

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
NOVEMBER 19, 2018
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, November 19, 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, as follows:

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 Clerk, Ms. Janis Price; Fire Chief, Mr. Steve Morgan; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Executive Assistant, Ms. Trisha Colpetzer; and Mr. Aerrigo Evans, Technology Services.

Mayor Copeland welcomed Doctor Alvetta Thomas, President of Southern Crescent Technical College, as well as several of her colleagues to the meeting. He also recognized Clayton State students Madison and Rashad, who were in also attendance for the meeting.

Mayor Copeland called for a motion to approve the Agenda with one amendment to add Item 7A; Doctor Alvetta Thomas presenting an update regarding Southern Crescent Technical College. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was seven in favor.

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 the 2019 local Maintenance & Improvement Grant (LMIG); authorization to go out and seek bids for this project; authorization for the Mayor to sign the LMIG application document and the cover letter.
- B. Adoption of Resolution to award Phase II of the modifications to the Water Treatment Plant to Allsouth Construction, Inc. in the amount of

- \$314,949.00 which will be paid from the Water Treatment Plant Capital Outlay Budget; authorization for the Mayor to sign the Resolution.
- C. Ratify the application submitted by the City for the “Build it with Kaboom Playground” Grant signed by the Mayor. The request is for playground equipment for Jonesboro Road Park. The maximum match contribution by the City will not exceed \$8,500.00 and will be paid from Impact Fees.
 - D. Ratify the Contract with the Varsity in the amount of approximately \$3,000.00 which will be paid from the General Fund.
 - E. Approval of the Municipal Materials Management Agreement between the City of McDonough and BFI Waste Services, dba Republic Services of Georgia, for the commercial and residential sanitation purposes; authorization for the Mayor to sign all related documents.
 - F. Adoption of a Resolution authorizing the submission of the 2019 Community Development Block Grant – Residential and Commercial Demolition Program Grant application to request funding in the amount of \$120,000.00 to provide public facility/infrastructure improvement related activities; authorization for the Mayor to sign the application documents; the City has no cost to match any funds for this Grant.
 - G. Approval to spend \$29,958.37 for personnel services. This budgeted item will be paid for out of the General Fund.
 - H. Adoption of a Resolution authorizing the submission of the 2019 Community Development Block Grant – Henry County Owner Occupied Housing Rehabilitation Program Grant application to request funding in the amount of \$200,000.00 to complete rehabilitation and preservation for low to moderate income residents; authorization for the Mayor to sign the application documents; the City has no cost to match any funds for this Grant.
 - I. Approval of the November 1, 2018, Workshop Minutes.
 - J. Adoption of an “Imagine Henry 2040” Resolution for review and approval by the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) of the documents prepared as a joint initiative, (joint comprehensive plan), with Henry County and the Cities of Hampton, Locust Grove and McDonough.
 - K. Adoption of a Resolution of the City of McDonough Mayor and Council Approving a Memorandum of Understanding (MOU) with Henry County in which the County will assign an ambulance to Fire Station 51; authorization for Mayor to sign the MOU and the Resolution.

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

Mayor Copeland presented the Proclamation for Bells of Peace Day: World War I Remembrance; and he called for a motion to make the Proclamation an official part of the minutes. Councilmember Stewart motioned and Councilmember Elrod seconded. The vote was seven in favor.

Mayor Copeland invited Doctor Alvetta Thomas, President of Southern Crescent Technical College to come forward to address Mayor and Council. Doctor Thomas introduced Vice President of Student Affairs, Doctor Xenia Johns; Vice President of Academic Affairs, Doctor Steve Pierce; and Executive Vice President, Doctor Mark Andrews, who were also in attendance for the meeting. Doctor Thomas provided Southern Crescent Technical College folders to Mayor and Council and presented an update on the campus and the programs offered.

- Thank you for your support of the college and the McDonough campus
- Building B will open in January of 2019, and will cover 82,000 square feet
- Building will be devoted to automotive technology and automotive collision
- Healthcare programs will be available at McDonough campus, and will include cardiovascular and vascular care
- General education core classes and adult education programs are available
- GED prep classes are available
- Currently approximately 800 Henry County students are enrolled at Southern Crescent Technical College
- Last year 285 Henry County high school students were enrolled for college classes through dual enrollment
- Currently, there are 243 high school students enrolled
- Working with Clayton State College and the Henry County Chamber to determine a use for the vacant shopping center adjacent to the school campus

After the presentation, discussion ensued. Mayor Copeland shared his excitement for the school and the programs it provides. Councilmember Elrod described his recent visit to the Southern Crescent campus and he shared how impressed he was with the staff, students and programs at the campus.

Councilmember Vincent asked about the options for students to utilize the HOPE Grant at the college. Doctor Thomas confirmed that there are 17 programs available at the college where the HOPE Grant will fully cover the tuition costs. Councilmember Vincent said she is excited about the collaboration with Clayton State; and she asked about the possibility of including a Small Business Development Center at the McDonough campus. Doctor Thomas responded that the McDonough campus does offer Small Business Development, and that she hopes to discuss additional collaborative efforts with Clayton State.

Councilmember Stewart thanked Doctor Thomas and her colleagues for coming to the meeting, and he called the program a “plus-plus” for Henry County.

