

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
AUGUST 2, 2018
6:00 PM

The Regular Scheduled City of McDonough City Council Workshop Meeting was held on Thursday, August 2, 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	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	Present

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Executive Assistant, Ms. Trisha Colpetzer; and Technology Services Help Desk Technician, Mr. Aerrigo Evans.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda. Councilmember Pruitt motioned, and Mayor Pro Tem Varner seconded. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Pruitt led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the Invocation.

6. Approval of the Consent Agenda

- A. Approval to surplus the following IT equipment (damaged/broken, pass life span, non-compatible with current software), and to sell on GovDeals:
 - Laptop/Notebook Computers – 33
 - Desktop Computers – 111
 - Physical Servers/Storage Arrays – 12
 - Monitors – 52
 - Printers – 41
 - Copiers – 1
 - Audio/Video – 4
- B. Approval of the rejection of all Bid Proposals for the 2018 City of McDonough Repaving and Resurfacing Project which were submitted by the deadline of July 10, 2018; a new request for proposal(s) will be going out for this project with a revised scope of work.
- C. Approval of an Administrative Variance
 - Applicant: Sharon Cobb on behalf of Wade Journey Homes
 - Development/Project: Gardens @ Magnolia Townhomes (Jonesboro Road Corridor)
 - Request(s): Said application is for the following item pertaining to “As-built Conditions” -
 - #180609 Rear Yard Setback: Reduction from 20’ to 18’, within the 10% reduction threshold allowed by Chapter 17.96, to Lots #101-105 per as-built conditions associated with sewer easement.
 - City Code Section(s): 17.96.020 and 18.07.090

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

7. Public Comments

Introduction by Chief Preston Dorsey of:

- A. Chief Novin Darsey-Molena Police Department
- B. Chief Johnathan Hemphill-Zebulon Police Department
- C. Chief Jason Smith-Warm Springs Police Department

Chief Dorsey introduced the three police chiefs who have received donations of older model patrol cars from the City of McDonough, who were guests at the meeting; and they each thanked Chief Dorsey, the Mayor and Councilmembers for their generous donations.

D. Kendall, Kolby and Sydney Belcher

Mayor Copeland introduced Kendall, Kolby and Sydney Belcher, triplets who recently graduated from Ola High School, Summa Cum Laude. Their mother, Mrs. Belcher was also in attendance at the meeting. Each of the triplets discussed their plans for the future, and Mrs. Belcher thanked Mayor and Council for recognizing their hard work and

dedication at the meeting. A photograph was taken of the family with Mayor and Council.

8. **Unscheduled Public Comments**

There were no unscheduled public comments.

9. Community Development Item Special Use Permit

Mr. Rodney Heard

Case Number: 180501

Council District: 1, Rufus Stewart

Applicant(s): William Hartford on behalf of Highway to Heaven Ministry

Address/Location: 205 Simpson Street

Petition Request: Special Use Permit (SUP) to allow for church per reference to

Code Section 17.72.020 – Special Use

Existing Zoning: M-1 (Light Industrial)

Location: Hwy 20-81 Village Activity Node I (Hwy 20-81/Simpson

Street/Bridges Road), City Gateway, Tax Parcel ID: M10-05002000

Land Lot(s): 133 and 156 of the 7th District, Tract Acreage: 1.775 +/- total acres

MPC Workshop (06/12/18)

MPC Public Review (07/10/18)

MCC Workshop (07/02/18)

MCC Public Hearing (07/16/18) - Public Hearing was held.

Vote postponed to 08/02/18 per CM Stewart absence due to illness at the 7/16/18 meeting.

Community Development Director, Mr. Rodney Heard reviewed the process for the Special Use Permit. The Applicant, Mr. William Hartford was also present at the meeting, and he addressed Mayor and Council about the ministry. Mr. Heard reiterated that the Public Hearing was held at the July 16, 2018 council meeting, the only issue left was the vote.

Mayor Copeland called for a motion to approve Ordinance 18-08-02001(SUP). Councilmember Stewart motioned, and Councilmember Pruitt seconded. The vote was seven in favor.

