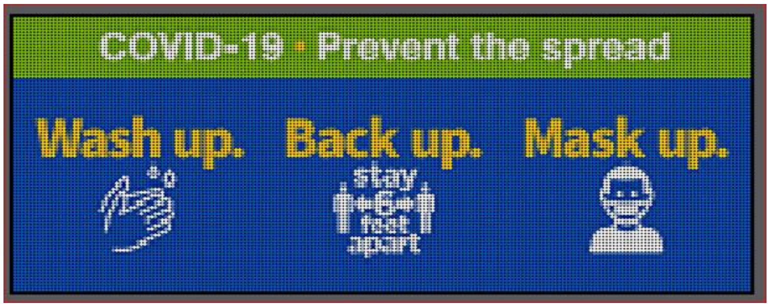
MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
JUNE 21, 2021
6:00 PM



The Regular Meeting of the City of McDonough City Council was held on Monday, June 21, 2021, at 6:00 p.m.

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

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 (arrived after meeting began)
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Fire Chief, Steve Morgan; Deputy Fire Chief, Mr. Dave Williams; Community Development Director, Mr. Charles Reese, and Planner Diane Johnson; Finance Director, Mr. Mike Clark; Network Administrator, Mr. Brian Linton; Police Chief, Ken Noble; Open Records Officer, Kathy Story.

Mayor Copeland called for a motion to approve the Agenda. Councilmember Stewart motioned and Councilmember R. Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Varner had not arrived at the meeting.

Mayor Copeland introduced Mr. Ricky Beauchamp, the newest member of the Planning Commission, to Council and welcomed him and thanked him for serving on this Commission.

6. Consent Agenda

Administration

A. Approval of the minutes for the June 3, 2021 Workshop Meeting

Public Works

B. Approval for Mayor to sign the following documents between the City of McDonough and Georgia Power regarding the Amphitheater at West Alexander Park, located at 100 & 110 Jonesboro Road:

1. Underground Easement
2. Underground Distribution Construction Agreement
3. Underground Distribution Construction Agreement-Trenching within Tree Dripline

Technology Services

C. Approval to make payment to Tyler Technologies for annual budgeted software maintenance: Incode in the amount of $35,886.80 and Police RMS in the amount of $19,097.02. Both expenditures will be paid from the Technology Services Budget.

Mayor Copeland asked for a motion to approved the Consent Agenda. Councilmember R. Pruitt motioned and Councilmember Stewart seconded the motion. The vote was seven in favor.

Regarding Scheduled Public Comments, Mr. Joshua Echoff was not present at the meeting.

Mayor Copeland stated that the National Poppy Day and the Flag Day Proclamations had already been presented earlier, and that he would like a motion to make both of these a part of tonight's minutes. Councilmember R. Pruitt motioned and Councilmember Stewart seconded the motion. The vote was seven in favor.
At the next meeting the other Proclamations will be presented.

Ms. Barbara Coleman, Executive Director of Connecting Henry, made a presentation to Mayor and Council giving an update on Connecting Henry including the following highlights:

- Resource center helping for 25 years
- Partner with GA Family Connection Collaborative, bring together non-profits to effect change
- Funding comes from grants and donations, Connect Henry is a 501(C)(3)
- Biggest need is housing
- If possible, wants to keep person(s) in their living house or rental
- They help with rent or utility bills – serve residents of Henry County

- They are looking for property, Mayor Pro Elrod inquired about maybe older hotel property
- Councilmember Varner asked about how long a person can stay in rental property through Connect Henry and Ms. Coleman responded usually about 6 months
- Councilmember Vincent suggested getting in touch with the Housing Initiative of North Fulton that they might be helpful, and she asked if a person who had been incarceration, was this still a problem; Ms. Coleman responded that this is a national problem
- Major problem of not being able to find housing is the result of the pandemic, and persons not being forced to more out who are not able to pay their rent
- Councilmember Vincent asked Ms. Coleman to provide more data for the discussion of the usage of ARP funds

Councilmember Vincent requested of Mr. Charles Reese to consider a policy/ordinance to assist with certain types of housing opportunities.

