

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – AUGUST 19, 2019
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, August 19, 2019, 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 were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; City Attorney, Mr. Jim Elliott; Police Chief, Mr. Preston Dorsey; Deputy Fire Chief, Mr. Dave Williams; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; and Executive Assistant, Ms. Trisha Colpetzer.

Mayor Copeland called for a motion to approve the Agenda with the addition of “at a cost of \$429,946.03, to be paid from SPLOST and Stormwater Funds,” to Item 6I; and to delete Items 10A and 10B, and to postpone both of the Public Hearings until 9/16/19. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was seven in favor.

Councilmember Pruitt led the Pledge to the Flag; and Councilmember Pruett gave the Invocation.

6. Consent Agenda

- A. Approval for the City of McDonough to enter into an agreement to allow Parker Young Construction, Inc. to remediate all repairs needed at the Police Building due to rain damage in the evidence room and in the records room. Total cost will be \$76,286.32; GIRMA will pay \$20,911.54 and the remaining of \$55,374.78 will be paid from the General Fund.
- B. Approval of a contract between City of McDonough and Georgia Pro Services to trim, mulch, and remove trees for the disc golf course fairways at West Alexander Park, at a cost of \$16,737.00 which will be paid from SPLOST III funds; authorization for the Mayor to sign contract.
- C. Approval to purchase the following items for Hope Park and Parking Lot:

- 2 powder coated steel benches
- 8 top trash receptacles with lids
- 4 thermoplastic coated ribbed steel swings

The cost will be \$14,236.78 and will be paid from Impact Fees.

- D. Approval to purchase VT651 catch basin power boom Standard Street Sweeper Equipment at a cost of \$271,500.00. This budgeted item will be paid from Stormwater fees; authorization for the Mayor to sign all related documents.
- E. Adoption of the Brunch Bill in order for this item to be placed on the November 5, 2019, ballot as to the question of authorizing Sunday sales of alcoholic beverages for on-premises consumption in certain licensed establishments between the hours of 11:00 a.m. and 12:30 p.m.; approval of previous Ordinance 19-02-18 (C) to be declared as "null and void"; authorization for the Mayor to sign.
- F. Approval of an agreement between The City of McDonough and Mallett Consulting, Inc. to provide engineering services for design of plans and specifications for Sidewalk Connectivity-Phase II; authorization for the Mayor to sign all related documents. Specified locations of the connectivity sidewalks on Highway 155 (South):
 - Bryan Street to College Street, east side
 - College Street to Postmaster Drive, west side
 - Cap Welch to Commerce Place, west side

The cost of \$19,900.00 will be paid from SPLOST IV funds.
- G. Adoption of a Budget Amendment Resolution to amend the FY 2018-2019 Budget for approved transactions in various funds; authorization for the Mayor to sign.
- H. Approval for the purchase and to allow Jackson Metal Roofing to install a metal enclosed structural shed to be utilized by Public Works for storage of items such as stages, tents, generators, tables and chairs. The cost of \$ 10,880.00 will be paid from the Streets Department's budget.
- I. Approval to award the Green/Sustainable Parking Lot Project located at 41 Hampton Street to AM Construction, LLC.
- J. Approval of the minutes for the August 1, 2019 Workshop Meeting.
- K. Ratify the Mayor signing the Memorandum of Understanding (MOU) between The City of McDonough Main Street and the Department of Community Affairs.

Mayor Copeland called for a motion to approve the Consent Agenda with the previously stated addition to Item 6I. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

7. **Public Comments:**

Ms. Sylvia Holmes regarding three parcels being auctioned off at the entrance of Cottages of Avalon:

- Ms. Holmes lives in the Cottages at Avalon along with other residents who were in attendance at the meeting

- Three lots at the entrance are up for auction on Wednesday, August 21st, in Marietta, Georgia
- Currently there are approximately 30 new homes in the subdivision
- Plan to build an additional 76 homes
- We do not want businesses that will increase crime, decrease property values and increase traffic in the area
- We are soliciting your support to prevent property owners from building businesses that will bring about the aforementioned issues

Mayor Copeland asked Mr. Dickerson to look into the matter further. Mr. Dickerson said that the original plans were for office buildings and that there are protections within the Ordinance that will determine the allowed uses for the properties. He said he will review the Ordinance and look into the matter further.

