



MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
JULY 19, 2021
6:00 PM



The Regular Meeting of the City of McDonough City Council was held on Monday, July 19, 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	Absent
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 Officer Hunicutt, Open Records Officer, Kathy Story.

Mayor Copeland called for a motion to approve the Agenda. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. Councilmember Vincent requested some amendments to the agenda - add Item 9A titled Autumn Lakes Update, move Consent Item 6D to 9B, and move Consent Item 6A to 9C. These changes were acceptable to Councilmember Pruitt and Councilmember Stewart who had made the motion and the second. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember R. Pruett, Councilmember R. Pruitt, and Councilmember Vincent. Councilmember Varner had not arrived at the meeting.

Councilmember B. Pruett was not present at the meeting.

Councilmember R. Pruitt lead the pledge to the Flag and Rev. Dr. Bert Neal of Wesley Chapel United Methodist church gave the invocation.

Consent Agenda

Administration

- A. Approval of the following four contracts between the City of McDonough and vendors listed below for the Summer Concert Series musical performances, all funds will be paid from the Main Street Department's budget; authorization for the Mayor to sign all four contracts.

Vendor	Date of Performance	Cost
Durrance Music, LLC	Aug. 7, 2021	\$2,499.00
The Henley Varner Band	Aug. 14, 2021	\$2,000.00
Speer Entertainment	Aug. 21, 2021	\$1,500.00
The Kasper 911 Band	Aug. 28, 2021	\$2,499.00

- B. Approval to purchase two 2022 GMC Terrain SLE SUVs from Bellamy Strickland at a cost of \$ 26,765.00 each, for a total of \$ 53,530.00 which will be paid from the General Fund; for Main Street and for City Hall.
- C. Approval to take over the Georgia Power street light monthly bill (both phases) at Park Place at Avalon Subdivision, estimate cost for 159 Westridge Pkwy is \$842.96 and for 1 Heartwood Ave. is \$1,048.56, and will be paid from the Streets Department budget.
- D. This is to clarify remarks made at the City Council meeting on June 21, 2021 regarding the \$88,500.00 that McDonough Hospitality and Tourism will be paying towards the remodel of the Polk Building. These funds are not legislated through the State of Georgia regarding any of the 3 ½ cents per dollar of tax collected.

Mayor Copeland asked for a motion to approve the Consent Agenda, Items "B" and "C" only. Councilmember R. Pruitt motioned and Councilmember Vincent seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Ten Elrod, Councilmember R. Pruitt, Councilmember Rufus Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present at the meeting.

Mayor Copeland welcomed Tax Commissioner Michael Harris and Deputy Tax Commissioner Lynn Carty to the meeting. Mayor Copeland called on Finance Director Mick Clark to speak about the millage. Mr. Clark stated that with the \$1.202 billion digest the millage rate rollback would be 3.615% which is a 5% decrease from the current rate. (This is the third year that the City's digest has exceeded \$1 billion). In figuring the budget and discussions with city officials, the total rollback was acceptable this year. Tax Commissioner Harris thanked Mike Clark and his team for the very good working relationship between both County and City Departments; and stated that collections were running at about 99% currently.

Mayor Copeland opened the millage rate Public Hearing and asked anyone who would like to speak in favor or in opposition to please come to the podium.

Ms. Vanessa Thomas commented that she was delighted that the City is lowering the millage rate and recommended for Council to approve this lower rate. Mayor Copeland closed the Public Hearing. Mayor Copeland asked for a motion to approve the 2021 millage rate, as proposed, at 3.615% and to also approve/adopt the Ordinance adopting the rate. Councilmember Vincent motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember R. Pruitt, Councilmember Rufus Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present at the meeting.

