

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

The Regular Meeting of the City of McDonough City Council was held on Monday, March 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	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Sandra Vincent	Absent (Due to family illness)

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Community Development Director, Mr. Rodney Heard; Fire Chief, Mr. Steve Morgan; Finance Director, Mr. Mike Clark; Police Chief, Mr. Preston Dorsey; Public Works Director, Mr. Ronnie Thompson; Chief Judge, Mr. Donnie Patton; Associate Judge, Mr. Ted Echols; d Executive Assistant, Mr. Trisha Colpetzer and Kathy Story from Municipal Court.

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

Mayor Pro Tem Varner led the Pledge to the Flag; and Councilmember Stewart gave the Invocation.

6. Approval of the Consent Agenda

- A. Adoption of a Resolution recognizing Georgia Cities Week which will be April 22 – 28, 2018.
- B. Approval to purchase Artifact Cases and Object Table for the Polk Museum from Proto Productions in the amount of \$35,671.00 which will be paid from SPLOST IV funds.
- C. Approval of the Memorandum of Understanding (MOU) with Henry County to build restrooms and a concession stand at Avalon Park In-Line

- Skate Park; authorization for the Mayor to sign the MOU. Total cost of this project will be \$157,700.00 with Henry County being responsible for \$47,700.00 and the City will pay \$110,000.00 from Impact Fees.
- D. Approval to purchase a 2018 Ford F-250 Crew Cab V8 Short Bed 4 x 4 (3/4 ton). This budgeted item will cost \$30,347.00 and will be paid for by Stormwater funds.
 - E. Approval to purchase a 2018 Ford F-750 33,000 GVWR Cab & Chassis Chipper truck with canopy at a total cost of \$76,405.00 which will be paid by Sanitation funds.
 - F. Approval to purchase two SCAG 61" R/D Cheetha riding lawn mowers from Campbell's Lawn Equipment in the total amount of \$19,852.50 and will be paid from Stormwater Funds.
 - G. Adoption of a Resolution to re-certify the City of McDonough as a "City of Ethics" with the Georgia Municipal Association; authorization for the Resolution to be signed by the Governing Body and then sent to GMA along with the City's Ethics Ordinance.
 - H. Approval of the Budget Schedule to approve the 2018 – 2019 Budget.
 - I. Approval of Preliminary Plat for Applicant(s) Drew Camp on behalf of The Reservoir Group for the Development of Pod H (Wildwood), Phase 2 Located at Avalon PUD, between Pods H (Wildwood), Phase 1 & Pod I (Parkside) (Preliminary Plat Review, found in Code Section Chapter 16.12 Procedure, Section 16.12.060, A-D)
 - J. Adoption of a Resolution for the appointment/re-appointment of commissioners to the City of McDonough Urban Redevelopment Agency.

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

Mayor Copeland read the Proclamation for Treandos Thornton Day, in recognition of the six-year-old boy's continuing commitment to community service.

Mayor Copeland called for a motion to make the Proclamations for Treandos Thornton Day; Future Farmers of America Week; Career and Technical Education Month; and Blacksville Pride Day a part of the minutes of the meeting. Councilmember Pruitt motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; and Councilmember Stewart. Councilmember Vincent was not present at the meeting.

8. Community Development Petitions

Zoning Map Amendment - Rezoning

Mr. Rodney Heard

A. Case Number: 171207

Council District: 4, Kam Varner

Applicant(s): J.H. Childs No. 4, LLLP – Jim Baker (President)

Address/Location: Highway 81W

Petition Request: C-3 (Highway Commercial)

Existing Zoning: RA-200 (Residential Agriculture)

Location: Northwest of South Point Village Activity Center (Hwy 20 W & Exit 218) - City Gateway

Tax Parcel ID: 075-01030000

Land Lot(s): 161/162 of the 7th District Tract Acreage: 11.10 +/- total acres

Municipal Planning Commission

Workshop (02/13/18)

Public Review (03/13/18)

