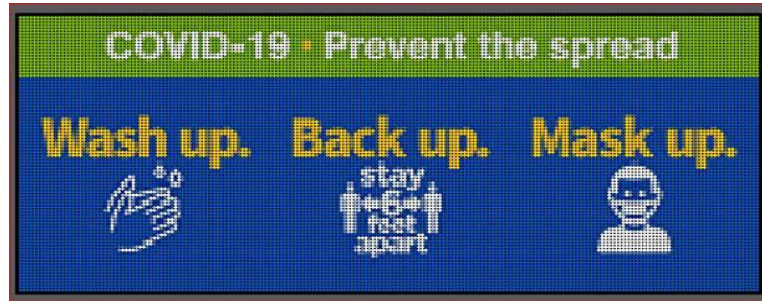




MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
NOVEMBER 15, 2021
6:00 PM



The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, November 15, 2021, at 6:00 p.m.

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

Interim City Clerk Ms. Christy Taylor called roll for the meeting, as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Scott Reeves	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	(Arrived after Roll Call)
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; Interim City Clerk, Ms. Christy Taylor; Police Chief, Mr. Ken Noble; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Charles Reese; Finance Director, Mr. Mike Clark; City Planner, Ms. Diane Johnson; Executive Assistant, Ms. Joani Clemons; and Network Administrator, Mr. Brian Linton.

Councilmember Scott Reeves led the Pledge to the Flag; and the Reverend Doctor Burt Neal, Pastor of Wesley Chapel United Methodist Church gave the Invocation.

6. Consent Agenda

Administration

- A. Approval of October 18, 2021, City Council Meeting Minutes.
- B. Approval of November 4, 2021, City Council Workshop Minutes
- C. Approval to spend \$45,208.45 for personnel services. This budgeted item will be paid from the General Fund.

Public Works

- D. Approval of an emergency repair needed to the discharge pipe at the Toys R Us lift Station. In addition, replacing submersible solids handling pump at a total cost of \$29,186.30, to be paid from the Waste Water Plant Budget.

Mayor Copeland called for a motion to approve the Consent Agenda. He noted that Councilmember Reeves would not be voting on Items 6A and 6B, because he was not present for those meetings. Mayor Pro Tem B. Pruett motioned and Councilmember Stewart seconded.

Councilmember Vincent requested that Item 11 and Item 12 on the Agenda be deferred until the seating of the newly-elected Governing Body, so as not to bind the new Council. Mayor Copeland denied the request, and he called for a vote on the approval of the Consent Agenda.

Councilmember Stewart said he was not clear on the motion. Councilmember Vincent clarified as a point of order that she believed that once the vote is taken on the approval of the Consent Agenda, that the Mayor will have to return to the Approval of the Agenda. Discussion ensued.

Mayor Copeland called for the vote on the motion to approve the Consent Agenda. The vote was six in favor and one abstention. Those voting in favor were Mayor Copeland, Mayor Pro Tem B. Pruett, Councilmember R. Pruitt, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Reeves abstained.

Mayor Copeland called for a motion to approve the Agenda. Councilmember Vincent reiterated her objections to Items 11 and 12, and asked that the approval for those two contracts be deferred until the new Mayor and Council are sworn in. Mr. Elliot expressed that the rules of procedure provide that by a majority vote, an item can be removed.

Councilmember Vincent motioned to remove Items 11 and 12 from the Agenda, to defer those items to the 2022 Mayor and Council. Mayor Copeland said without a second, the motion dies. Councilmember Varner seconded. Mayor Copeland stated that the second to the motion was offered too late; therefore, the motion died.

Proclamations:

- Victory Tabernacle Church International 20th Anniversary
- Kim Denmark Day
- Recognition of the Scott Brown Dentistry Practice in Service to Our Community
- Acknowledgement of Ms. Meldred W. Rutledge receiving a Key to the City and Resolution

Mayor Copeland called for a motion to make the Proclamations for Victory Tabernacle Church International 20th Anniversary; Ken Denmark Day; Recognition of the Scott Brown Dentistry Practice in Service to Our Community; and the Resolution acknowledging Ms. Meldred W. Rutledge receiving a Key to the City all a part of the minutes of the meeting. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

Scheduled Public Comments:

