



SAVOR THE WORLD

CITY OF MORROW, GEORGIA
MAYOR AND CITY COUNCIL MEMBERS

Mayor John J. Lampl II
Mayor Pro Tem Van Tran
Councilwoman Dorothy Dean
Councilwoman Renee S. Knight
Councilman Khoa Vuong

FEBRUARY 11, 2020 **WORK SESSION MINUTES**

Discussion Items

1. Regular Meeting Agenda

1. Employment of Relatives Policy 3.04 – and corresponding Ordinance 2020-01.

This is the third reading, Mayor Lampl wanted to ensure everyone had a chance to make comment and pointed out that 1099 employees had been added.

2. Resolution 2020-02 Line of Sight on I-75

City Manager Sylvia Redic explained that the Resolution was a statement of commitment that Morrow was willing to preserve the tree canopy at Barton Memorial Park in exchange for the trees to be cleared along I-75. She also explained that the Council would need to authorize Mayor Lampl to negotiate and execute the agreement with Georgia Public Affairs, LLC.

3. Letter of Intent for 5854 Jonesboro Road

The City has an opportunity to purchase a piece of property at 5854 Jonesboro Road that could be important to our future development plans around Clayton State University. Mayor Lampl explained that he anticipates the investment to be transferred to the Downtown Development Authority or the Urban Redevelopment Agency moving forward.



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4. Agreement between PNC Bank and the City of Morrow
This is an agreement that will allow the City of Morrow to place a weather siren at 1585 Southlake Parkway.
5. An agreement between Georgia Power and the City of Morrow for Electric Transportation Technologies Sub-Metering
An agreement to allow Georgia Power to add a meter onto our car charging station for data collection, this is no cost to the city.

WORK SESSION DISCUSSION

1. GMA – City Retirement Plan Review

Mayor Lampl asked to see the actual costs of the program to better understand the impact of the Rule of 85 Alternate Retirement. He also wants to make sure someone is paying attention to the active recipients to ensure we are only paying the retirement for those who are eligible.

2. City Operating Hours

Councilwoman Dean wanted to understand if the hours would affect the holiday schedule. Mr. Lampl assured her it was only about regular hours, not holiday hours. For customer service purposes, he wanted to regulate the hours to be the same Monday through Friday.

3. Finance – Independent Consultant - as needed

Mayor Lampl explained that we need to have some oversight for the more complicated financial transactions, and the investments we make to ensure we are maximizing their value. He explained the contract would be on the next agenda.



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4. Sanitation Billing from Contractor (Advanced)

Mayor Pro Tem Tran presented Council with a list of 46 addresses that no longer make sanitation payments to the city. If the city is paying Advanced but not getting paid by the customer, it would be a loss of \$1,206.58. Councilwoman Knight asked if the reconciliation needed to happen for just the passed year, or since the Advanced contract has been in place, Mayor Pro Tem said it needs to be done as of the beginning of the Advanced contract. City Manager Redic assured the Council that the oversight would be examined and righted.

5. Sanitation Ordinances

Mayor Lampl explained that the Council needs to examine the Ordinance that regulates sanitation. He invited them all make suggestions and even invited any citizen that has suggestions to do so. Mayor Pro Tem Tran asked for a shared file to be created so the Council could contribute their thoughts easily.

6. Sanitation Contract

An RFQ will be published by the end of the week to see which sanitation companies are interesting in participating in our sanitation service.

7. Tax Billing

The Mayor asked the city manager to speak with the tax attorney to explore any other ways to bring the bill down to a lessor amount. The Mayor also asked about what process will be implemented to collect past due taxes at a higher collection



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rate. City Manager Redic said a combination of letters and phone calls will be incorporated moving forward.

8. Tornado Siren

Chief Swint talked about the placement of one siren on Stratford Arms. He also discussed the relocation of the siren from the elementary school campus to the city property at the path system. A citizen requested that the residents in the area be notified before the siren begins. The testing date and time will be Saturdays at 2pm.

