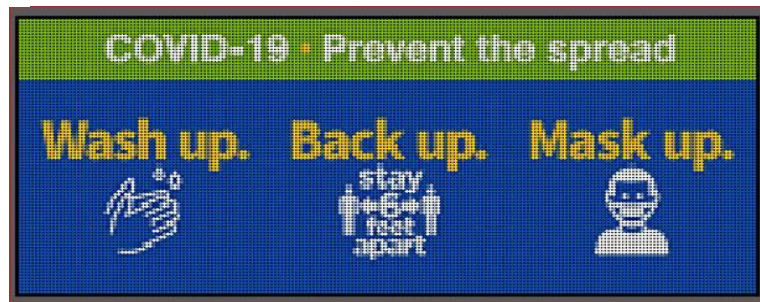




MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
AUGUST 16, 2021
6:00 PM



The Regular Meeting of the City of McDonough City Council was held on Monday, August 16, 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
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; Community Development Director, Mr. Charles Reese, and Planner Diane Johnson; Finance Director, Mr. Mike Clark; IT Director, Steve Sikes; Police Chief, Ken Noble; Public Works Director, Ronnie Thompson; City Administrator's Executive Assistant, Joani Clemons; Open Records Officer, Kathy Story.

Mayor Copeland called for a motion to approve the Agenda subject to postponing 6A, the approval of the minutes until the next meeting and postponing item # 11 about a Procurement Ordinance. Councilmember Roger Pruitt requested to amend the agenda to add a discussion on Virtual Meetings and on Covid-19. Councilmember Vincent requested to amend the agenda to add a discussion on Overlook and Hamilton Pointe. These new items will be added as 10A, 10B and 10C respectfully. Councilmember Roger

Pruitt motioned and Councilmember Stewart seconded to approve the agenda subject to the above amendments. The vote was seven in favor.

Mayor Pro Tem Elrod lead the pledge to the Flag and The Rev. Dr. Bert Neal of Wesley Chapel United Methodist church gave the invocation.

Consent Agenda

Administration

- A. Approval of the Aug. 3, 2021, Workshop Minutes.

Information Technology

- B. Approval to purchase from SHI International Corp. a new Storage Area Network (SAN), which will allow the City to have a Disaster Recovery element for the backup needs, since the current equipment is aging. The cost of \$90,054.52 will be paid from SPLOST V funds, authorize Mayor to sign any needed document for the purchase.

Public Safety

- C. Approval to purchase two -2022 GMC Terrain SLE from Bellamy Strickland and two sets of emergency equipment from West Chatham Warning Devices at a total cost of \$61,057.30 which will be paid from Impact fees.
- D. Approval of Visual Labs, Inc. contract supplement for police in-vehicle cameras, 45 licenses, and 45 kits with training/implementation fee at a total cost of \$68,265.00 which will be paid from the General Fund.

Public Works

- E. Approval to award the bid to Onsite Paving, Sealcoating & Maintenance, Inc. To resurface the Roads and Street List listed on Exhibit A within the City of McDonough; approval of the contract between the City of McDonough and Onsite Paving, Sealcoating & Maintenance; authorization for the Mayor to sign all required documents. The amount of the contract is \$686,873.00 of which \$238,661.24 will come from the 2021 LMIG grant, and the remaining amount will be paid from SPLOST IV funds.
- F. Approval to purchase 100 meters, 3/4" Neptune T-10 Water Meters with antennas. The cost will be \$21,500.00 and will be paid by the Water Distribution Budget.

Mayor Copeland asked for a motion to approve the Consent Agenda with omitting item 6A. Councilmember Vincent spoke before Mayor Copeland got a motion to approve, she requested some explanation of Item 6B from the IT Director, Steve Sikes. Mr. Sikes discussed the over plan for IT infrastructure for the City. Councilmember Roger Pruitt motioned and Mayor Pro Tem Elrod second the motion. The vote was seven in favor.

There were three Proclamations scheduled for the meeting. Mayor Copeland asked the City Clerk to read the Proclamation for Constitution Day and invited Ms. Kappy Morris and Ms. Purse to the podium to say a few words and receive the Proclamation.

