

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

The Regular Meeting of the City of McDonough City Council was held on Monday, October 15, 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 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.

Mayor Copeland called for a motion to approve the Agenda with one amendment, to add 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.

Councilmember Craig Elrod led the Pledge to the Flag; and 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 Mr. Rodney Heard asked for a motion to postpone the Public Hearing for the petition for case number 180734, until the November 1, 2018 Workshop. Councilmember Stewart motioned for approval and Councilmember Pruitt seconded.

Prior to the vote, Councilmember Vincent asked Mr. Heard to explain the difference between townhomes and apartments, since both will be rental housing. Mr. Heard explained that the difference is in the classification by way of zoning and the fact that the variance calls for private streets versus public streets. He noted that the complexities of the variances in this case are what will require a more in-depth review of the petition.

Councilmember Elrod stated for the record that he will recuse himself from voting on the petition due to a family member's association with the project.

There being no further discussion, Mayor Copeland called for the vote. 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 abstained.

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)

Mr. Heard presented the petition for case number 180739 to Mayor and Council.

- The request is to rezone the property from C-3 (Highway Commercial) with conditions per Ordinance #05-11-21001(ZM), to C-3 (Highway Commercial) with new conditions
- The applicant, Ms. Lynitta Watson and her husband were in attendance for the meeting and addressed Mayor and Council

Mayor Copeland opened the Public Hearing on the rezoning with new conditions. No one spoke in favor and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Copeland called on Councilmember Stewart for a motion on the rezoning. Councilmember Stewart motioned to approve Ordinance #18-10-15001(ZM) as presented tonight; and Councilmember Pruitt seconded the motion. The vote was seven in favor.

City Administrator Keith Dickerson opened the discussion regarding county residents who are receiving city water services with the following comments:

- Currently there are 313 active residential accounts and 2 active commercial accounts located in Henry County which are utilizing City water service.
- The City is responsible for hydrant maintenance, road repair and landscape repair for its customers.
- There are non-city residents using the water capacity for City residents.
- The City just purchased land for a future reservoir to provide water services for our citizens in the future.

- Georgia Municipal Association Service Delivery Strategy (GMA SDS) rules require that a study be performed to prove the rate differences between city and county residents.
- Mr. Dickerson would like to have a third-party study done to determine the differences in the rates of the City and the County.

Councilmember Pruett requested that the study include several examples of rate differences in other areas. Councilmember Vincent asked about City residents who are currently on County water and sewer; and Mr. Dickerson said those services are part of an existing agreement with the County. Ms. Vincent suggested that the City should consider annexation of the properties which are currently served by the City's water services at some point in the future.

After the discussion, Mayor and Council advised the City Administrator to proceed with a study to determine 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 and all were in agreement.

Mayor Copeland recognized Dr. Gordon, Ms. Ann Jones and Ms. Carol Dotson as he read the Proclamation for Retired Educators Day, and then he presented the original copy to Dr. Baker. Dr. Baker shared his appreciation for the recognition, and he also stressed the importance of volunteering to promote the success of the new schools coming to McDonough.

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

Mayor Copeland called for a motion to approve the minutes from the October 4, 2018, City Council Workshop. 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.

Ms. Annette O'Banion updated Mayor and Council regarding Scarlett's Retreat and made the following comments:

- Bringing new services in 2019 to Scarlett's Retreat
- Moving KMA to another building in District 2
- Scarlett's Retreat is currently in a hub zone or disadvantaged business zone, which will be changing in 2019
- Part of the requirement for being in a hub zone is that half of your employees have to live in a hub zone
- City needs an asset inventory on its businesses and its citizens to help build a community where people can work where they live

Councilmember Vincent pointed out that the Atlanta Regional Commission (ARC) has a large repository of information on asset inventories; and she suggested that the City should possibly collaborate with the ARC to see what information they have for Henry County.

No Executive Session was held.

Mr. Dickerson announced that he will be out of the office at the GCCMA Conference from Wednesday through Friday of the following week.

Councilmember Vincent thanked Mayor and Council for the opportunity to participate in the Regional Leadership Institute, and she said she looks forward to McDonough becoming a leader in the region moving forward.

Councilmember Elrod thanked everyone who was in attendance at the meeting. He also thanked Mr. and Mrs. Watson for their dedication to renovating an important piece of McDonough's history at Gallery 261. Lastly, he invited everyone to attend the Fall Festival which will be held on the square, on Saturday, October 20, 2018.

Councilmember Stewart offered his appreciation for the hard work and dedication of the Public Works staff, as well as the Police and Fire Department Chiefs when the storms passed through last week. He also complimented the work of Post 516, in renovating a home in Hampton, and he said that they will start work on a home on Jonesboro Street in McDonough, in the coming week.

Mayor Copeland discussed the recent purchase of property for an additional reservoir for the City of McDonough, to meet the needs of future growth; and he commended the Council and the City Administrator for their vision in moving this project forward.

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

The meeting adjourned at 6:43 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 the meeting schedule was posted at City Hall and on the City's website, as required by law.