (NOTE: Common Corner of LL 153, 154, 167 & 168)
49 +/- total acres (Parent Tract 192.567 +/- acres per legal description)
MPC Workshop (9/15/20) SPECIAL CALLED
MCC Workshop (10/1/20)
MPC Public Review (10/13/20)
MCC Public Hearing (10/19/20)

Mr. Nick Anderson from Dominium made a presentation to Mayor and Council regarding item E and Item F.

9. Discussion and adoption of Resolution to increase residential and commercial sanitation rates — **Mr. Mike Clark**

There was a discussion of the commercial and residential rates, and the contract of the City's vendor, Republic Services was discussed. Mayor Copeland asked for a motion. Councilmember Roger Pruitt motioned to approve the adoption of this Resolution revising the schedule of sanitation rates effective October 1, 2020, which will show up on the November 2020 bill. The vote was seven in favor.

10. Discussion and adoption of Meeting Guidelines Resolution — **Mayor Pro Tem Elrod**

There was much discussion of these guidelines.

Councilmember Vincent motioned for the adoption of this meeting guidelines Resolution with the added condition that this would not be effective until January 1, 2022. Councilmember Varner seconded the motion.

More discussion ensured.

Mayor Pro Tem Elrod amended the motion on the floor, and moved to approve this Resolution with three additional amendments:
(1) last bullet item on page 2 - The display screen in Chambers is for the sole use of City Staff and Elected Officials for the support of agenda items only,
(2) all public comments should be addressed to the Chair,
(3) this Resolution shall be effective on October 2, 2020.
Councilmember Roger Pruitt seconded the motion. There were four votes in favor and three votes in opposition. The motion passes. Those voting in favor were: Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Benjamin Pruett and Councilmember Roger Pruitt. Those voting in opposition were Councilmember Stewart, Councilmember Varner and Councilmember Vincent.

Councilmember Vincent motioned to approve the document as amended. Councilmember Varner seconded. There were four votes in favor and three votes in opposition. The motion passes. Those voting in favor were: Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Benjamin Pruett and Councilmember Roger Pruitt. Those voting in opposition were Councilmember Stewart, Councilmember Varner and Councilmember Vincent.

11. Discussion of Enforcement and adoption of a Truck Ordinance — **Mr. Jim Elliott, Councilmember Varner**

There was discussion but no action was taken. This item will be placed back on the October 19, 2020

12. Discussion and adoption of a moratorium Ordinance regarding new developments connected to city water usage — **Mr. Jim Elliott**

There was discussion and then Mayor Copeland asked for a motion. Councilmember Varner motioned to approve the Moratorium Ordinance as presented and Councilmember Benjamin Pruett seconded. There were five votes in favor and one vote in opposition. The motion passes. Those voting in favor were: Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Benjamin Pruett Councilmember Varner and Councilmember Vincent. Councilmember Roger Pruitt voted in opposition. Councilmember Stewart had to leave the meeting and did not vote.

13. Discussion and adoption of an Ordinance to repeal the Emergency and Disaster Management Ordinance # 20-03-20 — **Mr. Jim Elliott, Councilmember Varner**

There was discussion to repeal the Emergency Powers Ordinance adopted on March 20, 2020. Mayor Copeland asked for a motion. Councilmember Varner motioned to approve this Ordinance which would repeal the Emergency Ordinance adopted on March 20, 2020. There were four votes in opposition and two votes in favor. The motion did not pass. Those voting in opposition were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Benjamin Pruett and Councilmember Roger Pruitt. Councilmember Varner and Councilmember Vincent voted in favor of the motion. Councilmember Stewart had to leave the meeting and did not vote.

14. Discussion and adoption of the Park Ordinance — **Mr. Jim Elliott, Councilmember Pruett**

After some discussion, it was decided that this Park Ordinance will be brought back to the October 19, 2020, meeting with some revisions.

15. **Citizen /Civilian Review Board** — **Councilmember Vincent**

This item was postponed to the October 19, 2020 meeting.

Discussion item to take this place was City Maintenance; Councilmember Vincent asked the City Administrator to bring back to the October 19, 2020, meeting any changes and updates regarding Staff.

16. **21st Century Policing** — **Councilmember Vincent**

This item was postponed to the October 19, 2020 meeting.

17. **Approval of Minutes September 21, 2020, Council Meeting**

Mayor Copeland asked for a motion to approved the minutes. Councilmember Roger Pruitt motioned to approved the September 21, 2020 meeting minutes. Mayor Pro Tem Elrod seconded the motion. The vote was five in favor and one abstention. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Roger Pruitt, Councilmember Varner and Councilmember Vincent. Councilmember Benjamin Pruett abstained since he was not present at the Sept. 21st meeting, and Councilmember Stewart had left the current meeting early.

18. **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)

Mayor Copeland asked for a motion to go into Executive Session for Litigation which is O.C.G.A. 50-14-2? Councilmember Roger Pruitt motioned and Mayor Pro Tem Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Benjamin Pruett, Councilmember Varner and Councilmember Vincent. Councilmember Roger Pruitt's vote light did not come on, and Councilmember Stewart left the meeting early.

Mayor Copeland asked for a motion to go back into the regular Workshop Meeting. Mayor Pro Tem Elrod motioned and Councilmember Benjamin Pruett seconded the motion. The vote was six in favor. Those voting in favor were

Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Benjamin Pruett, Councilmember Varner, Councilmember Vincent and Councilmember Roger Pruitt. Councilmember Stewart left the meeting early.

There were no action items to report from Executive Session.

19. City Administrator, City Attorney, and City Clerk Comments

20. Councilmembers and Mayor Comments

21. Adjournment

The meeting adjourned at 9:54 PM.

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.