Mayor Copeland called on Deputy Chief Dave Williams to recognize City of McDonough Firefighter/EMT Mr. Brandon Smith for his heroic efforts in saving the life of Mr. Jeff Beavers, who suffered a massive heart attack on July 19:

- Firefighter/EMT Smith was off duty and working at a part-time job
- Customers reported a person in distress in the parking lot
- Mr. Smith responded to the emergency and provided life-saving intervention during Mr. Beavers' heart attack

Deputy Chief Williams presented Mr. Smith with a certificate in honor of his life-saving efforts. Mr. Jeff Beavers was in attendance at the meeting and he read a letter of appreciation to Mr. Smith and everyone who was involved in saving his life.

9. **Proclamations:** Clifford Sims Day
 Spirit of Christ Ministries 25th Anniversary
 Certificate of Recognition: 2019 Kelly-Wade Family Reunion
 Resolution: Loving Memory of Mrs. Kaye King Strawn

Mayor Copeland called for a motion for the Proclamations for Clifford Sims Day and Spirit of Christ Ministries 25th Anniversary, the Certificate of Recognition of the 2019 Kelly-Wade Family Reunion, and the Resolution in Loving Memory of Mrs. Kay King Strawn be made an official part of the minutes of the meeting. Councilmember Stewart motioned and Councilmember Elrod seconded. The vote was seven in favor.

10. **Community Development Items Mr. Rodney Heard**
 Rezoning

A. **Case Number: 190511 Lisa Mobley**

***Note: Case rescheduled for 09/16/19 per addition of adjacent tract of land, equating to a new total of 4.96 +/- acres, as identified in initial ORD #06-05-01005ZSUP.**

City Council District: 3, CM Craig Elrod
 Address/Location: 1033B Hwy 155 N, western boundary across from St. James Catholic Church and Brush Arbor Subdivision.

Petition Request: Rezoning to R-100 (Single Family Residential)

Existing Zoning: OI (Office Institutional) with conditions per ORD #06-05-01005Z SUP Tax Parcel ID: 105-01013001
Land Lot(s) 70 of the 7th District 1.77 +/- total acres
Meetings:
MPC Workshop (07/09/19) Case re-advertised for 09/10/19
MCC Workshop (08/01/19) **MCC Public Hearing re-adv. 09/16/19**

This item was postponed to the September 16, 2019, City Council Meeting.

Rezoning

B. Case Number: 190601 ECI Ventures LLC (Jenny Halkos)

***Note: Case rescheduled for 09/16/19 per re-review of site layout with calculation of net density (11.1 DUA) for net developable acres of west tract (26.48 +/- acres) and overall height of buildings per construction with respect to topography.**

City Council District: 4, CM Kam Varner

Address/Location: South Point Boulevard, midway between Hwy 20 W Corridor (South Point main entrance) and Hwy 81 W Corridor.

Petition Request: Rezoning to RM-75 (Multi-Family Residential) with variance(s) for 1.) Density increase from eight (8) to twelve (12) units per net developable acre per site location associated with South Point project and 2.) Height increase from thirty-five (35') feet to forty-three (43') feet with respect to measurement per customized architectural design & topographic conditions.

Existing Zoning: RA-200 (Residential Agriculture) with conditions per ORD #02-12-16(A)(Z) Tax Parcel ID: 075-01012000

Land Lot(s) 192 of the 7th District 29.45 +/- total acres

Meetings:

MPC Workshop (07/09/19)

MPC Public Review (08/13/19)

MCC Workshop (08/01/19)

MCC Public Hearing (09/16/19)

This item was postponed to the September 16, 2019, City Council Meeting.

