

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

1. Call to Order

Mayor Copeland

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

2. Roll Call

The City Clerk called roll for the meeting, 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; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Finance Director, Mr. Mike Clark; Community Development Director, Mr. Rodney Heard; Public Works Director, Mr. Ronnie Thompson; Tourism Director, Mr. Christy Collier; Executive Assistant, Ms. Trisha Colpetzer; and IT Assistant, Mr. Brian Linton.

3. Approval of the Agenda

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

4. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the Invocation.

6. Approval of the Consent Agenda

- A. Approval of the Mayor to sign a lightning service agreement with Georgia Power for 2 led site lights at 40 Lawrenceville Street. The cost will be \$130.00

monthly and will be paid out of the general fund from the Court/Police Department's budget.

- B. Approval of the updated City of McDonough Probation and authorization for the Mayor to sign the plan agreement.
- C. Ratify the Performance Bond and the Bank of America confirming letter which the Mayor has signed. This Performance Bond is a requirement by the GA Department of Transportation's Permit authorizing the City to proceed with paving Jonesboro Road entrance area to Alexander Park. The cost of the bond is \$600.00 and will be paid from SPLOST III funds.
- D. Approval of the change order contract agreement between the City of McDonough and A&M Construction, LLC for this company to furnish and install led lights with polycarbonate lens; authorization for the Mayor to sign the agreement. This project cost is \$28,466.00 and will be funded by SPLOST IV funds.
- E. 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:
 - Approved Weather Delay - Signature authorization only
 - Fountain & Associated Costs- Decrease \$(29,327)
 - Adjustments to Exterior Columns & Interior Lighting \$ 38,912The net increase of the contract will be \$9,585 and will be funded by the Capital Projects Fund.
- F. Adoption of a Resolution approving the 2016 Memorandum of Understanding between the Georgia Department of Community Affairs (DCA), Office of Downtown Development, and the City of McDonough; authorization for the Mayor to sign along with Board Chairman and Main Street Program Manager.
- G. Adoption of a Resolution authorizing four traffic signal applications to the Georgia Department of Transportation (GDOT) in connection with the East-West One-Way Pairs Project. GDOT plans to install the new traffic signals at:
 - Covington Street (John Frank Ward Blvd) at Sims Street
 - SR 20/81 EB at SR 20/81 Relocated
 - SR 20/81 EB at Hampton Street
 - Keys Ferry Street at Sims Street Ext.The City may be required to share in the costs to purchase & install the signals; City will be solely responsible for operating the signals; authorization for the Mayor to sign all documents.
- H. Approval of April 18, 2016 City Council Meeting minutes.

Mayor Copeland called for a motion to approve the Consent Agenda, with the deletion of Item 6H. Councilmember Stewart motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

7. Community Development Items
Rezoning Application – Zoning Map Amendment

Mr. Rodney Heard

A. Home Horizon Hospitality – Avalon Parkway

Case #160301

Applicant(s): Al Patel of Home Horizon Hospitality

Request: C-3 (Highway Commercial)

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 05/16/16.**

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

Community Development Director, Mr. Rodney Heard reviewed the rezoning application for Home Horizon Hospitality, and a short discussion took place.

Rezoning (ZMOD) Application – Zoning Map Amendment

B. McDonough First United Methodist Church – 131 Macon Street

Case #160316

Applicant(s): Jason Harper on behalf of McDonough First United Methodist Church
Board of Trustees

Request: O/I (Office Institutional) with “modified” conditions

Existing Zoning: O/I (Office Institutional) with conditions per ORD 04-03-01004(Z)

Action(s) Requested: Review and discussion per scheduled **Public Hearing on 05/16/16**

CDD Recommendation: Approval of O/I (Office Institutional) with new “modified” conditions.

Mr. Heard reviewed the rezoning application for McDonough First United Methodist Church.

**8. Presentation of the Draft Budget for
FY 2016-2017**

Mr. Keith Dickerson

City Administrator, Mr. Keith Dickerson presented the draft budget for fiscal year (FY) 2016-2017. Some of the items he discussed are as follows:

- Hotel/Motel Fund Revenue has increased by \$112,000.
- Healthcare costs for last year totaled more than \$450,000.
- Residential building permit revenues are up 75 percent, as of March 31.
- LOST revenue is up 71/2 percent.
- Some of the proposed equipment purchases include a sand dredge for the reservoir; night-vision goggles and four-wheelers for the Police Department; and replacement of some of the aging trucks in the Street and Water Departments.
- Proposed purchase of Rainer parking lot for underground storm water facility
- Budget includes a 2 percent increase for employees.
- Millage rate rollback is estimated to be 4.555.
- Insurance taxes will potentially improve since new ISO rating; and franchise taxes are climbing.

