POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
SEPTEMBER 17, 2018
6:00 PM

1. Call to Order **Mayor Copeland**

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

2. Roll Call

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

Mayor Billy Copeland	Present
Mayor Pro Tem Kamali Varner	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Absent
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Deputy Fire Chief, Mr. Dave Williams; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Technology Services Network Administrator, Mr. Brian Linton; and Ms. Kathy Story with the Police Department.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda. Councilmember Pruitt 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 Pruitt, Councilmember Stewart, and Councilmember Vincent. Councilmember Pruett was not present for the meeting.

4. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

5. Invocation

Councilmember Vincent gave the Invocation.

6. **Approval of the Consent Agenda**

A. Adoption of the Utility Fee Rate Schedule Resolution to accompany the Water and Sewer Ordinance which was revised and adopted on September 6, 2018.

B. Adoption of a Resolution revising the Open Records Officer Resolution to appoint Kathy Story as the Open Records Officer for police records and appoint Lindsey Bruce as the Assistant Open Records Officer for police records. The remaining provisions of Resolution No. 17-06-19(A) shall remain in full force and effect with City Clerk Janis Price as Open Records Officer and of Christy Wallace and Lynn Bailey as Assistant Open Records Officers for all non-police City records.

C. Approval to award the contract to Piedmont Paving, Inc. to resurface some roads and streets within the City of McDonough. The specific roads and streets are listed on Exhibit A attached at the end of the agenda. LMIG Grant funds will pay $235,786.90 and SPLOST IV funds will pay $747,562.92 for a total cost of $983,349.82; authorization for the Mayor to sign all related documents.

D. Approval to purchase a Cortez Pre-Fabricated restroom for Alexander Park at a cost of $ 49,988.35 which will be paid from SPOST IV funds.

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Pruitt 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 Pruitt, Councilmember Stewart, and Councilmember Vincent. Councilmember Pruett was not present for the meeting.

7. **Proclamation(s)**

James and Ruby Brown's 75th Anniversary
Constitution Week

Mayor Copeland called for a motion to make the Proclamations for James and Ruby Brown's 75th Anniversary and Constitution Week an official part of the minutes of the meeting. 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 Pruitt, Councilmember Stewart, and Councilmember Vincent. Councilmember Pruett was not present for the meeting.

8. **Community Development** **Mr. Rodney Heard**

Zoning Map Amendment - Rezoning
Case Number: 180731 Council District: 2, Sandra Vincent
Applicant(s): Lee Freeman, Jr. on behalf of McDonough Properties, LLC.
Address/Location: 114 Jonesboro Street
Petition Request: C-1 (Neighborhood Commercial)
Existing Zoning: OI (Office Institutional) w/ conditions per ORD #01-09-17A
Location: City Gateway, Downtown/Main Street District (2018 Expansion) - Jonesboro Street Corridor Tax Parcel ID: M09-09016000

Land Lot(s): 133 of the 7th District Tract Acreage: .686 +/- total acres
MCC Workshop (09/06/18) **MCC Public Hearing (09/17/18)**
MPC Workshop (09/11/18) MPC Public (9/11/18)

Community Development Director, Mr. Rodney Heard reviewed the petition for case number 180931, to rezone the property from OI (Office Institutional) with conditions to C-1 (Neighborhood Commercial). Mr. Lee Freeman was in attendance at the meeting on behalf of McDonough Properties, LLC, and he addressed Mayor and Council.

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

Councilmember Vincent motioned to approve case number 180731, changing the zoning from OI (Office Institutional), to C-1 (Neighborhood Commercial) per Ordinance 18-09-17001(Z); and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruitt, Councilmember Stewart, and Councilmember Vincent. Councilmember Pruett was not present for the meeting.

