

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
OCTOBER 4, 2018
6:00 PM

The Regular Workshop Meeting of the City of McDonough City Council was held on Thursday, October 4, 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 the roll for the meeting as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Kamali Varner	Present
Councilmember Craig Elrod	Absent
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	Absent

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; Human Resources Director, Ms. Carla Tuck; and Technology Services Technician, Mr. Aerrigo Evans. (Councilmember Vincent was absent from this meeting because she was attending the Leadership Institute sponsored by The Atlanta Regional Commission).

3. Approval of the Agenda

Mayor Copeland called for motion to approve the Agenda with the modification of Item 6F, to add “and the adoption of a Resolution for this purpose; and to authorize the Mayor to sign any and all related documents”. Councilmember Pruitt motioned, and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmembers Elrod and Vincent were not present for the meeting.

4. Pledge to the Flag

Councilmember Pruett led the Pledge to the Flag.

5. Invocation

The Reverend Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the Invocation.

6. Approval of the Consent Agenda

- A. Approval to renew the following vendors and services regarding the City's Health, Vision, Life Insurance, Short and Long-Term Disability and Dental Plans and all effective January 1, 2019:
 - Cigna health insurance with no plan changes and with a premium decrease of 2.5% and continue to implement an HRA (Health Reimbursement Account) to self-fund \$1,000 of the plans deductible and for payroll deductions to remain the same;
 - Vision, Life Insurance, Short and Long-Term Disability with Cigna with no plan changes and no premium increases;
 - Dental through MetLife with no plan changes and no premium increase; Adoption of the Resolution authorizing updates and revisions to certain 2019 Employee Benefits Plans and approving the terms of renewal.
- B. Approval of Client Agreement with MSI Benefits Group to process Affordable Care Act required IRS forms 1094/1095 for 2018 and authorization for the Mayor to sign the agreement.
- C. Approval to add a full-time crew worker position in the Storm Water Department with a current Salary Schedule Grade of 62.
- D. Ratify the submission of the FY2018 YouthBuild Grant Application package signed by the Mayor and submitted on September 18, 2018, and authorize the Mayor to sign all related contract(s)/document(s) if the Grant is awarded to the City of McDonough. The required match of 25% of two hundred, seventy-five thousand dollars of in-kind and monetary resources are committed by proposed Grant partners; any City funds expended will be paid from the general fund.
- E. Approval of a change order at the Water Treatment Plant Project to allow Allsouth Construction to move the installation of 4 effluent filter valves with actuators from Phase II construction to Phase I at a cost of \$18, 073.06 which will be a savings in financial resources and time; to approve an addition of \$1,369.55 to match the existing color of the Plant; authorization for the Mayor to sign all related documents. This project is funded by the Water Treatment Plant Capital Outlay Budget.
- F. Approval for the City of McDonough to apply for a 120-day extension to complete the new SDS agreement and authorization for the Mayor to sign the Department of Community Affairs (DCA) Certification for extension of Existing SDS form.

Mayor Copeland called for a motion to approve the Consent Agenda with the modification to Item 6F, as previously stated. Councilmember Stewart motioned, and Councilmember Pruitt seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmembers Elrod and Vincent were not present for the meeting.

7. **Unscheduled Public Comments**

Ms. Sylvia Dennis – wanted to express her appreciation for the 2018 Walk to End Alzheimer's:

- This year's Walk to End Alzheimer's was awesome
- More than 500 participants
- Fundraising efforts reached a little over \$40,000
- Will continue fundraising efforts to reach goal of \$65,000, through November 30, 2018
- Thanks to Mayor and Council, City Administrator, Police Chief and Henry County Sheriff's Office for their support throughout the event
- They received a lot of support from Atlanta this year and they were impressed
- Would like to schedule a meeting with the City Administrator to discuss the pros and cons of the location of the event.

