MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL-136 KEYS FERRY STREET
JUNE 20, 2016
6:00 PM

The Regular Meeting of the City of McDonough City Council was held Monday, June 20, 2016, at 6:00 PM.

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

The City Clerk, Ms. Janis Price asked that all speakers please turn on their microphones and speak clearly to ensure that the meeting would be accurately recorded.
Ms. Price then called roll for the meeting, as follows:

Mayor Copeland Billy	Present
Mayor Pro Tem Roger Pruitt	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	(Arrived shortly after the meeting began)
Councilmember Sandra Vincent	Present

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Fire Chief, Mr. Steve Morgan; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Executive Administrative Assistant, Ms. Trisha Colpetzer; and Ms. Kathy Story, McDonough Police Department.

Mayor Copeland called for a motion to approve the Agenda, with the deletion of Item 10. Councilmember Stewart motioned, and Mayor Pro Tem Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Varner was not present for the vote.

Councilmember Elrod led the Pledge to the Flag; and Councilmember Stewart gave the Invocation.

6. Approval of the Consent Agenda
   A. Approval of a budget amendment, labeled "Exhibit A" to amend the FY

2015-2016 Budget for approved transactions, and adopt the Budget Amendment Resolution.

B. Approval of an amendment to the contract with Tyler Technologies for the purchase of the original ten Brazos E-Ticketing Devices. This amended contract will increase by $689.00 and will be funded from the existing budget for small equipment; authorization for the Mayor to sign amended contract.

C. Approval to purchase and install a 3-ton Mitsubishi Commercial Air-conditioner unit for the computer room located on the third floor of City Hall. The estimated cost will be $11,000.00 and will be funded by the General Fund from the Clerk's budget, line item for City Hall Repairs and Maintenance; authorization for the Mayor to sign the proposal agreement with Certified Air Conditioning Company.

D. Approval of an annual maintenance agreement with Certified Air Conditioning Company for HVAC equipment at City Hall. The cost of the agreement will be $5,888.00 plus a charge of $96.00 per hour for any extra major repairs. This will be funded from the General Fund from the Clerk's budget, line item for City Hall Repairs and Maintenance; authorization for the Mayor to sign the proposal agreement with Certified Air Conditioning Company.

E. Approval to purchase from Mason Tractor Company a SVL75-2HWC KUBOTA Track Loader with cab, air, heat, HYD Quick Coupler and Wide Tracks. The cost of $47,904.99 will be paid from the equipment line item in the Stormwater' s budget; authorization for the Mayor to sign the agreement.

F. Approval of the Nixon Power Service Company's Planned Maintenance Agreement for 13 generators located at:

McDonough Fire Station 51 and 52	Cameron Manor
Reservoir 1	Kalves Creek
Alexander Park	Water Plant
Police Department	City Hall
Waste Water Plant-4 Generators	

Authorization for the Mayor to sign the above maintenance agreement.

G. Ratify required documents from the Georgia Power Company regarding the construction of the new courthouse facility located at 40 Lawrenceville Street. The documents include: Overhead Distribution Construction Agreement, Underground Distribution Construction Agreement, and Erosion, Sedimentation, and Pollution Control Plan Agreement.

Mayor Copeland called for a motion to approve the Consent Agenda, Items A through G. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Varner was not present for the vote.

City Administrator, Mr. Keith Dickerson presented the following Waste Water Plant Employees with the National Pollutant Discharge Elimination System Permit Platinum Award, in recognition of 100 percent compliance for eight consecutive years:

Dennis Reed	Lee Stephens	Keith Wimpey	Jay Foley
Dave Zoeckler	Chip Driggers	Jeremy Newton	

Mayor and Council applauded the noteworthy accomplishment on behalf of the City, and expressed their appreciation to the employees of the Waste Water Plant.