1. Ms. Kim Denmark, Walk Across America
 - Ms. Denmark, who is an Ohio resident, has found her ministry in helping homeless people and veterans, and getting them off the street.
 - She identifies the needs of the homeless and then enlists local authorities to provide resources.
 - She has walked 16 states and over 5,460 miles, in an effort to help those in need.
 - She was previously a successful businesswoman, who now believes it is her mission to help the homeless by walking across the nation to find those in need.
 - So far, she has helped more than 6,000 families across the nation.
2. Ms. Sylvia Dennis, 2021 Walk to End Alzheimer's
 - November is National Alzheimer's Awareness Month, as well as Caregiver Awareness Month.
 - During the Covid Pandemic, the number of deaths from Alzheimer's increased.
 - Thank you to Mr. Dorsey for allowing us to hold the 2021 Walk to End Alzheimers.
 - We had a total of 242 registered participants and approximately 100 people who came out to support.
 - To date, we have raised \$19,967.
 - We would love to continue our partnership to make this walk bigger and better in this City of McDonough.

Councilmember Vincent said it is a privilege to host the Walk for Alzheimer's in the City of McDonough each year, and she commended Ms. Dennis on her tireless efforts to support the cause and make the events successful.

9. **Community Development Items** **Mr. Charles Reese**
A. Case #210805 **District 3: Vacant**
Applicant: City of McDonough
Address: Turner Church Rd. (Parcel #105-01061002 & 105-01061004)
Request: Annexation with lateral rezoning
Zoning: MCDZ
Land Lot(s) 70 & 71 of the 7th District
103.48 +/- total acres (Tract 1 = 91.44 +/- acres & Tract 2 = 12.04 +/- acres)
MPC Workshop (October 12, 2021) MCC Workshop (October 18, 2021)
MPC Public Review (November 9, 2021)
MCC Public Hearing (November 15, 2021)

Community Development Director Mr. Charles Reese reviewed the request in case 210805, for annexation of 103.48 acres into the City of McDonough.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Scott Reeves offered a motion to approve the annexation of 103.48 acres in case 210805, based on the recommendations of the Planning Commission and staff; and Councilmember R. Pruitt seconded. The vote was seven in favor.

B. Case #210107

District 3: Vacant

Applicant: Moore Bass Consulting, Inc. for Turner Church Rd. Project (Wade Tract)

Address: 343 Turner Church Rd. (Parcel #105-01061000 & #105-01061003).

Request: RA-200 (Residential Agricultural) - CITY

Zoning: RA (Residential Agricultural) - COUNTY

Land Lot(s) 71, 72, 89, & 90 of the 7th District

161.12 +/- total acres (Tract 1 = 154.48 +/- acres & Tract 2 = 6.64 +/- acres)

MPC Workshop (October 12, 2021) MCC Workshop (October 18, 2021)

MPC Public Review (November 9, 2021) MCC Public Hearing (November 15, 2021)

Mr. Reese reviewed the request in case 210107, for the annexation of 161.12 acres from the County to the City. Mr. Steve Moore with Moore Bass Consulting was in attendance on behalf of the Applicant.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Discussion ensued. Mayor Pro Tem Pruett asked the Applicant about the purpose of the annexation; and Mr. Moore replied that this is simply a request for annexation at this time. Mr. Moore said that while he represented a developer from Phoenix, Arizona approximately three years ago, he has not since represented any developers on any type of proposals for the property. Mr. Moore stated that the property is currently served by City water and City sewer. The property owner, Mr. Wade was also in attendance for the meeting, and he specified that the 6.64-acre tract is currently served by City water.

Councilmember Vincent asked if there are any plans for a housing development in the area, and Mr. Moore responded that there have been no discussions about development since the group in Phoenix considered developing the property. Mr. Reese said that currently the Future Land-use Map designates this area as Estate Residential. Discussion continued. Mayor Pro Tem Pruett said he has heard citizens may be discussing a park for the area; and Mr. Reese said anything other than the use of Estate Residential would have to apply for rezoning.

Councilmember Reeves offered a motion to approve the annexation of 161.12 acres from the County into the City, in case 210107; and Councilmember Vincent seconded. The vote was seven in favor.

C. Case #210806

District 3: Vacant

Applicant: Moore Bass Consulting, Inc. for Turner Church Rd. Project (Anderson Tract)

Address: Turner Church Rd. (Parcel #105-01071000).

Request: RA-200 (Residential Agricultural) - CITY

Zoning: RA (Residential Agricultural) - COUNTY

Land Lot(s) 89 of the 7th District 54.54 +/- total acres

MPC Workshop (October 12, 2021) MCC Workshop (October 18, 2021)

MPC Public Review (November 9, 2021)

MCC Public Hearing (November 15, 2021)

Mr. Reese reviewed the request in case 210806, for the annexation of 54.54 acres from the County to the City. Mr. Steve Moore with Moore Bass Consulting was in attendance on behalf of the Applicant. He said this too is a request to annex the property into the City with lateral zoning. Discussion ensued.