9. Discussion and approval for the City of McDonough to enter into an Intergovernmental Agreement (IGA) with Henry County for cost sharing of McDonough Parkway Extension major road improvement project with the City contributing $700,000.00 towards the cost which will be paid from SPLOST IV funds; authorization for the Mayor to sign the agreement **Mr. Keith Dickerson**

City Administrator, Mr. Keith Dickerson presented the discussion of the City entering into an Intergovernmental Agreement (IGA) with the County. The proposed agreement is for cost sharing related to the McDonough Parkway extension, at a cost of $700,000, to be paid from SPLOST IV Funds. Discussion ensued. It was determined by Mayor and Council that more work need to be done on the agreement; therefore, no action will be taken at this time.

10. Discussion about the littering and dumping In McDonough **Mr. Dickerson**

Mr. Dickerson also discussed the ongoing issues of littering and dumping in McDonough. He talked about putting together a program to address the littering and dumping issues and encouraging businesses to become involved with those efforts as well. He used pictures of littered properties in the City to illustrate the severity of the problem; and he discussed additional problems with donation bins being used for trash disposal.

He noted that the City provides no-cost large item drop off and large item pickup services for citizens within the City, which can be scheduled through the Public Works Department. He discussed the City's Ordinance as it relates to scattering, and he talked about fines and penalties associated with violations. Further, he stated that the City has deployed new cameras and will enlist Code Enforcement and volunteers to address littering, dumping, and clean up. After the presentation, discussion ensued.

11. Discussion and approval to move forward with bidding the stormwater and parking lot improvements to the new parking lot off of the Square **Mr. Dickerson**

Mr. Dickerson discussed moving forward with accepting bids for the stormwater and parking lot improvements at the new parking lot off of the square. He presented drawings of proposed construction plans; one which includes 32 spaces, and another which provides for 33 parking spaces. He discussed drainage provisions for the parking lot which would be included in the construction. After he presented the drawings, discussion ensued.

Mayor Copeland called for a motion to move forward with bidding for the stormwater and parking lot improvements to the new parking lot off of the square. 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 Pruitt, Councilmember Stewart, and Councilmember Vincent. Councilmember Pruett was not present for the meeting.

12. Discussion and approval for the design and and installation of a Disc Golf Course at Alexander Park West, design cost $10,800.00 and equipment cost $ 10,100.00 for a total cost of $20, 900.00 which will be paid from impact fees; authorization for the Mayor to sign all related documents **Mr. Dickerson**

Mr. Dickerson reviewed the proposed installation of a Disc Golf Course at Alexander Park West. He pointed out that the course would have low impact on the park, as wooded areas and pond areas are utilized to form the course itself. The proposed course would include an 18-hole championship style course with a shorter loop for children to play. Mr. Mike Haney was also in attendance for the meeting, and he spoke with Mayor and Council about disc golf.

Mayor Copeland called for a motion to approve the design and installation of a Disc Golf Course at Alexander Park West, with design costs of $10,800.00 and equipment costs of $10,100.00, for a total cost of $20, 900.00, which will be paid from impact fees; and authorization for the Mayor to sign all related documents. Councilmember Vincent 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 Pruitt, Councilmember Stewart, and Councilmember Vincent. Councilmember Pruett was not present for the meeting.

13. Approval of the September 6, 2018 Workshop Minutes

Mayor Copeland called for a motion to approve the September 6, 2018, City Council Workshop Minutes. Councilmember Stewart motioned, and councilmember Pruitt seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruitt, Councilmember Stewart, and Councilmember Vincent. Councilmember Pruett was not present at the meeting; and Councilmember Elrod did not vote, as he was not present for the September 6, 2018, City Council Workshop Meeting.

14. Unscheduled Public Comments

There were no unscheduled public comments.

15. Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b)(1)
Personnel O.C.G.A. 50-14-3 (b)(2)

Mayor Copeland called for a motion to go into Executive Session for Litigation O.C.G.A. 50-14-2, and Real Estate O.C.G.A. 50-14-3 (b)(1). Councilmember Pruitt 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 Pruitt, Councilmember Stewart, and Councilmember Vincent. Councilmember Pruett was not present for the meeting.