Mayor Copeland presented a Certificate of Recognition for Ruby and Joe Willis, as well as a Proclamation for the Caribbean Association of Georgia. Mayor Copeland called for a motion to have both documents made an official part of the minutes of the Meeting. Councilmember Stewart motioned, and Mayor Pro Tem Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Varner was not present for the vote.

Councilmember Sandra Vincent and Mayor Copeland came forward to recognize June 2016, as Caribbean Heritage Month; and Councilmember Vincent read the Proclamation for Caribbean Association of Georgia. After reading the Proclamation, Councilmember Vincent recognized the following Board Members of the Caribbean Association of Georgia, and invited them to come forward and discuss their efforts within the community.

Ms. Chris Scott, President of the Caribbean Association; Mr. Nathaniel Thaddeus, Vice President; Mr. Garfield Wilks, Assistant Treasurer; and Sargent at Arms, Mr. Winston Thomas came forward to be recognized. Ms. Scott thanked each of the Board Members for their involvement, and discussed the continued efforts of the Caribbean Association within the community to include providing 250 meals for soldiers at the USO; feeding the homeless; and partnering with Toys for Tots. In closing, Ms. Scott thanked the Mayor, the Council, and the citizens of McDonough for their continued support.

Dr. Harold Grier was not in attendance for the meeting, and Item 10 was removed from the Agenda.

City Administrator, Mr. Dickerson made the presentation of the 2016-2017 Budget, which included the following:

- Increase in Tax Digest of 9.35 percent.
- Increase in Hotel/Motel Fund Revenue.
- Increase in Total Expenditures in the General Fund of $953,240.
- Commercial Building Permit revenues are up.

- Residential Building Permit revenues are up approximately 150 percent, over what was budgeted.
- LOST Revenue is up.
- Budget includes various new equipment purchases throughout the City departments.
- Addition of personnel for Event Planner position to Main Street; 2 full-time Assistant Court Clerks; and 2 part-time Bailiffs.
- Removal of positions for Business Development Director and Media Specialist.
- Included in the proposed budget are the purchase of the Rainer Parking lot; a new digital sign for Main Street; improvements to the square; paving of Griffin Street parking lot; and a 2 percent increase in employee salaries.
- Projects included in the proposed budget are the Phillips Drive Road Improvements; completion of the Unified Code Development; final installation of Wifi Mesh; Tomlinson Road extension; adding an additional court day; Polk Building restoration; park design for Avalon Park; park design for Jonesboro Road Park; Alexander Park greenspace addition; stream restoration between Big Spring and Oak Park; completion of the courthouse; second phase of Big Spring Park; redesign the entrance to Alexander Park on east side; improvements to Camp Creek Train Wreck marker site; and the Cemetery Expansion.
- Property tax; LOST tax; Franchise Tax; and Insurance Taxes make up the largest portion of the City's revenue.
- Expenditures included for Police Department; General Government; Fire Department; Streets and Parks; Court and Probation; and Planning and Business Development.
- Proposed Millage Rate rollback, which would change the rate to 4.545 for the 2016-2017 budget year.

After a brief discussion, Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Copeland called for a motion to adopt the 2016-2017 Budget and Resolution; and to authorize the Mayor to sign the Resolution. Mayor Pro Tem Pruitt motioned, and Councilmember Vincent seconded. The vote was seven in favor.

Councilmember Sandra Vincent invited Mr. David Saks, and Ms. Amanda Fox with Bron Cleveland Associates to present the draft concept plan for the proposed Jonesboro Road Park, as follows:

- Approximate 23-acre parcel of land located along Jonesboro Road
- Utility easement runs through the parcel; and there is an agreement with the adjacent property owner to allow access the park
- Main access from Jonesboro Road

- Vegetation is unremarkable with open areas; young pine and Bradford pear trees exist on the property
- Community Center for Wesley Lakes is at the south end of park land, and provides a possible major access point.
- There have been a number of meetings regarding the proposed park.
- Input from community members offered ideas for the park to include walking trails and bike paths; a water feature; playgrounds; landscaping; picnic areas; and safety and security.
- Proposed to be a passive recreational park and provide greenspace and connectivity to other parks throughout the City.
- Other ideas included art in the park; being in nature; memorial/remembrance garden for children who have lost their lives.
- Site Concept Plan divides park area into three zones to include a water zone; a woodland zone; and a cultural zone.
- Parking area lined along northern boundary of the property
- Picnic areas designed with open-sight plan for security purposes
- Water features; natural play areas; intergenerational play areas; and art features were among other ideas that were discussed
- Next step is for Council to adopt the concept plan.

