MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
DECEMBER 11, 2017
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, December 11, 2017, at 6:00 p.m.

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

The City Clerk, Ms. Janis Price called 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; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Human Resources Director, Ms. Carla Tuck; and Technology Services Director, Mr. Steve Sikes.

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.

Mayor Copeland invited three-year-old triplets Devin, Bryce and Miles Clemons to lead the Pledge to the Flag, along with their teacher, Ms. Bennett; and Councilmember Pruett gave the Invocation for the meeting.

6. Approval of the Consent Agenda

A. Approval of an Agreement with Georgia Municipal Association (GMA) for Human Resources Express Services (seminars, webinars, newsletters, and workshops etc.); authorization for the Mayor to sign the Agreement. This Human Resources budgeted item will cost $2,000.00 annually.

B. Approval of a Contract Agreement between the City of McDonough, GA and Allsouth Constructors, Inc. in the amount of $1,444,245.00 for Additions to the existing Water Treatment Plant catch basin and filter; Authorization for the Mayor to sign all related contract documents. The project cost will be paid from the Water and Sewer enterprise fund.

C. Adoption of a Budget Amendment Resolution to amend FY 2016-2017 Budget for approved transactions in various funds.

D. Approval to have Bleakly Advisory Group prepare the Annexation Feasibility Study at a cost of $ 25,000.00, which will be paid from the General Fund; authorization for the Mayor to sign the agreement.

E. Regarding the Polk Building Museum Project approval to allow Homechoice Windows and Doors to:

- Remove and dispose of existing windows
- Install replacement windows
- Trim out exterior and interior of each window opening with trim Details determined by the Public Works Director

The cost of $58,200.00 will be paid from SPLOST IV funds; authorization for Mayor to sign document.

F. Approval to allow Calloway Grading Inc. to relocate an additional 300 feet of 12-inch DIP force main sewer on the West End of Turner Church Road. The cost of $17,950.00 will be paid from SPLOST IV funds; authorization for the Mayor to sign the proposal document.

G. Approval to allow Calloway Grading Inc. to relocate an additional 900 feet of 8 inch C900 pipe Water Distribution Main on the West End of Turner Church Road. The cost of $19,140.00 will be paid from SPLOST IV funds; Authorization for the Mayor to sign the proposal document.

H. Adoption of a Budget Amendment Resolution to amend the FY 2017-2018 Budget for approved transactions in various funds.

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

Mayor Copeland recognized the 2017 Christmas Parade winners who were in attendance for the meeting. Ms. Carol Kelly, owner of The Paw Pad came forward to receive recognition as the first-place winner, and she received a cash award of $100. Ms. Christy McAbee and Dr. Calhoun with Gordon State College came forward to be recognized as the second-place winners in the Christmas Parade, and they received a cash award of $50. Ms. Marisa Craig, owner of Lake Dow Animal Hospital came forward to receive the cash award of $50, for Honorable Mention.

8. Community Development Petitions Mr. Rodney Heard

Rezoning Petition

A. Case Number: 170816 Council District: 4, Kam Varner

Applicant(s): Rusty Strawn and Phillip Corbin on behalf of StraCor Capital

Address/Location: 623 Highway 42 South

Petition Request: C-3 (Highway Commercial)

Existing Zoning: R-75 (Single Family Residential)

Location: North of Hwy 155 S Village Activity Center (Hwy 42 & Hwy 155 S) – City Gateway Tax Parcel ID: M23-06001000

Land Lot(s): 166 of the 7th District Tract Acreage: 1.8 +/- total acres

Municipal Planning Commission

Workshop (10/17/17)
Public Review (10/24/17); Special Called Meeting: Approved C-2 (Central Commercial) with Staff recommendation.
City Council
Public Hearing (Postponed to 12/11/17 with re-advertisement via Legal Display Ad per actions by City Council at 11/20/17 Meeting)

Community Development Director, Mr. Rodney Heard reviewed the rezoning petition for case number 170816. Ms. Brandi Smith was in attendance at the meeting and spoke on behalf of the Applicant. Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Varner motioned to approve case number 170816 from R-75 to C-2 Commercial with staff recommendations, and Mayor Pro Tem Pruitt seconded. Prior to the vote, Councilmember Elrod recused himself from the vote due to a distant family relationship to the applicant. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Pruitt, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Elrod did not vote.

