

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
OCTOBER 15, 2018
6:00 PM

1. Call to Order

Mayor Copeland

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

2. Roll Call

The City Clerk, Ms. Janis Price called the 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 in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson, and Mr. Aerrigo Evans, Technology Services.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda with one amendment, to add as item 8A, The Proclamation for “Retired Educators Day”. Councilmember Stewart motioned for approval and Councilmember Pruitt seconded the motion. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Craig Elrod led the Pledge to the Flag.

5. Invocation

Councilmember Sandra Vincent gave the invocation.

6. Approval of the Consent Agenda

- A. Approval to award the 2018 CDBG Project contract to C&C Lovejoy, LLC which includes Fairview Drive and Simpson Street sidewalk and drainage improvements; approval to execute a contract between the City of McDonough and C&C Lovejoy, LLC for this CDBG funding at a total cost of \$ 138,520.00 of which \$100,000.00 will be paid by the Henry County Community Development Block Grant (CDBG) and \$38,520.00 will be paid by SPLOST IV funds; authorization for the Mayor to sign all related documents.
- B. Approval to purchase two (2) SMC 5000 Mast Mini Message Centers (Reader Boards) at a cost of \$12,100.00 each. One will be paid from the Water Distribution Budget and the other will be paid from the Stormwater Budget.
- C. Approval to allow C&C Lovejoy LLC to install 5 ft. and 6ft. sidewalks including ADA ramps (Americans with Disabilities Act) along the parking lot area and the entrance to Avalon Park. The ADA ramps will be installed in accordance to state compliance standards. The \$32,140.00 project cost will be paid from SPLOST IV funds.
- D. Approval to purchase a Grundfos submersible grinder pump with automated control panel for the Avalon Park restroom which will be integrated into the SCADA unit for monitoring purposes at a cost of \$12,214.57 which will be paid from SPLOST IV funds.

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

7. Community Development

Mr. Rodney Heard

A. Zoning Map Amendment – Rezoning w/ Variances

Case Number: 180734

Council District: 1, Rufus Stewart

Applicant(s): Smithton Homes, LLC. (Hampton Street Townhomes)

Address/Location: 235 Hampton Street

Petition Request: RTD (Residential Townhome District) w/ variances

Variance Request: 1.) Private versus Public street; 2.) Reduction to a one (1) car garage per dwelling unit; 3.) Reduction in front setback to seven (7') feet to maximize open space; 4.) Reduction in heated living area requirements; and 5.) Reduction in setback to twenty (20') feet along Bridges Road.

Existing Zoning: R-85 (Single Family Residential)

Location: City Gateway, Downtown District - Hampton Street Corridor

Tax Parcel ID: M02.5-01005000

Land Lot(s): 133 of the 7th District

Tract Acreage: 8.92 +/- total acres

MCC Workshop (09/06/18)

MCC Public Hearing (10/15/18)

MPC Workshop (09/11/18)

MPC Public Review (10/09/18)

Community Development Director Rodney Heard asked for a motion to postpone the

Public Hearing for this petition until the November 1, 2018 Workshop. Councilmember Stewart motioned for approval and Councilmember Pruitt seconded. The vote was six in favor and one abstention. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod had to recuse himself from the vote due to a family association.

B. Zoning Map Amendment – Rezoning w/ New Conditions

Case Number: 180739 Council District: 1, Rufus Stewart

Applicant(s): Lynitta Thomas-Watson on behalf of Gallery 261

Address/Location: 261 Griffin Street

Petition Request: C-3 (Highway Commercial) w/ new conditions

Existing Zoning: C-3 (Highway Commercial) w/ conditions per ORD #05-11-21002(ZM)

Location: Downtown/Main Street District (2018 Expansion) – Griffin Street Corridor (N/S One Way Pairs)

Tax Parcel ID: M21-05002000

Land Lot(s): 155 of the 7th District Tract Acreage: .35 +/- total acres

MCC Workshop (09/06/18)

MCC Public Hearing (10/15/18)

MPC Workshop (09/11/18)

MPC Public Review (10/09/18)

Community Development Rodney Heard presented the petition to Mayor and Council. The applicant, Ms. Lynitta Watson, and her husband spoke with Mayor and Council. Mayor Copeland opened the Public Hearing on this rezoning with new conditions. No one spoke in favor and no one spoke in opposition. Mayor Copeland closed the Public Hearing. Mayor Copeland asked Councilmember Stewart for a motion on this rezoning. Councilmember Stewart motioned to approve Ordinance 18-10-15001(ZM) as presented tonight. Councilmember Pruitt seconded the motion. The vote was seven in favor.

8. Discussion of the water and sewer rates for County residents

Mr. Keith Dickerson

City Administrator Keith Dickerson discussed with Mayor and Council about county residents who are receiving city water and sewer. There are 313 active residential accounts and 2 active commercial accounts located in Henry County with City water service. Discussion ensued. Mayor and Council advised the City Administrator to proceed with a study to see if these specific rates should be increased. Mr. Dickerson will engage Ben Turnipseed Engineers to do the study since they are familiar with the City's water system.

8A. Agenda amended to add the Proclamation for Retired Educators Day

Mayor Copeland recognized Dr. Gordon, Ms. Ann Jones and Ms. Carol Dotson; read the Proclamation and presented it to Dr. Baker. Dr. Baker made a few remarks and stressed the importance of volunteerism.

Mayor Copeland ask for a motion to make this Proclamation a part of the official meeting minutes. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

9. Approval of the October 4, 2018 Workshop Minutes

Mayor Copeland asked for a motion to approve these minutes. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart. Those not voting: Councilmember Elrod was absent from the October 4, 2018 meeting. Councilmember Vincent was absent from this meeting because she was attending the Leadership Institute sponsored by The Atlanta Regional Commission.

10. Unscheduled Public Comments

Ms. Annette O'Banion wanted to update Mayor and Council regarding "Scarlet's Retreat".

- 11. Executive Session (if needed) for:** Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b) (1)
Personnel O.C.G.A. 50-14-3 (b)(2)

There was no Executive Session.

12. City Administrator and City Clerk Comments

13. Councilmembers and Mayor Comments

14. Adjournment

The meeting adjourned at 6:43 PM.

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 the meeting schedule was posted at City Hall and on the City's website, as required by law. 10-8-18