

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
FEBRUARY 20, 2017
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, February 20, 2017, at 6:00 p.m.

Mayor Billy Copeland called the meeting to order at 6:00 p.m.

Ms. Christy Wallace, Administrative Assistant to 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	(Arrived shortly after the meeting began)
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; Administrative Assistant to the City Clerk, Ms. Christy Wallace; Police Chief, Mr. Preston Dorsey; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; Executive Assistant, Ms. Trisha Colpetzer; and Executive Assistant, Ms. Euretha Lyles.

Mayor Copeland called for a motion to approve the Agenda, with the correction on Item 6B to change the funding source from the General Fund to the Water Fund. Councilmember Stewart motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Varner was not present for the vote.

Mayor Pro Tem Pruitt led the Pledge to the Flag; and the Reverend Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the invocation for the meeting.

6. Approval of the Consent Agenda

- A. Approval of the recommendation from Councilmember Benjamin Pruett for Mr. Matt Cardoza to be appointed to the Planning Commission.
- B. Approval of engineering services for design plans and specifications for the proposed digester at the water pollution control plant at a cost of \$112,500.00 and will be paid from the Water Fund.

- C. Approval to award to Red Dirt Landscaping, LLC the clearing of property project for Avalon Park, phase 1 at a cost of \$ 17,500.00 which will be funded by SPLOST IV.
- D. Approval of the minutes from the annual retreat, January 27 & 28, 2017.

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

Mayor Copeland called for a motion to make the Proclamation for the 150th Anniversary of the Wesley Chapel United Methodist Church an official part of the minutes of the meeting. Councilmember Elrod motioned, and Councilmember Vincent seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Varner was not present for the vote.

Mr. Jimmy Whitaker reviewed the financial audit, ending June 30, 2016. Some of the items discussed are listed below:

- The General Fund total fund balance as of June 30, 2016, was \$7,050,000.
- The reserve balance for the General Fund is at 57.2%
- Normally cities keep a reserve of 25%, so the City is doing exceptionally well.
- The URA Fund for the Municipal Court Project had a balance of \$1,979,000, as of June 30, 2016.
- The URA Fund balance has been mostly depleted now that the building is complete.

At the conclusion of the presentation, discussion ensued. Councilmember Elrod expressed the importance of resolving the unpaid debt related to Stormwater fees. Mr. Dickerson said that the City is currently taking steps to address that issue. Councilmember Vincent inquired as to any legal caps on the reserve balance, and Mr. Whitaker said that he is not aware of any laws regarding capping fund balances.

9. Community Development Items **Mr. Rodney Heard**
Rezoning Petition – Zoning Map Amendment

- A. Case Number: **161205**
Council District: 2, Sandra Vincent
Applicant(s): **Michael Williams & Robert Unger**
Petition Request: **R-100** (Single Family Residential) to **OI** (Office Institutional)
Address: **89 Jonesboro Street** Tax Parcel ID: M08-05030000
Land Lot(s): 133 of the 7th District Tract Acreage: 1.214 +/- total acres
Municipal Planning Commission
Work Session (02/07/17) - Special Called

Public Review (02/09/17) - Special Called – Approved w/ Staff Recommendation
City Council
Workshop (02/02/17) **Public Hearing (02/20/17)**

Mr. Heard reviewed the application for case number 161205. The applicants, Mr. Robert Unger and Mr. Michael Williams were in attendance for the meeting.
Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Vincent motioned to approve the rezoning petition for 89 Jonesboro Street from R-100 to O/I, with recommendations; and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

B. Case Number: **161113**
Council District: 3, Craig Elrod
Applicant(s): Deborah Elzea
Petition Request: **R-100** (Single Family Residential) **to RM-75** (Multi-Family Residential)
Address: 56 Lawrenceville Street Tax Parcel ID: M19-02006000
Land Lot(s): 134 of the 7th District Tract Acreage: 2.11 +/- total acres
Municipal Planning Commission
Work Session (02/07/17) - Special Called
Public Review (02/09/17) - Special Called – Approved w/ Staff Recommendation
City Council
Workshop (02/02/17) **Public Hearing (02/20/17)**

Mr. Heard reviewed the application for case number 161113. Mr. Wayne Smith spoke on behalf of the applicant, Ms. Deborah Elzea, who was present in the audience. Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Elrod motioned to approve the rezoning petition for 56 Lawrenceville Street from R-100 to RM-75, with recommendations; and Councilmember Stewart seconded. The vote was seven in favor.

