

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
JUNE 7, 2018
6:00 PM

The Workshop Meeting of the City of McDonough City Council was held on Thursday, June 7, 2018, at 6:00 p.m.

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 Kamali Varner	(Arrived after the meeting began)
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Absent
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	(Arrived after the meeting began)

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Attorney, Jim Elliott; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Finance Director, Mr. Mike Clark; Main Street Manager, Ms. Courtney Whitman; Public Works Director, Mr. Ronnie Thompson; Waste Water Plant Manager, Mr. Jeremy Newton; and Executive Assistant, Ms. Trisha Colpetzer

3. Approval of the Agenda

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

4. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the Invocation.

6. Approval of the Consent Agenda

- A. Approval of the Memorandum of Agreement to participate in the Metro North Georgia District's Multi-Family Toilet Rebate Program, the maximum amount of funding or reimbursement will be capped at \$5,000.00 over a 5-year span paid from the Water Fund; authorization for the Mayor to sign the agreement.
- B. Approval to employ James L. Whitaker, P.C., Certified Public Accountant to provide financial services to the City for the year ending June 30, 2018 in the form of year ends audit and other necessary reports at an estimated cost of between \$46,000.00 to \$48,000.00 which will be paid from the General Fund; authorization for the Mayor and the City Administrator to sign the engagement letter.
- C. Approval to purchase Audio-Visual and Media Production Equipment for the C.O. Polk Museum at a cost of \$54,332.00 which will be paid from SPLOST IV Funds.
- D. Approval of an agreement between The City of McDonough and David Kirkland Production and Consulting in the amount of \$152,150.00 which will be paid from SPLOST IV funds to provide programing, production and installation of the audio-visual equipment for the C.O. Polk Interactive Museum; authorization for the Mayor to sign the agreement.
- E. Approval to go out for bids for the 2018 L-MIG Paving Project which will include: to sealcoat Dunn Street, Turner Street, Sloan Street, and to repave part of Racetrack Road within the City limits; grant estimated at \$235,786.90 plus 30% matching from GA Department of Transportation and SPLOST IV Funds.
- F. Ratify the submission of the FY 2019 Common Heritage Grant Application package signed by the Mayor to request funding to augment the 2019 McDonough Fall Festival in the amount of \$12,000.00; authorization for the Mayor to sign the contract from the National Endowment for the Humanities if The City is awarded this grant.
- G. Approval of a Lease Agreement between The City of McDonough (Lessor) and Image Doctor Media Museum of Photographic History and Image Making Devices (Lessee) at the property located at 369 Macon Street. The Lessee agrees to pay the Lessor \$1,000.00 monthly rental fee. The initial term of Lease is for five years beginning July 1, 2018; authorization for the Mayor to sign the Lease.

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

After the presentation, discussion ensued. Mayor Copeland said that the Council was in agreement with supporting Phi Beta Sigma, Inc., in bringing a chapter to the City of McDonough. He said that a letter of support will be drafted, signed and returned on behalf of the City, to Mr. Johnson.

11. McDonough Police Department Presentation Chief Preston Dorsey

Police Chief, Mr. Preston Dorsey offered a presentation highlighting the accomplishments of the McDonough Police Department for 2017-2018. Some of the items he discussed are listed below:

- Police Department achieved state certification
- Added two Harley Davidson, two all-terrain vehicles and a mobile command center to vehicle inventory
- Continuing Officer in the Community and Briefing in the Streets programs
- Officers continue to obtain training through the Professional Management Program
- Active shooter training will be conducted at City Hall
- McKay Parking Meters now accept debit/credit cards and coins

After the presentation, some discussion ensued.