Mayor Copeland opened the Public Hearing. No one spoke in favor. No one spoke in opposition. Ms. Vanessa Thomas asked for clarification about the purpose of the annexations for these three cases. Mr. Preston Dorsey reviewed the cases with Ms. Thomas; and Councilmember Vincent reiterated that the Applicant has said that there are no plans for uses for the properties at this time.

Councilmember Reeves made a motion to approve the annexation of 54.54 acres from the County into the City, in case number 210806; and Councilmember R. Pruitt seconded. The vote was seven in favor.

Mr. Reese then reviewed the request for lateral rezoning in case number 210805 to MCDZ (McDonough District Zoning).

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Reeves made a motion to approve the lateral rezoning of 103.48 acres to MCDZ, in case number 210805; and Councilmember R. Pruitt seconded. The vote was seven in favor.

Mr. Reese then reviewed the request for lateral rezoning in case number 210107, from RA (Residential Agricultural) County to RA-200 (Residential Agricultural) City.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Reeves made a motion to approve the lateral rezoning in case number 210107, from RA County to RA-200 City; and Councilmember R. Pruitt seconded. The vote was seven in favor.

Mr. Reese reviewed the request for lateral rezoning of 54.54 acres in case number 210806, from RA (Residential Agriculture) County to RA-200 (Residential Agricultural) City.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Reeves made a motion to approve the lateral rezoning of 54.54 acres in case number 210806, from RA (Residential Agricultural) County to RA-200 (Residential Agricultural) City; and Councilmember R. Pruitt seconded. The vote was seven in favor.

D. Case #211005

District 3: Vacant

Applicant: Deborah Davis for McDonough First Baptist Church Mission House

Address: 65 Brown Avenue (M09-07014000)

Request: R-85 (Single Family Residential)

Zoning: O-I (Office / Institutional)

Land Lot(s) 134 of the 7th District .41 +/- total acres

MPC Workshop (November 9, 2021) MCC Workshop (November 15, 2021)

MPC Public Review (November 9, 2021)
MCC Public Hearing (December 13, 2021)

Mr. Reese reviewed the request for rezoning in case number 211005. The Applicant is requesting rezoning for 65 Brown Avenue, from O-I (Office/Institutional) to R-85 (Single Family Residential). Mrs. Deborah Davis was in attendance on behalf of the Applicant, and she addressed Mayor and Council about the proposed rezoning for the property.

The Public Hearing is scheduled for December 13, 2021.

Mayor Copeland called for a motion to approve the naming of the Tennis Center at Richard Craig Park, honoring Joeann Compton. Councilmember R. Pruitt motioned and Councilmember Rufus Stewart seconded. The vote was seven in favor.

Councilmember Vincent motioned to approve naming the lawn at Alexander Park, the Garth Henton International Lawn; and Councilmember Stewart seconded. The vote was seven in favor.

Mayor Copeland said that he has spoken with Henry County Board of Commissioners Chair Carlotta Harrell about the recent discussions regarding the possible removal of Steam Engine 7 at Heritage Park. He said that the train crash in 1900, was a historical event; and he asked Chair Harrell to allow the City to talk to the County about the train before any decision is made.

Mayor Copeland discussed the lease agreement for the Veterans Support Group, and he noted that their current lease expired on October 15, 2021. He said the group is requesting a five-year lease renewal according to the terms of the original lease.

Councilmember Vincent motioned to approve the renewal of the lease agreement until January 31, 2022; and Councilmember Varner seconded. Discussion ensued. Councilmember Vincent shared her concerns about extending a lease agreement that will span five years and essentially bind future councils in the process.

Mr. Elliott explained that the request from the Image Doctor is for a two-year extension to their current lease, which ends in 2023. Discussion continued.

Mayor Pro Tem Pruett asked for clarification from the City Attorney as to whether or not approving a property lease agreement would be considered binding a future council. Mr. Elliott explained that a general rule is that properties that are held in the governmental functions of the City are subject to the rule; however, properties that are held by a City in its proprietary functions are not necessarily subject to that rule. He said that the transfer of properties into one of the Authorities could resolve that issue in the future.

