

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
MAY 21, 2018
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, May 21, 2018, at 6:00 p.m.

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

Mayor Copeland introduced Honorary Mayor for the Day, Ms. Aubrey Kekiwi, who was in attendance for the meeting.

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	Absent (due to family illness)
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	Present
Ms. Aubrey Kekiwi, Honorary Mayor	Present

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Human Resources Director, Mr. Carla Tuck; Public Works Director, Mr. Ronnie Thompson; Technology Services Specialist, Mr. Brian Linton; Executive Assistant, Ms. Trisha Colpetzer; and Technology Services Technician, Mr. Arrigo Evans.

Mayor Copeland called for a motion to approve the Agenda, with the exception of the removal of Item 11. Councilmember Vincent motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

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. Approval for the City of McDonough to pay the full and entire cost to energize the lightning system required and the installation for the roundabout at the SR 81 and Postmaster Drive intersection including operation/maintenance thereof; authorization for the Mayor to sign “Indication of Lighting Support” document.
- B. Approval of a Temporary Construction License Agreement between the City of McDonough and Continental 367 Fund LLC to connect South Point Boulevard with a temporary asphalt binder to allow the road to be used until the permanent connection is installed; authorization for the Mayor to sign the agreement and there will be no cost to the City.
- C. Approval of a Master Services Agreement between the City of McDonough and WN Holdings, LLC dba Malone Design/Fabrication for work to be done in the C.O. Polk Interactive Museum; purchases including furniture, screen, mailboxes, signage, shelving, mirror, exhibition wall, etc.; cost of project will be \$83,505.00 and will be paid from SPLOST IV funds; authorization for the Mayor to sign the agreement.
- D. Approval of a General Addendum to the Georgia Municipal Employees Benefit Retirement Plan Adoption Agreement and approval/adoption of an Ordinance to amend and restate the Retirement Plan; authorization for the Mayor to sign the Addendum to the Adoption Agreement and the Ordinance.
- E. Approval to allow Callaway Grading Inc. to upgrade and install a 6-inch Water main in the alley behind 15 & 19 Griffin Street at a project/contingency cost of \$54,943.90 and will be paid from the Water Distribution Department’s budget.
- F. Approval of a Budget Amendment Resolution to amend the FY 2017-2018 Budget for approved transactions in various funds and authorization for the Mayor to sign resolution.

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

Mayor Copeland called for a motion to make the Proclamations for Mrs. Mary Corene Elliott Ford Day, National Skilled Nursing Care Week and Susan B. Cagle Day a part of the minutes of the meeting. Councilmember Elrod motioned, and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

Public Comments

1. Ms. Aubrey Kekiwi - Honorary Mayor

- I did not expect for this experience to be as revealing as it has been today
- It's been an amazing and exhausting day
- Thank you for every experience
- I'm very proud to be not only a citizen of McDonough, but also a business owner

2. Mr. Johnny Wiggins – 55 & Older Softball

- (*Not in attendance for meeting)

Mayor Copeland invited Mr. Leonard Sledge, Executive Director of the Henry County Development Authority to the podium to present updates from 2017, relative to the work of the Development Authority in attracting new business and business development within the county. Some of his presentation included the following information:

- The mission of the Development Authority is to attract new capital investments and jobs within the county, and to ensure that existing business throughout the county continue to grow and thrive
- The vision is to continue to build a highly competent, capable workforce and add to the mix of industries in Henry County
- Over the past three years, the workforce in Henry County has grown
- The unemployment rate has dropped from 6.2 to 4.5 percent
- In 2017, six companies have announced the creation of over 1,800 new jobs within the county
- Luxottica, Burris Logistics, and S&S Activewear were discussed as three very successful business stories

After the presentation, some discussion ensued. Councilmember Vincent asked that the Development Authority become a part of the discussion concerning beautification of the community. Secondly, she discussed housing quality within the county, and she said that economic development has to become a part of the conversation regarding affordable housing.

Mr. Sledge responded that he agrees that the county needs to take every opportunity to become as densely developed as possible to include convenience, access to services, and entertainment venues. He also stressed that affordable and tax-credit housing do not necessarily mean Section 8 housing, and that the people who are starting their careers need to have a place to live as well.

Councilmember Stewart shared his appreciation for the jobs that are being created within the county for its citizens through the efforts of the Development Authority.