Councilmember Elrod asked about the cost associated with the park development, noting that the City has $500,000 available for the project. Secondly, he asked about the details of the agreement with the adjacent parcel owner with regards to accessing the park. Councilmember Vincent responded that she has been in contact with the landowner, and that he will provide whatever access the City needs for the park at no cost. She said that the money that the City has available would be enough to put in the infrastructure for the park, and then seek to come up with other methods of expanding the park to full completion.

Mayor Pro Tem Pruitt expressed concerns over costs for the park. He asked whether the Georgia Department of Transportation (GDOT) would cut a curb for the entrance, and whether stream buffer requirements were being met in the concept plan.

Mr. Saks then offered more discussion about the concept plan for the park:

- First phase should get the City the most use of the property with the money that is available.
- The trails included in the design are allowable for stream buffer requirements.
- Vegetation will be seeded in for hardwood trees; and sapling trees could be used to fill in over time.

Councilmember Vincent said that conversations have been started about buffer credits, and that Bron Cleveland Associates has extensive experience with these types of projects. She also said

that whether or not there is an entrance from Jonesboro Road is not a deal breaker for the park; and that the supermarket that will be coming online on the site will provide an entrance to the area. As the discussion continued, Councilmember Vincent pointed out that this park will not be just for the Wesley Lakes Community, but it will also benefit the Laurel Springs and Willow Bend Communities, as well as be a community park for all of McDonough.
Mayor Copeland said that four Councilmembers had not had an opportunity to fully review the concept plan, since they had only received the information just prior to the meeting. Councilmember Vincent said that there have been several community meetings to discuss the concept plan for the park; and that information has been provided in prior meetings with comments and recommendations for the park plan, which is common practice in these instances.

Mayor Copeland complimented the design of the passive park and said that the plan has merit; however, he reiterated that four members of Council had not had ample opportunity to review the plans in preparation for a vote. Councilmember Elrod asked that a Phase One concept plan be prepared with estimated costs, and that the item be discussed further at the July Workshop Meeting. Mr. Dickerson then suggested that a meeting be scheduled with himself, Mr. Saks, and Public Works Director, Mr. Ronnie Thompson, to further breakdown the Phase One plans for the park; and Mr. Saks agreed.

Councilmember Vincent stated for the record that the money has been bonded specifically for this park; and so, the Council has to act or the money will be lost. Councilmember Elrod asked about the County's involvement with investing in the park; and Councilmember Vincent said that the County's investment has already far exceeded that of the City, in terms of acquiring the land. She also said that County Commissioner Gary Barham has lent his support in utilizing county equipment to prepare the foundation for the park.

Councilmember Vincent motioned to adopt the concept plan with modifications as needed; and Councilmember Varner seconded. The vote was three in favor; and four in opposition. Those voting in favor were Councilmember Stewart, Councilmember Vincent and Councilmember Varner. Those voting in opposition were Mayor Copeland, Mayor Pro Tem Pruitt, Councilmember Elrod and Councilmember Pruett. As a result of the vote the motion failed.

Mayor Copeland called for a motion to approve the June 2, 2016, Workshop Minutes. Mayor Pro Tem Pruitt motioned, and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Mayor Copeland and Councilmember Varner did not vote, having not been in attendance for the June 2nd Workshop Meeting.

