

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

The Regular Meeting of the City of McDonough City Council was held on Monday, November 20, 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 roll for the meeting, 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 for the meeting 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; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; and Executive Assistant, Ms. Euretha Lyles.

Mayor Pro Tem Pruitt called for a motion to approve the Agenda with exception of the postponement of Item 10C, with the public hearing and vote being postponed until December 11, 2017; and the withdrawal of Item 10D. 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 for the meeting.

Councilmember Elrod 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. Approval of an Administrative Variance requested by Ken Lance on behalf of Castle Home Builder, LLC in the Pinnacle Pointe Subdivision located on Hwy 155 North. The request(s): Case #170911 Rear Yard Setback: Reduction from 30' to 28.86' = 1.14', within the 10% reduction threshold of 3.0' allowed by Chapter 17.96, to Lots #67 (100 Pinnacle

Point Lane) per as-built conditions of lot. City Code Section(s): 17.96.020 and 18.07.090. (Community Development Director approved the request).

- B. Approval to purchase four 2018 Chevy Silverado 1500 Work Trucks from Bellamy-Strickland Chevrolet at a cost of \$ 101,270.00. Of this amount \$49,450.00 will be paid from the General Fund and \$51,820.00 will be paid from Stormwater. These budgeted trucks will be used in the Building Inspection and Code Enforcement Departments.
- C. Approval to purchase one 2018 Ford S12/S12 O Transit Wagon 15 passenger van from Wade Ford Government Sales at a cost of \$29,105.00 which will be paid from the General Fund. This budgeted item will be used in the Street Department.
- D. Approval to purchase one 2018 Ford F-350 Regular Cab V8 Long Bed 4 x 2 (one ton) from Allan Vigil Ford Government Sales at a cost of \$31,525.00 which will be paid from the General fund. This budgeted item will be used in the Streets and Parks Department.
- E. Approval of the 2018 Local Maintenance & Improvement Grant (LMIG); Authorization for the Mayor to sign the application and the cover letter.
- F. Approval of the Workshop Minutes for November 2, 2017.
- G. Approval to purchase property located at 41 Hampton Street at a cost of \$274,000.00 and will be paid from the General fund; authorization for the Mayor to sign all related documents.
- H. Adoption of a Resolution amending the City of McDonough's Classification and Compensation Plan.
- I. (1). Adoption of a Resolution to add membership in a fund of Georgia Interlocal Risk Management Agency (GIRMA) to meet the requirements of House Bill 146 regarding cancer benefits for Firefighters.
(2). Approval for the Mayor to sign the GIRMA Firefighter Cancer Coverage Application and Participation Agreement with an effective date of January 1, 2018.
- J. Approval to spend \$26,636.19 for personnel services. This budgeted item will be paid for out of the General Fund.
- K. Ratify the Contract with the Varsity in the amount not to exceed \$3,200.00 and will be paid from the General Fund.
- L. Approval of a Client Agreement with MSI Benefits Group to process Affordable Care Act required IRS forms 1094/1095 for 2017 and authorization for Mayor to sign the agreement.

Mayor Pro Tem Pruitt called for a motion to approve the Consent Agenda. 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 for the meeting.

Ms. Cindi Williams spoke during Scheduled Public Comments to request amending the City's Code of Ordinances to allow for the use of low-voltage, battery-powered perimeter security system electric fence and her comments are as follows:

- She was the Business Development Director of Compliance for Electric Guard Dog, in attendance on behalf of Mason Tractor and Mr. Chase Mercer
- McDonough's current Code of Ordinances prohibits electric fences
- Electronic Guard Dog has worked with 50 cities and counties in Georgia, and over 1,000 jurisdictions throughout the country
- Fence produces safe but memorable shock to deter trespassing
- System is monitored 24/7
- Electric fencing is protected behind a non-electric fence
- Electric Guard Dog maintains ownership of the fence and services the product
- Company will draft a Hold Harmless Agreement which absolves the City of any liability, even though the City is already absolved legally from liability
- Mr. Mercer is experiencing theft and vandalism problems, and he is here to ask the Council to amend the text of the Code to allow for installation of battery-powered perimeter security systems

The City Attorney, Ms. Hancher confirmed that no liability could be attached to the City. She said that state law does not prohibit these types of fences despite the current prohibition in the City's Code. Councilmember Vincent asked that the Council take the opportunity to read through the materials and consider any safety issues related to these types of security devices. Councilmembers Pruett, Stewart and Elrod also agreed that further discussions should take place before any decision is made on this issue.

Councilmember Vincent presented and read the Proclamation for "Streetz of Gentlemen Day" into the record. She invited four gentlemen who were in attendance to represent the organization to come forward and accept the Proclamation.

Councilmember Vincent also presented and read the Proclamation for "Pastor Steele Day" into the record. She invited Pastor and Mrs. Steele to come forward and accept the Proclamation.

