



WORKSHOP MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
AUGUST 3, 2021
6:00 PM



1. Call to Order

Mayor Copeland

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

2. Roll Call

The City Clerk Ms. Janis Price called roll, 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	Absent

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Police Chief, Mr. Ken Noble; Fire Chief, Mr. Steve Morgan; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Network Administrator, Mr. Brian Linton; Open Records Officer, Kathy Story; Community Development Director, Charles Reese; City Planner, Diane Johnson; Building Official, Mark Dobson; Human Resources Director, Nick Calhoun.

3. Approval of the Agenda

Mayor Copeland asked for a motion to approve the agenda with the following changes: on item 6A please remove a “4” from that figure and delete #6C. Councilmember R. Pruitt motioned and Councilmember Stewart seconded the motion. The vote was seven in favor.

4. Pledge to the Flag

Councilmember B. Pruett led the Pledge to the Flag.

5. Invocation

Former Councilmember Wayne Smith gave the invocation.

6. Consent Agenda

Administration

- A. Approval of a settlement deductible payment to GIRMA regarding Claimant ID Hughes, #010474033630PP01 in the amount of \$24,502.444 which will be paid from the General Fund.
- B. Ratify Mayor signing a Letter to the Henry County Management Director so that the City of McDonough can participate in the grant funding for the County's Multi-Jurisdictional Hazard Mitigation Plan. The City of McDonough will participate fully with Henry County to remain eligible for mitigation funding.

Public Safety

- C. Approval of three contracts between The City of McDonough and Estes Services for preventive maintenance on the HVAC units in the following buildings and at the specified annual cost, paid quarterly from each department 's budget:
Police Department \$4,784.00, Municipal Court \$2,072.00,
Boots Welch Precinct \$1,520.00

Public Works

- D. Approval to allow the Georgia Department of Natural Resources to handle all chemical and bacteriological sampling required by the Environmental Protection Agency (EPA). The cost will be \$10,140.00 and will be paid from the Water Treatment Plant Budget.
- E. Ratify a payment to Templeton and Associates for an emergency repair replacing a Cla-valve to prevent backflow and allow operation of the high service pump 2 at the Water Treatment Plant. The cost will be \$14,483.00 and will be paid from the Water Treatment Plant Budget.

Mayor Copeland asked for a motion to approve the Consent agenda with the exceptions of the two items previously mentioned. Councilmember Stewart motioned and Councilmember R. Pruitt seconded. The vote was seven in favor.

7. Scheduled Public Comments

A. Ms. Jacqueline Jones – Youth Project in the Community

Ms. Jones had a death in family and she will reschedule for a future meeting.

8. Girl Scout Troop 15005
Bronze Award

Councilmember Vincent

Councilmember Vincent spoke about this Girl Scout Troup being engaged in the community and wanting to help beautify the City. Councilmember Vincent asked these scouts to speak about what they would like to do. The following spoke about the cleanup project for the City: Kayla Hobson, Gracelyn Jenkins, and Kelly Hopson. A suggestion coming from a scout meeting was how the scouts would like to participate in a revised McDonough 101 class program geared toward younger people to learn about city government and creating the curriculum for this program. This element would assist the scouts in helping to achieve the Bronze Award. Councilmember Vincent motioned to authorize the establishment of a youth McDonough 101 program for the age group of 6 to 14 years old. Councilmember R. Pruitt seconded. The vote was seven in favor. Mayor Copeland said that he would be available whenever this class can be scheduled.

9. Unscheduled Public Comments

No one spoke at this time.

10. Community Development Items

Mr. Charles Reese

A. **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)

Mr. Reese reviewed the request for this rezoning from O-I to C-1 to add more permitted in C-1. The applicant, Mr. Nathan McGarity, was present to speak and answer any questions. The applicant stated that just down from the Square they thought this property would be suitable to be C-1. The surrounding properties adjacent to this building are zoned C-1. Other permitted uses in C-1 are coffee

shops and smoothies, there would be no cooking aspect and no drive-through in C-1. Regarding parking for a retail establishment, that would be considered before renting to a vendor. There will be a public hearing at the August 16, 2021 meeting.

B. 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 the request to rezone the property from R-50 to C-2, with the present property being an existing car lot business. The owner, Mr. Troy Crumbley, was present and spoke with Mayor and Council. Mr. Crumbley had wanted to expand but running into roadblocks, he decided to expand the car lot. Also Mr. Crumbley is requesting the buffer requirement be reduced from 50 feet to 10 feet. Councilmember Varner asked if the applicant had discussed this with the neighbor next door, Ms. Miller. The applicant when he purchased the property, purchased Ms. Miller's driveway also; and he has since built her a new driveway, built a fence and placed plants where she wanted them. Councilmember Vincent requested that City Staff speak with Ms. Miller regarding this expansion of the car lot as it relates to Ms. Miller's home. Mayor Pro Tem Elrod requesting to have some quality fencing involved to differentiate the commercial from residential. Mr. Wayne Smith was present with Mr. Crumbley. He spoke about the lots on their own are undevelopable. These lots are in the Henry County Water Authority Protection District. The trees on the lot will be preserved and Ms. Miller wanted open visibility on her property. The public hearing will be at the August 16, 2021 meeting.

