

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
APRIL 16, 2018
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, April 16, 2018, 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 for the meeting:

Mayor Billy Copeland	Present
Mayor Pro Tem Kamali Varner	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	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; Fire Chief, Mr. Steve Morgan; Police Chief, Mr. Preston Dorsey; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; and Technology Services Director, Mr. Steve Sikes.

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

Councilmember Vincent 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 to purchase a 2018 Ford F-150 4x2 Super 6 Cyl. Truck for Public Works at a cost of \$23,243.00 which will be funded by the Stormwater budget.
- B. Approval to purchase a 2018 Ford F-150 4x4 Crew Cab Truck at a cost of \$31,651.00 for Public Works and will be paid from their budget also.
- C. Approval to surplus the following vehicles/items from Public Works:
 - 2006 F-150 XL Single Cab Vin#1FTRF12236NA38215
 - 1999 Ford Ranger Vin#1FTYR10V7XPB00477
 - 2000 Ford F-150 Single Cab Vin#3FTRF17W8YMA78556
 - 1997 Ford F-250 Single Cab Vin#1FTHF25H9VEC95069
 - 2002 Chevrolet Van Passenger Van Vin#1GAHG39U631150725

- 9 Husqvarna Weed eaters
- 4 Husqvarna Edger's
- D. Approval to surplus the following vehicles from the Fire Department:
 - 2002 HME Pumper Truck vin # 44KFT428X2WZ20000
 - 2001 Ford Expedition vin # 1FMRU15WO1LBS9276
- E. Approval to allow Hettermann Enterprises, LLC. to make necessary modifications for the storm water drainage at the Laurel Springs subdivision at a cost of \$13,050.00 which will be paid for by the Stormwater budget.
- F. Approval for the Henry County Water Authority to install a 2" irrigation meter for the splash pad, and a 1" meter for the restroom at Avalon Park at a cost of \$7,210.00 which will be paid from SPLOST IV funds.
- G. Approval of and authorization for the Mayor to sign the following documents to remain in compliance for the City's Main Street Program:
 - 1. 2018 Georgia Classic Main Street Program Memorandum of Understanding
 - 2. 2018 National Main Street Center's sublicensing agreement
- H. Approval to award the contract to Falcon Design Consultants, LLC for design and engineering services for a green/sustainable parking lot located at 41 Hampton Street; authorization for the Mayor to sign all related contract documents.
- I. Approval of a Budget Amendment Resolution to amend the FY 2017-2018 for approved transactions in various funds.
- J. Approval of the minutes for the April 5, 2018 Council Workshop
- K. Regarding the 2016 & 2017 Annual Updates for CIE Financial Reports & Community Work Program, Approval of a Resolution for adoption per review/approval by the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) of the City's transmittal documents per the required public hearing held on 02/19/18.

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

Dr. Harold Grier attended the meeting to discuss some of his previous efforts regarding development within the City of McDonough, and in the Blacksville Community. He requested to set up a meeting related to continuing those efforts on Thursday, April 19, at 2:30 p.m. Mayor Copeland responded that he would do his best to arrange the meeting.

Mayor Copeland called for a motion to make the Proclamations for Child Abuse Prevention Month and National Crime Victim's Rights Week a part of the minutes of the meeting. Councilmember Pruitt motioned, and Councilmember Stewart seconded. The vote was seven in favor.

9. Community Development items

Mr. Rodney Heard

Zoning Map Amendment - Rezoning

Case Number: 180202

Council District: 4, Kam Varner

Applicant(s): Mike Bender on behalf of Taco Bell

Address/Location: 1025 Hampton Road

Petition Request: C-3 (Highway Commercial)

Existing Zoning: C-2 (Central Commercial)

Location: Exit 218 East Activity Center (Hwy 20/81 & Industrial Blvd & Willow Lane) - City Gateway

Tax Parcel ID: 093-01027000

Land Lot(s): 162 of the 7th District

Tract Acreage: .9 +/- total acres

Meetings:

Council Workshop (03/01/18)

MPC Workshop (03/13/18)

MPC Public Review (04/10/18)

Council Public Hearing (04/16/18)

Community Development Director, Mr. Rodney Heard reviewed the rezoning petition for case number 180202. Mr. Mike Bender was in attendance on behalf of the Applicant to address Mayor and Council regarding the request:

- Business has been operating under C-2 zoning for approximately 30 years
- Need to rezone to C-3 (Highway Commercial), demolish the current structure and reconstruct with a new and improved product
- New site design, new building design and new landscaping without effectively changing the functionality of the site

After some 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 asked for a motion regarding this request. Mayor Pro Tem Varner motioned to approve Ordinance 18-04-16001(Z), to change existing zoning of C-2 to the requested C-3 (Highway Commercial); and Councilmember Pruett seconded. The vote was seven in favor.

