MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
JANUARY 19, 2016
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, January 19, 2016, at 6:00 p.m., with the following members present:

Mayor:	Billy Copeland
Mayor Pro Tem:	Roger Pruitt
Councilmembers:	Craig Elrod
	Benjamin Pruett
	Rufus Stewart
	Kam Varner
	Sandra Vincent

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Finance Director, Mr. Mike Clark; Business Development Director, Mr. Bob Trescott; Media Specialist, Ms. Casey Case; Community Development Director, Mr. Rodney Heard; Human Resources Director, Ms. Carla Tuck; Public Works Director, Mr. Ronnie Thompson; IT Manager, Mr. Steve Sikes; and Ms. Euretha Lyles, a paralegal assisting the City Attorney.

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

Councilmember Benjamin Pruett led the Pledge to the Flag; and Councilmember Sandra Vincent gave the Invocation.

Mayor Copeland introduced Ms. Euretha Lyles, a paralegal assisting the City Attorney at this time.

Councilmember Vincent asked for Item 5-B to be moved from the Consent Agenda and made a separate item, so that this matter could be discussed.

Mayor Copeland called for a motion to approve the Agenda with the amendment to remove Item 5-B from the Consent Agenda, and place it on the Agenda as Item 10-B. Councilmember Stewart motioned, and Councilmember Varner seconded. The vote was six in favor, and one in opposition. Mayor Copeland, Councilmembers Elrod, Pruett, Stewart, Varner and Vincent voted in favor; and Mayor Pro Tem Pruitt voted in opposition.

Ms. Vincent asked about the processes for requesting an advisory opinion from the City Attorney relative to ethical issues pertaining to her voting on any property purchases adjacent or near her personal property. Ms. Hancher agreed to discuss those issues with Ms. Vincent at a later time.

Mayor Copeland called for a motion to approve the Consent Agenda with the amendment to remove item 5-B, and add it as item 10-B to the Agenda for the meeting. Councilmember Vincent motioned, and Councilmember Stewart seconded. The vote was six in favor, and one in opposition. Mayor Copeland, Councilmembers Elrod, Pruett, Stewart, Varner and Vincent voted in favor; and Mayor Pro Tem Pruitt voted in opposition.

5. A. Approval of a contract with CorpCare for an employee assistance program (EAP) in the amount of $6,156.00 effective February 1, 2016. A portion of this expenditure will be paid from a BCBS contribution to the City's Wellness initiatives, and the remaining portion will be paid from HR's budget; authorization for Mayor to sign document.

B. Approval of a Resolution appointing court personnel for 2016:

Ms. Pam Bettis	Prosecuting Attorney
Ms. Jessica O'Conner	Assistant Prosecuting Attorney
Mr. Donnie Patten, Jr.	Chief Judge
Mr. Ted Echols	Judge Pro Tempore
Mr. Bruce McFarland	Judge Pro Tempore

C. Approval of the Memorandum of understanding for the Summer Youth Camp and authorization for the Mayor and City Administrator to sign document. The $25,000.00 cost is a budgeted line item.

D. Approval of the contract with Henry County for the Community Block Grant (CDBG) Program and authorization for the Mayor to sign the document.

E. Approval for the Mayor to sign Lease Agreements Lighting Services documents at 50 Lawrenceville St., Hwy 42 Alexander Park, Simpson St. Rufus Stewart Park, Cap Welch Rd. at Richard Craig Park to replace HID fixtures with LED lighting at no charge. Also approval for Mayor to sign a disconnect notification.

F. Approval of the January 4, 2016 Organizational Meeting minutes.

Mayor Copeland asked for a motion for the Proclamation for Dr. Martin Luther King, Jr. Day; and for Cecelia Aldredge Moorhead Day to be made a part of the Minutes of the meeting. Councilmember Stewart motioned, and Councilmember Elrod seconded. The vote was seven in favor.

Public Comments:

(1) Mr. Steve Cash, Executive Director for the Henry Council on Quality Growth gave a presentation on the "Leader In Me" Program.