11. Discussion of the revised Impact Fee Schedule, Mr. Mike Clark
Public Hearing, and Adoption of Revised
Ordinance to adopt new impact fees

Mr. Mike Clark, Finance Director, reviewed the changes regarding the impact fees. The City had adopted a new Capital Improvement Element document, including a Fee Methodology Report. Bill Ross, City's Impact Fee Consultant, assisted in the modification of the revised ordinance and revised fee schedule. Tonight is the second public hearing that is required. Mayor Copeland opened the Public Hearing and asked anyone who would like to speak in favor or against the

revised ordinance and revised fees to come to the podium to speak. No one spoke for or against this action. Mayor Copeland closed the Public Hearing and asked for a motion. Councilmember Vincent motioned to adopt the revised ordinance relative to adopting the new impact fee schedule. Councilmember R. Pruitt seconded the motion. The vote was seven in favor. Councilmember Vincent reminded Council that the City's Capital Improvement Element should be amended so that impact fees are used in the specific area that are impacted by these fees.

(Councilmember Varner remarked that the City Clerk had been stating the vote was six in favor and wondered if a councilmember's light was not registering a vote. City Clerk responded that it was the Clerk's error in saying six instead of seven. So far, the motion votes had been unanimous -seven, not six votes).

12. Discussion and approval of a pay and classification study, and approval to proceed with a RFP for the study Councilmember Vincent
Mr. Nick Calhoun

Councilmember Vincent expressed the need of a pay and classification study for employees' salaries. The need is to make sure that the City salaries are fair and equitable to other cities of comparable size. Mr. Nick Calhoun, HR Director, discussed the need to stay competitive specifically with compression being an issue. Mr. Calhoun advised the following four companies are most reputable and standard in doing this type of pay and classification study: (1). Archer Company, (2). University of Georgia, Carl Vincent Institute of Government, (3). Management Advisory Group, (4). Evergreen Solutions.

In Mr. Calhoun's research regarding cost and approximate time to complete a study, the following he was able to gather:

1. Habersham County, \$15,000 cost, about 1 year, Carl Vinson Institute, GA
2. Catoosa County, \$28,000, 6 to 9 months, Carl Vinson Institute, GA
3. Douglasville, \$32 to \$35,000, 6 to 9 months, Evergreen
4. Richmond Hill, \$20M – Carl Vinson, \$19,500 – Evergreen, 6 to 9 months

Mr. Calhoun advised that he had a copy of the pay study that Archer Company had performed for the City of Covington in 2020. In this study some job titles are comparable, but some of our city salaries are behind. The more job titles which exists, the more salary grades there are. Mayor Pro Tem Elrod requested a type executive summary to compare the job position/salaries of Covington with the City of McDonough. Councilmember Vincent is not sure that all of our employees are not properly classified. Councilmember Vincent motioned to move for an adoption of a pay and classification study to include an amendments needed for future positions and Councilmember Varner seconded. Mayor Pro Tem Elrod requested more information before making a decision of a study. Councilmember Vincent withdrew her motion and asked Mr. Calhoun to gather more information for Council. Councilmember Varner withdrew her

second to the motion. Mr. Calhoun will have more information at the August 16, 2021 Council Meeting.

13. Approval of the July 19, 2021 City Council Meeting Minutes

Councilmember Stewart motioned to approve these minutes and Councilmember Roger Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Roger Pruitt, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Benjamin Pruett did not attend this specific meeting so he did not vote.

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)

Mayor Copeland asked for a motion to go into Executive Session for Litigation O.C.G.A. 50-14-2 and for Personnel O.C.G.A. 50-14-3 (b)(2). Councilmember Stewart motioned and Councilmember R. Pruitt second. The vote was seven in favor.

Mayor Copeland asked for a motion to go back into the regular Workshop Session. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

There was no action to report.

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

City Clerk gave Mayor and Council an updated early/advanced voting schedule for the November 2, 2021 election, and the Election/Registrar Office wanted your approval. All agreed to this schedule. Also the City Clerk gave an update on the Covid-19 virus and the increasing cases in our community.

16. Councilmembers and Mayor Comments

Councilmember Vincent suggested that the Mayor Copeland issue a Proclamation of Local Emergency since our local hospital is at capacity. City Attorney would prepare this declaration on the following day for the Mayor to sign.

Mayor Pro Tem Elrod thanked those who participated and attend the Geranium Festival, especially those in Police, Fire, Public Works, and Stormwater who worked.

Councilmember Varner thanked Staff. She had received a Certificate on behalf of the City and she will give the Mayor honoring the Police and Fire.

Councilmember R. Pruitt thanked Police, Fire and Public Works for working at the Geranium Festival.

Mayor Copeland commented on the Geranium Festival that there had been 423 booths. It was very hot on this last day of July, but a lot of good food and it was a good festival day.

17. Adjournment

Mayor Copeland adjourned the meeting at 8:26 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.