C. Case Number: **161013**
Council District: 3, Craig Elrod
Applicant(s): Prakash Patel
Petition Request: **R-75/R-85** (Single Family Residential) **to C-3** (Highway Commercial)
Address: To be assigned; undeveloped tract
Tax Parcel ID: 122-02054005 Land Lot(s): 119 of the 7th District
Tract Acreage: 1.954 +/- total acres Municipal Planning Commission
Work Session (02/07/17) - Special Called
Public Review (02/09/17) - Special Called – Postponed/Tabled for 30 days per applicant

City Council Workshop (02/02/17)

Public Hearing (02/20/17) – Postponed/Tabled for 30 days per applicant's request

Mr. Heard introduced Mr. Nathan McGarity, who was in attendance at the meeting on behalf of the applicant. Mr. McGarity stated that the Public Hearing for case number 161013 has been postponed for 30 days, per the applicant's request. Any future meetings and/or discussions will be re-advertised.

City Administrator, Mr. Keith Dickerson gave an update regarding the proposed annexation project. Mr. Dickerson expressed the following comments:

- City is still going through the process and taking the appropriate steps to move forward with the proposed annexation.
- The City Staff thought there was a commitment to move forward, and now we have hit some road blocks.
- The City of McDonough needs to protect its boundaries and the major corridor at Jonesboro Road.
- The City was asked to scale back the proposed annexation, and we have done so.
- The County has agreed to discuss an overlay at the Jonesboro Road corridor.
- The staff did this project right and followed the rules, and we will continue to work on it.

Councilmember Vincent expressed her appreciation for the tremendous amount of work that the staff has put in on this annexation project. She reiterated the importance of protecting the City's boundaries, as well as the need for the City to control the commercial corridor at Jonesboro Road.

Mayor Copeland called for a motion to approve the February 2, 2017, Workshop Minutes. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Stewart; Councilmember Varner; and Councilmember Vincent. Councilmember Pruett did not vote because he was not present at the February 2, 2017, Workshop Meeting.

There were no public comments.

No Executive Session was held.

Mr. Dickerson stated that he will be away from the office from Friday, February 24th, until Wednesday March 1, 2017.

Ms. Hancher commended Mr. Dickerson on the great job he has done on the annexation project. She also asked everyone to keep the City Clerk, Ms. Janis Price in their prayers for a speedy recovery.

Councilmember Vincent discussed the challenging times McDonough residents are facing in the aftermath of two murders; and she stressed that support is necessary to effectively address the concerns within the Blacksville Community.

Councilmember Elrod thanked everyone in attendance for the meeting. He also shared his appreciation for the City staff's hard work towards the annexation project.

Councilmember Stewart gave a brief update regarding Phillips Drive. He also commented that he and some of his family members have been members of the Blacksville Community for a long time, and he said that he takes crime-related issues personally. He thanked the Police Chief for his diligent work, and he asked that citizens continue to pray for the entire community.

Councilmember Varner thanked the members of the McDonough Youth Advisory Council (MYAC) who were in attendance for the Council Meeting. She offered comments about the issues that the youth are facing, and she stressed the fact that violent crimes are a current and growing problem in McDonough. She challenged each member of the Governing Body to come together and find ways to suppress crime and eliminate the behaviors that are negatively impacting the City.

Mayor Pro Tem Pruitt thanked everyone in attendance for the meeting. He also asked that everyone keep the City Clerk in their prayers, due to her recent illness.

Mayor Copeland discussed the success and growth of the McDonough Housing Authority, since its inception in 1957; and he congratulated the organization in celebrating their 60th anniversary. He also stated that he would be attending their annual meeting to elect a new Chairperson on Tuesday, February 21, 2017; and he invited the councilmembers to join him.

Councilmember Vincent requested that Mayor Copeland kindly extend an invitation to have a conversation about the quality of life and any concerns of the residents who live within the Housing Authority when he attends the event.

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

The meeting adjourned at 7:23 p.m.

Christy Wallace substituting for the 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.