- Joint project with the Henry for Quality Growth Leadership Education Corporation and the Henry County Board of Education.
- Utilizes Franklyn Covey's "7 Habits of Highly Effective People" in a child-friendly manner
- Designed for elementary-age students and schools to reverse declining standardized test scores and decrease student behavior issues
- Program focuses on culture, leadership and academics through teaching positive thinking, problem-solving, teamwork, communication, self-respect, responsibility, and leadership skills

- Program instruction for teachers, students and parents
- First county schools assigned for the program are Cotton Indian Elementary School, in Stockbridge, and Wesley Lakes Elementary and Hickory Flats Elementary Schools, in McDonough.
- Future goals include all 28 elementary schools.

(2) Ms. Jea Gackowski made a presentation about the economic impacts of the Merchants' events and the resources they bring to the City through hotel rentals and event participation.

- McDonough Arts has given more than $35,000 to art, music and performing teachers in the county.
- Other projects include Miss USA Pageant, which raised $256,000; Miss Collegiate USA, raised $204,800; the Veterans' Parade; Grinch; Vets For a Change; and the Scarecrow contest
- Future events will include Women's Conference; Herman Cain event; Spring art fest; Music Fest at Strong Rock; Burger Wars; Burger Trail; Crypts and Cole Cases; and Whoville.
- Projected 7-8 year impact will total approximately $11,713,300.
- Volunteer, non-profit and group efforts with the Merchants have brought approximately $1.6 million to the community within one year.
- It's critical that we continue to work together, and do good work.

Ms. Gackowski asked Councilmember Vincent if they could come together and work out their differences. Councilmember Vincent responded that citizens pay over $22 million in tax dollars, and that those citizens have elected the members of Council to be their voice; and for District 2, she is that voice.

Community Development Items:

A. Project Update - Strategic Planning Preparation – P/Z

Development/Project: McDonough UDC (Unified Development Code) Revision
Request: No action required by City Council. Item is a presentation by Pond & Co, along with TSW, consultants regarding re-activation of the McDonough UDC project for completion within 2016. CDD Recommendation: N/A; presentation/project update only.

Mr. Heard introduced Mr. Richard Fangmann, Mr. Caleb P. Racicot, and Mr. Alex Fite-Wassilak on behalf of Pond & Co., to discuss the McDonough Unified Development Code, specifically stating:

- Unified Development Ordinance (UDO) consists of zoning, subdivision and environmental regulations consolidated into one document
- A UDO is often created to implement a new plan and is
- User-friendly and legally sound document, written in simplified terms for laypersons
- They will work with staff and public to modify and draft new regulations
- Hopefully, the new ordinance will be in place by July 2016.
- Regulations can be drafted according to districts and tailored to those specific needs
- First draft should be completed in approximately two months

B. Project Update – Strategic Planning Preparation – P/Z

Development/Project: Grier Manor Development

Request: No action required by City Council. Item is a presentation by CDD staff, along with Dr. Grier, regarding current efforts underway for creating a multi-phased development within the Blacksville Community along the Old Griffin Road Corridor.

CDD Recommendation: N/A; project update only.

(Dr. Grier was not able to attend the meeting.)
Mr. Heard stated the Grier Manor project has been ongoing for a number of years and ties into the LCI that was established in 2004, to create connectivity in different communities. Mr. Heard presented the master plan and stated that the specifics of the scope of work, prioritization, consultation considerations, available resources, and challenges for the project will be presented to Mayor and Council for discussion at the 2016 Retreat.

Mayor Copeland asked Mr. Jimmy Whitaker, City Auditor, to review the 2015 audit. Mr. Whitaker presented updates on the City's expenditures, revenues, account balances and findings for 2015. Mr. Whitaker discussed the City's need for an accounting system in relation to approved projects; so that all information would be kept in one file which contains all contracts, loan agreements, etc., to easily track all transactions relative to a specified project. (Copy of the 2015 audit can be found in the City Clerk's office.)

Human Resources Director, Carla Tuck introduced Ms. Whit Perrin Wright, who gave an update on the Salary Study that was just completed. The study compares minimum, median and maximum salary levels of other government agencies with those of the City of McDonough, using data from 43 cities and ten counties. The findings included that the City's pay ranges are at 92.6% of the market median, with 23 of the 75 jobs matched for the study being below the minimum. Suggestions included evaluations of positions and years of service, along with the plan for positions in the future to determine if changes in pay scales are appropriate, relative to the market standards and competitiveness.