Mayor Copeland called on the Finance Director to discuss the Impact Fee schedule and the Ordinance which will be revised to reflect the change in the impact fees. City Consultant, Mr Bill Ross had prepared the revised rate schedule based on the CIE Methodology Report. Tonight will be the first of two Public Hearings. Mayor Copeland opened the Public Hearing and asked anyone who would like to speak in favor or in opposition to this rate schedule to please come to the podium. Ms. Vanessa Thomas commented that increasing rates was a good idea, but she had a concern if the homeowner had to pay this fee. It was explained that while usually it was a developer that builds homes and he had to pay this fee, if an individual/citizen builds his own home, this fee must be paid by this person likewise. Mayor Copeland closed this Public Hearing and stated the next Public Hearing will be on August 3., 2021.

Mayor Copeland called on City Administrator Preston Dorsey to discuss the revisions to the Hospitality and Tourism Contract with adding certain criteria. Mr. Dorsey stated that McDonough Hospitality and Tourism has earmarked \$88,500 for the Polk Building Basement Project, in exchange for these monies, the board requested the following changes to their current contract:

- 5-year Tourism Directing Marketing Organizations, (DMO) contact with option of automatic renewal before expiration.
- Maintain Monthly Rent for DMO use of the C.O. Polk Museum at \$1,000 per month for 5 years.
- Tourism is given use of the storage area outside of the back door of the Polk Museum.
- Dedicated office space in basement for Tourism Staff.
- Placement of Hospitality and Tourism signage outside of C.O. Polk Museum.

Mayor Copeland asked for a motion for the City Attorney to revise the Hospitality and Tourism Contract to include the above mentioned requests presented by the City Administrator. Councilmember R. Pruitt motioned and Mayor Pro Tem Elrod seconded the motion. Councilmember Vincent wished to add some additional items to the contract, which are: (1) received management report on financial information on an annual basis, and (2) Mayor and Council to have open access to the revenue streams as both of these items as it relates to the Polk Museum. Councilmember R. Pruitt and Mayor Pro Tem

Elrod accepted both of items to be added to their motion. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Ten Elrod, Councilmember R. Pruitt, Councilmember Rufus Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present at the meeting. Councilmember Vincent stated that Hospitality and Tourism is a standalone non-profit organization for the purpose of providing hospitality and tourism for the City of McDonough.

9A was an item added to the agenda regarding Autumn Lakes Update. Councilmember Vincent wanted to comment that Mayor and Council received a letter from the Autumn Lakes Homeowners Association regarding some situations which have arisen since a city zoning has taken place adjacent to Autumn Lakes. Councilmember Vincent has been working with the City Attorney concerning this. This is an opportunity for the City to be a good neighbor. The City Attorney will be in conversation with the Community Development Director and staff to see about coming to a resolution.

9B. (Consent item 6D).

This is to clarify remarks made at the City Council meeting on June 21, 2021, regarding the \$88,500.00 that McDonough Hospitality and Tourism will be paying towards the remodel of the Polk Building. These funds are not legislated through the State of Georgia regarding any of the 3 ½ cents per dollar of tax collected. The following letter was requested to be read in to the minutes to clarify remarks made by Mr. Mike Warren at a previous meeting.

Dear Mayor and Council,

This is to clarify remarks made at the City Council meeting on June 21, 2021 regarding the \$88,500.00 that McDonough Hospitality and Tourism will be paying towards the remodel of the Polk Building. These funds are not legislated through the state of Georgia regarding any of the 3 ½ cents per dollar of tax collected.

Directing Marketing Organizations, (DMO's) are allowed to spend money for office space. As part of our 5 Year lease agreement, we are agreeing to pay \$88,500.00 for lease holder improvements. To the C.O Polk Building. As part of our lease agreement, with the \$1,000.00 per month that we are currently paying plus these lease holder improvements, McDonough Hospitality and Tourism would incur \$2,475.00 per month over the next Sixty months.

We as a Board, feel like this is an acceptable amount to be paying for rent since we will not be incurring the utilities, maintenance, taxes, insurance, and other overhead required with rental property.

If you have any questions regarding this matter, please feel free to contact me.

Respectfully submitted,

H. Lee Freeman, JR

9C. (Consent Item 6A).