10. Discussion of the new Police Precinct drawings, and approval to move forward with bidding construction

Mr. Keith Dickerson

Mr. Dickerson opened the discussion regarding the new police precinct drawings. Some of the items discussed are listed below:

- Precinct should blend in with the neighborhood and Rufus Stewart Park; and match the Housing Authority building across the street from the property
- Building will include office space, community room, restroom facilities, secure storage and additional storage, with a garage
- Garage at the front of building could possibly be used for events
- Small second-floor storage area

- Looking for feedback to see if we are ready to move forward with putting it out for bid for construction

After the presentation, discussion ensued. Councilmembers shared their thoughts about the details of the design to include parking and making sure that the entryways are compliant with the American Disabilities Act (ADA). Councilmember Vincent asked that attention be paid to the plumbing infrastructure to accommodate a sink and counter space for the medical clinic and community meetings. Councilmember Elrod suggested that doorways be made wide enough to make bringing in tables and chairs easier, and to accommodate individuals with wheelchairs.

Mayor Copeland asked Mr. Dickerson to discuss the plan for Hands of Hope to provide a mini medical clinic at the precinct, as well. Mr. Dickerson explained that Hands of Hope wants to provide services to citizens which will include medical care, dentistry, mental health services, medical supplies and medications.

Mayor Copeland called for a motion for approval to move forward with bidding for construction of the new police precinct. Councilmember Stewart motioned, and Councilmember Vincent seconded. The vote was seven in favor.

11. Approval to award the bid for Architectural and Engineering Services for the Design of the Community Center to Goodwyn, Mills and Cawood, Inc.

Mr. Dickerson

Discussion of the size of the building:

8000 sq. ft. single story - \$110,700.00

16,000 sq. ft. double story - \$134,200.00

Mr. Dickerson requested the approval to award the bid for Architectural and Engineering Services for the design of the community center to Goodwyn, Mills and Cawood, Inc.; and discussed the size of the building:

- Goodwyn, Mills and Cawood, Inc. have also worked on the Polk Building
- City took bids for both an 8,000 square feet single-story building and for a 16,000 square feet two-story building
- Mayor and Council will need to determine the size of the building
- There may be an option to fund the project with SPLOST V funds, depending on the timing of the completion

Discussion ensued relative to the proposed details of the project with the different options and costs for construction. Councilmember Vincent commented that she would like to consider the 16,000 square foot option for construction. She further stated that the demographics for that area clearly meet the criteria for CDBG (Community Development Block Grant) funds, and she recommended that that CDBG funds be considered for the purpose of funding this development. She also discussed the continued need to integrate art into the City of McDonough; and she suggested that a Public Arts Ordinance be drafted.

Councilmember Elrod said he was concerned that the 16,000 square foot construction option would take the project significantly over budget, and that even the 8,000 square foot building option will take the project beyond what has been budgeted when furnishings are included.

Councilmember Vincent said that the project should be constructed with future growth in mind; and that the additional 8,000 square feet could be built as a shell to deter additional costs. Councilmember Elrod reiterated his concern that the additional 8,000 square feet would take the projected costs from the budgeted \$1.25 million, to approximately \$2.1 million; and he questioned where the additional funds would come from if the project is to be completed in a reasonable amount of time.

Councilmember Vincent asked the City Administrator how the project was proposed to be funded. Mr. Dickerson responded that the project was budgeted from the General Fund. Mayor Pro Tem Varner said she would support the 16,000 square foot option, since this will be the first community center in the City and there are so many non-profit organizations who need meeting space. She suggested utilizing CDBG funds and looking into grants to provide additional funds for the larger project.

Councilmember Vincent also expressed her concern over the governing body's quick decision regarding constructing the Community Center, at a time when the city was trying to utilize the old Municipal Court building as a community center. She said the project needs to be constructed based on the needs of the public and hard numbers.