9. Workout Room and PD Fence

Chief Swint and Major Tatroe asked to have the expenses related to the security gate and the cost overruns for the workout room to be covered under the SPLOST funding. Mayor Lampl said that if the Council supported it, he would put it on the agenda for the next meeting. Moving forward, however, he would like to use SPLOST fund differently.

10. Police Department Vehicle Replacement

Major Tatroe asked for the Council to consider a complete vehicle replacement for a car that was recently totaled in an accident that was no fault of the officer. The insurance payout was \$11,000 but the replacement cost was \$47,000. The Major requested that this be a SPLOST expense. Mayor Lampl agreed to consider it for the next agenda.

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11. Black Heritage Film Festival

Councilwoman Knight wants the Council to consider a Black Heritage Film Festival to celebrate the African American culture. She said that we did a great job with Lunar New Year and Day of the Dead and would like this to be a new signature event. Everyone agreed that this was a good idea and the City Manager was directed to contact the AMC Theater to see if a collaboration was possible.

12. Tourist Center

After a very engaging discussion about the best use, intended purpose, the recent renovations, the future need, the landscaping upkeep, and what could the center become that would actually pull cars from the highway to come into the city, the Council directed the City Manager to explore:

Social media – to find out, who is looking us up

Coffee station – is there a partner, operation costs

Cost of an app

Ideas and Costs of new signage

13. Water Tower – University Marketing

Mayor Lampl explained that the costs associated with the tower would not be from the General Fund, but from Product Development money, which is from tourism. Councilwomen Dean and Knight expressed their excitement about the partnership, the opportunity to show our spirit for the University, the create a sense of excitement for the University and the Lady Lakers. Councilwoman Tran



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suggested that since we cleared the way with the Water Authority, she would be interested in knowing what the University could contribute. Councilman Khoa also suggested a cost share would be more reasonable – specifically if we painted it, would the University agree to maintain it? Mayor Lampl directed the City Manager to ask if the University would be willing to do some cost sharing.

14. City owned property at Meadowbrook and Lake Harbin.

The Council agreed that they wanted to look at the possibility of developing single family homes on the property. Mayor Lampl suggested it was important to get it back into the hands of the private sector to make sure that the best use of the property was secured for the future.

15. Gateway Property

Mayor Lampl reminded the Council that sources of reoccurring revenue were important to a city for long term financial sustainability. The City needs to make things happen. Councilwoman Knight said she felt everyone was ready to reinvigorate that conversation. Ideas were shared in the past, some things didn't work and it was time to get back on track. Mayor Lampl said that getting the value out of the property for the city would be important and may include maintaining some ownership of what gets developed.

16. BONDS

Mayor Lampl was explaining to the Council that he does not understand the decisions that were made with the BONDS and the refinancing of the BONDS.



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He also pointed out that the BONDS were now supported by the full faith and credit of the Council, which means property should not be sold without Mayor and Council approval. He wanted to explain these critical issues because he wanted the Council to understand that there may have been mistakes made in the past that must be avoided in the future.

17. Morrow Conference Center

Mayor Lampl discussed that he was uncertain as to how the Common Area Maintenance (CAM) fees were resolved that left the city paying \$9,000 a month. He felt that this was a misstep to end up in that position and wanted to know how it happened. He directed the City Manager to try and locate the documents related to the litigation that settled the CAM fees.

Further discussion suggested a good use for the dark space behind the Morrow Center could be exhibit space, we just needed to understand how much it would cost.

18. Fireworks Contract

Mayor Lampl explained that the contract has been the same price for many years and we wanted to get that price of \$10,000 per year locked down. He agreed to put it on the next agenda.

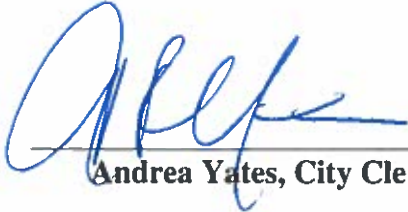
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Approved this 25th day of February, 2020.

Attest

CITY OF MORROW, GEORGIA



Andrea Yates, City Clerk



John Lampl, Mayor

