

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
MARCH 20, 2017
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, March 20, 2017, at 6:00 p.m.

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

The City Clerk, Ms. Janis Price 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; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Human Resources Director, Ms. Carla Tuck; Finance Director, Mr. Mike Clark; Community Development Director, Mr. Rodney Heard; and Executive Assistant, Ms. Trisha Colpetzer.

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

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

6. Approval of the Consent Agenda

- A. Adoption of a Resolution recognizing Georgia Cities Week during April 23 – 29, 2017, in The City of McDonough; authorization for Mayor to sign resolution.
- B. Adoption of a Resolution updating The City of McDonough Personnel Policy Handbook effective March 20, 2017; authorization for Mayor to sign resolution.
- C. Approval for Brindlee Mountain Fire Apparatus, LLC to sell the 2004 F550 Brush Truck, this company will charge 10% of the proceeds of the sale as their commission; authorization for the Mayor to sign the agreement document.
- D. Approval of the proposed 2017-2018 Budget Schedule as presented.

- E. Approval of the monthly probation supervision fee from \$35.00 per month per probationer to \$41.00 per month per probationer; authorization for the Mayor to sign the “City of McDonough Service Plan” document approving this specified fee increase.
- F. Approval of the Universal Service Agreement with Verified First and the City of McDonough to allow the City to conduct national criminal history checks on candidates being considered for employment, anticipating only conducting the history check on the final candidate before an offer is made; authorization for the Mayor to sign the agreement. The cost is \$27.00 per search and will be paid from the Human Resources Budget.
- G. Approval of a contract between Bron Cleveland & Associates and the City of McDonough for construction engineering and management for West Alexander Park Entrance Drive, Lawn and West Trail, authorization for the Mayor to sign contract. Total cost will be \$48,962.49 and will be funded by SPLOST IV proceeds.
- H. Approval to award the replacement of a backwash pump at the Water Plant to Goforth Williamson, Inc. at a cost of \$47,087.35 which is a capital outlay budgeted item to be paid from the Water Plant’s FY 2016-2017 budget.
- I. Approval to award approximately 700 feet of sidewalk extension along Phillips Drive from Ronnie Stewart Drive to SR 20/81 to C&C Lovejoy, LLC at a cost of \$25,500.00 and will be funded by SPLOST IV proceeds.
- J. Approval of G. Ben Turnipseed engineering services for design of plans and specifications for an additional settling basin and filter to the existing water treatment plant at a cost of \$109,500.00 and will be funded by the Water Plant budget.
- K. Approval of a Rental Agreement between the Southern Outdoor Cinema and the City of McDonough for outdoor movie screenings, as part of the 2017 McDonough Main Street Program’s “Movies on the Square” summer series. The total fee under the Agreement is \$4,495.00 for five movies, screen rental plus \$2,000.00 movie licensing and this will be paid from the Main Street budget; authorization for the Mayor to sign the rental agreement.
- L. Approval of Meeting Minutes: February 20, 2017, and March 6, 2017.

Mayor Copeland called for a motion to approve the Consent Agenda, with the exception of Item 6B, which will be removed and added to the regular meeting agenda as discussion item 7A. Councilmember Vincent motioned, and Councilmember Stewart seconded. The vote was seven in favor.

Mayor Copeland invited Mr. and Mrs. Rick Berry to stand with him as he read the Proclamation for “Richard Allen Berry Day” into the record. Mr. Berry then offered his thanks to the Mayor and Council, as well as the citizens of the City of McDonough for recognizing him with such an honor. After the presentation of the Proclamation, the Mayor and Council applauded Mr. Berry for all of his service to the City; and a photograph was taken to commemorate the occasion.

Mayor Copeland called for a motion to make all of the Proclamations for Richard Allen Berry Day,” “Career and Technical Education Month,” and “Future Farmers of America Week,” an official part of the minutes of the meeting. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was seven in favor.

Councilmember Vincent commended Human Resources Director, Ms. Carla Tuck, with a job well done on the changes to the personnel policy. She expressed concerns regarding policies that prohibit visible above-the-neck piercings and tattoos. She said that implementing these policies may disqualify some very qualified younger candidates. Additionally she voiced concerns regarding the social media policy for employees and elected officials.

Ms. Tuck responded that she would like to meet with the department heads for guidance as it relates to piercings and tattoos, as they were instrumental in constructing the personnel policy.

After some brief discussion, Mayor Copeland called for a motion to postpone the adoption of the Personnel Policy until further discussion can take place at the April 6, 2017, Workshop Meeting. Councilmember Vincent motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

City Administrator, Mr. Keith Dickerson introduced some of the members of Leadership Henry Class of 2017, and he briefly discussed their desire to build a handicap accessible restroom at Big Spring Park.