Councilmember Roger Pruitt shared his thoughts that we should build what we can afford in order to get the project moving forward. Councilmember Stewart stated that the building needs to be constructed for growth and the growing needs of the youth within the community. Lastly, Councilmember Ben Pruett said he felt the ongoing debate over construction size is a little premature and that there needs to be a better plan for funding and the use for the project before the size of the building is determined.

All agreed that there needs to be further discussion and determination on how the building will be used, the specific purposes of the community center.

After further discussion, Mr. Dickerson offered to put together a meeting with Goodwyn, Mills and Cawood, Inc. to offer some preliminary sketching and cost estimates through an initial consultation for the project; and Mayor and Council agreed. Councilmember Vincent requested that Goodwyn, Mills and Cawood, Inc., also put together some existing charrettes for people to be able to review the options that are available, and she expressed the importance of getting the public involved to assess the needs for the building.

12. Discussion of the proposed changes to the Republic Sanitation Contract

Mr. Dickerson

Mr. Dickerson discussed the information relative to the proposed changes to the Republic Sanitation contract:

- Hydraulic fluid spills will result in \$100 fine per occurrence
- Republic will still be responsible for cleaning up spills
- Average age of fleet trucks will be 5 years or less
- Annual increase based on trash CPI Index (Not to exceed 3%) average of 2.3 % annual increase from 2009 through 2016
- Broken or damaged trash can replacement within 72 hours
- \$10,000 grant from Republic could be used for electronic recycling, shred events and paint recycling events
- There is no final contract at this time
- Still working out the details of an agreement before bringing it to Mayor and Council for final approval
- Two-day service schedule will remain
- Recycling will continue at no cost

Several Republic Sanitation employees were in attendance for the meeting, as well. After Mr. Dickerson discussed the proposed changes, he noted that no decision on the final contract has been made. Mayor Copeland questioned the proposed terms of the contract, and Mr. Dickerson said the contract could be terminated with proper notification by either party. Councilmember Elrod commented on the importance of continuing to have a recycling program available to citizens; and Councilmember Pruett agreed that recycling is a “deal maker” for him as well.

Councilmember Vincent shared her appreciation for the services that Republic has continued to offer the citizens of the City, and she said she would like the grant monies to go towards educating the public on how they can properly dispose of and recycle different waste items. Councilmember Pruett also expressed the importance of public education, and he suggested offering a screening of a documentary called “Straws,” which addresses some of those issues.

13. Approval of the minutes of the July 16, 2018, City Council meeting

Mayor Copeland called for a motion to approve the minutes from the July 16, 2018, City Council Meeting. Councilmember Pruitt motioned, and Councilmember Pruett seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Vincent. Mayor Pro Tem Varner and Councilmember Stewart did not vote, as they were not in attendance for the July 16, 2018, City Council Meeting.

14. 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.

Mayor Copeland recognized Mr. Belcher who had joined the meeting with his family. Mayor Copeland took the opportunity to reiterate his appreciation for a job well done in raising three such impressive children.

15. City Administrator and City Clerk Comments

No comments were offered by the City Administrator or the City Clerk.

16. Councilmembers and Mayor Comments

Councilmember Elrod thanked everyone who was in attendance at the meeting. He also complimented Mr. Belcher on a job well done in raising the triplets, and he suggested that he and his wife write a book about how to raise successful children.

Councilmember Stewart thanked the Belcher triplets and their parents for coming to the meeting. He also thanked Mayor and Council for remembering him in prayer during his recent illness; and he personally thanked Chief Dorsey for coming to his aid.

Mayor Pro Tem Varner shared her thanks for Councilmember Stewart's return to good health and the meeting. She also thanked everyone who was in attendance, and she thanked Republic Sanitation for their hard work toward a new contract with the City. She offered encouragement to the Belcher triplets to never give up and keep raising the bar for success.

Councilmember Pruitt also thanked everyone in attendance for the meeting, and he thanked Republic Sanitation for the job they continue to do for the City.

Mayor Copeland thanked the three police chiefs who came to the meeting to offer their appreciation for the car donations; and he thanked everyone else who was in attendance for the meeting.

17. Adjournment

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

The meeting adjourned at 7:20 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.