Councilmember Vincent inquired as to how were the vendors/bands selected for the Summer concert series. Main Street Manager Cinderella Bennett responded that a vendor submits an application for a specific date, specific venue and their cost. Ms. Bennett stated that depending on the cost and availability, then it is based on a first come basis. Councilmembers Vincent stated going forward that the Public needs to be made aware that the City is accepting applications for bands so that anyone can submit their application to be the band for a concert sponsored by the City.

Councilmember Vincent asked the City Attorney to develop an ordinance on the process of how a vendor may request to have a concert in the City which is not Main Street sponsored. Also Councilmember Vincent stated that the Main Street Advisory Board is an advisory board to a program under the City.

Councilmember Varner stated that one of the band members is a relative of hers so she will be recusing herself from the vote.

Mayor Copeland asked for a motion to accept/approve the band concerts in question:

<u>Vendor</u>	<u>Date of Performance</u>	<u>Cost</u>
Durrance Music, LLC	Aug. 7, 2021	\$2,499.00
The Henley Varner Band	Aug. 14, 2021	\$2,000.00
Speer Entertainment	Aug. 21, 2021	\$1,500.00
The Kasper 911 Band	Aug. 28, 2021	\$2,499.00

and authorize the Mayor to sign the contracts. The vote was five in favor.

Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod,

Councilmember R. Pruitt, Councilmember Rufus Stewart, and Councilmember Vincent.

Councilmember Varner recused herself from the vote. Councilmember Pruitt was not present at the meeting.

Mayor Copeland called on Community Development Director Charles Reese to discuss placing time limits on the zoning and permit approvals. Specifically, if an applicant exceeds a certain time limitation, then the applicant must re-apply and go through the process. This would be a case by case basis for re-applying and appealing. A draft of an ordinance was presented and all agreed to move forward with developing this ordinance so it can be adopted at a future meeting.

Mayor Copeland asked for a motion for approval of the July 1, 2021, Workshop Minutes.

Councilmember R. Pruitt motioned and Mayor Pro Tem Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember R. Pruitt, Councilmember Rufus Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruitt was not present at the meeting.

Unscheduled Public Comments

Ms. Vanessa Thomas wanted to discuss the moratorium on Apartments. Councilmember Varner responded that this had been discussed but as of now, nothing had been adopted because other options were being reviewed with the Community Development Director.

Mayor Copeland called for a motion to go into Executive Session for Personal, O.C.G.A. 50-14—3 (b)(2). Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Ten Elrod, Councilmember R. Pruitt, Councilmember Rufus Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present at the meeting.

Mayor Copeland called for a motion to go back into the regular workshop session. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Ten Elrod, Councilmember R. Pruitt, Councilmember Rufus Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present at the meeting.

There was one action item to report from Executive Session.

Mayor Pro Tem Elrod motioned to set the City Clerk's salary at \$95,000 effective November 1, 2020, this change was originally done by the Mayor by the authority of the Executive Order that was in place during the Covid-19 pandemic. Councilmember R. Pruitt seconded the motion. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Ten Elrod, Councilmember R. Pruitt, Councilmember Rufus Stewart, and Councilmember Vincent. Councilmember Varner voted in opposition. Councilmember Pruett was not present at the meeting.

Comments:

Mr. Dorsey advised Mayor and Council that the City Hall air-conditioner is in need of repair, and he is requesting authorization for the City Hall building only to be closed on Friday, July 30, 2021, so that these repairs may be made. Mayor and Council agreed to proceed to have the air-conditioner repaired, and it was acceptable to close City Hall on that day.

Councilmember Vincent mentioned the Inner City Classic with McDonough High School and parade on August 21, 2021. The Booster Club hopes that all Henry County alumni will participate. Also how sad it was that Dr. Grier had passed away, he was a trailblazer and made many contributions to our community. Mayor Copeland expressed his sadness also.

Mayor Pro Tem Elrod expressed sympathy for Dr. Grier's passing, also to Councilmember Ben Pruitt with his father dying, and to Councilmember Vincent with her grandmother dying.

Councilmember R. Pruitt extended his sympathies just as Mayor Pro Tem Elrod had.

Mayor Copeland adjourned the meeting at 7:40 PM.

Janis E. Price, City Clerk