Councilmember Elrod offered his recommendation of Mr. Brad Sinclair to be appointed to the Downtown Development Authority (DDA), Councilmember Pruitt recommended Mr. Steve Ellington, Mayor Pro Tem Varner recommended for Mr. Brandon Robinson to be appointed to the DDA.

Mayor Copeland called for a motion to approve the recommended appointments of Mr. Brad Sinclair, Mr. Steve Ellington and Mr. Brandon Robinson to serve as members of the Downtown Development Authority. Councilmember Stewart motioned, and Councilmember Pruett seconded. The vote was seven in favor.

Councilmember Stewart and Fire Chief Steve Morgan presented an update regarding the new police precinct that will be located on Simpson Street. Chief Morgan reviewed some of the details of the project, as follows:

- Drawings and an estimate of costs will be ready for the May 3, 2018 Workshop
- Plans for all-brick structure to resemble the Housing Authority building
- Plans include approximately 5 police offices, a break room, restroom facilities, a garage and a community room with a separate entrance

- Landscaping will provide a buffer from existing residence adjacent to the property
- Project will encroach about five feet onto the tennis court property
- This project since it will be a public safety building will be paid from Impact Fees
- More information will be provided at the next meeting

After the update, some discussion ensued.

City Administrator, Mr. Keith Dickerson discussed the old courthouse building at 369 Macon Street and the proposals for the use that the City received after issuing the Request for Proposal (RFP) for the property. After having reviewed each of the proposals, Mr. Dickerson said the reviewing committee recommended that the proposal for the use of the building be awarded to the Image Doctor Media Camera Museum.

After this recommendation was presented discussion ensued. Councilmember Vincent shared her concerns regarding the award of the property for such use; and she stressed the importance of providing a community center for non-profit organizations to hold meetings and to provide resources for the youth within community. She said that the young people within the City are sinking without the political will to do something that will tilt the scales in their favor; and she posed the question to her colleagues as to when something will be done to benefit the youth in the community?

Mayor Pro Tem Varner commented that the McDonough Youth Advisory Council (MYAC) also has a need to use the facility, and she stressed the importance the Council taking a position on what it will do for the young people in the City of McDonough.

Councilmember Elrod agreed that there should be more opportunities for youth within the City; and he pointed out that the Council has committed to constructing a community building adjacent to the old court building that can be used by the community youth.

Councilmember Vincent stated that no council can bind the actions of a successive council. She said that the proposed community center will not be specifically for the youth within the City; and that there needs to be a building specifically dedicated to the development of young people. She said that Mayor Pro Tem Varner is about to leave for South Africa as an ambassador for the City of McDonough; and what if she is asked if individuals want to come to McDonough and view what our young people are doing, and we don't have anything for them. Councilmember Vincent continued to say that the building should not be used for anything beyond saving it for the youth in the greatest poverty belt in Henry County.

Councilmember Roger Pruitt motioned for the approval of awarding 369 Macon Street former municipal court building to the Image Doctor Media Camera Museum; and Councilmember Benjamin Pruett seconded.

Prior to the vote, Councilmember Vincent commented for the record that the day after the Council voted to have a community center, a Facebook post from the Image Doctor stated that the approval had been granted for the Image Doctor Media Camera Museum to

move into the building, even before the issue was brought before Mayor and Council. She called everything that has transpired since that time regarding the old court building a farce and a travesty as to what the Council swears to do for the community it serves.

Councilmember Stewart pointed out that the building has significant historic value as the oldest African American church in Henry County; and he said he believed the best use for the building would be to support the youth in the community.

Councilmember Elrod asked Mr. Dickerson if he believed the bid process was handled fairly and correctly; and Mr. Dickerson confirmed that he believed that it was. He said that initially the responses were different than what the City normally handles with construction, with the scores totaling 35 and below.