Unscheduled Public Comments:

(1) Mr. Sam Humphrey

- Mr. Humphrey is Chairman of the Board of Zoning Appeals; and is a citizen of the Wesley Lakes Community and a resident of the City
- Supports the planned park for Jonesboro Road
- He requested of Mayor and Council to please, make it happen and support Councilmember Vincent

(2) Ms. Annette O'Banion

- Beautiful park plan, but remember that the acquisition of the Jonesboro Road property was acquired through a lawsuit
- 2/3 of money came from the County for sports facilities
- Citizens have been asking for a long-range strategic plan for greenspace
- Please get a signed agreement from the County for the park plan
- In July of 2015, $44,000 plus $3,000 was approved as a contingency fee for preliminary plan. Has all of that money been spent?
- $535,000 in SPLOST money was designated for the park; $4,500 went to a plan that was not used; and another $47,000 was designated for a plan in the minutes from July 2015, which leaves less than $500,000.
- We have unfinished parks, and we don't need another. It's a beautiful park, but let's make sure we can complete it.
- This is a city park, not a community park. If SPLOST monies run out, the citizens will have to pay for the completion with tax dollars.
- What can we do now? How long will it take to complete? What are the estimated costs; and can we pay for it?

In response, Councilmember Vincent said that the first Intergovernmental Agreement (IGA) with the County was for a sports complex, but that the County determined that the property was not large enough to accommodate it; and that complex was moved to Mount Carmel Road, where soccer fields were built. Mayor Copeland interjected that those details of the IGA were not entirely correct, and that the County Commissioners had expressed their continued support of the park.

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

Mayor Copeland called for a motion to go back into Regular Session. Councilmember Stewart motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

There were no action items to report from Executive Session.

City Clerk, Ms. Janis Price advised Mayor and Council that their reservation information for the GMA Conference was enclosed in their notebook for the meeting. She also said that the HMA Quarterly Dinner will be at the Hazelhurst House in McDonough, on July 14, 2016, at 6:30 p.m.; and asked that the Councilmembers leave the signed documents at their desks.

Councilmember Vincent expressed concerns over not having heard from GDOT regarding mitigating potential damage to McDonough as the Express Lanes are added to I-75. She commented that the area appears less inviting with the addition of the concrete sound barriers and suggested that kiosks or signage be added by the Tourism Department to keep McDonough on the minds of visitors.

Councilmember Elrod thanked the staff for their hard work on the Budget, and thanked the citizens in attendance for the meeting. He also wished Mayor Copeland and his wife a Happy 61st Anniversary.

Councilmember Pruett thanked the City Administrator and staff for the hard work on the Budget.

Councilmember Stewart also expressed his appreciation for the City staff who prepared the 2016-2017 Budget. He said that work continues on the Phillips Drive Project, and that the project is moving forward.

Councilmember Varner thanked the City Administrator, the City Clerk, and the City staff for their hard work. She said she is looking forward to the Annual GMA Convention and learning how to bring more ideas to the City of McDonough.

Mayor Pro Tem Pruitt also expressed his appreciation to the City staff for completing this year's Budget, and said that he is also looking forward to the GMA Convention in Savannah. He also asked for prayers for his family as his grandson has been diagnosed with leukemia.

Mayor Copeland offered his thoughts and prayers to Mayor Pro Tem Pruitt and his family as his grandson begins treatments for leukemia. He also expressed disappointment in having received a bill from the Henry County Water Authority for approximately $27,000 for work on Phillips Drive, which is being paid under protest by the City of McDonough. He also mentioned that he has returned to writing letters to newcomers in McDonough, and that for the months of April and May, the City had approximately 296 new water customers. In closing, the Mayor reminded everyone in attendance that the City will host its Annual Ice Cream Social, on July 4, 2016. Mayor Copeland called for a motion to adjourn. Councilmember Elrod motioned; and Councilmember Stewart seconded. All stood in favor. The meeting was adjourned at 8:48 p.m.

Janis E. 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.