

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL-136 KEYS FERRY STREET
MARCH 3, 2016
5:30 PM

1. Call to Order

Mayor Copeland

Mayor Copeland called the meeting to order at 5:30 PM.

2. Roll Call

The City Clerk called roll for the meeting, as follows:

Mayor Copeland	Present
Mayor Pro Tem Pruitt	Present
Councilmember Elrod	Present
Councilmember Pruett	Present
Councilmember Stewart	Present
Councilmember Varner	Present
Councilmember Vincent	Present

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Business Development Director, Mr. Bob Trescott; Media Specialist, Ms. Casey Case; Public Works Director, Mr. Ronnie Thompson; Tourism Director, Ms. Christy Collier; and Finance Director, Mr. Mike Clark.

3. Pledge to the Flag

Councilmember Varner led the Pledge to the Flag.

4. Invocation

Councilmember Vincent gave the Invocation.

**5. Public Comments: Dr. Harold Grier and Mr. Rodney Heard
Regarding Grier Manor II**

Dr. Grier was not present at the meeting.

6. Unscheduled Public Comments

(1) Ms. Jea Gackowski

- Burger Wars Event is scheduled for April 30, 2016, along with the Arts Festival. Food Network has shown interest in filming the event for national television.
- Free tax prep for citizens with a family income of \$54,000 or less will be in place through Vita, which is a United Way Program.
- Mrs. Universe 2014, Mrs. Sabrina Pinion is now the Director of an international pageant, and has plans to hold that pageant in McDonough, in May of 2017.

7. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda, with the deletion of Item 5.

Councilmember Stewart motioned, and Councilmember Elrod seconded. The vote was seven in favor.

8. Approval of the Consent Agenda

- Approval of a Resolution for a Certification Agreement with the Historic Preservation Division of the Georgia Department of Natural Resources for the Inclusion in the Certified Local Government Program; authorization for the Mayor to sign the Resolution and the Certification Agreement.
- Approval to purchase a 2016 F350 regular cab truck with service body from Allan Vigil Ford in the amount of \$25,965.00. This was a budgeted line item for the StormWater Department.
- Approval of the Indemnification and Hold Harmless Agreement from the Georgia Department of Transportation for the driveway permit for Alexander Park parking lot; authorization for the Mayor to sign the agreement.
- Approval to award bid to Patriot Fire Protection, Inc. in the amount of \$27,384.47 for fire protection for the Polk Building including: Installation of 13R system with all spaces covered under NFPA 13Rcode 2014 edition, all local permits, installation of one Wet System with FDC and drain lines, 2 inch riser line run 13R system from basement into building. This Expenditure will be paid from SPLOST IV funds.
- Adoption of a Georgia City-County Management Association Proclamation celebrating 60 years of service to Georgia's leaders, cities and counties.
- Approval of the January 29 and 30, 2016 minutes.

Mayor Copeland called for a motion to approve the Consent Agenda. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was seven in favor.

9. Approval of the marker and text of the Georgia Civil War Heritage Trails Interpretive marker (no cost to the City)

Mr. Mark Pollard
Mr. Gene Morris

Mr. Mark Pollard introduced Mr. Steve Longcrier and Mr. Gene Morris to discuss the approval of text for the Georgia Civil War Heritage Trails.

- (1) Mr. Steve Longcrier

- Mr. Longcrier is the Founder and Executive Director of Georgia Civil War Heritage Trails, which is a 501(c)(3) non-profit organization.
- Purpose of the markers is to educate citizens about the historic events of the Civil War.
- Plan is for marker to be placed on the square in McDonough.
- Georgia Department of Transportation (DOT) has approved placement of the marker in the DOT right of way, subject to approval of Mayor and Council.

Mr. Gene Morris came forward to read the proposed text for the marker into the record.

Councilmember Vincent asked about the significance of the placement for the marker, and asked what type of materials would be used to make it. Mr. Longcrier said that the placement was chosen in conjunction with the DOT's approval, to lessen any impact on traffic; and that the marker would be made from black aluminum, as is used for markers in national park sites. Additional discussion took place about similar projects, and Ms. Vincent shared her desire to incorporate the historic contributions of African Americans into future projects.

Mayor Copeland called for a motion to approve the marker and text as presented, and also that Georgia Department of Transportation will install the marker. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was seven in favor.

10. Community Development Items

Mr. Rodney Heard

Rezoning (ZMOD) Application – Zoning Map Amendment

A. Arnold Estates – 1175 McGarity Road

Case #150602

Applicant(s): Adam Price on behalf of Ray Cunliffe w/ GDCI GA 5, LP

Request: R-75/R-85 (Single Family Residential) with “modified” conditions

Existing Zoning: R-75/R-85 (Single Family Residential) with conditions per ORD 06-03-23001(A)(Z)

Action(s) Requested: Vote via scheduled **Public Hearing (03/03/16) per Legal Ad**

CDD Recommendation: Approval, as an alternate recommendation, of R-75/R-85 (Single Family Residential) with new “modified” conditions.

Community Development Director, Mr. Rodney Heard was unable to attend the meeting; therefore, Mr. Keith Dickerson, City Administrator, presented the Community Development items.

Mr. Adam Price and Mr. Mike Crawford were in attendance on behalf of the applicant. Mr. Price addressed Mayor and Council regarding the application for amending the zoning map for Arnold Estates to R-75/R-85 Single Family Residential with new modified conditions. Discussion ensued relative to building specifications and any potential impacts to the school system.

