POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – JANUARY 21, 2020
6:00 PM

1. Call to Order **Mayor Billy 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 Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	Present

Others in attendance for the meeting were: City Clerk, Ms. Janis Price; City Attorney, Mr. Jim Elliott; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Finance Director, Mr. Mike Clark; Human Resources Director, Ms. Carla Tuck; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; Community Development Administrative Assistant, Ms. Tina Tebo; Executive Assistant, Ms. Euretha L. Olokodana; Executive Assistant, Ms. Trisha Colpetzer; and Network Administrator, Mr. Brian Linton.

Mayor Copeland recognized Henry County Schools Superintendent, Dr. Mary Elizabeth Davis who was in attendance for the meeting. Dr. Davis introduced Board members Ms. Sophie Pope and Ms. Holly Cobb, as well as several principals and educators who were also in attendance.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda, with the addition of Item 6J, approval to allow National Building Contractors, Inc. (NBC) to waterproof the interior and the exterior of the Polk Interactive Museum, 34 John Frank Ward Blvd. at a cost of $54,900.00 which will be paid from SPLOST IV funds; Item 6K, a presentation by Superintendent of Schools Dr. Mary Elizabeth Davis to the Consent Agenda; also adding Item 10 B, an update of the City Administrator position; and Item 11 B, approval to continue to research the solar farm at a cost of $10,000.00 which will be paid from the

General Fund as a separate discussion item. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Varner led the Pledge to the Flag.

5. Invocation

Councilmember Pruitt gave the Invocation.

6. Consent Agenda **Amended, item 6J added on page 3

A. Adoption of a Budget Amendment Resolution to amend the FY 2019-2020 Budget for approved transactions in various funds.

B. Ratify the 2020 Local Maintenance and Improvement Grant (LMIG) Application for Fiscal Year 2020; request for approval to seek bids for the road improvements for the following five (5) city streets:

Road Name	From	To	Rating	Width	Length
Racetrack Rd.	City Limits	Old Griffin Rd.	62	32	5810
Travis Rd.	SR 81	Racetrack Rd.	71	22	1547
Regency Park Dr.	Hampton St. (SR 20/81)	Brookside Dr.	72	22	2394
Premiere Way	Racetrack Rd.	City Square Blvd.	66	24	946
Ben Horton Dr.	Decatur Rd. (SR 155)	Decatur Rd (SR 155) Circle	73	22	2192

2.45 centerline miles, LMIG Grant from GA DOT is in the amount of $270,712.10 and the remaining 30 % match from the City will be paid from SPLOST funds.

C. Approval to allow Georgia Pro Services to provide labor and materials to pour 23 concrete tee pads for the disc golf course at West Alexander Park in the amount of $26,500.00 which will be paid from SPLOST III funds; authorization for the Mayor to sign estimate document.

D. Approval to purchase patio furniture for the Polk Interactive Museum Deck at a cost of $9,360.03 which will be paid from SPLOST IV funds.

E. Approval to allow Turnipseed Engineers to proceed with the chemical water quality monitoring for the City's watershed protection plan as required by the GA Environmental Protection Division; cost of $12,985.00 paid by Stormwater Budget; authorization for the Mayor to sign related documents.

F. Approval to allow Allsouth Constructors, Inc. to clean and place polyurethane elastomeric sealant to repair the joints on the concrete reservoir spillway at a cost of $24,816.00 which will be paid from the Water treatment Plant Budget.

G. Approval to allow A&S Environmental Service to do the following:

(1) replace the electrical wiring, pump motor, and riser pipe for the North Well pump at Alexander Park East;
(2) conduct a 144-hour aquifer test to determine the recovery rate of the underground spring at a project cost of $49,335.00 which will be paid from the Water Treatment Plant Budget.

H. (1) Request approval for the future purchase of the following vehicles/equipment for the McDonough Police Department:

Eight (8) 2020 Chevrolet Tahoe PPV purchased from Brannen Ford Motor Company	$275,200.00
Emergency equipment for all from West Chatham Warning Devices	$72,000.00
Decals for all from Firehouse Graphics	$3,080.00
Window Tint for all from The Bass Station	$ 600.00
Total amount for the (8) vehicles and equipment	$350,880.00.

(2) Request approval that the funds will be paid from the General Fund but reimbursed by SPLOST funds when available.

I. Approval of the January 2, 2020, Organizational City Council Meeting.

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

Superintendent Dr. Mary Elizabeth Davis offered presentation and update regarding the performance of students and the performance and responsibilities of public funds for Henry County Schools. At the conclusion of the presentation, some discussion ensued.

7. Public Comments

Mr. Scott Nyman regarding College Street

Mr. Nyman addressed Mayor and Council regarding a speed platform that was removed from College Street, and he requested that it be reinstalled to reduce traffic and safety issues in the area; and discussion ensued.

