

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – APRIL 15, 2019
6:00 PM

1. Call to Order

Mayor Billy Copeland

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

2. Roll Call

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 in attendance for 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; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

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

4. Pledge to the Flag

Councilmember Vincent led the Pledge to the Flag.

5. Invocation

The Reverend Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the Invocation.

6. Consent Agenda

A. Approval of a Contract Agreement between The City of McDonough and

Mallett Consulting, Inc. to compose and submit to GA Department of Transportation (GDOT) a plan for compliance with American Disabilities Act (ADA) regulations for all twenty-three locations listed on the attached document. The findings report with field notes and photographs will cost \$14,900.00 plus reimbursable expenses such as printing, shipping plus 50 cents mileage rate. This expenditure will be paid from the General Fund; authorization for the Mayor to sign all related documents. Any additional expense from Mallett will come back to Council for approval.

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

7. Presentation from the Henry County Board of Elections and Voter Registration regarding the 2018 Election for poll workers and citizens. Ms. Mildred Schmelz, Board Chair **Mayor Copeland**

Mr. Arch Brown was in attendance on behalf of the Henry County Board of Elections and Voter Registration, and he presented a Proclamation to the City of McDonough. Mayor Copeland called for a motion to accept the Proclamation from the Henry County Board of Elections and Voter Registration. Councilmember Elrod motioned and Councilmember Pruett seconded. The vote was seven in favor.

8. McDonough Housing Authority Discussion Ms. Shanicki Burton, Executive Director **Councilmember R. Stewart**

Community Development Director, Mr. Rodney Heard reviewed a Power Point presentation for the McDonough Housing Authority. Ms. Shanicki Burton then addressed Mayor and Council regarding the need to expand and increase senior housing within the McDonough Housing Authority.

Councilmember Stewart motioned to move forward with the development of a Master Plan Concept Study, and then return back to Council on May 2, 2019; and Councilmember Pruitt seconded. The vote was seven in favor.

9. Proclamations
Dr. Harold E. Grier Day
Confederate History and Heritage Month

Mayor Copeland called for a motion to make the Proclamations for Dr. Harold E. Grier Day and Confederate History and Heritage Month a part of the minutes of the meeting. Councilmember Pruitt motioned and Mayor Pro Tem Varner seconded. The vote was seven in favor.

10. Community Development Items Mr. Rodney Heard
Annexation & Rezoning (Residential)
A. Case Number: 180902 Blue River Development (Barrett Farms)
City Council District: 3, CM Craig Elrod
Address/Location: Lake Dow Road Corridor - Northeast Quadrant
Petition Request: Annex + Rezone property to R-75 (Single Family Residential) – City 62.21 +/- total acres
Existing Zoning: RA (Residential Agricultural) - County
Tax Parcel ID: 123-01025000) Land Lot(s) 138 of the 7th District
MPC Workshop (03/12/19 per postponement with processing in December 2018)
MCC Workshop (04/04/19)
MPC Public Review (04/09/19 per rescheduling of initial 03/26/19 Special Called Meeting)
MCC Public Hearing (04/15/19 MCC Meeting)

Mr. Andy Welch was in attendance on behalf of the Applicant, and he distributed a copy of the recommended conditions as prepared by Mr. Rodney Heard, which had been edited with new proposed conditions for the project. Mr. Welch reviewed the requested changes and requested that Mayor and Council consider the proposed conditions. Discussion ensued.

Community Development Director, Mr. Rodney Heard then reviewed a Power Point presentation regarding the annexation and rezoning petition in case 180902; and further discussion ensued.

Councilmember Elrod motioned to deny the annexation request in case number 180902; and Councilmember Pruitt seconded.

Prior to any vote, Mr. Welch made a request to table case 180902, until the May 2, 2019, City Council Workshop so that he could talk with his client.

Councilmember Elrod withdrew the motion to deny the annexation in case 180902; and Councilmember Pruitt withdrew the second on the motion.

Councilmember Elrod motioned to table case number 180902 relative to annexation, until the May 2, 2019, City Council Workshop; and Councilmember Pruitt seconded. The vote was seven in favor.

Mayor Copeland opened the Public Hearing relative to rezoning in case number 180902. No one spoke in favor. Mr. James Stephens, Mr. Brian Brakefield, Mr. Brett Hopper and Mr. Kimball Hildreth spoke in opposition of the rezoning in case 180902. Mayor Copeland closed the Public Hearing.

On behalf of the Applicant, Mr. Welch requested that the rezoning decision also be postponed until the May 2, 2019, City council Workshop.

Councilmember Elrod motioned to postpone the rezoning request for case number 180902, until the May 2, 2019, City Council Meeting. Councilmember Stewart seconded. The vote was seven in favor.

Rezoning (Non-Residential)

B. Case Number: 181105 Al Patel (Homewood Suites Hotel)

City County District: 4, CM Kam Varner

Address/Location: 231 Avalon Court - Southwest Quadrant

Petition Request: Rezone property from C-2 (Central Commercial)/C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) with new conditions.

Existing Zoning: C-2 (Central Commercial)/C-3 (Highway Commercial) with conditions per Ordinance(s) #05-05-02001(Z) and #07-12-03001(Z).

Tax Parcel ID: 075-01008020 & 075-01008017 that are to be consolidated

Land Lot(s) 559 & 591 of the 7th District

3.59 +/- total acres

MPC Workshop (03/12/19)

MCC Workshop (04/04/19)

MPC Public Review (04/09/19 per rescheduling of initial 03/26/19 Special Called Meeting)

MCC Public Hearing (04/15/19 MCC Meeting)

Mr. Heard reviewed the rezoning petition in case number 181105. The Applicant, Mr. Al Patel was in attendance for the meeting, and he addressed Mayor and Council. Some discussion ensued.

Mayor Copeland opened the Public Hearing. No one spoke in favor. Mr. Brian Brakefield spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to table the vote on case number 181105, until the May 2, 2019, City Council Workshop; and Councilmember Vincent seconded. The vote was five in favor and two in opposition. The motion passed. Those voting in favor were Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Those voting in opposition were Mayor Copeland and Councilmember Pruett.

11. Draft FY 2019-2020 Budget Discussion

Mr. Keith Dickerson

City Administrator, Mr. Keith Dickerson presented the Draft FY 2019-2020 Budget for discussion, and he reviewed some of the highlights.

12. Approval of April 4, 2019, City Council Workshop Minutes

Mayor Copeland called for a motion to approve the April 4, 2019, City Council Workshop Minutes. Councilmember Stewart motioned and Councilmember Pruitt

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 did not vote because she was not present for the April 4, 2019, City Council Workshop Meeting.

13. Unscheduled Public Comments

There were no unscheduled public comments.

**14. 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)**

No Executive Session was held.

15. City Administrator and City Clerk Comments

16. Councilmembers and Mayor Comments

17. Adjournment

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

The meeting adjourned at 7:44 p.m.

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 December 26, 2018; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.