WORKSHOP MINUTES
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 request for the three rezonings on this property for the Symphony Development Project.

Mr. Andy Welch representing Blue River Development, LLC for the Symphony Park Community Development gave a handout to Mayor and Council and stated the following information:

- Property, known as the Eskew property, is located behind the Publix Shopping Center, Chick fi la and Taco Bell on the eastern side of McDonough
- Development will consist of approximately 196 single family units, 56 residential townhouses and multi-family-apartments, and future fire station on about 107 acres

Mr. Welch responded to Councilmembers comments and questions:

- Is there a need for this public safety building, will City find it useful, or is it a replacement or is addition to planned needs? City Administrator said it will be a welcome addition.
- What is the target market? Single family homes geared toward older senior adults, Apartments to younger generation or any individuals:
  Urban, traditional style apartments -no garden type apartments and the breakdown will be35%- one bedroom, 50% -two bedroom, 15% -three bedroom, and the rent will be 100% market rate, will have pool, fitness center, and amenities which would be expected.
- What about the buffer zones? No variances have been requested so they will follow the setbacks requirements stated in the ordinance.
- Townhomes are intended to be owner occupied.
- Any amenities for the townhomes – looking for park like area, had spoken with Mr. Heard and wanted his vision but the developers are open for discussion with Council suggestions.
- Do not know if all three phases will be built at the same time, but will get an answer for the public hearing.
- At this time there are no plans for a Homeowners Association to be established for the Townhomes. Two concerns to share are: some form of common area/green area is needed and how will this structure be maintained but not on a volunteer basis, and how to address parking in this type community so that cars do not have to park on the street – maybe consider offsite parking for overflow of cars.
- How does this match up with the land use plan – it falls in line of the approved land use plan.

- Traffic concern - At this time there are no road improvement plans-only what the City has planned.
- Road coming into development from back of Publix and going out onto Travis, thus development will not touch Racetrack Road.
- Will not have any walking trails at this time, will seek guidance from Community Development and Council. There is some type sidewalk needed to intergrade all three pods to get to Publix commercial area so persons will not be walking on a street.
- At this time do not know the minimum of square footage of the single family homes but will report back.

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. Andy Welch introduced Mr. James Thornton from Smith Welch to discuss items B, item C, and item D together. Mr. Eric Pitts reviewed the petition. Mr. Thornton Mayor and Council:

- Area for rezoning is close to I-75 near Exis 218, off of Hwy 20/81 where the Ruby Tuesdays and Waffle house are abandoned and a small strip of land will be brought in also; to bring in a fueling station, Quip Trip.
- Rezoning will meet the requirement of C-3.
- Other concerns to be address will be the walkability, the lighting and the curb cuts, and safety issues.
- GDOT is redoing the intersection for Hwy 81/20

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 and Mr. Eric Pitts reviewed the petition. Please refer to 8B discussion.

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 and Mr. Eric Pitts discussed this item. Please refer to 8B discussion.

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. See Item 8F discussion.

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. Pitts stated that the zoning is already in place but that a concept plan review was required to be brought back to Mayor and Council per the 2004 rezoning ordinance for final approval.

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

- Dominium is second largest owner/operator of affordable housing, spanning 22 states.
- Regional Development/Management office in Atlanta recently opened.
- Own and manage for a minimum of 15 years, have a long-term outlook for projects.
- Currently have properties in Covington, Lawrenceville, Woodstock and Douglasville.
- Property location in 150 Zack Hinton Parkway, which is Welch Family property
- Construct spine road, entrances off of a roundabout.
- McDonough Senior Housing Development will be age 55+
- 4-story, double loaded interior corridor style building (154 Units) 1&2 bedrooms and amenities
- 4 single story cottage style buildings (28 units) 1 story, 2-3 bedrooms
- Total of 182 units at 60% of Area median income, $34,740-$39,720.
- McDonough Workforce Housing Development
- 3-story walk up style buildings with surface parking
- 288 units at 60% of area median income, $34,740-$53,640.
- High quality affordable housing for both seniors and families with numerous amenities

- Both projects will be financed by the Affordable Housing Tax Credit Program which means income is restricted, but the capped rent is paid by the residents, rent is not subsidized, rent range will be $825.00 to $1125.000.
- Will use in building: brick, different type sidings, high quality windows, led lighting, 30-yr. architectural shingles.
- Wants to be a partner with the Community.
- Not exactly sure where the roundabout will be- in regard from how far from high school.