8. Proclamations:

Sex Trafficking Awareness Month
Henry County Alumnae Chapter of Delta Sigma Theta

Councilmember Vincent read and presented the Proclamation for Sex Trafficking Awareness Month to Dr. Kai Ashby and Ms. Tina M. Quinn, who were in attendance for the meeting. Councilmember Vincent also read and presented the Proclamation for Henry County Alumnae Chapter of Delta Sigma Theta to Ms. Debra Abernathy and several members who were present at the meeting.

Mayor Copeland called for a motion to make the Proclamations for Sex Trafficking Awareness Month and Henry County Alumnae Chapter of Delta Sigma Theta a part of

the minutes of the meeting. Councilmember Stewart motioned and Mayor Pro Tem Elrod seconded. The vote was seven in favor.

9. Community Development **Attorney Jim Elliott**
Ms. Tina Tebo

A. **Case Number: 191003 Rezoning with new conditions**
City Council District: 4, CM Kam Varner
Address/Location: Avalon Court
Petition Request: Rezoning to C-3 (Highway Commercial) with new conditions to allow a Hotel as a permitted use.
Existing Zoning: C-3 (Highway Commercial) with conditions per ORD #05-05-02001(Z)
Tax Parcel ID: 075-01008019 Land Lot(s) 119 of the 7th District
1.79 +/- acres of a parent tract consisting of 4.47 +/- acres
MPC Workshop (10/22/19) MCC Workshop (11/07/19)
MPC Public Review (11/12/19) **MCC Public Hearing (11/18/19**
MCC Motion to deny did not pass (12/09/19)

Ms. Tina Tebo reviewed case number 191003, for rezoning to C-3 (Highway Commercial) with new conditions to allow a hotel as a permitted use. City Attorney Mr. Jim Elliott noted that the prerequisite conditions for the zoning matter have already been heard.

Councilmember Vincent shared her continued concerns relative to adding another hotel in the City of McDonough. Councilmember Stewart echoed Councilmember Vincent's sentiments and he said that it is the duty of the Council to listen to the residents' concerns. Councilmember Varner also shared concerns and she stressed the importance of taking comments from the public into consideration in this decision. Councilmember Pruitt verified with Ms. Tebo that this rezoning meets the requirements of the Ordinance.

Mayor Pro Tem Elrod expressed that zoning decisions cannot be based off of a particular brand, and Mr. Elliott confirmed that rezoning is determined by the structure and appropriate use of a property and not a specific brand. Mayor Pro Tem Elrod confirmed with Ms. Tebo that the adjacent properties are all zoned for hotel use after having been approved by Mayor and Council. He said the Council has to be mindful of not zoning for brand but for quality projects with stringent conditions.

Councilmember Varner expressed the concerns of constituents and business owners in the area regarding the proposed product. Councilmember Vincent stated for the record that the concerns expressed are not about a specific brand but the concerns are central to zoning requirements. Mayor Pro Tem Elrod said that he worries about legal repercussions since adjacent businesses have followed the same zoning processes and been approved for hotel use, and he said he believes the Ordinance needs to be revised going forward.

Councilmember Varner motioned to deny the rezoning to C-3 (Highway Commercial) with new conditions to allow a Hotel as a permitted use, and Councilmember Vincent seconded. The vote was three in favor and four in opposition. The motion did not pass. Those voting in favor were Councilmember Varner, Councilmember Vincent and Councilmember Stewart. Those voting in opposition were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruett and Councilmember Pruitt.

Mayor Copeland called for a motion to approve the rezoning request in case number 191003 for rezoning to C-3 (Highway Commercial) with new conditions to allow for a hotel as a permitted use, and to adopt Ordinance# 20-01-21001(Z).

Prior to the motion, Councilmember Vincent brought a question as a point of order for the City Attorney regarding Senate Bill 534 and whether or not it allows for the Mayor to produce a motion in a zoning scenario. Mr. Elliott responded that as the presiding officer, the Mayor can ask for a motion to be made.

After the question, Councilmember Pruitt motioned to approve the request in case number 191003 for rezoning to C-3 (Highway Commercial) with new conditions to allow for a hotel as a permitted use, and to adopt Ordinance# 20-01-21001(Z). Mayor Pro Tem Elrod seconded. The vote was four in favor and three opposed. The motion passed. Councilmember Vincent requested a roll call vote on the motion. Those voting in favor were Mayor Billy Copeland, Mayor Pro Tem Craig Elrod, Councilmember Benjamin Pruett and Councilmember Roger Pruitt. Those voting in opposition were Councilmember Rufus Stewart, Councilmember Kamali Varner and Councilmember Sandra Vincent.

10. Discussion and approval of Grade changes for positions in the Fire Department, effective the first pay period in February, 2020. **Ms. Carla Tuck Chief Steve Morgan**

Human Resources Director Ms. Carla Tuck and Fire Chief Mr. Steve Morgan presented a request to Mayor and Council regarding grade changes for positions within the Fire Department, which would become effective the first pay period in February, 2020.

Councilmember Vincent motioned to approve the grade changes for positions in the Fire Department as presented, to become effective the first pay period in February, 2020; and Councilmember Stewart seconded. The vote was seven in favor.

