

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL-136 KEYS FERRY STREET
AUGUST 4, 2016
5:30 PM

1. Call to Order

Mayor Copeland

Mayor Copeland called the meeting to order at 5:30 p.m.

2. Roll Call

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

Mayor Billy Copeland	Present
Mayor Pro Tem Roger Pruitt	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	(Arrived shortly after the meeting began)

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Fire Chief, Mr. Steve Morgan; Police Chief, Mr. Preston Dorsey; Finance Director, Mr. Mike Clark; Community Development Director, Mr. Rodney Heard; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; and Executive Assistant, Ms. Trisha Colpetzer.

3. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

4. Invocation

Councilmember Stewart gave the Invocation.

5. Approval of the Agenda

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

6. Public Comments – Dr. Harold Grier regarding Grier Manor

Dr. Grier did not attend the meeting.

7. Unscheduled Public Comments

There were no public comments.

8. Approval of the Consent Agenda

- A. Approval to purchase one DML/SSL 150 Standard Flow Skid Steer Mulcher Kubota attachment for land clearing and construction, at a cost of \$18,825.00 which will be paid from SPLOST IV, equally split from Jonesboro Park, Avalon Park and Alexander Park Projects.
- B. Approval for the new McDonough Municipal Court, not to exceed \$250,000.00 for the following:

- pricing for the future purchase of furniture, fixtures, and equipment
- a contingency amount for changes in units or pricing
- additional architect fees, and other professional fees

These expenditures will be paid from the remaining funds in the Municipal Court Account which is supported by the Water Sewer Fund.

- C. Approval of upgrading the building and replacement of the roof at the Cookout Pole Shed at Alexander Park at a cost of \$16,475.00 and will be paid from SPLOST IV.
- D. Approval of upgrading and repairing the pedestrian bridge on Hwy 42 across from Alexander Park at a cost of \$12,500.00 and will be paid from SPLOST IV.
- E. Approval of repairing the small bridge between the ballfields at Alexander Park at a cost of \$2,950.00 and will be paid from the Streets Department Budget.
- F. Approval of the budgeted 2017 Ford F-350 Regular Cab/17,500 lbs. GVWR Cab & Chassis upgrade (F550) at a cost of \$43,037.00 and will be paid from Waste Water Plant Capital Outlay line item.
- G. Approval of the minutes from the July 18, 2016 meeting.

Mayor Copeland called for a motion to approve the Consent Agenda with the addition of Item 8H, which is for the approval to purchase the following police vehicles: (1) Chevy Silverado, for the cost of \$28,405, to be paid from the General Fund; and (3) 2016 Dodge Chargers, for the cost of \$67,500, to be paid from SPLOST IV; and the removal of items 8C; 8D; and 8E, for discussion items later in the meeting. Councilmember Stewart motioned to approve items 8A; 8B; 8F; 8G; and 8H and Mayor Pro Tem Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Varner. Councilmember Vincent was not present for the vote.

9. Updated financial discussion of Revenues and expenditures for the General Fund, SPLOST Projects Fund, Courthouse Fund and Hotel/Motel Fund ending June 30, 2016

Mr. Mike Clark

Finance Director, Mr. Mike Clark presented an update of revenues and expenditures for the General Fund; SPLOST Projects Fund; Courthouse Fund; and Hotel/Motel Fund ending June 30, 2016.

- Total revenues for the General Fund are \$18,956,522.
- Total expenditures for the General Fund are \$14,957,333.
- Excess revenues over expenditures for the General Fund are \$3,999,189.
- Total revenues for SPLOST III are \$3,254.
- Total expenditures for SPLOST III are \$374,874.
- Excess expenditures over revenues for SPLOST III are \$371,620.
- Total revenues for SPLOST IV are \$1,257,464.
- Total expenditures for SPLOST IV are \$1,949,935.
- Excess expenditures over revenues for SPLOST IV are \$692,471.
- Total revenues for the Capital Projects Fund – New Courthouse Facility are \$4,920,132.
- Total expenditures for the Capital Projects Fund – New Courthouse Facility are \$2,938,129.
- Excess revenues over expenditures for the Capital Projects Fund – New Courthouse Facility are \$1,982,003.
- Courthouse construction is 59.51% complete.
- Total revenues for the Hotel/Motel Tax Fund are \$1,134,205, with total expenditures of \$1,134,205.
- Revenues for the Hotel/Motel Fund have increased by \$147,865 over the previous year, which shows an increase of 14.99%.

10. Discussion of Avalon Park expansion and presentation of concept design by Vaughn and Melton Engineers

Mr. Keith Dickerson

City Administrator, Mr. Keith Dickerson introduced Mr. Ken Hammon and Mr. David Schrader with Vaughn and Melton Engineers, who presented the concept design for the Avalon Park expansion.

- Plan to develop area west of the existing ballfields.
- Expand park to include play fields; parking in the front; a play area for small children; a splash pad with water features; a concession area with restrooms; and a covered band shell or amphitheater for events.
- Over a mile of walking/running trails will be created in the wooded area with benches and resting areas, and will possibly include an outdoor classroom area.
- Possible uses for the open-lawn area would include events; food trucks; and outdoor fitness programs.