Councilmember Vincent requested that the Proclamation for Mr. Mike Haney – Disc Golf and Southern Crescent Women in Business Proclamation be postponed. Mayor Copeland asked for a motion that the Constitution Day Proclamation be made a part of the meeting minutes. Councilmember Stewart motioned and Mayor Pro Tem Elrod seconded. The vote was seven in favor.

Case #210608 (Rezoning)

District 3: Craig Elrod

Applicant: Nathan McGarity for Carmichael Building

Address: 38 Hampton St.

Request: To rezone property to C-1 (Neighborhood Commercial).

Zoning: O-I (Office Institutional)

Land Lot(s) 134 of the 7th District 0.755 +/- total acres

MPC Workshop (7/13/21) MPC Public Review (8/10/21)

MCC Workshop (8/3/21) **MCC Public Hearing (8/16/21)**

Community Development Director Charles Reese reviewed this request of property to be rezoned to C-1 Neighborhood Commercial. The Planning Commission denied the rezoning because they did not agree to the conditions. Staff recommended approval with the reasonable conditions as outlined in the Staff Report. The applicant Mr. Nathan McGarity was present and spoke with Mayor and Council and answered their questions. The parking was discussed, Mr. McGarity stated there were about 20 parking spaces and the parking lot across the street could also be used. Mayor Copeland opened the Public Hearing. No one spoke in favor and no one spoke in opposition. Mayor Copeland closed the Public Hearing and asked for a motion. Mayor Pro Tem Elrod motioned to approve the rezoning for Case #210608 located at 38 Hampton Street from O-I to C-1 Neighborhood Commercial and to approve and adopt Ordinance 21-08-16001(Z) and to include the following changes, listed under Reasonable Conditions on page 4 of Staff Report, that since there is no change currently in the use, the changes will be required during the permitting process regarding the ramp to be ADA compliant, and regarding the hand-rails on steps. Councilmember Roger Pruitt seconded. The vote was seven in favor.

Case #210609 (Rezoning)

District 4: Kam Varner

Applicant: Troy Crumbley for Crumbley Auto Sales

Address: 177 Old Griffin Rd.

Request: To rezone property to C-2 (Central Commercial).

Zoning: R-50 (Single Family Residential)

Land Lot(s) 165 & 166 of the 7th District 0.407 +/- total acres

MPC Workshop (7/13/21) MPC Public Review (8/10/21)

MCC Workshop (8/3/21) **MCC Public Hearing (8/16/21)**

Mr. Reese reviewed this request to rezone property from R-50 to C-2 and he advised that the Planning Commission did approve this rezoning with the conditions recommended

from Staff. The property located at 177 Old Griffin Road is situated by Old Griffin Road to the west, railroad tracks to the east and Race Track Road bisected the property. The applicant, Mr. Troy Crumbley owns the adjacent property at 15 Race Track Road, was present and spoke and answered questions from Mayor and Council. Mr. Crumbley will also have to apply for a variance regarding the buffer and adhere to all City code requirements. Discussion ensued regarding the fence and other concerns. Mr. Reese read into the record a signed affidavit from the neighbor, Miss Lilly Miller. Mayor Copeland opened the Public Hearing. No one spoke in favor and no one spoke in opposition. Mayor Copeland closed the Public Hearing and asked for a motion. Councilmember Varner motioned for Case #210609 to approve the rezoning from R-50 to C-2, to approve the Ordinance 21-08-16002(Z) and to include the following conditions: 1. that the fence is done professionally and completed with 30 days from today, 2. to address Ms. Lilly Miller's driveway within a reasonable amount of time, 3. the applicant to work with the Community Development Director to insure that all of the conditions are met, 4. that the variance is approved to reduce the buffer from 50' to 10'. Councilmember Stewart seconded the motion. The vote was seven in favor.

Unscheduled Public Comments:

Ms. Vanessa Thomas commented about the Community Center and the multi-family moratorium Ordinance, and requested that these two items be placed on an agenda for discussion.

