

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
AUGUST 3, 2017
5:30 PM

1. Call to Order

Mayor Billy 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 for the meeting 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

Others in attendance for the meeting 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; Public Works Director, Mr. Ronnie Thompson; Technology Services Specialist, Mr. Brian Linton; and Executive Assistant, Ms. Trisha Colpetzer.

3. 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 seven in favor.

4. Pledge to the Flag

Councilmember Varner led the Pledge to the Flag.

5. Invocation

Councilmember Vincent gave the Invocation.

6. Approval of the Consent Agenda

- A. Approval of a change order from Total Dwellings, Inc. for an addition of A Fire Suppression System to the bay extension at Avalon Fire Station #52. The cost will be \$3,400.00 and will be paid from Impact Fees; authorization for the Mayor to sign the change order.
- B. Approval of a natural gas extension contract between the City and the Atlanta Gas Light Company for two meters at 40 and 50 Lawrenceville Street at a cost of \$8,677.52 which will be paid from Impact Fees; authorization for the Mayor to sign.

- C. Approval for the City to seek sealed bids to renovate the first floor of the Polk Building.
- D. Approval for the City to seek sealed bids for property grading, storm drain and parking lot installation at Avalon Park.
- E. Approval to award the Hood Street drainage improvement project to C & C Lovejoy LLC at a cost of \$ 37,500.00 which will be paid from Stormwater Budget; authorization to pay the invoice when the project is completed.
- F. Approval for the removal of the remaining 557 traditional post top fixture neighborhood lights and replace them with LED traditional post top fixtures. After the LED replacement the City will be paying a monthly fee of \$ 9,207.21 which will be paid from the General Fund; authorization for the Mayor to sign documents.
- G. Approval of the July 17, 2017, City Council Meeting minutes.
- H. Authorization for the City to submit an Application and Permit for a Special Encroachment to the Georgia Department of Transportation for sidewalk improvements along Hampton Street, and authorization for the Mayor to sign any and all documents related to same. The City will be required to obtain a performance bond in the amount of \$15,000 in connection with this project.

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

7. **Unscheduled Public Comments**

There were no public comments.

8. **Discussion of revenues and expenditures Mr. Mike Clark** **from the General Fund, SPLOST Fund,** **Hotel/Motel Fund ending June 30, 2017**

Finance Director, Mr. Mike Clark presented the discussion of revenues and expenditures from the General Fund, SPLOST Fund and Hotel/Motel Fund ending June 30, 2017:

- Revenues for the General Fund total \$15,144,098 with total expenditures of \$15,144,098
- Revenues for SPLOST III total \$355 with total expenditures of \$24,739.
- Expenditures exceed revenues for SPLOST III by \$24,384
- Revenues for SPLOST IV total \$1,289,451 with total expenditures of \$3,794,236
- Expenditures exceed revenues for SPLOST IV by \$2,504,785
- Revenues for the Hotel/Motel Tax Fund total \$1,197,166 with total expenditures of \$1,197,166
- Total revenues for the Hotel/Motel Tax Fund have increased by \$71,927 (6.39%) over the previous year

9. Discussion of water rates

Mr. Keith Dickerson

City Administrator Mr. Keith Dickerson presented the discussion regarding water rates.

- Had a meeting with a representative of the Henry County Water Authority (HCWA)
- No changes in water or wholesale rates will be made for the City of McDonough
- He presented a rate history and discussed the need for the City to conduct periodic rate studies.
- The City is looking into adding alternative payment options, i.e.; payment kiosks and/or electronic payment apps

Councilmember Elrod commented that he is happy to hear that the drive-thru window has been reopened at City Hall so people can make their payments more conveniently. He also reiterated his opinion that the City should continue to conduct periodic water rate studies and work toward becoming responsible for its own water and rates.

Mayor Pro Tem Pruitt asked about the possibility to provide all water services directly to the citizens of McDonough. Mr. Dickerson explained that in order to provide all water services to its citizens the City would have to construct an additional water plant.

Councilmember Vincent asked that members of Council consider what the City can do to offset charges of those individuals who will be paying more for water services in light of the fact that the HCWA is unwilling to make any rate adjustments for those citizens. Councilmember Elrod suggested that McDonough should look at what the Cities of Stockbridge and Locust Grove have done in similar situations with water rates; and further discussion ensued.

10. 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 enter Executive Session for Litigation, O.C.G.A. 50-14-2. Mayor Pro Tem Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

Mayor Copeland called for a motion to return to the Regular Workshop Session. Mayor Pro Tem Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

There were no action items to report.

11. City Administrator, City Attorney, City Clerk Comments

No comments were offered.

12. Councilmembers and Mayor Comments

Councilmember Vincent suggested that some of the new sidewalks should be designed to include curves so that landscaping and visual interests can be added because such elements have been shown to encourage walking.

Councilmember Varner requested that the Council consider adding a beautification program to the City of McDonough.

Mayor Pro Tem Pruitt also commented on the beautification of the City and said that some citizens have asked that alleyways be somehow included in the walking trails through downtown.

Mayor Copeland discussed that beavers caused damage to the pond on Veterans Drive, which has now been repaired. He also mentioned the new lighting that has been installed at Phillips Drive and he remarked about how proud he is of the entire project.

13. Adjournment

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

The meeting adjourned at 6:21 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 21, 2016; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.