City Administrator Mr. Keith Dickerson discussed the new proposed SPLOST project list after the County passed a Resolution to move forward with a Tier 2 SPLOST V project, which will not require an Intergovernmental Agreement with cities:

- McDonough's estimated share of SPLOST V will be reduced from about \$24,800,000, to \$17,500,000.
- Only after the County collects 20 percent of SPLOST will the cities begin to receive their shares
- New SPLOST V project list includes expenditures of 13% for Community Development Facilities; 4% for Parks and Recreation; 26% for Public Safety Facilities and Equipment; 55% for Roads, Bridges, Sidewalks and Transportation Facilities; and 1% for Public Works Facilities and Equipment

Councilmember Elrod asked if the new census numbers in 2020 will have an impact on the SPLOST funds. Mr. Dickerson said that for the first two years the population will be

based on the 2010 census; however, the last three years will be based off of the 2020 census after it has been completed.

Mayor Copeland called for a motion to approve the SPLOST V Tier 2 Project List as presented by the City Administrator. Councilmember Pruett motioned and Councilmember Stewart seconded. The vote was seven in favor. (List attached).

Mr. Dickerson discussed the need to consider branding to promote the City of McDonough with a cohesive strategy. He said that branding is a way to market all of the different aspects of who we are and what McDonough has to offer to citizens and visitors alike. He said that people visit McDonough from all over the country for different events, and we want them to remember us and come back.

Mr. Dickerson said that he received a proposal from IDEAS design company about branding the City of McDonough. He said that the representatives from IDEAS would like to spend some time with Mayor and Council to get an understanding of the history of McDonough, who we are today and our vision for the future to determine the best way to brand the City. The total proposed costs for their services is \$70,000, plus travel costs. After the presentation, discussion ensued.

Councilmember Vincent said that she would like to see a cost comparison with other branding agencies to determine what other rates and deliverables may be available considering the cost of \$70,000. She also asked about possible collaboration with other entities to mitigate some of the costs, and Mr. Dickerson said that he was considering utilizing some funds from Tourism for the expense. Mayor Pro Tem Varner said that she would like to see a new logo copyrighted to cut down on unauthorized use.

Councilmember Elrod shared concerns about accepting an open-ended agreement related to travel costs, and he asked if IDEAS could use what we currently have to build on for branding instead of the all-in concept that they have proposed. Mr. Dickerson agreed to gather additional information from other companies and bring that back to Mayor and Council at a future date.

Mr. Dickerson made a presentation about the City of McDonough being a "Smart City" through utilizing technology to enhance services and reduce costs. He reviewed some of the processes that are currently in use at the City:

- Body cameras
- GIS digital mapping
- Electronic key fobs
- Laserfiche scanning to store documents electronically
- LED lighting
- Point-to-point microwave link
- Electric car charging station

Mr. Dickerson also discussed the potential to add more smart processes to the City:

- Consider adding more car charging stations

- Utilize robot lawn mowers
- Proposed trolley which would be funded by Tourism and operated by the County
- Installing solar panels to produce power
- Solar/wind powered light poles that include Wi-Fi, security cameras and power outlets with bases that could also be used for art displays

After the presentation, discussion ensued. Councilmember Elrod expressed his support of moving forward with more Smart City technologies. Councilmember Vincent shared her interest in adding an artistic component to utilitarian items. Councilmember Pruitt asked about the lifespan of solar panels. Mr. Dickerson said the lifespan is 15 to 17 years and that by adding the wind turbines to the light poles, they would be able to recharge without sunlight during long periods of rain.

Councilmember Vincent noted that there are green grants available through the Department of Community Affairs (DCA), but she is not certain of the criteria. Mr. Dickerson said that he will continue to bring the discussion back to Mayor and Council as he continues to gather information.

Next, Mr. Dickerson discussed the issues with damaged fencing at the Avalon Park Football Complex. His recommendation is to install a six-foot tall commercial grade fence with three chain-link gates to replace the existing fencing, which would be paid from Impact Fees.