Human Resources Director Mr. Nick Calhoun presented information regarding salary schedules and classification studies. Four leading companies which do these studies are: The Archer Company, University of Georgia-Carl Vinson Institute of Government, Management Advisory Group, and Evergreen Solutions. Currently there is a shortage in the work force. These companies will provide the same services in which they will be comparables to the city size and descriptions. A study will take approximately nine to twelve months and the cost will probably run about \$20,000 to \$30,000. Mr. Calhoun did compare the study that Archer completed for the City of Covington to the McDonough pay schedule. Councilmember Vincent motioned to move forward with a RFP (Request for Proposal) to include the scope of work relative to salary and classification and grade steps within the various positions. Councilmember Stewart seconded the motion. The vote was seven in favor. Councilmember Vincent regarding the RFP requested of Mr. Calhoun to include interviews the company with have interviews with the employees, and that Mayor and Council be sent a draft of the RFP before it is published.

Additional item added regarding virtual meetings, item 10A:

Councilmember Roger Pruitt lead the discussion concerning the need for virtual meetings in the current environment. City Administrator Preston Dorsey advised that the city is prepared to do virtual meetings. IT Director Mr. Steve Sikes stated that we can have zoom meetings now but that no one can be in Council Chambers. The challenge will be how to include the public comments from the public but he can work that out. City Attorney Jim Elliott stated that State Law has been addressed in that zoning matters and budget hearings can take place in virtual meetings. Councilmember Roger Pruitt

motioned to implement virtual council meetings beginning with the September 2, 2021 meeting. Councilmember Vincent seconded the motion. The vote was seven in favor. Mr. Elliott stated that the ability to hold virtual meetings is only during the circumstances of a public emergency. When the public emergency ends, then we will fall back to the general rule that a quorum must be physically present to hold a public meeting. There must be some formality in place to hold a virtual meeting.

Additional item added regarding Covid-19, item 10B:

Councilmember Roger Pruitt asked the City Administrator how any employees have been vaccinated? Mr. Dorsey responded that 80 employees have provided cards/certifications to Human Resources that they have been vaccinated.

Councilmember Pruitt asked how could Covid-19 impact city services. Mr. Dorsey explained that it could devastate a whole department. If Police or Fire Departments were out with Covid we would call on Henry County to assist us.

Councilmember Pruitt asked the cost of a test. Mr. Dorsey said that he had been tested three times and had not paid for a test yet. He had heard that some have paid a co-pay amount and some have paid \$40.00.

The current policy is that employees either be vaccinated or take a test every week.

Mr. Dorsey. Mr. Dorsey requested to have a Special Called Meeting on Monday, August 23, 2021 at 4:00 PM to have a Covid-19 Discussion and to make recommendations. He will bring information from the other cities and from the Public Health Department. The employees and our citizens must be protected.

Additional item added regarding Overlook and Hamilton Pointe, item 10C:

Councilmember Vincent commented on the entrance of Overlook that the lighting is handled by the City since the HOA was never enacted. Now that the monument is caving in – who owns the property? City Administrator will respond back after he does his research regarding Overlook.

Councilmember Vincent commented that the residents of Hamilton Pointe are waiting on the next steps for guidance regarding the building of homes in their neighborhood. Mr. Dorsey responded that the stop work orders have been released since Century Homes met the requirements of the City. Also Mr. Dorsey said he was waiting on an attorney to call him since a Hamilton Pointe resident said in the special called meeting that her attorney would call him. When this attorney calls, Mr. Dorsey is happy to set up a meeting with this attorney, the City Attorney, Century Homes and the Community Development Director. Councilmember Vincent responded that Hamilton Pointe does not have an attorney since there is no HOA and that the City needs the courtesy of communications and go back to Century to seek some resolution for the Hamilton Pointe residents.

Item #11 was postponed.

There was no Executive Session.

Mr. Dorsey asked for approval to have a virtual Special Called meeting on Monday, August 23, 2021 at 4:00 pm to discuss Covid-19. Mayor Copeland asked for a motion for approval of this meeting; Councilmember Stewart motioned and Councilmember R. Pruitt seconded. The vote was seven in favor.

There were some comments by Councilmembers and Mayor regarding staff appreciation and the seriousness and safety concerning Covid-19 virus.

Mayor Copeland adjourned the meeting at 8:06 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.