

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

The Regular Scheduled City of McDonough City Council Meeting was held on Monday, April 15, 2019, 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 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.

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

Councilmember Vincent led the Pledge to the Flag.

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.

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.

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 (MHA):

- MHA has 39 apartments on Lewis Street, and we want to add 14 units to be designated for seniors
- HUD is no longer allocating funds for Public Housing
- We have 790 applicants on the waiting list
- We need to develop more housing units for McDonough

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.

After the vote, Councilmember Vincent suggested that the City's Grant Writer should connect with the Georgia Municipal Association (GMA) to see if the Georgia Initiative for Community Housing (GICH) would be of any benefit to Housing Authority projects.

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 representing the applicant 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 asked Mayor and Council consider the proposed conditions; and discussion ensued.

- County has no objection to annexation
- Consider striking the earthen berm requirement
- Consider amending requirements for single-story homes to a minimum of 2,000 heated square feet; and require a minimum of 2,200 heated square feet on two-story homes
- Consider striking the requirement for a side-entry garage on corner lots
- Consider striking the requirement for four sides full brick on corner lots
- Consider revising the requirement that “no development shall commence without connection to public water and sewer”, to reflect that no building permits would issue until connected to City of McDonough Water and Sewer

Councilmember Elrod expressed his confidence in the Planning Commission, and he suggested that Mr. Welch ask his client to reconsider his requests. Councilmember Vincent added that some of her constituents have had issues with the trees included in their landscaping design, and she suggested that the types of trees for the project be considered. 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.

Those speaking in opposition were:

1. Mr. James Stephens of Rosser Road said the community cannot handle the increase in the volume of traffic on the road or through the roundabout
2. Mr. Brian Brakefield of 283 Rosser Road said that the increase in traffic and speed management would be too much for the community, where there are already issues with the roads not being maintained
3. Mr. Brett Hopper shared concerns about the development negatively impacting pedestrian traffic and said that speeding is already a big factor

4. Mr. Kimball Hildreth said he's concerned about the impact of increased density in what he hopes will remain a rural area
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:

- We're ready to go
- 104 rooms
- Will demolish existing pad
- Starting rates at \$149 per night per room

Councilmember Vincent requested that Mr. Patel consider placing information on sex trafficking in the hotel, and discussion continued. Councilmember Stewart inquired about the proposed security for the hotel, and Mr. Patel said that there a house man at night who oversees the hotel but if a security guard becomes necessary, the hotel will provide one.

Mayor Copeland opened the Public Hearing. No one spoke in favor.

1. Mr. Brian Brakefield spoke in opposition. He encouraged the City Council to research the effects that extended-stay lodging facilities can have on crime before voting on the proposed project.

Mayor Copeland closed the Public Hearing.

Stating that she had not yet had an opportunity to fully review rezoning petition after being out of the country, 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.

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

- The draft budget information including all funds for FY 2019-2020 is proposed at \$28,200,893.
- The General Fund is the largest component of the total budget with expenditures of \$17,327,061.
- Increase in Hotel/Motel Fund Revenue of \$45,478.92, as of March 31
- Local Option Sales Tax (LOST) Revenue is up \$206,895, as of March 31
- Insurance Premium Tax Revenue has increased \$114,499.
- Preliminary tax digest numbers indicate a 10 percent increase
- Full Millage Rollback anticipated

(The proposed budget will be discussed at the next meeting, so Mr. Dickerson requested to please leave your draft information and it will be updated for the next meeting).

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.

There were no unscheduled public comments.

No Executive Session was held.

The City Clerk, Ms. Price stated a tentative date of May 23, 2019, for the spring Henry County Municipal Quarterly Dinner (HMA) Dinner.

Councilmember Vincent reminded everyone to take time to reflect on the meaning of Easter, and she wished everyone a Happy Good Friday and a Happy Resurrection Sunday.

Councilmember Elrod thanked everyone who was in attendance for the meeting. He also personally thanked Chief Preston Dorsey for all that the McDonough Police Department

does. Lastly he invited everyone to come out for the Easter Sunrise Service on the square, at 7:00 a.m., on Sunday, April 21, 2019.

Councilmember Stewart thanked the staff and City Administrator for a job well done on the budget. He also wished everyone a Happy Good Friday and a Happy Easter.

Mayor Pro Tem Varner thanked those who were in attendance for the meeting. She wished everyone a Happy Good Friday and Happy Resurrection Sunday to everyone.

Councilmember Pruitt thanked Mr. Dickerson and staff for a timely budget. He also thanked the visitors and staff for their attendance at the meeting.

Mayor Copeland thanked everyone for their patience at the meeting. He also wished everyone a Happy Easter.

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.

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