Mayor Pro Tem Pruitt called for a motion to make the Proclamations for "Streetz of Gentlemen Day" and "Pastor Steele Day" an official part of the minutes of the meeting. Councilmember Stewart 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 for the meeting.

Miss Marisa Silver, Chairperson of the McDonough Youth Advisory Council (MYAC) thanked everyone involved who has worked with MYAC to accomplish their goals for the year. She asked the Council to approve the list of 31 students for the 2017-2018 McDonough Youth Advisory Council.

Councilmember Varner echoed the sentiments of Ms. Silver in thanking the Council for their efforts in interviewing those students who were nominated for the 2017-2018 MYAC.

Mayor Pro Tem Pruitt called for a motion to approve the 2017-2018 nominations for the McDonough Youth Advisory Council and Advisory Staff. Councilmember Varner 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 for the meeting.

10. Community Developments Items

Mr. Rodney Heard

A. Case Number: 170816 Council District: 4, Kam Varner
Applicant(s): Rusty Strawn and Phillip Corbin on behalf of StraCor Capital
Address/Location: 623 Highway 42 South
Petition Request: C-3 (Highway Commercial)
Existing Zoning: R-75 (Single Family Residential)
Location: North of Hwy 155 S Village Activity Center (Hwy 42 & Hwy 155 S) – City Gateway, Tax Parcel ID: M23-06001000
Land Lot(s): 166 of the 7th District Tract Acreage: 1.8 +/- total acres
Municipal Planning Commission Workshop (10/17/17) Public Review (10/24/17); Special Called Meeting: Approved C-2 (Central Commercial) with Staff recommendation.
City Council - Public Hearing (11/20/17)

Community Development Director, Mr. Rodney Heard verified that there was no one present on behalf of the applicants for case number 170816; and therefore, he asked that the item be postponed until December 11, 2017.

Mayor Pro Tem Pruitt called for a motion to postpone case number 170816 until December 11, 2017. 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 for the meeting.

B. Case Number: 171020 Council District: 1, Rufus Stewart
Applicant(s): Ray Johnson on behalf of Johnson Properties
Address/Location: 536 Macon Street
Petition Request: C-3 (Highway Commercial)
Existing Zoning: M-1 (Light Industrial)
Location: North of Racetrack Road Village Activity Center (Hwy 42 & Racetrack Road) Tax Parcel ID: M22-01020000
Land Lot(s): 166 of the 7th District Tract Acreage: 0.71 +/- total acres
Municipal Planning Commission
Joint Workshop + Public Review (11/14/17); Special Called Meeting
City Council-Public Hearing (11/20/17)

Mr. Heard reviewed the rezoning request for case number 171020, for 536 Macon Street. The Applicant, Mr. Ray Johnson was in attendance at the meeting and he requested that the Council approve the rezoning to C-3, in lieu of the recommendation by staff for C-2 zoning.

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.

Councilmember Stewart offered a motion to approve the rezoning request to C-3 stand-alone, and Councilmember Varner seconded. Before the vote was taken, Mr. Heard clarified for the record that the Planning Commission recommended unanimously that the rezoning be classified as C-2 with conditions, and not C-3, stand alone. Councilmember Varner then withdrew her second to the motion for rezoning to C-3. The motion died for the lack of a second to the motion.

After further discussion, Councilmember Stewart motioned to approve Ordinance 17-11-20003(Z) as presented; 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 for the meeting.

C. Case Number: 171001 Council District: 3, Craig Elrod
Applicant(s): Greg Nobles and David Black on behalf of Oglevee Ltd.
Address/Location: 384 Rosser Road
Petition Request: Lateral Annexation; RA-200 (Residential Agricultural)
Existing Zoning (County): RA (Residential Agriculture)
Location: Lake Dow Corridor, southeast quadrant of the intersection of Rodgers & Rosser Roads Tax Parcel ID: 123-01016000 and 123-01017000
Land Lot(s): 151 of the 7th District Tract Acreage: 40.92 +/- total acres
Municipal Planning Commission
Joint Workshop + Public Review (11/14/17); Special Called Meeting
City Council-Public Hearing (11/20/17)

This item was postponed until the December 11, 2017 council meeting.

D. Case Number: 171014 Council District: 3, Craig Elrod
Applicant(s): Drew Camp on behalf of The Reservoir Group, LLC.
Address/Location: Parcel #106-01030051, Highway 155 North
Petition Request: Annexation with Rezoning; R-75 (Single Family Residential)
Existing Zoning (County): RA (Residential Agriculture)
Location: Highway 155 North Corridor near the intersection of Ben Horton Drive,
Tax Parcel ID: 106-01030051
Land Lot(s): 102 of the 7th District Tract Acreage: 17.9 +/- total acres
Municipal Planning Commission

Joint Workshop + Public Review (11/14/17); Special Called Meeting
City Council- Public Hearing (11/20/17) -*Note: Request for postponement to 12-11-17 Meeting per on-going discussions with Henry County pertaining to possible objection of petition.

