

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL-136 KEYS FERRY STREET
SEPTEMBER 1, 2016
5:30 PM

1. Call to Order

Mayor Copeland

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

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Finance Director, Mr. Mike Clark; and Technology Services Director, Mr. Steve Sikes.

2. Roll Call

The City Clerk 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	Present

3. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

4. Invocation

Councilmember Benjamin Pruett 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 Varner seconded. The vote was seven in favor.

6. Unscheduled Public Comments

There were no public comments at the meeting.

7. Approval of the Consent Agenda

- A. Approval of two Georgia Power Contracts for the following:
1. to terminate the contract for Cobra Head Fixture lights
 2. to replace the Cobra Head Fixture lights with LED Roadway Fixture lights at an approximate cost of \$9,415.51 monthly
- Authorization for the Mayor to sign both of the above contracts
- B. Adoption of a Budget Amendment Resolution to amend the FY 2015-2016 Budget for approved transactions, prior year encumbrances and corrections
- Authorization for the Mayor to sign
- C. Approval to purchase from Fouts Bros. the following new fire trucks:
- 1- new pumper truck, 2016 CMP-300 Spartan, metro star-x- \$321,925.00
 - 1- new brush truck, 2016 Ford F-550 w/300 gallon booster tank- \$107,489.00
- Total cost of \$429,414.00 and will be paid from impact fees.
- D. Approval of purchasing equipment for new (already approved) police vehicles:
- | | | |
|-----------------------|------------|-------------|
| Loudon Communications | (radios) | \$888.99 |
| Firehouse Graphics | (decals) | \$1555.00 |
| Bass Station | (tint) | \$680.00 |
| Digital-Ally | (cameras) | \$14,090.00 |
| West Chatham | (em.equip) | \$25,173.19 |
- Total \$42,387.18 and will be paid from SPLOST IV funds.
- E. Approval for the layout of Alexander Park Entrance Drive, Lawn/Greenspace and West Trail; authorization to go out for bids for this project.
- F. Approval of the minutes for the August 15, 2016 City Council Meeting
- G. Approval of the revised Capital Improvement Element (CIE) Annual Updates for 2014 (FY 12-13) + 2015 (FY 13-14) per mediation with ARC & DCA in July/Aug 2016; adoption of the Resolution signed by Mayor to be transmitted to ARC and DCA.
- H. Ratify payment to Henry County in the amount of \$13,536.25 which is the City's share of the Comprehensive Transportation Plan not paid from the Atlanta Regional Commission. This was paid from the general fund.
- I. Approval of a Professional Services Agreement between the City and Mr. Barry Hall of Governmental Enterprises, to conduct an annexation feasibility study, and authorization for the Mayor to sign. Services under the Agreement to be billed at \$90.00 per hour; total cost not to exceed \$23,000.00. This is a budgeted expense included as part of the previously approved annexation planning phase budget of \$45,000.00 (FY 2017)
- J. Approval to pay \$128,654.38 which is 1/3 of the cost of paving and stormwater Improvements of Segment C of the South point Boulevard Extension. This will be paid from SPLOST IV bonded road improvement funds

Mayor Copeland called for a motion to approve the Consent Agenda with the addition of Item 7K; approval to purchase ten laptop computers for \$21,233.90; and accept a corresponding Grant

Award from the Governor's Office of Highway Safety in the amount of \$20,000 . Councilmember Elrod motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

8. Legislative Update

Representative Andy Welch

Mayor Copeland introduced Representative Andy Welch, who offered statistics to Mayor and Council about the serious issue of child sex trafficking throughout the state. He made a presentation regarding the Safe Harbor Amendment, which is designed to provide assistance and protection from prosecution to victims of child sex trafficking; and asked for support from voters on November 8, 2016, in passing the important legislation.

- The Safe Harbor Provision is the 2nd Amendment on the November 8, 2016 ballot.
- Victims of child sex trafficking are as young as nine years old, with the average age of 13 years.
- The average lifespan of children in prostitution is seven years.
- Victims of child sex trafficking lose their identity and their freedoms.
- The needs of these victims include safe housing; medical care; education; counseling; life skills; and transition support.
- The average cost of one year of rehabilitative services for one child is approximately \$90,000.
- Where criminal laws have become more stringent, these victims still need help.
- The Safe Harbor Amendment will provide approximately \$2 million per year of dedicated state funding to meet the needs of these children.
- In addition, the Safe Harbor Amendment will provide protection from prosecution for children who have been forced into the sex trade.
- Please, support this legislation on November 8th.