12. Discussion of the Peddlers' Ordinance Mr. Dickerson

Mr. Dickerson introduced Mr. Jim Elliott, City Attorney for the City of Warner Robins. Mr. Jim Elliott discussed the Draft Ordinance on Registration and Regulation of Solicitors for the City of McDonough. In reviewing the proposed ordinance, some of the following items were discussed:

- Ordinance is intended to regulate persons who solicit orders and sell goods door-to-door or house-to-house
- Ordinance provides for the City to do background investigations and permitting of those individuals who register with the Police Department
- Ordinance provides for \$25 registration fee and a \$25 permit fee
- Ordinance also provides for no door-to-door solicitations after 6:00 p.m., or before 9:00 a.m.
- Persons with criminal records are ineligible from acquiring permits
- Persons are limited to solicitation of no more than one time at a single residence within a consecutive two-week period and must announce their purpose and identify themselves appropriately

After Mr. Elliott reviewed the specifics of the draft ordinance, members of council posed questions and shared some concerns related to the draft ordinance. Councilmember Elrod asked if large groups would need individual permits for each solicitor; and Mr. Elliott confirmed that each individual would be required to have their own permit.

Councilmember Vincent shared concerns related to the impacts this Ordinance could pose for children participating in school fundraisers or ministers who leave greetings for visitors; and Mr. Elliott suggested provisions within the Ordinance which would exempt specific individuals; and that individuals who are not attempting to solicit for sales or paid services are protected under the First Amendment. Councilmember Vincent also discussed voters and elected officials who go door-to-door, and Mr. Elliott confirmed that those individuals would not be considered solicitors either. And finally, Councilmember Vincent asked about persons who have been previously incarcerated not being able to solicit for a five-year period. She shared her concern that most people who are newly released from the penal system are most likely to find employment in sales positions; and she asked that this specific restriction be removed.

Mayor Copeland suggested that all councilmembers with concerns should contact City Administrator or Mr. Elliott before the next scheduled meeting, so those can be considered prior to a changes to the draft ordinance being provided. Mr. Elliott said he would be happy to provide alternatives in different areas. Mr. Dickerson suggested providing the alternatives and considering different levels of crime for screening prior to making a determination on a permit. He said that additional rough drafts are to be expected before any decision is made to approve the Ordinance.

Councilmember Elrod suggested that the City should provide some type of identification for citizens that the solicitors have been properly vetted and permitted. Councilmember Vincent said if the concern is citizens who do not want people knocking on their door, it should be up to the citizen to post no trespassing signs to prevent that from happening. Councilmember Elrod reiterated that the concern is the homeowner not knowing if the person knocking on their door is a legitimate representative or not, and having something verified from the City would confirm that for the homeowners.

This issue will come back before Mayor and Council for final determination in the future.

13. Main Street District Expansion Discussion Ms. Courtney Whitman

Main Street Manager, Ms. Courtney Whitman and Chairman of the Main Street Board, Mr. Keith Sweat were in attendance to present the details of the proposed Main Street District expansion. Mr. Keith Sweat discussed the benefits and details of the proposed expansion of the Main Street District within the City of McDonough:

- The Main Street Board is an economic development organization
- Low interest loans are available for business owners
- Façade grants are available to businesses in the Main Street District
- Expanding the district would offer more locations for events
- Expansion would offer an opportunity to manage the look of the corridors coming into the downtown district
- Main Street staff and Board are working continuously and tirelessly to make our business community stronger

Ms. Courtney Whitman continued with the presentation, and discussed some of the following issues:

- The DDA has currently awarded a downtown business \$500,000, through the Department of Community Affairs and the Georgia Cities Foundation Grant Program
- Businesses outside of the downtown district will pay a higher interest rate for those loans
- The proposed boundaries are in line with the LCI Program and the 2018 Comprehensive Plan Update
- Ms. Whitman presented a map for consideration of potential new boundaries for the Main Street District

After the presentation, discussion ensued. Councilmember Vincent shared concerns related to how the new boundaries were determined to be included in the proposed expansion, and that the neighborhoods that abut the proposed district are in District 2. She said the original intent of Main Street was to preserve the downtown core in relationship with businesses and historical residences, and she is concerned that some people will have excess access to funding available through the Hotel/Motel Tax Fund, while others will not.

Councilmember Elrod said the argument for expansion is that this will level the playing field for those businesses that are just outside of the existing Main Street District, so they can enjoy the same benefits as businesses which are adjacent to their properties.