After the discussion and comments, Mayor Copeland asked the Clerk to repeat the motion which was, the motion was for the approval of awarding 369 Macon Street former municipal court building to the Image Doctor Media Camera Museum. The vote was four in favor and three in opposition. Those voting in favor were Mayor Copeland; Councilmember Elrod; Councilmember Pruett; and Councilmember Pruitt. Those voting in opposition were Mayor Pro Tem Varner; Councilmember Stewart; and Councilmember Vincent. The motion passed.

As a point of order, Councilmember Vincent asked if there were any conflicts with any of the members of Council relative to consulting or insurance, would those individuals be allowed to vote? Councilmember Elrod stated for the record that he has no business dealings with the Image Doctor.

The City Attorney, Ms. Hancher responded that if there is any type of conflict of interest with any councilmember, that should be announced and the council person should recuse themselves from the vote. She further noted that the lease agreement has not yet been drafted or negotiated; and that it will come back to Council for approval.

Councilmember Vincent pointed out that she has upcoming meetings scheduled to be held in that building, and she questioned what will happen regarding meetings going forward. Mr. Dickerson responded that negotiations will have to take place to see what can be worked out with future meetings. Ms. Vincent said that it appears that the City is now in the business of supporting private enterprise and that is not how governments should function.

Councilmember Stewart asked about repairs that need to take place at the building; and Mr. Dickerson said that the City will be responsible for maintaining the exterior of the building and that the lessor would be responsible for interior maintenance; and the discussion was concluded.

Mr. Dickerson mentioned the possibility of including a time capsule in the Polk Building Museum prior to construction being completed. Mayor and Council agreed that this would be a good idea and this will be discussed with more details at a future meeting.

Unscheduled Public Comments

Mr. James Gordon comments:

- What is the possibility of bringing a YMCA to McDonough?
- The “Y” was instrumental in Mr. Gordon’s youth
- Commented that there seems to be a desire in the community to do something for the youth regarding the previous discussion, he heard

Councilmember Vincent responded that several councilmembers have worked towards trying to bring a youth development program to the City. She commented that she supports the idea and has worked with Commissioner Clemmons to try to have a Boys & Girls Club in Henry County. She said that we have so many gifted children with potential within the community; however, there has never been the political will to put money in support of what is needed.

Mayor Pro Tem Varner said that she has had several conversations about the YMCA, and she has received information about how to get the process started. She said that if the governing body wants to look into the necessary steps, she is happy to share that information with her colleagues.

Councilmember Elrod added that the need for a YMCA was initiated about ten years ago; however, the community was unable to provide the continual funds needed to support a YMCA at that time. He said that he believes is the time to revisit the possibility of bringing a “Y” to McDonough and that he would support any efforts to do so.

Mayor Copeland called for a motion to go into Executive Session for Personnel O.C.G.A. 50-14-3 (b) (2). Councilmember Roger Pruitt motioned, and Councilmember Elrod seconded. The vote was seven in favor.

Before leaving Council Chambers to go into Executive Session, Councilmember Elrod offered his well wishes and safe travels to Mayor Pro Tem Varner, as she was leaving the meeting to go on a trip to South Africa. Mayor Pro Tem Varner replied that she appreciates the opportunity to visit South Africa to attend the Eighth Annual Global Business Round Table for Trade and Investment, to speak with them about the City of McDonough and tourism.

Mayor Copeland called for a motion to return to the Regular Session. Councilmember Pruitt motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; Councilmember Stewart; and Councilmember Vincent. Mayor Pro Tem Varner left the meeting to go on a trip to South Africa.

There were no action items to report.

Mr. Dickerson reminded everyone that on May 3rd, 2018, at 5:00, there will be a Comprehensive Plan Meeting with the Atlanta Regional Commission (ARC), at City Hall in Council Chambers.

Councilmember Pruitt commented that the Veterans Center looks amazing with the new landscaping.

Councilmember Elrod offered his congratulations to Councilmember Pruitt and his wife on celebrating their 50th wedding anniversary.

Mayor Copeland also commented on the wonderful progress at the Veterans Support Group facility, and said he looks forward to the dedication of the building. He thanked Councilmembers Elrod and Stewart for attending the luncheon for Henry County ministers that was held at City Hall. Lastly, he reported that for the second year in a row, investors throughout the county and other places have invested \$175,000,000, into the City of McDonough, with 90 percent of that being residential investments.

Before the close of the meeting, Fire Chief, Mr. Steve Morgan reminded everyone in attendance that Georgia Cities Week will be from April 22 – 28, this year.

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

The meeting adjourned at 7:44 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 February 7, 2018; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.