After the presentation, additional discussion ensued. Councilmember Vincent voiced her own concerns relative to the real issue of sex trafficking in Henry County, and commented that most people are completely unaware that this issue is local. Councilmember Pruett also expressed his gratitude to Representative Welch for his diligence in educating the public on these issues and his ongoing efforts to provide this much-needed assistance.

9. Community Development Items

Mr. Rodney Heard

Rezoning Petition – Zoning Map Amendment

A. Case #160701

Applicant(s): Humberto Fallas on behalf of Fallas Family Vision

Petition Request: OI (Office Institutional)

Existing Zoning: RM-75 (Multi-Family Residential)

Address: 69 Griffin Street Council District: 3, Craig Elrod

Land Lot(s) 134 of the 7th District 0.401 +/- total acres

City Council Meeting (Workshop (9/1/16) and **Public Hearing (9/19/16)**

Mr. Brad Sinclair spoke on behalf of the applicant and discussed the plans for the vision care office.

- The business will be an optometry practice
- The location is the Turner House, on Griffin Street

A public hearing will be held relative to the petition on September 19, 2016.

B. Case #160703

Applicant(s): Foxdale Development on behalf of Iris Lake Village

Petition Request: RM-75 (Multi-Family Residential) Conditional Use w/ new conditions

Existing Zoning: RM-75 (Multi-Family Residential) Conditional Use w/ conditions

Address: Iris Lake Village Road – Iris Lake Subdivision

Council District: 3, Craig Elrod

Land Lot(s) 168 of the 7th District 23.887 +/- total acres

City Council Meeting (Workshop (9/1/16) and **Public Hearing (9/19/16)**

Concept Plan Review Petition – Zoning Requirement

Ms. Joan Hertz and Mr. Michael McAdams spoke on behalf of Foxdale Development, and discussed the plans for the development.

- Property was abandoned years ago
- 38 lots total
- Not enough room on Racetrack Road side to put in access road
- Requesting to remove rear access road from plan
- Requesting homes to have front-entry garages instead of rear-entry garages
- Councilmember Elrod commented that he would like to review the details of the application with Community Development Director, Mr. Rodney Heard. A public hearing will be held relative to the petition on September 19, 2016.

C. Case #160723

Applicant(s): David Pollack on behalf of U-Haul Company of Western Georgia

Petition Request: Concept Plan Review per stipulations outlined in ORD 04-04-05004(A)(Z)

Existing Zoning: M-1 (Light Industrial)

Address: 2055 Avalon Parkway Council District: 4, Kam Varner

Land Lot(s) 195 & 196 of the 7th District 20.0 +/- total acres

City Council Meeting (Workshop (9/1/16) and **Public Review (9/19/16)**

Mr. John Scoffield spoke on behalf of the applicant and discussed the concept plan review.

- U-Haul is the number one “do it yourself” movers in the country
- Façade will complement the South Point area
- Facility at full operations should employ approximately 30 people.

A public hearing will be held relative to the petition on September 19, 2016.

**10. Discussion and adoption of a Resolution
opposing the closing of the local Georgia
Power office in McDonough**

Mayor Copeland

Mayor Copeland discussed the potential closing of the local Georgia Power office in McDonough and read the proposed Resolution into the record.

- Location currently services from 45,000 to 50,000 customer transactions per year.
- Provides face-to-face customer service to area residents.
- Approximately 270 Georgia Power employees could become unemployed.
- Georgia Power customers will be charged \$1.50 per transaction at remote locations.
- There will be no Georgia Power representatives on sight at remote locations; and payments will be limited to cash and debit card transactions.
- This closure represents a disregard for the needs of the McDonough community.
- Mayor and Council strongly oppose the closing of the McDonough office and request that Georgia Power reconsider their decision to do so.

After some discussion, Georgia Power representative Ms. Lisa Smith offered some comments in relation to the proposed closures.

- Business is changing and more customers want to do business differently
- These are tough decisions and they weren't made lightly
- Displaced employees will be offered opportunities to relocate within the company.

Before the discussion was closed, it was requested that City Attorney, Ms. Leigh Hancher provide each member of council with a copy of the franchise agreement with Georgia Power Company.

Mayor Copeland called for a motion to approve the adoption of the Resolution opposing the closure of the local Georgia Power customer service office in McDonough, and to forward the Resolution to the Executive Vice President of Georgia Power. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was seven in favor.

**11. Discussion of the revenues and expenditures
of the General Fund, SPLOST, Courthouse
Facility and Hotel/Motel Funds ending
July 31, 2016**

Mr. Mike Clark

Finance Director, Mr. Mike Clark offered an update of the revenues and expenditures of the General Fund; SPLOST; the Courthouse Facility; and the Hotel/Motel Funds ending July 31, 2016.