Annexation Petition
B. Case Number: 171001 Council District: 3, Craig Elrod
Applicant(s): Greg Nobles and David Black on behalf of Oglevee Ltd.
Address/Location: 384 Rosser Road
Petition Request: Lateral Annexation; RA-200 (Residential Agricultural)
Existing Zoning (County): RA (Residential Agriculture)
Location: Lake Dow Corridor, southeast quadrant of the intersection of Rodgers & Rosser Roads Tax Parcel ID: 123-01016000 and 123-01017000
Land Lot(s): 151 of the 7th District Tract Acreage: 40.92 +/- total acres
Municipal Planning Commission Joint Workshop + Public Review (11/14/17); Special Called Meeting
City Council Public Hearing (Postponed to 12/11/17 with re-advertisement via Legal Display Ad per actions by City Council at 11/20/17 Meeting)

Mr. Heard reviewed the annexation petition for case number 171001. The Applicant, Mr. Greg Nobles was in attendance for the meeting and spoke about the plans for the use of the property as Residential Agriculture:

- Investors would like to be annexed into the City for agribusiness opportunities for the nursery
- Currently there is 180,000 square feet of greenhouse space
- No development plans for the property at this time
- Any new structure must go through the review process
- Have not discussed apartments at all
- No sewer available

Councilmember Elrod confirmed with the Applicant that there is no plan for development of the property, and Mr. Nobles verified that there is no development plan for the property at this time; and discussion ensued.

Mayor Copeland opened the Public Hearing. No one spoke in favor. Six citizens spoke in opposition, as listed below:

1. Mr. Thomas Turner
    - Concerned that applicant will come back and rezone to build homes
    - Why annex it into the City unless you are trying to change the zoning?
    - Concerned about long-range plans for property
    - Opposed to annexation

2. Mr. James Stephens
    - Opposed to annexation
    - Area already has traffic problems
    - Concerned that applicant intends to rezone to build apartments

3. Mr. Steve Malcolm
    - Too much traffic in the area already
    - Built in the area to have some space
    - Opposed to annexation

4. Mr. Charles Lovejoy
    - Traffic is a nightmare
    - Loves McDonough, but has considered moving from the area due to traffic problems
    - Opposed to annexation

5. Mr. Mark Neighbor
    - No one on Rosser Road would want this
    - Where are the water and driving studies?
    - There are already too many people on the road
    - Too much money with no plan

6. Mr. David Hipps
    - We have many concerns about this
    - We have already complained to County Commissioners about traffic and speeding problems in the area
    - County study showed that in a 24-hour period, 1,496 cars drove down Rogers Road
    - Opposed to annexation

Mayor Copeland closed the Public Hearing.

After further discussion, Councilmember Elrod motioned to deny the annexation petition for case number 171001, and Councilmember Varner seconded. The vote was seven in favor. The motion to deny the proposed annexation passed.

Mayor Copeland called for a motion to approve the November 20, 2017, Council Meeting Minutes. Mayor Pro Tem Pruitt motioned and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt, Councilmember Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Mayor Copeland did not vote because he was not present for the November 20, 2017 meeting.

There were no public comments.

No Executive Session was held.

The City Attorney, Ms. Leigh Hancher wished everyone a Merry Christmas and Happy Holidays.

The City Clerk, Ms. Janis Price quoted writer Clement Moore saying, "Happy Christmas to all, and to all a good night."

Councilmember Vincent credited the City staff with a very successful Christmas Parade and thanked everyone for their continued hard work. She closed by wishing everyone a Merry Christmas.

Councilmember Elrod thanked everyone in attendance for the meeting. He also thanked the City staff for and the City Clerk for their continued efforts to ensure another successful Christmas Parade.

Councilmember Pruett shared his appreciation and said it has been an honor to serve with the Mayor and his fellow councilmembers over the past year. He also thanked the staff for the great work that is performed daily on behalf of the City, and wished everyone a Merry Christmas.

Councilmember Stewart also thanked the City staff for their continued hard work. He also thanked the Mayor and Council for working together as a team for the continued progress of the City. Lastly, he wished everyone a Merry Christmas.

Councilmember Varner echoed the sentiments of her fellow councilmembers, thanking the staff for their continued dedication. She personally thanked the City Clerk for her efforts to ensure another successful Christmas Parade and for all of her hard work on behalf of the City Council. She also wished everyone Happy Holidays.

Mayor Pro Tem Pruitt thanked everyone who was in attendance at the meeting. He also thanked the City staff for another successful Christmas Parade, and wished everyone a Merry Christmas.

Mayor Copeland said he is excited that the City has seen another successful year and that he looks forward to more success in the coming year. He commented that throughout the night's meeting, he had seen our government at its best by virtue of citizens sharing their voices to bring about change. He encouraged everyone to continue to be involved and wished everyone a Merry Christmas.

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

The meeting adjourned at 7:10 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.