Councilmember Reeves asked about the history of the lease of the property; and Mayor Copeland explained some of the work that has been done by the group and their efforts to restore the property. Councilmember Varner said that since the lease agreement for the Image Doctor has not expired, that discussion should be tabled. Further, she shared her interest in utilizing Authorities in the future for property leases.

Councilmember Vincent asked there be honor and respect for the incoming Governing Body in allowing them to make these decisions. She said that while she supports both of these organizations, instead of

passing an extension that would prevent an incoming Council from having any authority, the current Council should wait to make these decisions. Discussion continued.

Mayor Copeland called for the vote as to Item 11. The vote was three in favor and four in opposition. The motion did not pass. Those voting in favor were Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Those voting in opposition were Mayor Copeland, Mayor Pro Tem Pruett, Councilmember Pruitt and Councilmember Reeves.

No action was taken relative to Agenda Item 12.

There were no unscheduled public comments.

Mayor Copeland called for a motion to accept the certified results of the November 2, 2021 Election. Councilmember Stewart motioned and Mayor Pro Tem Pruett seconded. The vote was seven in favor.

Interim City Clerk, Ms. Taylor read the November 2, 2021 Certified Election Results into the record, as follows:

Mayor – Tony Brown received 365 votes.
Craig M. Elrod received 861 votes.
Sandra Vincent received 1,339 votes.

Councilmember District 1 – Toneen Brown received 113 votes.
Rufus L. Stewart received 237 votes.

Councilmember District 2 – Jamal L. Burt received 465 votes.

Councilmember At Large – Darryl Patton received 492 votes.
Roger Pruitt received 858 votes.
Vanessa W. Thomas received 1,158 votes.

Councilmember District 3 (Special Election) – A. Scott Reeves received 540 votes.
Terrell Tyson received 334 votes.
Janice D. Scotchman received 270 votes.
Bridgette Westley received 96 votes.

Mayor Copeland called for a motion to go into Executive Session for Real Estate O.C.G.A. 50-14-3 (b)(1) and for Personnel O.C.G.A. 50-14-3 (b)(2). Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

Mayor Copeland called for a motion to go back into Regular Session. Councilmember R. Pruitt motioned and Mayor Pro Tem B. Pruett seconded. The vote was seven in favor.

Councilmember R. Pruitt made a motion to adopt a Resolution authorizing the public auction of 1.09 acres of City-owned property, lying and being in Land Lot 69 of the Seventh (7th) Land District of Henry County, Georgia, being designated as Parcel 1, deemed to be surplus property not need for public use by the City; the bidding at said auction shall begin at \$25,000, said amount representing the appraised value of said property and the costs of appraisal and survey incurred by the City; said property shall be sold by auction under the provisions of Official Code of Georgia Annotated § 36-37-6(a). Mayor Pro Tem B. Pruett seconded. The vote was seven in favor.

Mr. Dorsey said that the Insurance Commissioner will be in the City of McDonough at the Polk Museum, on Tuesday, November 16, 2021, from 1:30 to 2:30 p.m., for a meet and greet.

Mr. Elliott wished everyone a Happy Thanksgiving.

Councilmember Vincent wished everyone a Happy Thanksgiving.

Councilmember Reeves also wished everyone a Happy Thanksgiving, and he thanked everyone who was in attendance for the meeting.

Mayor Pro Tem Pruett welcomed Councilmember Reeves.

Councilmember Stewart wished everyone a Happy Thanksgiving.

Councilmember Varner also welcomed Councilmember Reeves, and she wished everyone a Happy Thanksgiving.

Councilmember R. Pruitt thanked the employees for a great job, and he wished everyone a Happy and Safe Thanksgiving.

Mayor Copeland reviewed the Schedule of Debt and Fund Balance as of June 30, 2021, as he discussed the financial position for the City of McDonough, as follows:

DEBT

General Fund:

McDonough Urban Redevelopment Revenue Bonds - \$3,530,000.00

Water Sewer Fund:

Note Payable to GEFA \$2,186,387.00

Revenue Bonds Payable \$1,231,000.00

TOTAL WATER SEWER FUND DEBT: \$3,417,387.00

FUND BALANCE – GENERAL FUND

Actual Balance	\$10,222,565.00
Add: Estimated Revenues over Expenditures	<u>\$ 4,500,000.00</u>
Estimated Balance	\$14,722,565.00
Includes Stabilization Reserve of	\$ 1,560,281.00

Mayor Copeland adjourned the meeting.

The meeting adjourned at 8:06 p.m.

Christy L. Taylor,
Interim 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.