Community Development

A. Case Number: #210604 (Administrative Variance)
CC District 1: Rufus Stewart
Applicant: Molly Whitton – Garden Walk PH 3
Address/Location: 612 Benjamin Ct., Lot 179
Request: For a variance in the front setback of 3.5 feet from the required 35 feet to 31.5 feet in order to allow the home to have a better back yard.
Existing Zoning: R-75 (Single Family Residential)

Mr. Charles Reese reviewed this request. Applicant, Ms. Molly Whitton at 612 Benjamin Court is requesting a variance in the front setback of 3.5 feet in order for the home to have a better back yard due to the back yard flood zone. Staff did recommend approval of this variance. Councilmember Stewart motioned to approve this administrative variance for 612 Benjamin Court, Lot 179 in Garden Walk, for a variance in the front setback of 3.5 feet from the required 35 feet to 31.5 feet in order to allow the home to have a better back yard. Mayor Pro Tem Elrod seconded the motion. The vote was seven in favor.

B. Case Number: #210606 (Administrative Variance)
CC District 4: Kam Varner
Applicant: HAB Group 3, LLC
Address/Location: 1148 & 1168 Hwy. 20/81 W.
Request: Applicant is seeking an administrative variance to allow the relocation of each pylon sign without reducing the maximum signage allowed for each Property Owner's specific property.
NOTE: The Applicant is working with WMC McDonough, LLC AND PAP LLC, in relocating their current pylon signage onto a portion of the Applicant's property.
Existing Zoning: C-3 (Highway Commercial) with conditions

Mr. Reese reviewed this request for the new Quik Trip, formerly at this location was Ruby Tuesday's and the Waffle House, address of 1148 & 1168 Hwy. 20/81 W. This request is a result of GA Department of Transportation (GDOT) plans. Councilmember Varner motioned for the approval for Case #210606, an administrative variance to allow the relocation of each pylon sign without reducing the maximum signage allowed for each Property Owner's specific property. Councilmember Stewart seconded the motion. The vote was seven in favor.

Mayor Copeland called on the City Administrator Mr. Dorsey to discuss the budget. Mr. Dorsey requested that since the budget had already been presented two times, and there were no new questions would Mayor and Council adopt the budget with removing the $47,518.00 designated for salaries, and adopt the FY 2021-2022 Budget at $36,130,926.00. He stated at the upcoming special called meetings (retreat) the salaries can be discussed at that time. Councilmember R. Pruitt motioned to approve the FY 2021-2022 budget excluding the $47,518.00 for salaries and adopt the budget at $39,130.926.00; also adopt the resolution adopting this budget. Mayor Pro Tem Elrod seconded the motion. The vote was seven in favor. Councilmember Vincent requested to keep in mind the next steps in this process with salaries and the millage rate.

Mayor Copeland called on Chief Steve Morgan to make a presentation regarding the renovation of the Polk Museum basement. Attached is a specific summary of what the Vesta Construction Company proposed to do concerning the specific renovations. The cost of the renovation would be $88,500.00 and will be paid from tourism funds. Tourism would like a five-year contract and another office so they would have a total of two offices in the basement. This will be addressed down the road. Mike Warren, a board member, commented that if a little more money was needed to come back to the Tourism Board and they probably would be able to fund it. The look of the renovation will be a natural look. Councilmember R. Pruitt was concerned that there was no water cooler. Councilmember Stewart was concerned about the slick floors and Chief Morgan said the floors would not be slippery. Councilmember Vincent questioned when this project went out for the bid. Chief Morgan responded that this did not go out for a bid since it was under $100,000.00 project. Ms. Vincent stated there needs to be transparency and the Public needs to know when there are project opportunities so they can be bid on them. Ms. Vincent asked if the $88,500.00 was coming from money that Tourism generated or from the hotel/motel collection of taxes? Mike Warren, Tourism Board member, responded but not representing the Board, believed that the funds were generated and also the State allows a certain percentage to be used for capital improvements. There will be an entrance for the basement different than the entrance of the Museum, also there will be a sprinkler system, a fire alarm system, and two entrance/exits from the basement. Mayor Copeland asked for a motion if Council was ready to make a decision. Councilmember R. Pruitt motioned to approve the proposal from Vesta Construction as presented tonight in the amount of $88,500.00 to be paid from Tourism funds for the renovation of the Polk Museum basement. Mayor Pro Tem