Ms. Tuck reported to Mayor and Council that she and the City Administrator have already begun looking at the study results, and will report back to Mayor and Council with their recommendations as soon as possible.

Mayor Copeland moved to Item 10-B, to discuss the Resolution to appoint court personnel, as follows:

Ms. Pam Bettis	Prosecuting Attorney
Ms. Jessica O'Conner	Assistant Prosecuting Attorney
Mr. Donnie Patten, Jr.	Chief Judge
Mr. Ted Echols	Judge Pro Tempore
Mr. Bruce McFarland	Judge Pro Tempore

Councilmember Vincent asked about the process for selecting the individuals who are considered for appointment. The City Attorney responded that the Charter, in Section 4.11 sets out the qualifications, as being 21 years of age; a member of the State Bar; and shall be appointed by

Mayor and Council to serve until a successor is appointed. Councilmember Elrod motioned to adopt the Resolution as presented, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

Mayor Copeland reviewed the recommended appointments to PC, BOZA, and HPC. Councilmember Elrod motioned to nominate Mr. Fred Collins for the Planning Committee; and Mr. Antonio Davis for the Historical Preservation Committee, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

Mayor Copeland nominated Mr. Reid Burch to BOZA; and Ms. Jean Hanger to HPC. Councilmember Elrod motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

City Attorney, Ms. Hancher presented a Resolution of the Mayor and Council approving the appointment of members to the Board of Ethics for the City of McDonough, to fill the current vacancy on the Board. City Clerk, Ms. Janis Price stated that she received one recommendation from Councilmember Elrod, to nominate Mr. Brian Brackfield for the Ethics Board. Councilmember Vincent then offered a nomination for Reverend Joel Stokes to be considered for the Board.

Prior to the nominations being closed, Councilmember Vincent asked about the appointment of the two current board members, and Ms. Hancher responded that those two positions were voted on and selected by Mayor and Council, as a body. Councilmember Vincent then asked Ms. Hancher to offer a more detailed explanation of appointment procedures and differences in appointment categories. Ms. Hancher verified that a majority vote would be necessary to select any board member, despite there being three categories for appointment, and further discussion ensued. Councilmember Vincent commented that she did not believe three members were adequate for an Ethics Board, and said that she would reiterate those concerns at the Retreat.

(A motion to open nominations was never made). Mayor Copeland then offered both nominees for consideration, and called for a motion to close the nominations. Councilmember Elrod motioned to close nominations, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

Mayor Copeland called for a vote of appointing Reverend Joel Stokes to the Ethics Board. The vote was three in favor; and four in opposition. Councilmembers Stewart, Varner and Vincent voted in favor; and Mayor Copeland, Mayor Pro Tem Pruitt, Councilmember Elrod and Councilmember Pruett voting in opposition. The motion did not pass.

Councilmember Vincent questioned whether it was appropriate for the Mayor to vote on a Council-appointed position; and Ms. Hancher verified that the Mayor's vote was appropriate to break any tie, and that historically the recommended appointees are voted on by Mayor and Council, as one body. Ms. Vincent questioned the procedures for voting and stated that she was confused by the methods used to elect the Mayor Pro Tem versus the methods being used in the current vote. Ms. Hancher again offered a detailed explanation of the voting procedures for Mayor and Council, as a body.

Mayor Copeland asked for a vote in appointing Mr. Brian Brackfield to the Ethics Board. The vote was four in favor; and three in opposition. Mayor Copeland, Mayor Pro Tem Pruitt, Councilmember Elrod and Councilmember Pruett voted in favor; and Councilmembers Stewart, Varner and Vincent voted in opposition. As a result of the vote, Mr. Brian Brackfield was appointed to serve on the Ethics Board.

Mr. Keith Dickerson offered an update on the Overlook discussion.

- Still reviewing documents from 2004 and 2007.
- Current owner wants to amend contract to allow for a tax benefit for donation of property and is seeking an additional appraisal
- DCA asked that a legal opinion provided from the City Attorney

Councilmember Vincent asked about the types of legal opinions that would be needed; and Ms. Hancher offered that legal opinions relative to impact fees, as well as any developmental agreements have been raised. She further stated that she is currently working to answer those questions, but is challenged with the task of working on other large ongoing projects as well.