Councilmember Vincent clarified that she is not against expansion, even though she has been in the past. She said that historic places should be a part of downtown, and the history of the Blacksville Community needs to be preserved.

Mr. Sweat responded that the economic entity was created to rescue the historic downtown businesses at a time when businesses were leaving the downtown area. He said that people would like to get back to that “Leave it to Beaver” type of feeling; and so people are migrating back to downtowns. He remarked that currently, the district is almost full and we want to take advantage of this economic time to help those areas that are abandoned and vacant just beyond the current borders.

Mayor Copeland questioned some of the boundaries on the presented map; and stated that he thought the boundaries should go on down to Zack Hinton Parkway on Keys Ferry Street side and on John Frank Ward side, that it should not stop at Sims Street.

Councilmember Elrod stated that he understood those boundaries to have been created using the LCI Study. It was then determined that all of the proposed areas for inclusion were not on the map as presented.

Mayor Pro Tem Varner asked that an accurate map of the proposed boundaries be produced before any further discussions take place. It was determined that this issue will be brought back to Mayor and Council for consideration at a later date.

14. Discussion of the Solid Waste Collection, Recycling and Disposal Services proposals

Mr. Mike Clark

Finance Director, Mr. Mike Clark discussed that a total of five proposals were received in connection with the Solid Waste Collection, Recycling and Disposal Services. After some discussion, Mr. Clark suggested that the Mayor and Council focus on the top two proposals from Republic Services and Advance to determine the company that will best service the citizens of McDonough at the more reasonable price.

Mr. Clark listed the following proposal details from Republic Services:

- Republic is proposing an 8 percent price increase for residents, which would add \$1.25 to the citizens of McDonough
- For commercial services, Republic is proposing an approximate 44 percent increase
- Roll off rates are up approximately 12 percent
- Republic is seeking consideration of a three percent cost of living increase every year
- Will continue Tuesday/Wednesday pickup schedule
- There would be no transition issues and a company office is located in McDonough

Mr. Clark also presented some of the details regarding the proposal from Advanced Disposal:

- Two percent increase for residential services
- Approximately 44 percent increase for commercial services over what the City is currently charged
- Roll off haul rate will include a 40 percent increase
- Advance offers recycling but only to those who sign up and agree to incur a \$2.75 per month charge
- High-tech third-eye camera technology that allows a 360-degree view from trucks
- Pick up schedule would be Monday through Friday
- Computer-enhanced routing for most efficient pickup schedule

Councilmember Elrod asked if changes to proposals were possible because having garbage trucks throughout the city on a daily basis and having to pay an extra charge for recycling is a deal breaker for him. Councilmember Stewart commented that he would like to see garbage pickup throughout the week. Councilmember Pruitt agreed that recycling within the City is an important issue, but he would not support the additional fees for recycling, nor would he support the Monday through Friday schedule. Councilmember Vincent said the Council worked very hard to get recycling into the City, through multiple administrations; and she agreed with not wanting to have garbage trucks in the City on a daily basis.

Mayor Copeland said that the services the City is currently receiving from Republic have been disgraceful, with spots all over streets from trucks leaking fluid. He said that this

will have to be a serious contract that will address the City's needs; and that the service from Republic over the last three years have been horrible. Lastly, he said that there is a lot more work to do before he will sign off on any contract with any company.

This issue will be brought back to Mayor and Council for final determination.

15. Public Hearing for the 2018-2019 Budget Mr. Dickerson

Mr. Keith Dickerson reviewed the 2018-2019 Proposed Budget, prior to the Public Hearing. Some of the items he discussed are listed below:

- Increased total expenditures in the FY-18 General Fund of \$764,140.
- The total budget for the City that includes all funds for 2018-2019 is \$27,658,815.
- Commercial and residential building permits are still strong
- Increase of \$253,528 in Hotel/Motel Tax revenue as of April 30, 2018.
- LOST Revenue is up \$90,780 as of April 30, 2018
- Insurance Premium Tax revenue has increased by \$88,842.
- Preliminary Tax Digest numbers indicate an 8 to 9 percent increase
- Full Millage rollback is anticipated

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

16. Approval of the minutes for May 21, 2018 City Council meeting

Mayor Copeland called for a motion to approve the May 21, 2018, City Council Meeting Minutes. Councilmember Elrod motioned, and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruitt did no vote, as he was not present for the May 21, 2018, City Council Meeting. Councilmember Pruett was not present at the meeting.