Comments from Brian West from Kimberly Horne:

- Sidewalks will be on Zack Hinton and both sides of Spine Road.
- Regarding security, both properties will be gated and there will be security cameras.
- Rent will be paid 100% by the resident, this is not a Section 8 project.
- What were the conditions? (1) Condition that the concept plan had to be approved by Mayor and Council, (2) Being annexed from the County, County requirement was 14 units per acre but this project is reduced to under 11 units for the Workforce Development, and under 10 units for the Senior Development.
- What about the dead end street – the ordinance does not address a dead end street therefore it would be allowed.
- Regarding the Senior Development, design is for seniors-there would be elevators, wide corridors, handrails, 5% of the units will be ADA accessible, grab bars, accessible path for wheelchairs.
- Parking ratio is about 1.5 car to 1 for senior parking. What is the ratio for the Workforce Development?
- Concern about how to handle fires for seniors. There will be stairwells, buildings will be sprinkled, will meet all safety codes in the ordinance. Signage will be posted for seniors. Developers were asked to address this issue in more detail. Key fobs will be issued
- The TEFRA hearing has not been held.
- Spine Road will dead in so this will be a public safety concern of becoming a dumping ground. Developers please address this issue.
- Major concern is that there is only one entrance/exit in and out of the developments. This is a safety hazard and needs to be addressed for emergency vehicles.
- What is the width of the Spine Road? Currently it is a boulevard type road with 12 ft. lanes, 4 ft. bike lanes, stabilized shoulders on each side, and stabilized median in the middle.

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

Finance Director Mike Clark spoke to Mayor and Council about the commercial and residential sanitation rates. The contract with Republic Services has built into the contact a "not to exceed 3% increase" annually based in the consumer price index. After doing an analysis of the cost rates, on the commercial side the City is losing money. The City is not trying to make a profit but just passing along the increase to the customers. How can the City just break even? At this time there will be a 3% in residential customers, and a 12% increase in commercial customers. Finance Director and City Administrator will meet with Republic Services to discuss how to improve quality of service and all of the things that have gone wrong on their end and on our end.

Mr. Clark stated that this sanitation situation be will watched and brought back to Council to revisit this issue in about six months. Another issue is to be addressed is that roll-offs in the City which are not Republic Service roll offs. Citizens are losing money when not using Republic roll offs, and the service quality should be improved.

Another issue is missed trash and trash blowing off of the truck. Another concern will be the possibility of using funds from round two of the Cares Act. Further discussion should take place with Republic regarding this contract that they haven't built in performance issues, and the built in increase. There needs to be some definite changes.

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. Mayor Pro Tem Elrod seconded the motion. The vote was seven in favor.

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

Mayor Pro Tem Elrod presented a Resolution of guidelines for meetings to run more efficient and effective.

There were several concerns expressed about this document and Mayor Pro Tem responded to the concern:

- Items must be approved by the Mayor. The published agenda should be finalized/approved by an elected official not a staff member so that the elected official is the person responsible, not a staff person. If an item needs to be added or deleted, by a vote of 4 elected officials, the item can be added or deleted at the meeting.
- Elected officials should use city issued devices and not personal devices. The purpose was so that if there was an open records request, it could be tracked on the city device. If an elected official receives a call on their personal device it

is acceptable for the person to step off of the dais to take the call, and then, it would not be subject to an open records request.

- Public comments not being able to be read into the minutes. If a speaker is in chambers to make public comments, they are allowed only 5 minutes to speak. If a document is read it could last longer than that the allotted time to read, and the person reading the document may not read it as intended. Time limit for all should be equal.
- Comments should be address to the Chair, not to an individual. Mayor Pro Tem stated we would add that feature to the document.

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 which was 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. Councilmember Vincent seconded the motion. 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

City Clerk stated that the annual McDonough Urban Redevelopment Agency Meeting will be prior to the next Council Meeting, on October 19, 2020 at 5:30 PM.

20. Councilmembers and Mayor Comments

Mayor Pro Tem Elrod thanked everyone who attended the meeting and those who viewed via live stream.

21. Adjournment

Mayor Copeland adjourned the meeting 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.

Janis E. Price
City Clerk