City Administrator Mr. Keith Dickerson introduced Ms. B.J. Mathis to offer a presentation regarding the history and mission of the Hands of Hope Clinic:

- Hands of Hope Clinic is a faith-based, non-profit clinic which gives hope to the underserved and uninsured residents of Henry County through

quality medical care resulting in individual and community health and wellbeing.

- Hands of Hope was opened in 2007, when Henry Medical Center provided space for the clinic
- In 2015, the clinic expanded to encompass three suites behind the hospital
- Criteria for treatment is that individuals must be uninsured and do not qualify for Medicaid services; they must be a resident of Henry County; and they must meet specific income-level requirements
- Since 2004, Hands of Hope Clinic has served over 5,000 residents with over 24,000 visits to the clinic
- Services include primary care, well-woman care, chronic disease management, mental health counseling, health and wellness classes, dental services, and specialized care
- Prescriptions for patients are either free of charge or greatly reduced in cost
- Funding for the clinic comes through contributions, grants and fundraisers
- Piedmont Henry funds three full-time positions at the clinic
- In 2017, approximately 600 patients were seen for medical purposes and about 150 dental patients
- Hands of Hope is partnering with United Way within the Blacksville Community to launch the “Doc in a Box” initiative for patients without access to transportation
- Please make constituents aware that Hands of Hope Clinic is available to them
- As a request, please consider contributing to Hands of Hope Clinic when putting together next year’s budget

Councilmember Vincent shared her excitement about having these services for the citizens of McDonough. She asked that the City Administrator look into how the City could partner with Hands of Hope; and she suggested that funding for testing and treatment of HIV should be considered as well.

Mayor Copeland closed the discussion by saying, “Caring for others is a measure of greatness,” and he shared his appreciation for the community services provided by Hands of Hope.

(Item 11 was removed when the meeting agenda was approved)

12. Community Development Items

- A. Re-review the PEDCOR project**
as relating to approval of the
TEFRA documents and authorization
for the Mayor to sign TEFRA documents

Mr. Dickerson
Mr. Rodney Heard

Mr. Heard re-reviewed the PEDCOR Project. Some of the items discussed are listed below:

- The subject property was previously annexed as a proactive measure
- Mr. Heard re-reviewed the information regarding the proposed project
- This project was previously discussed and reviewed at the March 1, 2018, City Council Workshop
- The proposed project aligns with the FOCUS concept of the City's Growth Management Plan

Also present at the meeting was McDonough Housing Authority Executive Director, Ms. Burton, who stated that there are currently 118 public housing units within the City. She also said that after reopening the waiting list on May 2, 2018, they have already received 200 applications.

Mr. Brandon Delk with PEDCOR also addressed Mayor and Council regarding the proposed project and the purpose of the TEFRA documents:

- The documents for the Mayor to sign are an approval that PEDCOR and the McDonough Housing Authority have followed procedure under the Tax Equity and Fiscal Responsibility Act
- This is tax-exempt bond financing that acts as the first mortgage on the property
- Approval itself is in relation to FHA insurance
- Required Inducement Resolution was passed by the Housing Authority in December 2017; public notice was made in the newspaper 14 days prior to any Public Hearing
- Because no one showed up to the Public Hearing on March 1, this case is being brought back before Council tonight
- This proposed project will provide family-oriented/workforce housing

After the presentation, discussion ensued. Councilmember Elrod shared his frustration and continued concern regarding public safety issues related to inadequate roadways that the City would be left to deal with after the development was completed, and that those issues have yet to be addressed. He shared further concerns about traffic issues stemming from the complex being located next-door to two schools in addition to the increase in workforce traffic that will develop over time.

Mr. Delk responded that all of Mr. Elrod's concerns have been addressed in the packet that was submitted at the March 19th Meeting; and Mr. Heard reviewed some of those proposed changes and clarified that the entrance is proposed to be widened, but it will remain the only entrance to the property. Mr. Delk then reviewed some of the additional proposed changes that were submitted in the packet. Councilmember Elrod said that he did not believe the proposed changes addressed the issues in an appropriate manner.

Councilmember Vincent added that while she is a great supporter of well-constructed affordable housing, she too has concerns with the design of the project which are central to public safety and the fact that the property is next door to two schools. She said there

needs to be a conversation with the stakeholders where these issues are thoroughly vetted and addressed. After hearing all of the comments, Councilmember Stewart agreed that a follow-up meeting should take place and the issue should be revisited at a later date.