Councilmember Vincent responded and stated that she took offense to the remarks of the City Attorney relative to prioritizing ongoing projects, when the Overlook Community has dealt with issues that the City has created for more than 20 years in acquiring the property. She went on to offer arguments relative to the plight of homeowners in the Overlook Community, and recognized one such homeowner in attendance for the meeting. Councilmember Vincent reiterated the fact that the Overlook Community has no HOA, and said that adding more houses would only make the existing problems worse and negatively impact neighboring subdivisions.

Mayor Copeland called for a motion to approve the Minutes from the December 3, 2015 Workshop Meeting, and the December 30, 2015 Special Called Meeting. Mayor Pro Tem Pruitt motioned, and Councilmember Stewart seconded. The vote was five in favor; and one abstained. Mayor Copeland, Mayor Pro Tem Pruitt, and Councilmembers Elrod, Stewart, and Varner voted in favor; and Councilmember Pruett abstained because he was not on the Council in December. (Councilmember Vincent was not present for the vote.)

Unscheduled Public Comments:
Ms. Jea Gackowski presented information relative to the McDonough Arts Preliminary 2016 Event Schedule.

- Installation of Officers, January 22
- Greater McDonough Business Meetings
- Spring Arts Fest, April 30; or May 1
- Shooting Fundraiser, last weekend in September; or first weekend in October
- Cold Case, October 28
- Cemetery Tour, October 29
- Grinch, November 2016
- Questions or comments can be made through the Business Association, McDonough Arts, or individually

There was no Executive session held at the meeting.

Councilmember Stewart wished everyone a good Martin Luther King, Jr. Weekend. He went on to comment that no projects outweigh the other, and that all projects within the City are very important.

Councilmember Elrod thanked everyone in attendance for the meeting, and thanked Ms. Hancher for her hard work on behalf of the City. He stressed the importance of teamwork and said he looks forward to the Mayors' Day Conference.

Councilmember Vincent discussed the success of the launch of The 12 Shades of Art, with the book release of "Whispers of a Widow," by Ms. Rosalind Bishop. She stated that she was proud to be a part of the vision of the citizens of McDonough, and commented that the Bishops have done a lot for the City.

City Attorney, Ms. Hancher offered an apology to Councilmember Vincent if she had offended her in any manner with her previous comments. She asked for direction from Mayor and Council, and asked that a reasonable deadline be set so that she can prioritize projects accordingly, with the help of the City Administrator and Community Development Director. Councilmember Vincent replied that she needs feedback from the City Attorney in relation to projects that are ongoing and in setting a reasonable amount of time to expect feedback on those projects. Councilmember Vincent asked that the Overlook project be made a priority.

City Clerk, Ms. Janis Price commented for the record that a motion had not been made to adopt the Resolution, in Item 12 on the Agenda. Mayor Copeland called for a motion to adopt the Resolution approving the appointment of members to the Board of Ethics, by including Brian Brackfield in the Resolution. Councilmember Varner motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

Ms. Price discussed housekeeping matters relative to the Mayors' Day Conference, and stated that study materials would have to be printed out prior to the day of the class. She confirmed that credit card authorizations, tax-exempt forms and hotel occupancy forms have been sent in, and reminded Councilmembers to make sure they had not been charged tax before leaving the facility. She also noted that if reimbursement is desired for the costs of the meal, receipts will be required.

Additionally, Ms. Price updated the details for the 2016 Retreat at the Hazlehurst House, in McDonough, and stated that notice will be in the upcoming weekend paper.

In closing, Mayor Copeland expressed concerns over the expenditures of the Summer Youth Program, citing that only 15 percent of the funds allocated for the program were spent on the students participating, with the remainder going to pay for staffing. He stated that further discussions will take place relative to those costs. Councilmember Varner asked to be included in those discussions, and Councilmember Vincent asked that state regulations be researched in relation to the staff/student ratios.

Mayor Copeland called for a motion to adjourn. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. All stood in favor. The meeting was adjourned at 8:28 p.m.

Janis 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 was published in the Henry Herald on December 30, 2015; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.