Mayor Copeland called for a motion to approve the C&C Fence Company's proposal to install a six-foot tall commercial grade fence at the Avalon Football Complex and install three chain-link gates at a cost of \$26,273.00, which will be paid from Impact Fees; and authorize the Mayor to sign the proposal. Mayor Pro Tem Varner motioned and Councilmember Pruett seconded. The vote was seven in favor.

15. Unscheduled Public Comments

(1) Ms. Annette O'Banion – Branding and Smart City

- City of McDonough is leading the pack for innovation, concentration and development throughout the County
- Ms. O'Banion worked with the IDEAS design company as the Tourism Board President to produce a video
- We came to the City in 2010 to discuss branding, and the City Administrator at that time was not interested
- IDEAS works on large projects for the CDC, the Navy and the Red Cross
- It is time to update the story of McDonough and build brand integration
- It is not about a logo; it is about building a communication system

(2) Tyron Williams – Avalon Park fencing

- Thank you for approving the new fencing
- We've been trying to get this done for years
- The tournaments have been great and the program continues to grow
- Local businesses are getting involved and sponsoring the program

16. **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)

No Executive Session was held.

The City Clerk, Ms. Janis Price remarked that qualifying for elections was held at City Hall from 8:30 a.m. until 4:30 p.m. today, and it will continue each day during those designated hours until Friday, August 23, at 4:30 p.m.

Councilmember Elrod thanked the visitors who were in attendance at the meeting.

Mayor Pro Tem Varner also thanked everyone who was in attendance for the meeting.

Councilmember Pruitt thanked the visitors and the City staff who were at the meeting.

Mayor Copeland said he thoroughly enjoyed attending the service for 150th Homecoming at Shiloh Baptist Church. He also commented on the great progress at the new Boots Welch Police Precinct, and he encouraged anyone who has not done so to go by and see the new facility.

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 7:35 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 schedule was published in the *Henry Herald* on December 26, 2018; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.

Presented at the August 19, 2019 City Council Meeting

	Project NO.	Project	Suggested Appropriation	Bonded Projects	Pay Go Projects
Community Development Facilities	1	Cultural, Recreational, or Historical Facilities	\$ 600,000		\$ 600,000
	2	Community Center	\$ 1,500,000	\$ -	\$ 1,500,000
	3	Acquisition and Improvements of Public Properties	350,000	-	350,000
		13%	2,450,000	-	2,450,000
Parks and Recreation	4	Big Spring Parking Lot Improvements	150,000		150,000
	5	Replace Playground Equipment	150,000		150,000
	6	Replace 4 Tennis Courts	260,000		260,000
	7	Redo 6 Tennis Courts	120,000	-	120,000
	8	PickleBall Courts	150,000		150,000
		4%	830,000	-	830,000
Public Safety Facilities and Equipment	9	Fire Station and Equipment McDonough Pkwy	2,600,000	-	2,600,000
	10	Fire Trucks	800,000	-	800,000
	11	IT Infrastructure	700,000	-	700,000
	12	Police Cars	750,000	-	750,000
		26%	4,850,000	-	4,850,000
Roads, Bridges, Sidewalks and	13	Sidewalks	1,100,000	-	1,100,000
	14	Road Improvements	4,000,000	-	4,000,000
	15	Racetrack RD and Iris Lake Intersection	800,000		800,000
	16	McDonough Parkway North	-		-
	17	Bridges RD and McDonough Pkwy Intersection	1,200,000		1,200,000

Transportation Facilities	18	Bridges RD and Simpson St Alignment	1,500,000	-	1,500,000
	19	Travis Rd Improvements	300,000		300,000
	20	City Entrance Signs	300,000	-	300,000
	21	Sidewalk Art Circles	600,000		600,000
	22	Intersection Improvements	300,000	-	300,000
		55%	10,100,000	-	10,100,000
					-
Public Works Facilities and Equipment	23	Additional Storage Bays and Security System Upgrades	250,000	-	250,000
		1%	250,000	-	250,000
					-
TOTAL		99%	\$ 18,480,000	\$ -	\$ 18,480,000

791,603 17,688,397