

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
AUGUST 20, 2018
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, August 20, 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	Present

Others present at 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; Finance Director, Mr. Mike Clark; Technology Services Technician, Mr. Aerrigo Evans; and Executive Assistant, Ms. Trisha Colpetzer.

Mayor Copeland called for a motion to approve the Agenda, with the deletion of Item 9. Councilmember Pruitt motioned, and Councilmember Stewart seconded. The vote was seven in favor.

Councilmember Vincent led the Pledge to the Flag; and Councilmember Pruett gave the Invocation.

6. Approval of the Consent Agenda

- A. Approval of an Administrative Variance for Development/Project: Wildwood at Avalon, Ph. 2 (Avalon Boulevard Corridor); Request(s): Said application is for the following item pertaining to “As-built Conditions” -
#180741 Minimum Lot Width: Reduction from 52’ to 50’, within the 10% reduction threshold allowed by Chapter 17.96, to Lots #54-63 per as-built conditions associated topography.
Reference to City Code Section(s): 17.96.020 and 18.07.090
- B. Approval of the minutes of the August 2, 2018 Workshop Meeting

- C. Adoption of a Resolution from Mayor and Council supporting the Downtown Development Project called “Story of the Square” and “Rough Draft” located at 19 Griffin Street, and the borrowers are 19 Griffin Street, LLC. This Resolution is a requirement in order for the 19 Griffin Street, LLC to borrow funds from the Georgia Department of Community Affairs’ Downtown Development Revolving Loan Fund Program (DDRFLF).

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

7. **Community Development Items** **Mr. Rodney Heard**
A. **2018 LCI Programming - Georgia Downtown Renaissance Fellows Program**
Presentation by: Ms. Devin Butler, Fellow & Project Manager – McDonough Project (2018)
Rodney C. Heard, Community Development Director
Courtney Whitman, Main Street Manager

Community Development Director, Mr. Rodney Heard introduced Mr. Perry Hiott with Georgia Municipal Association (GMA), Mr. Clark Stancil with the Carl Vinson Institute, as well as Ms. Devin Butler, University of Georgia Fellow, who presented the Power Point presentation for Mayor and Council regarding the City of McDonough 2018 Downtown Renaissance Fellowship. Ms. Butler grew up in McDonough, and her parents were also in attendance for the meeting. Some of the following discussion items were included in the presentation:

- Scope of proposed work includes suggested improvements to gateways; downtown alleys; developing an art walk; and a downtown Art District
- Suggested gateway changes include landscape and signage improvements
- Improvements for downtown alleys include façade restoration, lighting solutions and murals, in addition to increasing pedestrian usage while maintaining vehicular circulation
- An art walk would increase walkability, along with landscape and signage improvements
- A downtown art district would increase the mix of commercial and residential development with multi-story buildings, multi-use open spaces with landscape and signage improvements
- Featured design concepts will increase pedestrian activity and encourage commercial and residential development within the City

After the presentation, Mayor and Council expressed their comments and appreciation for Ms. Butler’s hard work. Councilmember Vincent shared her utmost appreciation for the project, and she said that she would love to see even more focus on the Camp Creek Train Memorial as well. Councilmember Elrod praised Ms. Butler and her parents, who were in attendance. He shared appreciation for her hard work and dedication, and said he hopes to see her work within the City of McDonough for years to come.

Councilmember Pruett echoed the sentiments of his colleagues and expressed his appreciation for all of the tremendous work presented by Ms. Butler. Councilmember Stewart said that he is very proud to see someone who grew up in McDonough come back and work so hard to make improvements the community. Mayor Pro Tem Varner continued to praise Ms. Butler for her efforts, and she said she hopes that Ms. Butler will “come home” in the future and enjoy some of the projects that she has brought before Council. Councilmember Pruitt commented that he is very impressed with Ms. Butler’s presentation, and he looks forward to seeing the projects implemented in the future.

Mayor Copeland invited Chairman of the Main Street Advisory Board, Mr. Keith Sweat to share his thoughts about the project. Mr. Sweat also expressed his excitement about the outcome of Ms. Butler’s project, and he took the opportunity to introduce some other board members as well as some Downtown Development Authority members who were present for the meeting. Main Street Manager, Ms. Courtney Whitman thanked the Main Street Advisory Board as well as Mayor and Council for their support of the program.

Lastly, Mr. Perry Hiott with GMA thanked Mayor and Council for the opportunity to work with the City of McDonough through the Georgia Downtown Renaissance Partnership Fellowship Program. He also thanked Ms. Butler for a job well done and said he looks forward to seeing her visions come to life in the future.

