

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
June 19, 2017
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, June 19, 2017, at 6:00 p.m.

Mayor Pro Tem Pruitt called the meeting to order at 6:00 p.m.

The City Clerk, Ms. Janis Price called the roll, as follows:

Mayor Billy Copeland	Absent
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; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Technology Services Specialist, Mr. Brian Linton; and Executive Assistant, Ms. Trisha Colpetzer.

Prior to the approval of the Agenda, Councilmember Vincent motioned that Agenda Item 13 be amended to remove the words discussion and adoption from the agenda; and that it be changed to a discussion item only. Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

Mayor Pro Tem Pruitt called for a motion to approve the Agenda as amended, and with adding the amendment of 14-A; the Alexander Park discussion. Councilmember Stewart motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

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

Approval of the Consent Agenda

- A. Approval to issue two Location Agreements for City property:

- Applicant: Tremendous Entertainment, location at The McDonough Welcome Center
 - Applicant: Walk Don't Run Productions LLC, location at Alexander Park
- Authorization for the Mayor to sign both agreements
- B. Approval for an Administrative Variance granted by the Community Development Director for O'Reilly Auto Parts, Hwy 20 and Nail Road, requesting reduction of 2.0 feet, within the 10% reduction (max. 2.0 feet) allowed by Chapter 17.96, to the 20 foot landscape buffer per the corner lot configuration.
 - C. Approval for Administrative Variances granted by the Community Development Director for the following two lots in Clearwater Pointe Subdivision (McGarity Road Corridor):
 - Lot 251, 717 Hot Springs Trail, requesting reduction of 3.1 feet, within the 10% reduction (max. 3.5 feet) allowed by Chapter 17.96, to the secondary front setback of thirty-five (35') feet per the corner lot configuration.
 - Lot 321, 1203 Creek Crossing Drive, requesting reduction of 3.0 feet, within the 10% reduction (max. 3.5 feet) allowed by Chapter 17.96, to the primary front setback of thirty-five (35') feet per the typical lot configuration.
 - D. Approval of upgraded Ideum touch table in the Polk Building to the Pro 65 inch for better download capability at a cost of \$3,971.19 which will be paid from SPLOST IV funds.
 - E. Approval to install one LED Roadway light in front of 114 Holly Smith Drive at an estimated charge of \$13.59 monthly to be paid from the General Fund; authorization for the Mayor to sign relevant document.
 - F. Approval to purchase a 3'5" x 7'3" 10mm Full Color Message Center Sign to replace the current sign at Main Street, including software that will allow for remote access. The cost of \$ 25,897.06 will be paid from the General Fund; authorization for the Mayor to sign agreement.
 - G. Approval of a revised Open Records Resolution removing former city employees and appointing Christy Wallace as an Assistant Open Records Officer; reaffirming existing officers and reaffirming open records requests requirements and other related details.
 - H. Approval to purchase museum quality lighting equipment and hardware from Lighting Associates Inc. for use in the Polk Building, not to exceed \$21,000.00 and will be paid from SPLOST IV funds.
 - I. Approval of minutes of the June 1, 2017 Workshop Meeting.
 - J. Approval for Contract allowing GDOT to go out for bids to relocate City of McDonough Sewer utilities, Georgia Security and immigration compliance act affidavit, authorization for Mayor to sign documents, Project Number: STPOO-0163-01(011), GDOT PI Number: 321530

Mayor Pro Tem Pruitt called for a motion to approve the Consent Agenda, with the addition of Item 6K, which is authorization for the Mayor to sign the Henry County Community Development Block Grant Program Cooperation Agreement for 2018-

2020. Councilmember Elrod motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

Dr. Grier was not in attendance for the meeting.

Mayor Pro Tem Pruitt called for a motion to make the Proclamation for the 65th Anniversary of the First Assembly of God an official part of the meeting minutes. Councilmember Elrod motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

Mayor Pro Tem Pruitt called on the City Administrator Keith Dickerson to discuss the proposed budget for 2017 – 2018. After which Mayor Pro Tem Pruitt opened the Public Hearing for the FY 2017-2018 Budget. No one spoke in favor; and no one spoke in opposition. Mayor Pro Tem Pruitt closed the Public Hearing.

Mayor Pro Tem Pruitt called for a motion to approve the FY 2017-2018 Annual Budget and to adopt the Budget Resolution. Councilmember Pruett motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

Community Development Rezoning Petition

Case Number: 170305

Council District: 1, Rufus Stewart

Applicant(s): Travis Jones on behalf of Rehoboth Life Church & Life Academy

Address: 171 Racetrack Road

Petition Request: C-3 (Highway Commercial)

Existing Zoning: R-85 (Single Family Residential)

Location: Hwy. 155 S. Village Activity Center (Intersection - S. Zack Hinton Pkwy/Racetrack Rd.)