Mayor Copeland shared his continued concerns related to the importance of providing housing for seniors; and he questioned Mr. Delk about the number of units that would be dedicated to seniors. Mr. Delk explained that no units would be dedicated specifically to senior living. He said that they will have 88 ground-floor units, 13 of which are fully accessible, ADA compliant units with six of those units for visual/hearing impairments. He clarified that on average, PEDCOR developments have approximately 16.9 percent of the units occupied by individuals who are 55 and over, but that no units will be held for any specific age group.

Mr. Dickerson concurred with Mayor and other councilmembers that a meeting will be set up to discuss the case further after they have had an opportunity to review the information packet that was submitted at the March 19th Meeting, which includes some proposed changes.

After all of the discussion, it was determined that this proposed project will be revisited further before any determinations are made. Councilmember Vincent requested that Mr. Heard provide Mayor and Council with a document from Google Earth, so that they can have a better visual of the position of the property in relation to the school, and Mr. Heard agreed to do so.

B. Zoning Map Amendment - Annexation + Rezoning Mr. Heard
Case Number: 180103 Council District: 4, Kam Varner
Applicant: Ridgeline Property Group for McDonough Commerce Center II
Address/Location: Hwy 42 S Tract Acreage: 81.17 +/- total acres
Petition Request: M-1 (Light Industrial) - City
Existing Zoning: AR (Residential Agriculture) - Henry County
Location: Hwy 155 Village Activity Center (Hwy 155 S & Hwy 42 S) - City
Gateway Tax Parcel ID: 108-01027002
Land Lot(s): 186, 187, 198 and 199 of the 7th District
Meetings: MCC Workshop (04/05/18) **MCC Public Hearing (05/21/18)**
MPC Workshop (04/10/18), MPC Public Review (05/15/18)

Mr. Heard reviewed the petition for annexation and rezoning for case number 180103. Mr. Mike Gray, owner of Ridgeline Property Group was in attendance and addressed Mayor and Council regarding the proposed petition for annexation and rezoning:

- We are a national development firm with over \$400 million worth of projects in 14 different markets
- Site is suitable and workable for industrial product in the City of McDonough
- We will have a state-of-the art fulfillment center which will provide approximately 100 to 300 jobs to the area

Mayor Pro Tem Varner asked about the buffer that is being allowed for nearby residential properties. Mr. Heard responded that there will be a 50-foot setback with a 25-foot buffer. Mayor Pro Tem Varner also suggested that discussions take place regarding sewer line connectivity. A female representative with Mr. Gray explained that the sewer line for the connectivity is off site at the back of the property, and that it will be tied into properties that are south of the site. Mr. Dickerson added that he would like to run City water to the facility to meet their needs, instead of utilizing the county water.

Mayor Copeland opened the Public Hearing relative to annexation. No one spoke in favor. Mr. Walter Watson and Mr. Calvin Sims spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve the annexation Ordinance 18-05-21001(A); and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

Mayor Copeland opened the Public Hearing relative to rezoning. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve rezoning for case 180103, and to approve Ordinance 18-05-21001(Z); and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

C. Zoning Map Amendment – Rezoning

Mr. Heard

Case Number: 180309 Council District: 4, Kam Varner

Applicant(s): General Holdings Unlimited, Inc.

Address/Location: Pod R, Phase 2 – Avalon PUD

Petition Request: R-50 (Single Family Residential) w/ new conditions

Existing Zoning: R-50 (Single Family Residential) w/ conditions per ORD 13-11-18003(Z)

Location: Vacant, undeveloped land with remaining area of Pods R within southwest quadrant of Exit 218 West, I-75 Corridor along Westridge Parkway

Tax Parcel ID: 076-01012001 Land Lot(s): 223 and 224 of the 7th District

Tract Acreage: 24.0 +/- total acres

Meetings:

MCC Workshop (04/05/18) **MCC Public Hearing (05/21/18)**

MPC Workshop (04/10/18) MPC Public Review (05/15/18)

Mr. Heard reviewed the petition for rezoning in case number 180309, from R-50 (Single Family Residential) with conditions, to R050 (Single Family Residential) with new conditions. Mr. Dale Hall was in attendance on behalf of the Applicant.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve the rezoning to R-50 (Single Family Residential) with conditions, which is Ordinance 18-05-21002(Z); and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

Finance Director, Mr. Mike Clark presented an update regarding revenues and expenditures of the General Fund, SPLOST Funds, and Hotel/Motel Fund, for the nine months ended March 31, 2018:

- Total Revenues for the General Fund are 12,889,043 with total expenditures of \$10,493,988.
- General Fund revenues over expenditures total \$2,395,055.
- Total Revenues for SPLOST III are \$511 with total expenditures of \$18,571
- SPLOST III expenditures over revenues total \$18,060.
- Total revenues for SPLOST IV are \$1,121,643 with total expenditures of \$1,374,166
- Expenditures over revenues for SPLOST IV total \$252,523.
- Hotel/Motel Tax revenues total \$1,082,274 with total expenditures of \$1,082,274.