- 8. Community Development Items** **Mr. Rodney Heard**
Zoning Map Amendment - **Annexation & Rezoning**
Case Number: 180733
**Note: Arbitration/mediation required between HC & City per objection filed by
HC on 11/06/18) ** Council District: 2, Sandra Vincent
Applicant(s): Double Eagle Land Development
Address/Location: Parcels 091-01024002 & 091-01037000

Petition Request: RM-75 (Multi-Family Residential) & RTD (Residential Townhome District)
Existing Zoning (County): RA (Residential Agriculture)
Location: McDonough Parkway Corridor - Segment between Jonesboro Road and Hwy 42 Tax Parcel ID: 091-01024002 (58.28 +/- ac) & 091-01037000 (3.96 +/- ac) Land Lot(s): 125 of the 7th District
Tract Acreage: 62.24 +/- total acres
MCC Workshop (10/04/18) MPC Workshop (10/09/18)
MPC Public Review (~~11/13/18~~ To be rescheduled to a date to be determined upon completion of arbitration/mediation as a result of the vote of objection by HC on 11/06/18)
MCC Public Hearing (~~11/19/18~~ To be rescheduled to a date to be determined upon completion of arbitration/mediation as a result of the vote of objection on 11/06/18)

Mayor Copeland stated that Community Development Director, Mr. Rodney Heard was unable to attend the meeting due to another obligation. Mayor Copeland called for a motion to reschedule the petition for annexation and rezoning until after mediation with Henry County can be completed. Councilmember Pruitt motioned and Mayor Pro Tem Varner seconded. Prior to the vote, Councilmember Vincent commented that there are citizens who have great concerns related to the proposed annexation and rezoning. The vote was seven in favor.

Finance Director, Mr. Mike Clark introduced Mr. Bill Ross and Ms. Paige Hatley with Ross and Associates. Mr. Ross discussed the draft of the Capital Improvements Element (CIE) 2018 annual update report. Some of the items reviewed are listed below:

- Annual Update is based on the CIE from 2003
- Report includes financial report for last fiscal year
- Funds not spent are encumbered and assigned to specific projects
- Projects listed are based on the 2003 CIE
- New projects will be listed in the updated CIE

Mr. Ross stated that a public hearing will be required to move forward with the report. He requested that the public hearing be held at the December 10, 2018 City Council Meeting, in an effort to move forward with adopting the report before the end of February 2019.

Secondly, Ms. Paige Hatley reviewed a Power Point presentation and discussed the Capital Improvements Element (CIE) amendment related to the City's Impact Fee Program, to update the list of projects to be funded by Impact Fees:

- The CIE includes growth forecasted in relation to population, housing and employment
- The forecasted information is used to identify Impact Fee projects for Public Safety and parks to accommodate that growth
- Those calculations determine the maximum Impact Fees that the City can charge

- The new CIE will include a proposed set of projects and project costs, as well as facilities, equipment and support vehicle requirements

Ms. Hatley noted that a public hearing for the CIE amendment will also need to be held at the December 10, 2018, City Council Meeting. Mr. Ross returned to the podium and stated that while there is no deadline for the CIE, the annual report must be adopted before the end of February; and some discussion ensued. The Public Hearings will be held at the December 10, 2018, City Council Meeting.

The City Clerk, Ms. Janis Price presented a proposed 2019 City Council Meeting schedule for Mayor and Council to review. Mayor Copeland called for a motion to adopt the 2019 City Council meeting schedule as presented. Councilmember Stewart motioned and Councilmember Elrod seconded. The vote was seven in favor.

There were no unscheduled public comments.

No Executive Session was held.

City Administrator, Mr. Keith Dickerson wished everyone a safe and Happy Thanksgiving.

The City Clerk, Ms. Price discussed with Mayor and Council about the upcoming “Community Leadership & Elected Officials Training,” hosted by the Henry County Emergency Management Team on December 18, 2018, at the Henry County Emergency Operations Center. The training is scheduled from 10:00 a.m. to 12:00 p.m., and from 7:00 p.m. to 9:00 p.m. She also requested that Mayor and Council submit their appointments for Planning Commission, Board of Zoning Appeals, and Historic Preservation Commission, so they can be approved at the December meeting.

Councilmember Pruitt wished everyone a Happy and safe Thanksgiving.

Mayor Pro Tem Varner thanked everyone who was in attendance for the meeting, and she echoed Councilmember Pruitt’s well wishes for everyone to have a Happy Thanksgiving.

Councilmember Stewart also thanked everyone who was in attendance and wished them a Happy Thanksgiving. He also recognized two Woodland High School students who were in attendance at the meeting to learn about government.

Councilmember Pruett wished everyone a Happy Thanksgiving.

Councilmember Elrod also thanked those in attendance for the meeting and wished them a Happy Thanksgiving. He also thanked the City staff for a job well done in preparation

for recent events in the City. Lastly, he reminded everyone that Small Business Saturday would be held on November 24, and he encouraged everyone to get out and shop local.

Councilmember Vincent echoed the sentiments of her colleagues and shared her personal appreciation for the City staff. She also shared her condolences for the loss of two City Councilmembers within the State of Georgia; and she encouraged everyone to love harder.

Mayor Copeland thanked Councilmember Elrod for his help in making the events so successful and attending the Miss Georgia Teen and Miss Georgia USA pageants which were held at the Performing Arts Center over the weekend. He said that the event is done in such good taste and was streamed worldwide for the first time this year. He encouraged the members of Council to considering renewing the five-year contract for the annual event. In closing, he wished everyone in attendance a Happy Thanksgiving.

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

The meeting adjourned at 7:06 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 the meeting schedule was posted at City Hall and on the City's website, as required by law.