This item was withdrawn.

Human Resources Director, Ms. Carla Tuck presented information regarding the renewal of the City's health insurance policies:

- Need approval to renew the health insurance coverage with Cigna with no change to payroll deductions for employees
- Change vision insurance and short and long-term disability coverage for employees to Cigna, with a reduction in premiums
- Renew Metlife Dental with a net increase of 5.1%

Mayor Pro Tem Pruitt called for a motion to adopt the healthcare resolution as presented. 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 for the meeting.

The City Clerk, Ms. Janis Price read the official election results for November 7, 2017, into the record, as follows:

Mayor - Billy Copeland received 1,049 votes.

Annette Rayner received 480 votes.

Mr. Billy Copeland was elected as Mayor of McDonough.

City Council at Large - Rufus Amis received 646 votes.

Roger Pruitt received 831 votes.

Mr. Roger Pruitt was elected as Councilmember at Large.

City Council, District I - Rufus Stewart received 224 votes, with no opposition.

Mr. Rufus Stewart was elected as Councilmember for District I.

City Council, District II - Mike Crawford received 154 votes.

Sandra Vincent received 254 votes.

Ms. Sandra Vincent was elected as Councilmember for District II.

Mayor Pro Tem Pruitt called for a motion to approve the certified election results from November 7, 2017, and make them a part of the minutes of the meeting. Councilmember Elrod motioned, 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 for the meeting.

There were no unscheduled public comments.

No Executive Session was held.

City Administrator, Mr. Dickerson said that there has been a change in who will be conducting the annexation study for the City. Open houses for annexations will be held on November 27, 2017, at City Hall, from 5:00 to 7:30 p.m.; and on November 29, 2017, at 369 Macon Street, from 5:00 to 7:30 p.m.

In addition, he said that the City is currently working on Requests for Proposals (RFP) for sanitation services, janitorial services, designing a community room and 369 Macon Street. A water plant contract will be on the next meeting agenda, and Avalon Park and Polk Building construction are out for bid as well.

City Attorney, Ms. Hancher offered her congratulations to all of the newly re-elected officials of the City, and she wished everyone a Happy Thanksgiving.

City Clerk, Ms. Price noted that City Hall will be closing on Wednesday, November 22, at 3:30 p.m., in observance of the Thanksgiving holiday, and will reopen on Monday, November 27, 2017, at 8:00 a.m. She also said that the employee Christmas luncheon will be held at the Avalon Fire Station on Friday, December 8, from noon to one o'clock.

Ms. Price confirmed that Councilmembers Kamali Varner, Rufus Stewart, Ben Pruett, and Sandra Vincent will be participating in the City of McDonough Christmas Parade. Lastly, she shared that Mayor and Mrs. Copeland have arrived safely in Wyoming for Thanksgiving, and she extended well wishes to everyone for the holiday on their behalf.

Councilmember Vincent wished everyone a Happy Thanksgiving. She also reiterated the need to speak with all of the communities who will be impacted by the One-Way Pairs Project, and she shared her interest in holding a joint meeting to keep everyone apprised of what is happening. Mr. Dickerson said he would look into putting together a joint meeting for those discussions to take place.

Councilmember Elrod thanked everyone in attendance for the meeting. He also thanked the Police Department, City staff and the City Merchants who helped to make the Miss Georgia USA and Miss Georgia Teen USA pageants successful events again this year. He offered his congratulations to his colleagues who were re-elected during the November 7, 2017 election. In closing, he wished everyone a Happy and Safe Thanksgiving Holiday.

Councilmember Pruett echoed the sentiments of Councilmember Elrod, and he offered his congratulations to the new members of the MYAC. He also expressed his formal

congratulations to his colleagues who were re-elected to serve the City of McDonough. In closing, he also wished everyone a Happy Thanksgiving.

Councilmember Stewart reminded everyone in attendance to count their blessings this holiday season. He said that each day is an opportunity to thank God for another day, and he encouraged the youth and all citizens of McDonough to keep doing good within the world. Lastly, he wished everyone a Happy Thanksgiving.

Councilmember Varner offered congratulations to her colleagues who were re-elected during the recent elections. She thanked everyone who was in attendance on behalf of MYAC. She also thanked the individuals involved with “Streetz of Gentlemen,” for their efforts within the community. In closing, she thanked the City staff for all of their efforts and wished everyone a Happy Thanksgiving.

Mayor Pro Tem Pruitt wished everyone a Happy and Safe Thanksgiving. He also thanked the voters who re-elected him to continue to serve on the City of McDonough City Council. In closing, he offered praise and appreciation to the City staff for their continued hard work.

Mayor Pro Tem Pruitt called for a motion to adjourn. Councilmember Elrod motioned and Councilmember Stewart seconded. All stood in favor.

The meeting adjourned at 7:17 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.