B. 2018 LCI Programming - Main Street District Expansion

Rodney C. Heard, Community Development Director
Courtney Whitman, Main Street Manager

Mr. Heard, along with Main Street Manager, Ms. Courtney Whitman discussed the proposed expansion of the Main Street District; and the following items were discussed:

- The current boundaries for the Main Street District include Mixed Use Commercial/Residential (MUCR)
- Marion’s Way and Toby Springs are considered subdivisions and are not currently included in the proposed expansion
- There are several people who would love to be brought in to the Main Street District
- The Main Street District acts as a resource to businesses
- Low-interest loans are made available through the DDA for businesses within the Main Street District

Mr. Keith Sweat thanked Ms. Whitman for her work towards the expansion. He shared that the Board is now ready to take on the implementation of the design and expansion of the Main Street District.

Councilmember Vincent shared her continued concerns regarding Toby Springs and Marion’s Way, which remain outside the Main Street District according to the map presented. She said as the representative of District 2, she is challenged with how to explain to her constituents that these two areas are being left out of the proposed expansion.

City Administrator, Keith Dickerson inquired as to how those areas could benefit from the Main Street expansion. Councilmember Vincent responded that incorporating more residential housing into the Main Street District is part of what is being proposed over all; and considering these areas are the most impoverished within the City, she believes they should benefit from the resources provided for the expansion. She further stated that the natural boundary is the railroad track, and both of these streets are within that boundary.

Councilmember Elrod pointed out that the residential portion of the Main Street District includes individual homes and not neighborhoods. He noted that if those areas ever become a mixed-use district, then the boundaries of the Main Street District would need to be reconsidered at that time. He also commented that there are no fees for those within the Main Street District, but the benefits of the loan program are tremendous for property owners and residents.

Councilmember Vincent clarified that she is not a novice in this instance, and noted that she served as the Chair of the DDA for ten years, as well as having Advanced DDA Certification. She reflected on a past meeting where including residential areas into the Downtown District were discussed as a point from which to start to develop downtown living. Further, she discussed the prospect of creating pockets of poverty within McDonough, and continued to share her concerns on behalf of her constituents in District 2. She said that she fully supports all of the areas included in the proposed expansion; however, she does not understand why areas within the natural boundary are not being included.

Councilmember Pruitt asked Ms. Whitman to clarify that residences within the Main Street District do not qualify for loan assistance; and she confirmed that only businesses will qualify for loans. Mr. Heard added that residential homes within a mixed-use development will qualify for loans; however, stand-alone residences will not. He also stated respectfully that it is important to remember that properties being outside of the Main Street District will not discount or diminish opportunities for development through the LCI Program.

Mayor Copeland called for a motion to approve the recommendation of Main Street and Community Development to move forward with the expansion of Main Street, as presented tonight. Councilmember Pruitt motioned, and Councilmember Pruett seconded.

Prior to the vote, Councilmember Vincent commented for the record that although she would be voting in support of the expansion, she continues to have concerns regarding how funds are allocated, as with the recent decision about the Community Center.

Hearing no further comments, Mayor Copeland called for the vote. The vote was seven in favor.

Mayor Copeland presented the Proclamations for Judge Wade M. Crumbley Day and National Payroll Week. Councilmember Vincent read the Proclamation for Judge Wade M. Crumbley Day into the record prior to Mayor Copeland making the presentation. Judge Crumbley stated his sincere appreciation for the recognition by the City, after which a

photograph was taken to commemorate the occasion. Several of Judge Crumbley's family members were also in attendance and were recognized at the meeting.

Mayor Copeland called for a motion to make the Proclamations for Judge Wade M. Crumbley Day and National Payroll Week an official part of the minutes of the meeting. Councilmember Pruitt motioned, and Councilmember Stewart seconded. The vote was seven in favor.

Item 9 was removed from the agenda.

There were no public comments.

No Executive Session was held.

Councilmember Vincent reminded everyone that the second Homeowners' Association Boot Camp will be held at City Hall on Saturday, August 25th; and she invited everyone to attend.

Councilmember Elrod thanked everyone who was in attendance for the meeting. He also asked Councilmember Stewart to thank the members of Shiloh Baptist Church for the wonderful service that was held for former Councilmember Montá Brown's passing, which was held earlier in the day.

Councilmember Stewart offered a reminder that the Henry County Government Retreat will be held on August 22nd and 23rd, 2018.

Mayor Pro Tem Varner also thanked everyone who was in attendance for the meeting, and she thanked Ms. Butler again for such an impressive job on the Main Street project.

Mayor Copeland also thanked Ms. Butler again for such an impressive job on the Main Street design concepts. He also thanked Mr. Rodney Heard for his continued hard work for the City of McDonough. And lastly, he thanked Mr. Perry Hiott with GMA for his work through the Georgia Downtown Renaissance Partnership Fellowship Program and for his attendance at the meeting.

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

The meeting adjourned at 7:34 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 schedule 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.