9. Discussion of Overlook

Mayor Copeland

Mayor Copeland opened the discussion regarding the proposed purchase of 5.59 acres of real property on North Bridges Road, adjacent to the existing Overlook Community. Councilmember Vincent questioned the origin of a document placed at each Councilmembers' and Mayor's seat. It was provided by a citizen who had signed up to speak during Unscheduled Public Comments, Ms. Shelly Delisle. Councilmember Vincent asked for an opportunity to refute some of the issues raised therein. Mayor Copeland stated that he had not reviewed the document and said that those issues could be addressed by Councilmember Vincent after the document was presented during Unscheduled Public Comments. Councilmember Vincent responded again that it was a travesty that she was not given an opportunity to refute issues because there was incorrect information in the document. Councilmember Vincent offered additional information relative to the proposed purchase, as the representative of District 2:

- Overlook Community has been working to form some hybrid of a Homeowners' Association (HOA).
- Ms. Vincent asserted that the City is responsible for the maintenance of the detention ponds at Overlook.
- The asking price for the property has been reduced to \$125,000.
- If the City does not elect to purchase property, Ms. Vincent will continue to work towards receiving grant monies to purchase the 5.59 acres of real property to prevent the destabilization of the Overlook Community.

At the conclusion of Ms. Vincent's comments, discussion ensued. Mayor Pro Tem Pruitt offered his support of pocket parks for the City, but added that the City already owns three properties that could be developed as parks.

After continued discussion, Mayor Copeland called for a motion to purchase the 5.59 acres of vacant real property on North Bridges Road, for the cost of \$125,000. Councilmember Vincent motioned, and no second was made. As a result of no second, the motion died.

10. Discussion of the Truman House By the Veterans Support Group

Mr. Dickerson

Mr. Dickerson presented updated information regarding the Veterans Support Group and their interest in renovating the Truman House to provide services for homeless veterans.

- Veterans Support Group wants to lease the Truman House in exchange for approximately \$130,000 in renovations to the property, sponsored by Habitat for Humanity and Home Depot.
- Terms will include a repository for other non-profit organization materials
- Use of six parking spaces.
- Hours of operation would be weekdays and some Saturdays.
- Provide meals, showers and clothing to veterans with needs for such.
- Currently provide support for 30-40 individuals per month
- No one would spend the night at the location
- The discussion included a 30-day lease agreement; or an option to put out competitive bid for a five-year lease with an option for an additional five years.

Councilmember Elrod motioned to move forward with the competitive bidding process for a five-year lease with a five-year option on the property at the Truman House, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

**11. Discussion of proposed
Location Agreement between The City
and Baz Brothers Production for the use
of certain public facilities for a film shoot**

Mr. Dickerson

Mr. Dickerson presented Mayor and Council with the proposed location agreement between the City and Baz Brothers Production for the use of the third floor call center and the parking lot of City Hall, for a film shoot, on May 21st and 22nd, 2016.

- Filming permit has been issued to Baz Brothers to film in the City of McDonough.
- The 39th Annual Geranium Festival is scheduled for May 21st, and it will include 429 vendors this year.

Discussion ensued relative to the proposed film shoot. Councilmember Elrod voiced concerns about opening up government buildings for filming, and suggested that a written policy be put in place; and Mayor Pro Tem Pruitt shared his concerns about the filming being scheduled on the same day as the Geranium Festival.

Councilmember Vincent asked Ms. Chris Scott to come to the podium to discuss the details of the proposed film project:

- Dates can be modified, although the filming schedule has been set.
- Ms. Scott is a resident of McDonough
- Was told previously by City Planner that this is something that we can do
- Filming will not cause any disruption to City property
- City of McDonough signs will not be shown in filming
- Filming site will be listed as McDonough, Georgia

Councilmember Vincent motioned to authorize the filming of “Making Moves,” at City Hall, and Councilmember Varner seconded. The vote was four in favor, and three in opposition. Those voting in favor were Councilmember Vincent, Councilmember Stewart, Councilmember Varner, and Councilmember Pruett. Those voting in opposition were Mayor Copeland, Mayor Pro Tem Pruitt, and Councilmember Elrod.

(Councilmember Varner left the meeting.)

**12. Discussion of the design and purchase of a new
City flag**

Mr. Dickerson

Mr. Dickerson presented Mayor and Council with a new design for the City flag. Council agreed to proceed with the purchase of the new flag for the GMA Convention in June, subject to centering the logo and wording.