- Total revenues for the General Fund are \$761,652; with total expenditures of \$985,382.
- Expenditures for the General Fund exceed revenues by \$223,730, as of July 31, 2016.
- Total revenues for SPLOST III are \$37; with total expenditures of \$2,220.

- SPLOST III expenditures exceed revenues by \$2,183.
- Total revenues for SPLOST IV are \$2,483; with total expenditures of \$23,647.
- SPLOST IV expenditures exceed revenues by \$21,164.
- Total Hotel/Motel Tax Fund revenues are \$94,239, which shows a 6.38% decrease from the previous year.
- Total revenues for the Capital Projects Fund are \$1,979,541, with total expenditures of \$242,132, as of July 31, 2016.
- Capital Project Fund revenues exceed expenditures by \$1,737,409.
- The Capital Project Fund - New Courthouse Facility construction is 64.97% complete.

12. Update of the McDonough Parkway and Jonesboro Road intersection improvements **Mr. Keith Dickerson**

City Administrator, Mr. Keith Dickerson offered an update regarding the intersection improvements at McDonough Parkway and Jonesboro Road, and a brief discussion ensued.

- Met with Tyler Peek from Georgia Department of Transportation (GDOT), Councilmember Benjamin Pruitt and some county officials on September 1, 2016.
- Asked Terry McMichel to represent the City in helping push this project through.
- Looking into quick-response program through the state to fund the intersection improvements
- Studying the counts of right-hand turns to see if parking needs to be extended down
- Once counts are completed, a design will be put together and the plans will be sent to Atlanta for possible funding.
- Should know if funding will come under the GDOT quick response plan by early to mid-October
- If funding is approved, the project should be completed within a six-month period
- Signal will have to be replaced
- Should have an update in approximately four to six weeks.

Councilmember Vincent expressed citizen concerns over the lack of lighting from Highway 20 to Highway 42, and asked that those concerns be addressed. Mr. Dickerson responded that those issues might be better addressed through the County and/or with Georgia Power, and Councilmember Vincent said that she would follow up with Mr. Dickerson on those issues.

13. Comprehensive Plan Update and for Mayor to sign to send approval letter to Henry County **Mr. Dickerson**

Mr. Dickerson discussed the Comprehensive Plan Update proposed by the Atlanta Regional Commission (ARC).

- City will have equal input through public meetings with other cities and the County.

- Want to move forward with agreeing to allow ARC to complete the Comprehensive Plan Update for 2017.

Councilmember Vincent expressed concerns that in the past the City has not been fairly represented, and wanted to ensure that the County's voice will not be louder than the City's in this Comprehensive Plan Update. She asked if any conversations have taken place to ensure that the City of McDonough is fairly represented. Mr. Dickerson said that those conversations have already taken place, and that other City Managers have expressed the desire to be fairly represented as well.

Councilmember Vincent also asked that there be local meetings held in McDonough to ensure that our citizens are a part of that process. Mr. Dickerson said that there will be three public meetings held at local government levels, and that each city has expressed its desire to have those meetings within their own communities. Mayor Pro Tem Pruitt reiterated concerns that McDonough have a voice of its own that is separate from that of the County.

In closing, Councilmember Vincent asked whether anything regarding special tax districts should be integrated into the plan; and the City Attorney, Ms. Hancher responded that once the actual proposed agreement is received, that those issues will be reviewed and addressed.

Councilmember Vincent motioned to authorize the Mayor to sign and submit the approval letter to Henry County, and Councilmember Elrod seconded. The vote was seven in favor.

14. Discussion of the Summer Youth Program and approval to go out for Bids for the program

**Mr. Dickerson
Councilmember Stewart**

Mr. Dickerson opened a discussion regarding the Summer Youth Program and the expenditures of the 2016 youth program and the following comments were stated:

- Citizens have questions about the guidelines for youth participation.
- Children are accepted based on age group and residency in the City of McDonough.
- Program needs to be inclusive of all city youth regardless of educational district
- Appears to be a summer youth camp and a summer employment program
- Historically, a certain sum has been budgeted for the program and a contract was entered into for those budgeted services
- Is the program funded or supplemented through state grants for food?
- Councilmember Elrod suggested accepting bids for the program in the future.
- Councilmember Varner stressed the importance of keeping this program available to children in low income communities within the City, and Councilmember Stewart agreed.
- Look into other community youth programs to see how they are managed
- Councilmember Pruett suggested that the program should involve law enforcement to try to bring the community together.