Tax Parcel ID: M23-01010000

Land Lot(s): 167 of the 7th District Tract Acreage: 1.33 +/- total acres

Municipal Planning Commission

Public Review (05/02/17); Special Called Meeting: Approved with Staff

Recommendation. Unanimous, 6-0

City Council

Public Hearing (06/19/17) per re-advertisement following actions at the initial Public Hearing scheduled for 05/15/17.

Mr. Heard reviewed the rezoning petition for case number 170305. The Applicant, Mr. Nathan McGarity was in attendance at the meeting. Mayor Pro Tem Pruitt opened the

Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Pro Tem Pruitt closed the Public Hearing.

Mayor Pro Tem Pruitt asked for a motion; Councilmember Stewart motioned to approve Ordinance 17-06-19001(Z); and Councilmember Vincent seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

(For information Only - Regarding the above community development rezoning at 171 Racetrack Road which was presented initially at the May 15, 2017, City Council Meeting; Mayor and Council motioned and approved to postpone this rezoning/public hearing until the July 6, 2017, Workshop Meeting. Mayor, City Administrator, City Attorney and Community Development Director met and moved this rezoning/ public hearing to the June 19, 2017, City Council meeting. The rezoning was re-advertised for the June 19, 2017 Council Meeting. The May 15, 2017 minutes were correct and approved stating that the rezoning/public hearing was postponed to July 6, 2017, Workshop; and this can be confirmed by Granicus on the city's website).

Mr. Dickerson presented information regarding the adoption of a Resolution allowing for an annual adjustment to the water and sewer rates; and discussion ensued. Councilmember Elrod expressed his desire to revisit the issue at a later time, and Councilmember Vincent echoed those sentiments. The discussion will be revisited at the July 6, 2017 Workshop Meeting.

Mr. Keith Dickerson briefly reviewed the existing Alcohol Ordinance for the City. He said that the City needs to modify the ordinance to be in compliance with the new State law.

Mayor Pro Tem Pruitt called for a motion to adopt the revised Alcohol Ordinance as presented. Councilmember Stewart motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

Mr. Dickerson opened the discussion regarding the adoption of an ordinance amending Title 12 of the City Code of Ordinances; Chapter 12.12 "Park Use Regulations." The City Attorney, Ms. Leigh Hancher joined Mr. Dickerson at the podium to address the Councilmembers' questions/comments regarding the language written into the ordinance.

- Events other than those which are city-sponsored will require a permit for use
- Need to clearly define city-sponsored events in Ordinance
- Councilmember Varner asked that all parks be included in the Ordinance, including those which can be rented

- Councilmember Vincent asked for a copy of the SDS agreement with Henry County
- Some events require a deposit for facility use

After continued discussion, it was determined that this item would be revisited at the July 6, 2017, Workshop Meeting.

Mr. Dickerson presented the design for the Sidewalk Connectivity Plan for the City and requested approval to move forward with the design. Councilmember Vincent motioned to adopt the Sidewalk Connectivity Plan as presented by the City Administrator; and Councilmember Varner seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

Councilmember Vincent discussed the success of the recent Caribbean Festival at Alexander Park. She explained that after some heavy rainfall, a ballfield was damaged when a truck was brought in to remove electronic equipment and protect it from the weather.

- Event celebrated and represented the diversity of the community in McDonough
- Councilmember Vincent stated that the event was voted on by Mayor and Council at the 2017 Retreat
- Downpour was an act of God and a very unfortunate scenario
- Over 20 local participants at the event with City staff present to lend manual labor
- Staff attempted to assist with removal of electronic equipment and drove a truck onto the field, causing damage to the grass and dirt
- This is a City-owned park, and the approval for the event was in place

At the conclusion of Councilmember Vincent's comments, further discussion ensued.

Unscheduled Public Comments

(1) Mr. Josh LaVigne

- McDonough Youth Association (MYA) parents and volunteers maintain the ballfields at Alexander Park because the County does a poor job with appropriate maintenance
- Believes that it will cost \$5,000-\$6,000 to replace the sod
- Who will pay for the repairs? Is there a bond?
- Damage caused to ballfield will prevent softball team from practicing at Alexander Park for World Series in Gulf Shores, Alabama
- Have to find a new field to lease or rent for practice before tournament

(2) Mr. Josh Britt

- Lifetime resident of McDonough, who grew up playing baseball at Alexander Park; and he is now the coach for the softball team who is preparing for World Series
- Parents feel a sense of ownership because we put our own time and money into maintaining the fields