13. Unscheduled Public Comments

(1). Ms. Shelley Delisle

Ms. Delisle prepared a presentation handout for Mayor, Council, and the public in attendance relative to the Overlook Community and Councilmember Vincent's position that the City should purchase the vacant land to develop a pocket park.

- Ms. Delisle is not in support of the City purchasing the property at Overlook
- It is the builder's responsibility to provide amenities, not the City's
- Purchasing this land would obligate the City to assist other communities with similar issues
- City currently owns 22-plus acres of proposed park land on Jonesboro Road, with funding for amenities

(2). Ms. Annette O'Banion

- When will draft budget be posted?
- Not in favor of the proposed rollback
- Thank you for movement on the Truman House
- There is a difference between public facilities and government buildings; and security issues at City Hall need to be addressed.
- Jonesboro Road park land has been in development since 2008, and should have been finished by now.
- The only plan available on record for developing the 22-acre park was in July of 2014.
- The City has approximately \$530,000 in SPLOST funds committed to the development of the Jonesboro Road park.

(3). Ms. Jea Gackowski

- Please, reconsider the proposed rollback on taxes.
- As a citizen of District 2, she feels that Councilmember Vincent's comments in the media relative to the City's responsibility to the Overlook Community are "setting us up for a lawsuit".
- Asked that Councilmember Vincent not vote on the property issue until the Ethics question relative to councilmembers owning property adjacent to proposed park land can be answered.
- Filming at the courthouse was an embarrassment to citizens, and more scrutiny is needed on these issues.
- Not against Overlook, but use the park land that is already available

At the conclusion of the unscheduled public comments, Councilmember Vincent offered a response to some of the discussion items:

- As for the Ethics question, there are other members of Council that live in close proximity to downtown, with family members who serve on Boards that service downtown.
- When the Jonesboro Road park land was purchased, no funding was available to program the park.
- Currently there is a map for development of the Jonesboro Road park land.

- Acquisition of Jonesboro Road parkland was not as a result of a lawsuit; that is misinformation.
- Went door to door in Overlook, to help establish an HOA.
- Councilmember Vincent asserted that Mayor Pro Tem Pruitt stated in a 2007 email that it was the Building Department that was responsible for the issues that took place in the Overlook Community.
- Whether it was a legal breach or not, the City is responsible for some of the issues that the Overlook Community is faced with.

**14. 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 Litigation O.C.G.A. 50-14-2, and Real Estate O.C.G.A. 50-14-3 (b)(1). Councilmember Stewart motioned, and Councilmember Elrod seconded. The vote was six in favor. (Councilmember Varner was not present for the vote.)

Mayor Copeland called for a motion to go back into the Regular Workshop Session. Councilmember Pruett motioned, and Mayor Pro Tem Pruitt seconded. The vote was six in favor. (Councilmember Varner was not present for the vote.)

There were no action items to report from Executive Session.

15. City Administrator, City Attorney, City Clerk Comments

City Administrator, Mr. Keith Dickerson commended the Water Department and Fire Department for successfully reducing the City's ISO Rating.

The City Attorney, Ms. Leigh Hancher wished Mr. Dickerson a Happy Birthday.

The City Clerk, Ms. Janis Price updated Mayor and Council on the Ethics Board organizational meeting, and noted scheduling conflicts on behalf of the board members as the reason that no meetings have been held to date.

16. Councilmembers and Mayor Comments

Councilmember Elrod thanked the Fire Chief and City staff for their efforts to improve the City's ISO rating. He also thanked the McDonough Main Street staff for their work to provide successful events for the City, to include Fourth Friday putt-putt on the square and the Atlanta Burger Wars.

Councilmember Stewart also commended the City staff on a job well done. He said that Georgia Power would be working on the Phillips Drive project in the coming week.

Mayor Pro Tem Pruitt thanked the City staff for their hard work to reduce the City's ISO rating from 4 to 2, and for preparing the draft budget in a timely manner for 2016-2017.

Fire Chief Steve Morgan took an opportunity to recognize the Water Department for their hard work to improve the City's ISO rating.

Mayor Copeland recognized Ms. Laura Smith Mobley as a lifetime citizen of McDonough, who will celebrate her 103rd birthday on May 6, 2016. He also shared his plan to visit Ms. Mobley's home and present her with a Key to the City and a dozen roses to in celebration of her life.

17. Adjournment

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

The meeting was adjourned at 7:55 p.m.

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.