Ms. Lori Harris discussed the successful installation of the all-accessible playground equipment at Big Spring Park, and she praised the City staff for their hard work and diligence to complete the project prior to Saturday, March 25, 2017, for the Grand Opening. She also thanked the Leadership Henry Class for their volunteer efforts to complete the project, and she offered her support for their proposed project for Big Spring Park.

Mr. Rudy Breedlove with 2017 Leadership Henry Class discussed the proposed installation of a handicap-accessible restroom at Big Spring Park. He noted that the building would be constructed similarly to restroom facilities at Alexander Park and will include handicap amenities with adult-size changing tables.

Councilmember Elrod motioned to accept and approve Leadership Henry’s plan to install a handicap-accessible restroom at Big Spring Park, as presented; and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

Councilmember Varner introduced McDonough Youth Council Members Miss Kayla Goode and Miss Alikah Rackley, who discussed their experiences at the 2017 Mayor’s Day Conference. The students thanked the Mayor and City Council for allowing their group to attend the 2017 Mayor’s Day Conference and commented that:

- It was an enlightening experience
- We got to learn a lot about community and meet several people involved in local government

After their introduction, a video was shown of what the youth council members got to experience at the at the 2017 Mayor's Day Conference.

Community Development Items for Discussion Mr. Rodney Heard

Rezoning Petition – Zoning Map Amendment

A. Case Number: 170103

Council District: 3, Craig Elrod

Applicant(s): Moore Bass (Steve Moore) for Tomlinson Estates

Petition Request: **R-85 (Single Family Residential) w/ new conditions**

Existing Zoning: R-85 (Single Family Residential) w/ conditions per ORD 05-10-17002(Z) Address: 650 Tomlinson Street Tax Parcel ID: 106B-02001000

Land Lot(s): 121 of the 7th District Tract Acreage: 21.3 +/- total acres

Municipal Planning Commission: Work Session (02/21/17)

Public Review (02/28/17) - Special Called

City Council Workshop (03/02/17) **Public Hearing (03/20/17)**

Community Development Director, Mr. Rodney Heard, and Mr. Steve Moore came forward to review the rezoning request for case number 170103. Mr. Jim Garrigus with Drepac also came forward to speak on behalf of the applicant:

- Active-adult community, but not restricted to older buyers.
- Request is to reduce the setbacks to allow a larger house pad to be built for more single-story homes.
- Main purpose is to make this a more attractive project for a wider market of buyers.

Mr. Steve Moore also addressed the Mayor and City Council and briefly discussed some of the proposed rezoning requests:

- Moore Bass is representing Drepac on this project.
- We want to retool the zoning conditions that were approved to be more current in today's market.
- Constructing a pavilion next to pond is not possible.
- Common area for centralized mailboxes with a pocket park.
- Proposing six-foot paved, multi-use sidewalk with benches along the route.
- Two-car attached garages.
- Requesting to build craftsman style homes in lieu of all brick.
- Requesting to eliminate requirement for pedestrian shelter for bus stop.

At the conclusion of the presentation, discussion ensued. Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Elrod motioned to approve the rezoning for case number 170103, for 650 Tomlinson Street, from R-85 with conditions to R-85 with new conditions, as presented; and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

B. Case Number: 170104

Council District: 4, Kam Varner

Applicant(s): Smith, Welch, Webb & White for RaceTrac Petroleum

Petition Request: **C-3 (Highway Commercial)**

Existing Zoning: C-2 (Central Commercial)

Address: N/A Tax Parcel ID: 093-01012000

Land Lot(s): 162 of the 7th District Tract Acreage: 3.725 +/- total acres

Municipal Planning Commission: Work Session (02/21/17)

Public Review (02/28/17) - Special Called

City Council: Workshop (03/02/17) **Public Hearing (03/20/17)**

Mr. Heard and Attorney, Mr. Warren Tillery, on behalf of Smith, Welch & White reviewed the rezoning petition for case number 170104. Mr. Tillery stated he was present at the meeting to answer any questions regarding the rezoning from C-2 to C-3, to allow the construction of a gas station.

Hearing no questions, 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 rezoning in case number 170104 from C-2, to C-3 with conditions; and Councilmember Stewart seconded. The vote was seven in favor.

