MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
FEBRUARY 19, 2018
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, February 19, 2018, 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 Kamali Varner	Absent due to illness
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 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; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; and Executive Assistant, Ms. Trisha Colpetzer.

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

Councilmember Elrod led the Pledge to the Flag; and the Reverend Bert Neal, Pastor of Wesley Way United Methodist Church gave the Invocation.

After the Invocation, Councilmember Vincent stated for the record that Mayor Pro Tem Varner was absent from the meeting due to illness.

6. Approval of the Consent Agenda

A. Approval to purchase a 2018 S12/S12 O Transit Wagon 15 Passenger Van for Community Service. The City will pay $12,630.00 from the General Fund (Street Department) along with $16,475.00 to be received from the insurance company to pay the total cost of the van; current van was involved in an accident and was deemed a total loss.

B. Approval for the City to accept the proposal for EPD requirement for Long-Term Water Quality Monitoring from CCR Environmental, Inc. at an annual cost of $12,620.00 which will be paid from the Stormwater Budget; authorization for the Mayor to sign all related documents.

C. Approval of the minutes from the Special Called Meeting held on Thursday, February 8, 2018.

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

Ms. Barbara Allen was present at the meeting on behalf of Ms. Marlene Lemons, who was unable to attend. Ms. Allen made a presentation to Mayor and Council regarding Miracle Mission Hope House, Inc. Some of the items she discussed are listed below:

- Miracle Mission Hope House, Inc., is a 501(c)(3) non-profit organization
- Purpose is to enhance quality of life and provide hope through educational and social services
- Mission to eliminate hunger, foster hope and promote self-sufficiency for low-income and disadvantaged people
- Core values are to create an environment that fosters integrity, compassion, respect, fairness and professionalism through partnerships with individuals, businesses and faith communities

At the conclusion of the presentation, some discussion took place and this organization is interested in using the City’s old municipal court building located at 369 Macon Street. City Administrator stated that the City is in the process at the present time of receiving RFPs (Request for Proposal) for the usage of this building.

City Administrator, Mr. Keith Dickerson introduced Mr. Tyron Williams, Co-Founder and CEO of Georgia Elite Sports Academy (GESA) to come forward and to make a presentation regarding the youth organization and their activities. Mr. John Heatly, COO of GESA was also present and spoke at the meeting. Some of the following items were discussed during the presentation:

- GESA is a 501(c)(3) non-profit organization which utilizes sports to meet social, educational and physical needs of youth
- GESA is the number one flag football league in Georgia
- 700-plus participants in NFL flag football, tackle football and cheer leading programs in 2017, at Avalon Park
- Coaches and volunteers undergo a national background check
- Planning approximately 27 events for 2018
- Scholarships are available for children without the ability to pay

After the presentation, discussion ensued. Mr. Williams said that the fencing at the park needs to be repaired/replaced and that field number one holds water when it rains, which makes it unusable for the children. Councilmember Elrod suggested that the organization reach out to the Tourism Department to partner with them in their efforts and possibly help with promotion. Mr. Dickerson thanked Mr. Williams and Mr. Heatly for sharing their presentation, and he said that the City would do what it could to help support the program.

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

A. Capital Improvement Element (CIE) Program

2016 & 2017 Annual Updates
CIE Financial Reports & Community Work Program
Consultants: ROSS + associates (Bill Ross & Paige Hatley)
Request: Project Update
Municipal Planning Commission
Workshop- (*02/06/18 - Special Called*) &
Public Review (*02/13/18 - Special Called*)
City Council- Public Hearing for Transmittal of Resolution and Information (*02/19/18)*

Community Development Director, Mr. Rodney Heard briefly discussed the Capital Improvement Element (CIE) Program. He then introduced Mr. Bill Ross and Ms. Paige Hatley with ROSS Consultants, who presented the draft 2016 & 2017 Annual Updates as prepared for transmittal to the Atlanta Regional Commission (ARC) and the Department of Community Affairs (DCA) for review:

- When a city has an Impact Fee Program, it has to adopt a Capital Improvements Element (CIE)
- After adoption of the initial CIE, annual update reports are required to be transmitted for review
- The purpose of the Resolution is for the transmittal of the 2016 & 2017 Annual Updates to ARC and DCA for review.

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

Mayor Copeland called for a motion to approve the Resolution authorizing the transmittal of a draft Capital Improvements Element Annual Update Report for 2016 and 2017, to the Atlanta Regional Commission for regional and state review. Councilmember Pruitt motioned and Councilmember Elrod seconded. After some brief discussion, Mayor Copeland called for the vote. The vote was six in favor. Those voting in favor were Mayor Copeland; Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; Councilmember Stewart; and Councilmember Vincent. Mayor Pro Tem Varner was not present for the meeting and did not vote.

