MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
MARCH 21, 2016
6:00 PM

The Regular Meeting of the City of McDonough City Council was held Monday, March 21, 2016, at 6:00 PM.

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

The City Clerk called roll, as follows:

Mayor Billy Copeland	-	Present
Mayor Pro Tem Roger Pruitt	-	Present
Councilmember Craig Elrod	-	Present
Councilmember Benjamin Pruett	-	Present
Councilmember Rufus Stewart	-	Present
Councilmember Kamali Varner	-	Present
Councilmember Sandra Vincent	-	Present

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Community Development Director, Mr. Rodney Heard; Fire Chief, Mr. Steve Morgan; Police Chief, Mr. Preston Dorsey; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Tourism Director, Ms. Christy Collier; and IT Manager, Mr. Steve Sikes.

Councilmember Pruett led the Pledge to the Flag, and the Reverend Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the Invocation.

Public Comments:
Ms. Brittney Owens, Outreach Coordinator for Southern Crescent Habitat for Humanity spoke to Mayor and Council about the purpose of the organization.

- Focus is on homeownership; home repair; and neighborhood revitalization
- Organization bridges the gap for everyday people who have difficulty obtaining traditional loans
- Homes are constructed according to income level, with mortgages that range from $350 to $600 per month and zero percent interest
- 30 year-old Christian-based organization that serves all people
- 180 mortgages in Clayton County, with homes valued at approximately $110,000
- Split equity loans which require homeowners to work 300 hours as volunteers, with 50 of those hours being dedicated to homeowner education

- Most recipients have incomes that fall below 60 percent of average median income for metro Atlanta area
- Neighborhood revitalization efforts include landscaping, painting, and general community clean-up work

Mayor Copeland called for a motion to approve the Agenda, with Item 12 being postponed until April. Councilmember Stewart motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

Mayor Copeland asked for a motion to approve the Consent Agenda:

The Consent Agenda

A. Approval to make the following changes to the City's bank accounts:
   - Add Finance Director to list of authorized signers on all bank accounts.
   - Move operating bank account from Bank of America to Wells Fargo.
   - Close Hotel Motel, Stormwater, Music in the Park accounts.
   - Review other bank accounts with City Administrator, City Clerk and City Auditor, and close accounts as appropriate.

B. Approval of the following Change Orders to the Construction Contract with New South Construction regarding the new Courthouse Facility and authorization for the Mayor to sign documents(s):

• Unsuitable soil remediation allowance	$38,705.00
• Unisex bathroom added	16,015.00
• Security/Low voltage systems allowance	16,196.00
• LED Lighting	11,352.00
• Landscaping and Fencing	7,681.00
• Additional unsuitable soil allowance	1,551.00
• Sally Port Lockers removed	(10,000.00)
• Site Lighting reduction	(4,209.00)

C. Approval of a Maintenance Agreement with Consolidated Copier Services for the upkeep for three Konica printers located at City Hall. This Agreement is the continuation of terms of a previous agreement and funded in the FY 2016 Budget; authorization for the Mayor to sign agreement.

D. Adoption of a Budget Amendment Resolution to amend the FY 2015-2016 Budget for approved transactions, encumbrances and corrections.

E. Approval of an amended agreement between Tyler Technology and the City To provide Brazos software, training and interface and eticket equipment for the McDonough Police Department. There will be no price change in the agreement and this expenditure was already in the general fund budget, authorization for the Mayor to sign the agreement.

F. Approval for the following city vehicles to be surplused:

1996 Ford F-250 (pickup truck)	vin# 2FTH4F25H4TCA57990
1994 GMC Sonoma (pickup truck)	vin# 1GTCS14Z8P8525361
1998 Ford F-150 (pickup truck)	vin# 1FTZF17WXWNA60305

1991 Ford F-750 (dump truck)	vin# 1FDXFTOJ4MVA22666
2005 Chevy Impala	Vin # 2G1WF52K659303018
1994 F-150 (pickup truck)	vin#1ftdf15y7rnb67976

G. Approval for the renewal of the BIS Digital Municipal Court Recording Systems maintenance, the annual cost of $1130.00 to be paid from the IT Budget and authorization for the Mayor to sign document(s).

H. Approval of a contract with Charter Communications to provide a private leased fiber connection to the Waste Water Department and Fire52/Precinct 52. The cost will be $550.00 at each location and will be paid by each respective Department and the charges will begin in FY 2016-2017 Budget, authorization for the Mayor to sign document(s)s.

I. Approval to pay invoice submitted by SpyGlass in the amount of $13,442.40 from the IT budget. This audit of phone services by SpyGlass will save the City approximately $26,000 over the next year.

J. Approval to award the bid to Total Dwellings, Inc. for the construction of An additional structure added to the Fire Station located at 88 Keys Ferry Street. The cost will be $39,500.00 and will be paid from Impact Fees, and authorization for the Mayor to sign document(s).

K. Approval of the installation of fiber optic connections to the Polk Building to allow for future phone and internet connections. The cost will be $17,543.60 and will be paid from SPLOST IV funds.

L. Regarding the Phillips Drive Project, approval of a Resolution approving the Contract for Purchase and Sale of Real Estate between the City of McDonough and Ms. Genett Jenkins. Total expenditure related to the purchase is $35,000.00 and will be paid by SPLOST IV funds and authorization for the Mayor to sign document(s).

M. Adoption of a Resolution to revise commercial and residential sanitation fees Effective July 1, 2016 as presented on Exhibit "A" attached to the resolution.