City Council

Workshop (02/01/18)

Public Hearing (03/19/18)

Community Development Director, Mr. Rodney Heard reviewed the petition for case number 171207, to rezone the property from RA-200 (Residential Agriculture) to C-3 (Highway Commercial):

- Property is on the border of South Point retail development
- Proposal is to create an entertainment venue
- Ordinance ensures continuity of development standards

Mr. Wayne Bagley was present at the meeting to speak on behalf of the Applicant:

- Portion of the property was rezoned in 2012
- Applicant wants to complete entertainment venue

Mayor Copeland opened the Public Hearing. No one spoke in favor. Ms. Annette O' Banion asked some questions like who was the company/group being developed and some other details. At this time the Community Development Director was not at liberty to disclose the name of the group. Ms. O' Banion stated that she was neither in favor nor opposed to the petition. No one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve the rezoning at the northwest point of South Point Activity Center from RA-200 (Residential Agriculture), to C-3 (Highway Commercial), with the staff recommendations; and to approve Ordinance 18-03-19001(Z). Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; and Councilmember Stewart. Councilmember Vincent was not present at the meeting.

Mayor Copeland administered the oath of office to Municipal Court Chief Judge, W. Donald Patton, Jr., and then to Municipal Court Associate Judge, Mr. Ted Echols.

Mayor Copeland recognized that Mr. and Mrs. Thornton had arrived at the meeting with Treandos Thornton; and he invited them to come forward to be presented with the Proclamation for Treandos Thornton Day. After six-year-old Treandos received the Proclamation he said to address Mayor and Council, "I just don't want anybody going hungry."

Councilmember Vincent was not present at the meeting due to family illness; therefore, the discussion of sending the Governor a letter regarding the de-annexation of property did not take place.

Mayor Copeland called for a motion to approve the March 1, 2018, Workshop Minutes. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; and Councilmember Stewart. Councilmember Vincent was not present at the meeting.

Unscheduled Public Comments

(1) Ms. Annette O' Banion mentioned the following:

- I am a taxpayer who will be affected if the City of Eagles Landing is approved
- Why would the City of McDonough weigh in on this when we have our own issues?
- I expect the City of McDonough to be interested in the property values and offerings in the City of McDonough and not in other cities
- City of McDonough has no business in the middle of the de-annexation or not for Eagles Landing
- Zoning discussions should include a transportation plan for the public to understand

Mayor Copeland offered a response to Ms. O' Banion's remarks, as follows:

- The official position of the City of McDonough by a majority vote at the retreat is that the City will not be involved in the annexation discussions about Stockbridge.
- McDonough has proposed its own annexation
- Georgia Municipal Association (GMA) set out five distinct factors that have to be met before becoming involved in de-annexation
- The Republican-held position on Intergovernmental Affairs would not accept the Resolution from GMA
- We are concerned, but we will not become involved
- Regarding zoning matters, the City Administrator can call you to discuss any details and answer any questions you may have

Mayor Copeland called for a motion to go into Executive Session for Litigation, O.C.G.A. 50-14-2, and for Real Estate, O.C.G.A. 50-14-3 (b) (1). Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; and Councilmember Stewart. Councilmember Vincent was not present at the meeting.

Mayor Copeland called for a motion to go back into to the Regular Meeting. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner;

Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; and Councilmember Stewart. Councilmember Vincent was not present at the meeting.

There were no action items to report.

Councilmember Elrod offered his congratulations to the Henry County Lady War Hawks basketball team for making it to the Final Four.

Councilmember Stewart said that he continues to work on concerns about issues on Simpson Street.

Mayor Pro Tem Varner recognized Ms. Chaundra Lewis, who was in attendance for the meeting.

Councilmember Pruitt thanked everyone who was in attendance for the meeting, and offered his continued appreciation for the City Administrator and City staff.

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

The meeting adjourned at 7:30 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 of the meeting schedule was posted at City Hall and on the City's website, as required by law.