8. Community Development Items **Mr. Rodney Heard**

A. Zoning Map Amendment - Annexation & Rezoning

Case Number: 180733

Council District: 2, Sandra Vincent

Applicant(s): Double Eagle Land Development

Address/Location: Parcels 091-01024002 & 091-01037000

Location: McDonough Parkway Corridor - Segment between Jonesboro Road and Hwy 42

Petition Request: RM-75 (Multi-Family Residential) & RTD (Residential Townhome District)

Existing Zoning (County): RA (Residential Agriculture)

Tax Parcel ID: 091-01024002 (58.28 +/- ac) & 091-01037000 (3.96 +/- ac)

Land Lot(s): 125 of the 7th District Tract Acreage: 62.24 +/- total acres

Meetings:

MCC Workshop (10/04/18) **MCC Public Hearing (11/19/18)**

MPC Workshop (10/09/18) MPC Public Review (11/13/18)

Community Development Director, Mr. Rodney Heard reviewed the petition for a zoning map amendment for annexation and rezoning for case number 180733, to zone the property RM-75 (Multi-Family Residential) and RTD (Residential Townhome District).

Mr. Dale Hall with Falcon Design was in attendance on behalf of Double Eagle Land Development, and he addressed Mayor and Council with the following comments:

- It is understood the importance of connectivity
- Willing to continue working with Mr. Heard to come up with conditions and aesthetics that will meet the expectations of the City of McDonough

- A small percentage of the property is on a flood plain
- Public Hearing for this case is scheduled for November 19, 2018

Mayor Copeland thanked Mr. Hall for his attendance at the meeting, and he recognized Mr. Steve Cash who was also in attendance for the meeting related to this project.

B. Garage Sales

Discussion of 2018 updates to existing Chapter 5.16 Garage Sales within City codes.

Mr. Heard discussed proposed Code amendments regarding fees, permitting and signage for garage sales within the City:

- Current permit fee is \$15, and it is proposed to increase the permit fee to \$20-\$25
- Current code provides for three garage sales per any 12-month period
- Proposed changes will reevaluate a minimum number of days for permitted garage sales
- There are no specifics in the current code regarding signage
- Potential public safety issues need to be addressed as it relates to appropriate signage, and that signage should be consistent city-wide

The discussion related to Code amendments will come back to Mayor and Council for final consideration at a later date.

Lastly, Mr. Heard presented a photograph of the City's entry for the 2018 Scarecrow Contest, which was put together by the Community Development Department staff and is displayed on the square for the month of October.

9. Approval of the minutes of the September 17, 2018, Council Meeting

Mayor Copeland called for a motion to approve the September 17, 2018, City Council Meeting minutes. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmembers Elrod and Vincent were not present for the meeting.

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)

No Executive Session was held.

11. City Administrator and City Clerk Comments

Mr. Keith Dickerson mentioned that Post 516 will be headed to North Carolina to deliver supplies and help hurricane victims of recent storms. The City will be providing one pallet of water with the first delivery.

Mr. Dickerson shared that the City of McDonough was previously rated A1 by Moody's Investors Services and recently was upgraded to AA3 which demonstrates financial stability and growth.

City Clerk Ms. Janis Price mentioned two dates that should be on everyone's calendar:

- The 2019 Mayor/Council Retreat will be January 11-12, 2019.
- The next HMA Quarterly Dinner will be hosted by the City of Stockbridge on October 25, 2018, at the Merle Manders Center.

12. Councilmembers and Mayor Comments

Councilmember Stewart discussed the Henry County Block Grant which will target the Blacksville community and should benefit 20 homeowners within the community. He also discussed a recent training conference that he attended in Young Harris, Georgia, where safety strategies were discussed. He mentioned the CETA (Comprehensive Employment and Training Act) CETA Program.

Councilmember Pruitt thanked everyone who was in attendance for the meeting.

13. Adjournment

Mayor Copeland called for a motion to adjourn. Councilmember Stewart motioned and Councilmember Pruitt 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 February 7, 2018; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.