- Mayor Pro Tem Pruitt expressed concerns that only 18 percent of the \$25,000 budget was spent on student activities, and suggested that the program be opened for bids and opened to all children who are residents of the City
- Councilmember Vincent questioned Mayor Pro Tem Pruitt's thoughts that all children should be included in the program, despite the current low-income requirements that are in place.
- Mayor Pro Tem Pruitt responded that all children have problems, despite their household incomes and asked if Councilmember Vincent was suggesting otherwise.
- Councilmember Vincent suggested that Mayor Pro Tem Pruitt should clean out his ears because that was not her statement; and that there is a disproportionate number of children who do not have the financial resources to engage in these activities. She further expressed that she would struggle to support a program that covered the costs for children whose families were capable of paying.
- Mayor Pro Tem Pruitt offered that he could not support a program that was set up to exclude any child regardless of their household income.
- Councilmember Vincent reiterated that the program's purpose is to offer support in the summer months for those children who might otherwise have nowhere productive to spend their time.
- Councilmember Elrod said that no child who lives within the City should be excluded based on their household income or lack thereof.
- Mayor Copeland expressed his own concerns about the expenditures from the program and asked that Mr. Dickerson look into everything further to see if/how other cities had youth programs.

- 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)

No Executive Session was held.

16. City Administrator, City Attorney, City Clerk Comments

Mr. Dickerson reported that after speaking with Monica Moseley from Republic Trash Services, that there will be no increase for recycling costs, per the contract. He also noted that 115 City employees have received Special Needs Training Certificates to become certified to better assist citizens with special needs.

City Attorney, Ms. Leigh Hancher provided Mayor and Council with a memo and opinion regarding the Ethics Ordinance as requested. She also mentioned that she would be out of the office September 15 and 16, since she will be attending the Annual City/County Attorney Institute in Athens, Georgia, for continued education.

City Clerk, Ms. Janis Price updated Mayor and Council that there were a total of 14 available spots left for the 2016 City of McDonough Christmas Parade. She also commented that the last quarterly Henry County Municipal Dinner (HMA) Dinner will be held on October 13, 2016, with the City of Stockbridge hosting the event; and that the City of Locust Grove will host the HMA Dinner on September 15.

17. Councilmembers and Mayor Comments

Councilmember Vincent recognized that Ms. Sylvia Dennis was in attendance for the meeting, and stated that Ms. Dennis is the Chair of the Walk to End Alzheimer's. Ms. Vincent encouraged everyone in attendance to support the event and invited Ms. Dennis to speak. Ms. Dennis encouraged everyone to become involved in the fight against Alzheimer's and to come and show support through participation at the walk at Alexander Park, on September 24th.

Ms. Vincent also addressed the fact that the I-75 corridor is becoming more and more enclosed. She said that she has not heard anything from GDOT about the plan to mitigate the current issues or a plan for signage. She also expressed concerns that without some type of communication on the matter, these issues could have a negative impact on McDonough businesses.

Councilmember Elrod thanked the City employees and citizens who traveled to Louisiana in an effort to offer assistance to the citizens of Louisiana after recent flooding. He also thanked the merchants of Greater McDonough, who sent food, water and cash for 28,000 families in Louisiana to help to assist with their needs at this time.

Councilmember Pruett also offered his appreciation to everyone who offered assistance to those in need in Louisiana. He also mentioned that he has been working with the City Attorney on amending the media policy for future film productions, and that discussion should be on an upcoming agenda. In closing, he thanked the City's department heads for their consistent hard work.

Councilmember Stewart thanked the City Administrator, Mr. Dickerson for driving him and the Mayor to Central Louisiana for an on-site visit in the aftermath of the recent flooding. Mr. Stewart expressed his heartfelt emotions for the families who have lost everything in the flooding and asked that those in attendance for the meeting continue to pray for the victims and the volunteers who remain in Louisiana.

Councilmember Varner also expressed her appreciation for everyone who offered their support and made the trip to Louisiana in an effort to offer assistance to the citizens there.

Mayor Pro Tem Pruitt reiterated the sentiments of his fellow councilmembers for those who volunteered to help in Louisiana. He also raised some concern about a four wheeler that was seen at Richard Craig Park performing stunts and asked about the City's policy regarding ATVs in city parks.

Mayor Copeland offered comments about the extent of the devastation that he witnessed in Louisiana. He said that his assistant, Ms. Trisha Colpetzer is working on putting together a presentation to highlight the efforts of those who traveled there to provide support and aid, and that he hopes to recognize those volunteers at an upcoming HMA meeting.

In closing, Mayor Copeland mentioned some of the history of Georgia Power in McDonough, and explained that it all started on December 3, 1913, when a local physician, Dr. Smith created a power plant in McDonough. In 1929, Dr. Smith sold that power plant to Georgia Power with a 55-year franchise agreement, and the company has been in business in McDonough since that time.

18. Adjournment

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

The meeting was adjourned at 7:45 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.