Councilmember Elrod noted for the record that there is an environmental concern on the back of the property that needs to be addressed, and Mr. Dickerson acknowledged that. Mr. Price said that if the project is approved, those issues would be corrected according to state requirements.

After further discussion, Mayor Copeland opened the Public Hearing. Mr. Keith Rogers spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Elrod motioned to approve the rezoning request for case number 15-06-02, for Arnold Estates, at 175 McGarity Road, as presented tonight; and to adopt Ordinance 16-03-03001(Z) as presented, and Councilmember Vincent seconded. The vote was seven in favor.

Rezoning Application – Zoning Map Amendment

B. Lot Source 1 Project – Avalon Parkway

Case #160104

Applicant(s): Steve Goodsell of S.A. Goodsell Development

Request: C-3 (Highway Commercial) without conditions

Existing Zoning: C-3 (Highway Commercial) with conditions per ORD 05-05-02001(Z)

Action(s) Requested: Review and discussion per scheduled **Public Hearing on 03/21/16.**

CDD Recommendation: Approval, as an alternate recommendation, of C-3 (Highway Commercial) with new conditions.

The Applicant, Mr. Steve Goodsell addressed Mayor and Council regarding the request to rezone Avalon Parkway to C-3 (Highway Commercial) with new conditions. Discussion ensued relative to the rezoning application and the plans for the property. The Public Hearing for this matter will be held on March 21, 2016.

**11. Discussion of Revenues and Expenditures
Of the General Fund, SPLOST Funds and
Hotel/Motel Fund ending January 31, 2016**

Mr. Mike Clark

Finance Director, Mr. Clark gave updates on Revenues and Expenditures through January 31, 2016, as follows:

- 98% of property taxes have been collected
- Approximately \$56,000 ahead of budget through January
- Excess total revenues over expenditures is \$2,725,884
- SPLOST III Fund has total expenditures of \$261,763
- SPLOST IV Fund has total expenditures of \$1,116,050.
- Hotel/Motel Tax Fund has total revenues of \$636,726, and total expenditures of \$636,726, with a zero balance.

Discussion ensued about the expenditures relative to parks, and Mayor Pro Tem Pruitt requested information about how much the County is spending on McDonough parks.

**12. Update on the Phillips Drive Improvements
Project regarding the City's purchase of
Right of way acquisition from property owners**

Ms. Leigh Hancher

Ms. Hancher, City Attorney, updated Mayor and Council about the Phillips Drive Improvements Project, as follows:

- Approximately 80 percent of parcels have been closed, with 4 or 5 more scheduled to close next week.

- Public Works Director is holding meetings on utility locations.
- Total costs have been \$102,200 for right-of-way acquisitions
- Approximately \$10,000 expenditure will be needed to close out the acquisition phase of the project

13. Discussion and approval of the McDonough City Cemetery expansion project Phase 1

Mr. Keith Dickerson

Mr. Dickerson offered the following updates about the City Cemetery expansion project:

- The survey has been completed.
- Fencing will be added along the border.
- Working on setting pricing for the lots and how to number the lots
- Columbarium to be installed in the fall.
- Possibly set up a new Cemetery Committee to help restore some of the damaged areas
- Display old map of cemetery to commemorate the history as an art exhibit

14. Approval of the February 15, 2016 City Council Meeting minutes

Mayor Copeland called for a motion to approve the Minutes from the February 15, 2016 City Council Meeting. Mayor Pro Tem Pruitt motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt; Councilmembers: Elrod; Pruett; Stewart; Varner; and Vincent. Mayor Copeland did not vote because he was not in attendance for the February 15 meeting.

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

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

Councilmember Varner motioned to approve the contract for purchase and sale of real estate between Thomas Solomon, Jr., and the City of McDonough, for certain real property located at the corner of Phillips Drive and Holly Smith Drive, consisting of approximately .090 acres, for the purchase price of \$22,500.00, with funding to come from SPLOST IV funds, and Councilmember Stewart seconded. The vote was seven in favor.

16. City Administrator, City Attorney, City Clerk Comments

Mr. Keith Dickerson gave an update on the roundabout near Tomlinson Street, and confirmed that the work there will not interfere with the one-way pairs project. He also discussed the recent

damage to hockey complex and said that the City's insurance company is setting the rink back up temporarily. Permanent repairs will include supporting boards, Plexiglas and repair to wiring issues.

The City Clerk discussed upcoming meeting dates, and asked Mayor and Council to turn in their GMA (Georgia Municipal Association) form for the June convention if they hadn't already done so.

17. Councilmembers and Mayor Comments

Councilmember Vincent expressed concern about the potential for prostitution, sex trafficking, and other illicit activities to take place in some of the local hotels.

Councilmember Stewart discussed the status of the Snapper Building.

- Facility has been vacant for almost a year.
- Officials from Briggs & Stratton/Snapper will come to tour the facility on March 24th, in an effort to devise a new plan for use of the facility.

Business Development Director, Bob Trescott offered additional information about the project.

- Tax credits expired at the end of 2015
- Need to come up with a joint plan of how to repurpose the building
- Possibly provide consulting services to businesses south of the square to revitalize the general area

Councilmember Varner agreed with the need to be proactive about sex trafficking and other issues in local hotels. She also talked about an upcoming project where citizens and some of the Councilmembers will come together to rehab a home at 76 Key Street, in an effort to revitalize the area and give back to the community.

18. Adjournment

Mayor Copeland called for a motion to adjourn. Mayor Pro Tem Pruitt motioned, and Councilmember Stewart seconded. All stood in favor. The meeting was adjourned at 8:20 PM.

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.