Finance Director, Mr. Mike Clark discussed the revenues and expenditures for the General Fund; SPLOST Funds; Municipal Court Fund; and Hotel/Motel Tax Fund, for the seven months ending January 31, 2017, including the following statistics:

- Revenues for the General Fund total \$10,249,111, with total expenditures of \$7,383,199.
- Excess revenues over expenditures for the General Fund are \$2,865,901.
- Revenues for SPLOST III total \$221, with total expenditures of \$17,699.
- Expenditures over revenue for SPLOST III total \$17,478.
- Revenues for SPLOST IV total \$507,381, with total expenditures of \$2,598,729,
- Expenditures over revenue for SPLOST IV total \$2,091,348.
- Revenues for the Capital Projects Fund total \$250,000, with total expenditures of \$2,091,742.
- Expenditures over revenue for the Capital Projects Fund are \$1,841,742.
- Revenues for the Hotel/Motel Tax Fund are \$636,726, with total expenditures of \$363,726.
- Total revenues for the Hotel/Motel Tax Fund have increased by 6 percent from the previous year.

Mr. Keith Dickerson presented the Mayor and Council with information regarding the proposed purchase of an Ideum 65 inch multi-touch table for the museum at the Polk Building. He also gave a brief update of the progress at the Polk Building:

- Four bathrooms are functional with fresh paint and repaired fixtures.

- Marble floors will soon be cleaned.
- Painting will be cleaned and preserved, as Council has previously approved.
- Most of the demolition has been completed.
- Hoping to have a soft opening with limited access at the Geranium Festival.
- The table will be operational for the soft opening.

Councilmember Vincent requested that the City Administrator inquire as to the appropriate method for cleaning the electronic table, and Mr. Dickerson agreed. Councilmember Elrod asked that the table be set up at City Hall after the Geranium Festival, for display to the public while construction is ongoing at the Polk Building, and Mr. Dickerson agreed.

Mayor Copeland called for a motion to approve the purchase of the Ideum 65 inch multi-touch table for the Museum at the Polk Building at a total cost of \$17,653.56, and to be paid from SPLOST IV Funds. Councilmember Elrod motioned, and Councilmember Vincent seconded. The vote was seven in favor.

Mayor Copeland called for a motion to approve the March 2, 2017, Workshop Minutes. 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 Varner. Councilmember Vincent did not vote since she was absent from the March 2, 2017, Workshop due to illness.

Unscheduled Public Comments

(1) Mrs. Shelley Goode made the following comments:

- She was the Mother of Kayla Goode, who is a member of the McDonough Youth Advisory Council.
- Requesting that more funds be allocated for the McDonough Youth Advisory Council.
- Would love to see this develop into something greater.
- Thank you for the opportunity for the youth to be involved.

No Executive Session was held.

City Administrator, Mr. Dickerson said that he will be attending the GCCMA Conference in Athens, Georgia, on Wednesday, March 22, through Friday, March 24, 2017; and he thanked the Mayor and Council for the opportunity to attend.

Councilmember Varner thanked the members of the McDonough Youth Advisory Council who were in attendance for the meeting.

Councilmember Stewart thanked Councilmember Varner for her work with the Youth Council. He said that during Georgia Cities Week, from April 23rd through the 29th, the

Youth Council has teamed up with Home Depot to assist with painting projects at Rufus Stewart Park and at a home located on Phillips Drive.

Councilmember Elrod thanked Mr. Dickerson and Mr. Thompson for their diligent work at Big Spring Park. He also thanked Mr. Dickerson for a quick response in decorating the square with blue lights for National Autism Awareness Month. Councilmember Elrod thanked Mayor Copeland for the time and effort he put forth with the Proclamation recognizing his uncle, Mr. Rick Berry. Lastly, he invited everyone in attendance to come to the Grand Opening of the all-inclusive playground at Big Spring Park and thanked everyone for their attendance at the meeting.

Councilmember Vincent expressed her pride and appreciation for the McDonough Youth Advisory Council and for Councilmember Varner and her efforts with the youth. She announced that the launch for the Walk to End Alzheimer's has started. She noted that Edward Jones has signed on to be a primary sponsor for the event. She asked Mayor Copeland to act as the spokesperson for the City of McDonough and to encourage friendly competition between the cities to participate in the walk.

Secondly, she thanked the City of Stockbridge for their recognition of former Councilmember Notti and herself for Women's History Month. She also asked that everyone continue to reach out and remember Ms. Notti as her health issues continue to improve.

Mayor Copeland expressed his appreciation for Mr. Rick Berry and his service to the City of McDonough. He took the opportunity to thank Mr. Berry and his family for their attendance at the meeting.

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

The meeting adjourned at 7:45 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 21, 2016; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.