N. Approval of minutes from the March 3, 2016 Workshop and the March 7, 2016 Special Called Meeting.

O. Approval to purchase for the Fire Department a 2016 Chevrolet Silverado plus add-on equipment for a total cost of $33,940.00. This will be financed in the general fund from the reduction of the debt service expense budgeted line item.

P. Adoption of a Resolution supporting "The Walk to End Alzheimer's" on October 1, 2016.

Q. Adoption of a "My Brother's Keeper" Resolution stating that the City of McDonough is committed to helping the Youth of our community to reach their highest potential, and Councilmember Sandra Vincent appointed as the City's representative for this project.

R. Adoption of a Resolution recognizing April 17-23, 2016 as GA Cities Week.

Councilmember Elrod motioned to approve the Consent Agenda, and Councilmember Stewart seconded. The vote was seven in favor.

Mayor Copeland called for a motion to make the following Proclamations: Career and Technical Education Month; National Future Farmers of America Week; and Margaret Lee Brown Day part of the official minutes of the meeting. Councilmember Vincent motioned, and Councilmember Stewart seconded. The vote was seven in favor.

Mr. Keith Dickerson gave an update about the zoning requirements for the Truman House regarding the interest by the Veteran's Support Group.

- Property is not zoned for overnight stays, as was previously requested by the Veteran's Support Group
- Future meetings will be scheduled with Mr. Van Dunk, Mr. Dunn and members of Council in regards to the proposed use of the property.

Community Development Director, Mr. Rodney Heard presented Mayor and Council with the rezoning application for Mr. Steve Goodsell, at Avalon Parkway, as follows:

Community Development Item
Rezoning Application – Zoning Map Amendment
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.

Mr. Rodney Heard, Community Development Director reviewed the petition and recognized Mr. Steve Goodsell, the applicant, who was present at the meeting to address if Mayor and Council had any questions or suggestions.
Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.
Councilmember Varner motioned to approve the request for C-3 zoning with new conditions in order to provide for economic sustainability for the subject property location as noted along Avalon Parkway corridor within the South Point Avalon Development area, at Exit 218/I-75 corridor, and to approve specifically Ordinance 16-03-21001(Z). Councilmember Stewart seconded. The vote was seven in favor.

Finance Director, Mr. Clark gave an update about revenues and expenditures for the new courthouse facility.

- To date, total expenditures are $1,005,596.
- Expenditures include $802,629, in construction costs; $85,777, in architect fees; and $10,845, for soil testing
- Approved change orders from consent agenda will increase the costs by approximately $77,000

Councilmember Vincent discussed the proposed acquisition of Phase V, of the Overlook Subdivision as parkland.

- Mayor and Council voted in 2015, to hold conversations relative to the acquisition in 2016.
- Development Agreement expresses the intent of the previous Mayor and Council to construct a park in the area of Overlook; however, the City Attorney has advised that state law prohibits previous councils from binding their successor council
- Impact fee dollars are not available to acquire the property for parkland
- 28 lots have been approved for zoning with no restrictions; however, the final plat was not filed
- A park would create a buffer and help stabilize the existing neighborhood
- Developer of the adjacent property committed to contribute $7,500 towards park development
- Park would be open to all citizens of McDonough
- Request that the City Administrator be authorized to look for other funding options for the land purchase, in an effort to stabilize the community.

After Councilmember Vincent spoke, a discussion ensued about the proposed development. Councilmember Pruett asked for a timeline and history of this project to be produced for discussion.

City Administrator, Mr. Keith Dickerson presented the budget schedule for Fiscal Year (FY) 2016-2017. Councilmember Varner motioned to approve the FY 2016-2017 budget schedule as presented, and Councilmember Elrod seconded. The vote was seven in favor.

There were no unscheduled public comments.

No Executive Session held at the meeting.

Councilmember Stewart motioned to nominate Reverend Joel Stokes and appoint him as a member of the Ethics Board, and Councilmember Varner seconded. The vote was seven in favor.

Councilmember Vincent motioned to approve the Resolution as presented, and naming Reverend Joel Stokes in the Resolution as the third member of the Ethics Board, and Councilmember Varner seconded. The vote was seven in favor.

Mr. Keith Dickerson wished everyone a happy Good Friday and Easter weekend.

City Clerk, Ms. Price stated that City Hall would be closed on March 25, for Good Friday. She also suggested that there be a ceremonial burning of the note for Alexander Park at the April 18th City Council Meeting. Mayor and Council agreed on this meeting for the ceremony.

Councilmember Elrod thanked everyone in attendance at the meeting.

Councilmember Pruett thanked the Boy Scouts and Scout Master who were in attendance at the meeting. He also stated that United Way will offer free tax preparation for citizens with household incomes of under $54,000 at Kirby G's Restaurant, on March 23rd, from 2:00 – 6:00 PM.

Councilmember Stewart said that he will be attending the Leadership Institute at Young Harris College, on March 29 – April 1.

Mayor Copeland thanked Scout Master Tom Martin, members of Boy Scouts Troop 62, and Mr. Darius Pattillo for their attendance at the meeting. He also wished everyone a Happy Easter, and invited everyone in attendance to the Annual Sunrise Service on Easter Sunday, March 27, at 7:00 AM, on the square.

Mayor Copeland called for a motion to adjourn. Councilmember Stewart motioned, and Councilmember Elrod seconded. All stood in favor.

The meeting adjourned at 7:12 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.