Elrod seconded the motion. The vote was seven in favor. Councilmember Vincent requested of the City Attorney to work on an Ordinance to ensure that the Public is aware of all opportunities to do business with the City.

Chief Morgan as a sideline stated that the City needs to start thinking about the celebration of the City's bicentennial in about two and half years.

Councilmember Vincent spoke about the upcoming Walk of End Alzheimer's which will be held on September 18, 2021. She wanted to confirm that the City would continue to be a partner in this project. Yes, it was agreed by Council that the City would be a partner and the City Administrator would meet with the Board on the plans for this event.

For informational purposes, Councilmember Vincent wanted the City to get communications out to the Public that there is now enforcement regulations for vehicles that are illegally parked in cul de sacs and on the side of the road.

Councilmember Vincent wanted to know the plans moving forward for Alexander Park. There had been discussion of a sling under the trestle for connectivity. Also there is interest in creating a greater awareness of McDonough being such a multi-cultural community, and an interest in establishing an international "green" lawn to acknowledge the adversity of the community. Mayor Pro Tem Elrod requested of the City Administrator to handle the possibility of getting irrigation to the lawn and what would be the maintenance cost.
Others concerns will be discussed at a later date.

Unscheduled Public Comments:

1. Ms. Andrea Rice, a small business owner for twenty years, wanted to discuss institutional or systemic racism in McDonough. She had not been able to participate in the (DDA) Downtown Development Authority's loan program to business owners and she was questioning who received the funds and who did not. She said that she had been under the umbrella of Zack Hinton, Jr and she hadn't had a business license in three years. She asked for everyone to be treated fair.
2. Mr. Stanley Greene, Co-Owner with Ms. Rice, spoke of his concern also about not being able to participate in the loan program and not being treated fairly. He had three letters which were discriminatory and would turn them over to his attorney.

Discussion ensured about the DDA and the loan program. The Finance Director stated that originally he sent her the application for the loan program and that he gave her the wrong application. Mistakes were made but not made maliciously and no discrimination was intended. DDA is not meeting currently and there are member appointments which need to made and approved by Council. The DDA is administering this program to business owners.

Questions were asked about business license(s) in the city which is now called occupational license. Every business in the city is supposed to have an occupational license which is renewed annually. The City has now started the procedure to ask the fire marshal when making their inspections to review the occupational license displayed in each business to see if there is one and if it is current. It is up to the business owner to apply for an occupational license.

There was a request that Mayor and Council be sent the member names of the DDA.

Councilmember Vincent asked if there could be a special called meeting of the DDA and to see if the application(s)can be approved so the business owner(s) can receive funds. Mayor Copeland will be responsible to contact DDA members to get them together for the loan approval and that Ms. Rice is notified.

There was no Executive Session.

Councilmember Varner commented about the Avalon Park name is also connected with Jim Alexander. There needs to be discussion about the official name of this park.

Mayor Copeland asked for a motion to adjourn. Councilmember R. Pruitt motioned and Mayor Pro Tem Elrod seconded. All stood in favor. The meeting adjourned at 7:52 PM.

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 December 30, 2020; and a copy of the schedule was posted at City Hall and on the City's website, as required by law.