B. Development Review - Concept Plan Review
Case Number: 180115 Council District: 1, Rufus Stewart
****This item has been rescheduled for March 1, 2018.** **
Applicant(s): A.J. (Buddy) Welch, Jr.
Address/Location: 1300 S. Zack Hinton Parkway
Petition Request: Concept Plan Review per stipulations outlined in ORD 04-06-07002(A)(Z)
Existing Zoning: RM-75 (Single Family Residential) with conditions per ORD 04-06-07002(A)(Z)
Location: North of Hwy 155 S Village Activity Node I (Hwy 155S & Racetrack Road) Tax Parcel ID: Portion of 107-01032000
Land Lot(s): 154 of the 7th District Tract Acreage: 30.0 +/- total acres
Municipal Planning Commission
Workshop (*02/06/18 - Special Called*) &
Public Review (*02/13/18 - Special Called*)
City Council Public Review (*02/19/18*) **Reschedule for March 1, 2018**

Mr. Heard confirmed that the Concept Plan Review for case number 180115 has been rescheduled for March 1, 2018. He then reviewed some of the architectural design elements and plans for the project which will be presented on March 1.

- Concept Plan Review document has been completed and information has been circulated for review
- Community has been provided the information
- Property was rezoned in 2004
- Accessory structures and low-profile buildings will be at least 25 percent brick or stone on all elevations, with remainder with siding plank
- Multi-story apartment buildings will be 50 percent brick or stone

Discussion ensued. Councilmember Sandra Vincent shared that she would like the property owners to consider building the development to specifically cater to the senior community; and Mr. Heard said that those discussions have taken place with the property owner and their representative. Councilmember Vincent stressed that the City should aggressively encourage the concept of a senior-specific community.

Councilmember Elrod asked that the public be allowed to voice their thoughts at the March 1, Council Workshop, during the Public Comments portion of the meeting, prior to the review; and further discussion took place.

Finance Director, Mr. Mike Clark presented an update of revenues and expenditures from the General Fund, SPLOST Projects and Hotel/Motel Tax, for the six months ended December 31, 2017:

- Revenues for the General Fund total $9,323,801 with total expenditures of $7,105,508.
- Excess revenues over expenditures for the General Fund are $2,218,293
- Revenues for SPLOST III total $322 with total expenditures of $7,273

- SPLOST III expenditures over revenues total $6,941
- Revenues for SPLOST IV total $263,230 with total expenditures of $690,857
- SPLOST IV expenditures over revenues total $417,627
- Revenues for the Hotel/Motel Tax Fund total $751,398 with total expenditures of $751,398

Mr. Dickerson made a presentation regarding the proposed precast bathrooms and concession building for the Avalon In-Line Skate Area:

- Henry County is working on a Memorandum of Understanding (MOU)
- County's investment would be approximately $47,500.
- City's investment would be $110,000, from Impact Fees
- Concession building would be prefabricated with two lavatories on each side
- Recommendation is to move forward once the County and the City approve and the MOU is signed by both parties

Further discussion took place.

Mayor Copeland called for a motion to approve the February 1, 2018 Workshop Minutes. Councilmember Stewart motioned and Councilmember Pruitt seconded.
The City Clerk, Ms. Janis Price noted that there were three councilmembers absent from the February 1, Workshop Meeting, which included Councilmember Stewart. Therefore Councilmember Stewart withdrew the motion to approve the February 1, 2018, Workshop Minutes, having not been present for the meeting. The February 1, 2018, meeting minutes will be submitted for approval at the next meeting, March 1, 2018.

There were no unscheduled public comments.

No Executive Session was held.

Mr. Dickerson stated that in view of the UDC (Unified Development Code) Plan, the Comprehensive plan, multi-family housing discussion, he believes a study should be completed related to planning/zoning and the growth plan for the City; and that he has asked Mr. Heard to look into this and report back to Mayor and Council.

Ms. Price asked that Mayor and Council review the contact information they have each provided for the public and make any necessary changes.

Councilmember Vincent requested that the discussion of issues related to businesses which co-exist with service stations, specifically U-Haul be addressed on the next meeting Agenda.

Secondly, she discussed the pending vote on whether or not the Eagles Landing area would be incorporated as a city, and she asked that Mayor and Council reconsider their position on that issue. She shared her concerns that if the new city is formed and land is taken from Stockbridge, the precedent will be set for more de-annexations to take place in the future. She asked that the City of McDonough take an official position on the issue and write a letter to the Governor Deal, expressing grave concerns related to de-annexations in Georgia.

Councilmember Elrod personally thanked Chief Dorsey, Chief Morgan and their departments for their service to the City of Locust Grove and throughout the procession for fallen Locust Grove Officer, Chase Maddox.

Councilmember Pruett shared his appreciation for everyone who was in attendance at the meeting. He welcomed students, Nadia and Nicki who were in attendance as representatives of the McDonough Youth Advisory Council. In closing, he shared his heartfelt appreciation for the Police and Fire Departments of the City of McDonough and their efforts during the funeral procession for Officer Maddox.

Councilmember Stewart echoed the sentiments of Councilmembers Elrod and Pruett in their praise and appreciation for the efforts of fire and police personnel. He also thanked Councilmember Vincent for her comments at the meeting.

Councilmember Pruitt thanked everyone who was in attendance for the meeting. He also thanked the City Administrator and staff for the great job that they do. In closing, he also thanked Chiefs Dorsey and Morgan for a job well done during such a tragic occasion.

Mayor Copeland said that the request by Councilmember Vincent regarding agenda items would be considered for a later meeting; and he thanked everyone who was in attendance.

Mayor Copeland called for a motion to adjourn. Councilmember Pruitt motioned and all stood in favor.

The meeting adjourned at 7:35 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 27, 2017; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.