A brief discussion took place after the presentation. Councilmember Vincent asked that the park be designed to maintain the “McDonough feel,” so that it will blend with the style of the buildings in the area. Councilmember Elrod complimented the concept design, and asked that an estimated cost be provided for the park. Mayor Pro Tem Pruitt suggested that funds should be contributed from the Park & Ride projects, and Mr. Dickerson said he would look into that. Councilmember Vincent requested that the dedication ceremony for the park be scheduled for a time when citizens and the District Representative will be available to attend. Lastly, Councilmember Varner expressed her appreciation for the design and said the next steps would include holding meetings with the public.

Mr. Dickerson suggested that the City may be able to cut some of the costs associated with clearing the park land with the use of a new piece of equipment that was recently acquired.

11. Discussion of GDOT Engineering Report and recommendations for intersection improvements at McGarity Road, Fairview Drive and Lawrenceville Street Mr. Dickerson

Mr. Dickerson discussed the Georgia Department of Transportation (GDOT) Engineering Report and recommendations for intersection improvements at McGarity Road, Fairview Drive and Lawrenceville Street.

- GDOT’s study included traffic flows and the history of accidents.
- Their recommendation is that two roundabouts be constructed the intersections.
- Drawing shows that some driveways and properties would be impacted by the construction.
- Approximate 20-year life with roundabouts.
- Mr. Dickerson asked for feedback from Mayor and Council on how to proceed.

Councilmember Elrod stated that he has been contacted by several residents who have requested that a meeting be arranged with GDOT and the citizens of the affected areas to discuss the recommendations before moving forward with the projects; and Mr. Dickerson agreed.

(The following items were placed on the Agenda for discussion items as the result of a an amendment to the Consent Agenda by vote:)

8. C. Approval of upgrading the building and replacement of the roof at the Cookout Pole Shed at Alexander Park at a cost of \$16,475.00 and will be paid from SPLOST IV.

Mr. Dickerson discussed the structural and roofing issues that exist at the Cookout Pole Shed at Alexander Park, as well as the recommendation to rebuild the structure for safety purposes at a cost of \$16,475, to be paid from SPLOST IV.

- The structure is on the verge of being deemed unsafe for use.
- Suggests rebuilding in lieu of repairs for safety reasons.
- Poles have settled and support has been compromised.
- Lions Club will donate \$2,000 toward construction.

D. Approval of upgrading and repairing the pedestrian bridge on Hwy 42 across from Alexander Park at a cost of \$12,500.00 and will be paid from SPLOST IV.

Mr. Dickerson discussed the need to upgrade and repair the pedestrian bridge on Highway 42 across from Alexander Park, at a cost of \$12,500, to be paid from SPLOST IV.

- Pedestrian bridge acts as sidewalk across from the park.
- Inspection revealed loose boards; nails showing; missing lattice; and loose rails.
- Lattice is in place for the safety of small children.
- Repairs have been made with untreated wood.
- Underneath structure is sound and in good shape, but the wood needs to be replaced.

E. Approval of repairing the small bridge between the ballfields at Alexander Park at a cost of \$2,950.00 and will be paid from the Streets Department Budget.

Mr. Dickerson discussed the need to repair the small bridge between the ballfields at Alexander Park, for a cost of \$2,950, which would be paid from the Streets Department Budget.

- Bridge has shifted approximately two feet from past flooding, and the foundation has been disturbed.
- Underneath boards need to be replaced with treated wood.
- Foundation needs to be anchored in the ground.
- Bridge is currently closed until repairs can be made.

After the discussion, Councilmember Vincent motioned to approve the recommendations in Items 8C; 8D; and 8E; and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

**12. 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.

13. City Administrator, City Attorney, City Clerk Comments

Mr. Dickerson reminded everyone that the deadline for McDonough 101 applications is August 5, 2016, and noted that the class is about half full.

He also said that another movie is scheduled for filming on the square on August 10th; and that there will be direct impacts on traffic. He said that the City is currently working on setting the traffic pattern, and that GDOT has already placed signs for street closures at Sloan and College Streets.

Ms. Janis Price stated that the next meeting of the Ethics Board is scheduled for Thursday, August 11, 2016, at 6:00 p.m.

14. Councilmembers and Mayor Comments

Councilmember Vincent commented on the current traffic issues coming into McDonough and expressed concerns about motorcycles avoiding the congestion by driving on the utility easements.

Councilmember Elrod expressed his appreciation for the McDonough Police Department and Fire Department for their work to put out a recent fire and saving the historic American Legion Hall from burning. He also thanked the McDonough Lions Club members for their donation of \$2,000 towards the improvements to the Cookout Pole Shed at Alexander Park; and thanked everyone for their attendance at the meeting.

Councilmember Stewart thanked the citizens of McDonough for their contributions of 400 book bags that were donated to students at the “Back to School Bash” that was hosted at Rufus Stewart Park.

Mayor Pro Tem also thanked the Lions Clubs for their monetary donation toward the repairs and improvements to the Cookout Pole Shed.

Councilmember Vincent recognized that Councilmember Varner has been selected to participate in a millennial panel in Macon, Georgia.

Mayor Copeland recognized that Salem Baptist Church had also donated 300 book bags for students in McDonough, for a total of over 700 donations. He identified McDonough resident, Star Simpson as the citizen who reported the fire at the American Legion Hall, and expressed his appreciation for her efforts that led to saving the historic building. Lastly, he shared his own appreciation as a Member of the McDonough Lions Club for the donation of \$2,000 towards rebuilding the Cookout Pole Shed, and noted that the shed was originally built by the Lions Club 55 years ago.

15. Adjournment

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

The meeting adjourned at 6:30 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 December 30, 2015; and a copy of the meeting schedule was posted at City Hall and on the City’s website, as required by law.