**17. 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 into Executive Session for Personnel, O.C.G.A. 50-14-3 (b)(2). Councilmember Pruitt motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruitt; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruett was not in attendance at the meeting.

Mayor Copeland called for a motion to return to Regular Workshop Session. Councilmember Elrod motioned, and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner;

Councilmember Elrod; Councilmember Pruitt; Councilmember Stewart; and Councilmember Vincent. Councilmember Pruett was not in attendance at the meeting.

Mayor Copeland stated that there was one action item to report concerning a personnel matter regarding the elimination of the in-house City Attorney's position and he called for a motion. Councilmember Pruitt motioned that the in-house City Attorney position be eliminated June 30, 2018, which is the end of the current fiscal year, that the City will go back to the traditional City Attorney model of appointing an outside attorney or law firm to serve as City Attorney, that Leigh Hancher, since this will result in her separation from the City, be permitted to remain on the City's payroll until June 30, when her position is officially eliminated, and that the City Administrator be authorized to enter into a transition plan with Ms. Hancher to include reasonable separation terms, and that the City Administrator be directed to begin the process of identifying qualified candidates or law firms, and that he begin preparing and sending out RFPs, so hopefully we will be in a position to appoint a new City Attorney by July 1, or as soon as possible.

Councilmember Stewart seconded.

The vote was five in favor and one opposed. The motion passed. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Pruitt; Councilmember Stewart; and Councilmember Vincent. Councilmember Elrod voted in opposition. Councilmember Pruett was not in attendance for the meeting.

Mayor Copeland thanked Ms. Hancher for her service to the City of McDonough, and offered her best wishes for her career and her future endeavors.

18. City Administrator, Attorney, City Clerk Comments

The City Clerk, Ms. Price spoke about the GMA Conference packets which will include hotel confirmations and forms and will be provided at the June 18, 2018, Council Meeting. She stated that GMA mailed name badge packet and should be in each person's mailbox.

19. Councilmembers and Mayor Comments

Councilmember Pruitt thanked the City Administrator and staff for putting together an excellent budget. He also commented that the City is full of trash being thrown out, littering the streets, and he asked that the Council consider an ordinance that would give some teeth to the police in enforcing littering laws.

Councilmember Stewart thanked Chief Dorsey and Public Works for the work completed to clean up Simpson Street. He also thanked the Public Safety staff for their assistance with the Georgia Summer Meals Campaign kickoff.

Councilmember Elrod thanked everyone who was in attendance for the meeting. He also commented on the trash issue within the City of McDonough, and suggested the possibility of having district clean up days.

Councilmember Vincent asked that father and daughter, Nathaniel and Angel be recognized for their efforts in cleaning up Jonesboro Road which was riddled with trash over the Memorial Day Holiday. She also mentioned that several citizens have requested to become a part of an effort for beautification of the Jonesboro Road area.

Also, Councilmember Vincent requested that the Community Development Director, Mr. Rodney Heard provide council with another map regarding the proposed Main Street District expansion, that would include the modifications that were discussed and that would also identify the actual properties; and Mr. Dickerson agreed.

Councilmember Vincent announced that the Caribbean Heritage Day will be celebrated on June 16, 2018, in the City of McDonough, at Alexander Park off of Jonesboro Road. She suggested that a soft opening of the park be held the morning of the event.

Councilmember Vincent said that she is in communication with two companies regarding bicycles and scooters, which can be rented through the use of an app. She will bring the information back for discussion, but she asked that her colleagues give thought to whether or not this type of activity would require ordinances.

Mayor Copeland thanked everyone who was in attendance for the meeting.

19. Adjournment

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

The meeting adjourned at 8:30 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 February 7, 2018; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.