City Administrator, Mr. Keith Dickerson discussed the assessment of the health of the trees on the square; and he said it has been determined that one tree is diseased and must be removed for safety issues. The removal of the tree will take place in the next couple of weeks.

Mr. Dickerson presented the 2018-2019 Proposed Budget to Mayor and Council. Some of the highlights are listed as follows:

- Increased total expenditures in the FY-18 General Fund of \$764,140
- The total budget for the City that includes all funds for 2018-2019 is \$27,658,815.
- Commercial and residential building permits are still strong
- Increase of \$253,528, in Hotel/Motel Tax revenue as of April 30, 2018.
- LOST Revenue is up \$90,780 as of April 30, 2018
- Insurance Premium Tax revenue has increased by \$88,842.
- Preliminary Tax Digest numbers indicate an 8 to 9 percent increase
- Full Millage rollback is anticipated

Mayor Copeland called for a motion to approve the Minutes of the May 3, 2018, City Council Workshop. Councilmember Pruett motioned, and Councilmember Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Mayor Copeland did not vote, having not been in attendance

for the May 3, Workshop Meeting; and Councilmember Pruitt was not in attendance at the meeting.

Unscheduled Public Comments

(1) Ms. Taira Castoria

- Here to express complaints about soliciting in neighborhood
- City Police informed us that there is nothing they can do about it
- Spoke with Councilmember Elrod today
- Wanted to address the Council to see if there is anything that the citizens can do to encourage you to change the law
- We've posted signs against solicitation within the neighborhood but they are ignored

Mayor Copeland responded that a meeting was held earlier in the week to work on an ordinance to address solicitation issues. The proposed ordinance will be brought before Mayor and Council at the June 7, 2018, City Council Workshop.

(2) Ms. Diana Batson

- Here to stress her opposition to case 180885, for the reasons stated by Councilmember Elrod in relation to safety issues
- Thank you for your hard work and caring; and thank you for not just plowing through without considering the future

(3) Mr. Walter Watson

- Never got a sufficient answer about the property line

Mayor Copeland said that he would discuss the issue with Mr. Rodney Heard, and Mr. Heard would be in touch to discuss the issue with Mr. Watson.

Mayor Copeland called for a motion to go into Executive Session for Real Estate, O.C.G.A. 05-14-3 (b) (1), and for Personnel, O.C.G.A. 50-14-3 (b) (2). Councilmember Stewart motioned and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

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

Mayor Copeland stated that there was one action item to report from Executive Session. Councilmember Pruett motioned to approve the purchase of the property located at 162 Keys Ferry Street, McDonough, Georgia, for the purchase price of \$400,000.00; authorization for the Mayor to execute the Purchase and Sales Agreement between the

City of McDonough (the purchaser) who agrees to buy, and Sandra B. McGarity and McGarity Properties, LLLP (collectively the “seller”) who agrees to sell certain real property; and the approval for the Mayor to sign all other documents necessary to complete the purchase of this property. Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt was not in attendance for the meeting.

City Administrator, Mr. Dickerson stated that he will be out of the office on Thursday and Friday.

Honorary Mayor, Ms. Kekiwi said it’s been a pleasure, and God bless.

The City Clerk, Ms. Janis Price mentioned that Councilmember Roger Pruitt was absent from the meeting due to an out-of-state family illness.

Councilmember Vincent said she would like to revisit discussions regarding live streaming Council Meetings.

Councilmember Elrod thanked the City staff, Fire and Police Departments for their hard work during the Geranium Festival last Saturday. He also thanked the Public Works Department for repairing the torch lantern on the square.

Councilmember Pruett echoed Councilman Elrod’s sentiments on the Geranium Festival. He said it was a great success and a fantastic event.

Councilmember Stewart also thanked the City staff for their hard work.

Mayor pro Tem Varner also thanked everyone who was involved in working to prepare for the Geranium Festival. She thanked the Honorary Mayor for the Day and said that she hoped Ms. Kekiwi enjoyed her day at City Hall.

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

The meeting adjourned at 9:49 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.