Ms. Tuck provided an update regarding the position of the City Administrator, stating that there have been a total of 47 applicants. She briefly described the process of narrowing candidates and ultimately scheduling interviews with Mayor and Council. Councilmember Vincent stressed the importance of moving forward and that the Council should offer formal direction to proceed. She also asked that Ms. Tuck provide regular updates on the status of candidates for the position.

11. Discussion of the Solar/Wind Project **Ms. Euretha Olokodana**

Request approval:
1. to proceed with the solar lights package not to exceed $297,000.00 which will be paid from 33% General Fund, 34% Impact Fees, and 33% SPLOST IV Parks.
2. approval to continue to research the solar farm at a cost of $10,000.00 which will be paid from the General Fund

Executive Assistant, Ms. Euretha Olokodana reviewed a presentation regarding renewable resources with solar/wind projects. Mr. Joe Lavine and Mr. Scott McHazlett with TexCola were also present at the meeting to discuss the details of the proposed project with Mayor and Council. After the presentation, discussion ensued. Ms. Olokodana said that the request is to approve the package from TexCola, per Mr. Dickerson; and discussions continued.

Councilmember Pruett motioned to postpone the approval of the solar/wind project at a cost of $297,000 to the February 6, 2020 City Council Workshop, and Councilmember Pruitt seconded. Prior to the vote, Councilmember Pruett stressed the importance of taking the first step and said he is very encouraged; however, there are still too many questions that need to be answered before the approval is made. The vote was five in favor and two opposed. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Varner and Councilmember Vincent voted in opposition.

Mayor Pro Tem Elrod requested that the total costs for installation be determined and added to the project costs before the discussion is returned to Mayor and Council for consideration.

Mayor Copeland shared his understanding that Mr. Dickerson has requested $10,000 in order to continue research regarding the proposed solar farm. Councilmember Vincent shared concerns about moving forward without further information, and she motioned to postpone this discussion to the February 6, 2020 City Council Workshop. Councilmember Pruitt seconded. The vote was seven in favor.

12. Discussion of Park Use Regulations Ordinance **Councilmember Ben Pruett**

Councilmember Pruett discussed updates to the Park Use Regulations Ordinance, and he noted that while changes have been discussed, no vote has ever been taken to update the Ordinance.

Councilmember Pruett motioned to approve the Park Use Regulation Ordinance and Councilmember Pruitt seconded.

Councilmember Vincent requested that this item also be moved to the February 6 Workshop Meeting so that the Members of Council can review the proposed changes

prior to voting since some time has passed since this was discussed. Councilmember Pruett withdrew the motion and Councilmember Pruitt withdrew his second.

This item will come back at the February 6, 2020 Workshop Meeting.

13. Discussion for the use of 162 Keys Ferry Street House **Mayor Pro Tem Elrod**

Mayor Pro Tem Elrod discussed the use of the City-owned property at 162 Keys Ferry Street, which has recently become vacant. He stated that it can be difficult for councilmembers to utilize the meeting spaces at City Hall, so he would like to see the space renovated to provide additional meeting space. He requested a budget not to exceed $25,000 to renovate the downstairs space and provide temporary meeting space for the Members of Council.

Councilmember Vincent expressed concerns over adding another meeting space to the downtown area when there have been discussions regarding the need to provide meeting space at other locations throughout the City.

Mayor Pro Tem Elrod motioned to approve renovation work at 162 Keys Ferry Street to include interior paint, flooring, desks, chairs, a conference table and refrigerator for the downstairs level of the building to provide additional meeting space at a cost of no more than $25,000; and Councilmember Pruitt seconded. The vote was five in favor and two in opposition. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Varner and Councilmember Vincent voted in opposition.

14. Unscheduled Public Comments

(1) Miss Mallory Burton
(2) Ms. Vanessa Thomas
(3) Mr. Jonathon Bergan
(4) Mr. Bennett Bryan
(5) Ms. Annette O'Banion
(6) Dr. Stephanie Gordon

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 Personnel, O.C.G.A. 50-14-3 (b)(2). Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was seven in favor.

Mayor Copeland called for a motion to go back into Regular Session. Councilmember Pruitt motioned and Councilmember Pruett seconded. The vote was seven in favor.

Councilmember Vincent motioned to approve the contract between the City of McDonough and Keck & Wood, Inc. to provide Community Development services at the price quoted in the contract; and authorize the Mayor to sign the contract. Councilmember Pruitt seconded. The vote was seven in favor.

16. City Attorney and City Clerk Comments

17. Councilmembers and Mayor Comments

18. Adjournment

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

The meeting adjourned at 9:28 p.m.

**CONSENT AGENDA ITEM 6J ADDED:
May 20, 2019 Consent agenda item:
Approval to allow National Building Contractors, Inc. (NBC) to waterproof the interior and the exterior of the Polk Interactive Museum, 34 John Frank Ward Blvd. at a cost of $51,900.00 which will be paid from SPLOST IV funds.
Resubmitting this item for approval to pay the correct price of $54,900.00.

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 January 1, 2020; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.