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

Mayor Copeland called on Councilmember Pruitt, who motioned to approve the purchase of the 90.2 (plus or minus) acres identified as parcel No. 105-01061002 for the purchase price of $3,247,200.00; authorization for the Mayor to execute the Purchase and Sales Agreement between The City of McDonough, (the Purchaser) who agrees to buy, and TJW Enterprises, LLLP (the Seller) who agrees to sell certain real property; and approval for the Mayor to sign all other documents necessary to complete the purchase of this property. Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruitt, Councilmember Stewart, and Councilmember Vincent. Councilmember Pruett was not present for the meeting.

16. City Administrator and City Clerk Comments

17. Councilmembers and Mayor Comments

18. Adjournment

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

The meeting adjourned at 7:18 p.m.

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 the meeting schedule was posted at City Hall and on the City's website, as required by law.

Exhibit A

Road Name	Beginning	Ending	Length in feet (miles)	Description of Work
Bridges Rd.	Concord Terr.	Intersection	50x50 2500 SqFt.	Milling/Resurface/1 Crosswalk/1 Bar Stop/1 Manhole
Vaness Dr.	Bridges Rd.	Gardinia Dr.	900 Ft. 24 Ft. Width	Milling/Resurface/5 Manholes/ 2 Bar Stops
N.E.C. Dr. (Avalon)	Industrial Pkwy	City Limits	4000 Ft. 37 Ft. Width	Milling/Resurface/ 1 solid yellow line with yellow hash line x 2 for center turning lane/1 solid white line x2/22 Turning arrows in center lane (Thermoplastic)
Turner St.	Covington St. (SR 20)	Sims St. (SR 155)	920 Ft. 24 Ft. Width	Sealcoat/Double Solid yellow center line/2 Bar stops (Thermoplastic)
Brookside Dr.	Fieldcrest Dr.	Cul de sac	1700 Ft. 24 Ft. Width	Milling / Resurface/ 5 Manholes / 3 Bar Stops
Dunn St.	John Frank Ward Blvd. (SR 155/81)	Hood St.	650 Ft. 24 Ft. Wide	Crack seal/Sealcoat/ Double solid yellow center line
City Square Blvd.	Zack Hinton Pkwy. (SR 155)	Township Terrace	1000 ft. 37 ft. Width	Milling / Resurface / Double solid yellow center line
Sloan St.	Hampton Rd. (SR 20/81)	Bryan St.	2300 Ft. 18-24 Ft. Width	Crack seal/Sealcoat/ 4 Sets of Thermoplastic Rumble Strips/ 1 Pedestrian Crosswalk/ 4 Bar Stops/ Double solid yellow center line
Kelly Rd.	Jonesboro Rd.	City Limits	875 Ft. 24 Ft. Width	Milling / Resurface / Double solid yellow center line/ Single solid white shoulder line x2/ 5 Turning Arrows
Cap Welch Dr.	Zack Hinton Pkwy. (SR 155)	End	1780 Ft. 24 Ft. Width	Milling/ Resurface/ Double solid yellow center line/ 2 Bar Stops
Wesley Lakes Blvd.	Jonesboro Rd.	Cameron Rd.	1600 Ft. 37 Ft. Width	Milling / Resurface /3 Bar stops
R L Stewart Ct.	Carver Rd.	Cul de sac	900 Ft. 24 Ft. Width	Milling/ Resurface/ 1 Bar Stop/ 60 ft. Double solid Yellow center line
Hazelhurst St.	Sloan St.	John Frank Ward Blvd. (SR 155/81)	510 Ft. 24 Ft. Width	Milling / Resurface / Double solid yellow center line/ Single Solid white shoulder line x2/2 Turning Arrows
Lemon St.	Keys Ferry St. (SR 81)	Tomlinson St.	1375 Ft. 24 Ft. Width	Milling/Resurface/ Double solid yellow center line/ 2 Manholes/ 1 Pedestrian Crosswalk/ 1 Bar Stop
Lakemont Dr.	SR 81	Loop	1380 Ft. 24 Ft. Width	Milling/Resurface / Double solid yellow center line