- Suggested that other City parks would be more appropriate for festivals since they have more concrete areas away from fields
- (3) Ms. Tammi Hines
- Lifetime resident of Henry County
 - Children and now granddaughters are growing up playing MYA ball
 - We have nothing against any festival
 - Girls are not allowed to practice on fields if they are wet.
 - Festivals should not be on the fields, but should be kept on asphalt and areas outside of field fence lines.
- (4) Mr. Paul McGinty
- Board member with MYA
 - Daughter and other children are extremely disappointed that the field is unusable now
 - No vehicle should be allowed to pull onto field other than in an emergency situation where a player is in need of medical care
 - The field is everything from the backstop to the back fence
 - Events should be held on asphalt and never on a ballfield under any weather conditions
- (5) Ms. Robin McGinty
- Angry, hurt and saddened about the condition of the park after the festival
 - Who is paying for the damage?
 - If it rains, games and practices are cancelled for players
 - Where is the common sense?
 - No vehicles should ever be on the ballfield
- (6) Ms. Machele Lathorn
- MYA coach and parent
 - We are not here to condemn anyone; we are here for our children
 - Not against festivals and attends many festivals in McDonough
 - Please, consider the children when you make your next decision
- (7) Ms. Chris Scott
- President of the Caribbean Association of Georgia, and a minister in Henry County
 - A lot of work goes into the festival, and the weather forecast for Saturday was a 20 percent chance of rain
 - To see the anger and hatred spread in the media is troubling
 - Unfortunate situation, and my heart hurts for the children that use that field
 - We are taxpayers and citizens of this community, too; somebody empathize with us
- (8) Wendy (did not give her last name speaking or on the public comments sheet)
- It was a beautiful diverse event
 - Unfortunately, we don't control God's rains
 - We have to come together and not take this to another level
 - It was no one's fault

- Make a provision to use the west side of the park so that heavy equipment can be utilized if necessary
 - The governing body should provide an alternative for the team to practice for their upcoming event
- (9) Ms. Kai Ashby
- Counselor in the City of McDonough
 - I'm disappointed and angry, too
 - If you want to be angry, be angry with your creator who caused the rain
- (10) Ms. Sylvia Dennis
- Organizer of the McDonough Jerk Festival and the Chair for the Walk to End Alzheimer's
 - Festival was started on the square and we were pushed out, and it was the Mayor and Council who suggested that we move to Alexander Park
 - Every time our community folks want to hold an event in the city, it seems we are treated differently
 - Let's come to an agreement about how we're going to make it all work for everybody

Mayor Pro Tem Pruitt called for a motion to enter into Executive Session for Real Estate, O.C.G.A. 50-14-3 (b)(1). Councilmember Stewart motioned, and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

Mayor Pro Tem Pruitt called for a motion to return to Regular Session. Councilmember Pruett motioned, and Councilmember Vincent seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

There was one action item to report from Executive Session.

Councilmember Stewart motioned to approve the Purchase and Sales Agreement between the City and Edward and Lurlene Welch for the property located at 342 Simpson Street, for a price of \$30,000; and Councilmember Vincent seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland was not present at the meeting.

The City Clerk, Ms. Janis Price stated to Councilmembers that their GMA convention packets were placed at their seats tonight. She asked to be notified by the next day if any changes needed to be made with any of their arrangements.

Councilmember Vincent took the opportunity to remind Mayor and Council that McDonough is a growing city with a diverse community. She said that we need to be sensitive to the needs of all of our constituents if we are to survive as a thriving community.

Councilmember Elrod thanked everyone in attendance for the meeting for their investment in the community. He also congratulated Ms. Price who earned her Municipal Clerk's Master's Certificate through GMA.

Councilmember Elrod also thanked Dr. Gordon and her husband for their investment in the City.

Councilmember Stewart thanked the City Administrator and staff for their continued hard work. He also commented that we need to come together as a community and remember that our children are watching, and they will learn from what they see the community leaders doing.

Councilmember Varner echoed the same sentiments of the Council regarding coming together as a community. She said that communication is necessary for understanding so that the entire community can be served. She also requested assistance from the City Administrator regarding reports of coyote puppies in the Avalon area.

Mr. Dickerson responded that he has already contacted Animal Control regarding the coyotes, and they are working to appropriately resolve the issue.

In closing, Councilmember Varner also requested of the City Administrator for the Animal Control Ordinance to be revisited regarding pit bulls.

Mayor Pro Tem Pruitt thanked everyone in attendance for their participation at the meeting.

Mayor Pro Tem Pruitt called for a motion to adjourn. Councilmember Elrod motioned, and all stood in favor.

The meeting adjourned at 8:23 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.