

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – MAY 20, 2019
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, May 20, 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	Absent

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Community Development Director, Mr. Rodney Heard; Network Administrator, Mr. Brian Linton; and Executive Assistant, Ms. Trisha Colpetzer.

Mayor Copeland called for a motion to approve the Agenda, with the exception of changes to Item 6B, to read: Approval of the City of McDonough to purchase from Sajid R. Patharwala, Shamanan Patel and Munshi Mohmadiftbchar 0.023 acres (994.30 Sq. Ft.) and a temporary easement for a total cost of \$8,755.00 on Postmaster Drive in McDonough. The two land parcels are needed to complete the Postmaster Roundabout and will be paid from SPLOST funds. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

Councilmember Elrod 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 revised City of McDonough's Classification and Compensation Plan dated July 1, 2019. Three new positions were added:

- Polk Interactive Museum Manager and Attendant, Event Coordinator and the Post Certified Bailiffs' grade was revised.
- B. Approval of a contract between City of McDonough and Sajid R. Patharwala, Shamanan Patel and Munshi Mohmadiftbchar for the City to purchase 0.023 acres (994.30 Sq. Ft.) and a temporary easement for a total cost of \$8,755.00 on Postmaster Drive in McDonough. The two land parcels are needed to complete the Postmaster Roundabout and will be paid from SPLOST funds; authorization for the Mayor to sign all related documents.
 - C. Approval to allow National Building Contractors, Inc. (NBC) to waterproof the interior and the exterior of the Polk Inactive Museum, 34 John Frank Ward Blvd. at a cost of \$51,900.00 which will be paid from SPLOST IV funds.
 - D. Approval of a contract between the City of McDonough and C&C Lovejoy, LLC for C&C Lovejoy, LLC to be awarded a construction contract for the Postmaster Roundabout at a cost of \$375,000.00 which will be paid from SPLOST IV funds; authorization for the Mayor to sign all related documents.
 - E. Approval to purchase a 2019 Dodge Charger Pursuit and all necessary equipment for the Police Department at a total cost of \$31,351.47 which will be paid from a reimbursement GIRMA check for a totaled vehicle and the General Fund.
 - F. Adoption of a Budget Amendment Resolution to amend the FY 2018-2019 Budget for approved transactions in various funds, authorization for Mayor to sign the Resolution.
 - G. Approval of the May 2, 2019, minutes for the City Council Workshop.

Mayor Copeland called for a motion to approve the Consent Agenda, with the changes to Item 6B. Councilmember Elrod motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present for the meeting.

7. Community Development Items

Mr. Rodney Heard

Annexation & Rezoning

A. Case Number: 190205 General Holdings Unlimited, LLC – Campground Development

City Council District: 3, CM Craig Elrod

Address/Location: NE Quadrant of Hwy 155 N Corridor - Campground Road Corridor

Petition Request: Annex with Rezone to R-75 (Single Family Residential) via

Residential Group Project (RGP) development guidelines - City

Existing Zoning: R-1 (Single Family Residential) - County

Tax Parcel ID: 104-01065000, 104-01066000, 10401066001, 104-01066002, 104-01067000, 104-01067001, 104-01067002, and 104-01055000

Land Lot(s) 57, 58, & 72 of the 7th District 183.18 +/- total acres of identified tract

Meetings:

MPC Workshop (04/04/19)

MCC Workshop (05/02/19)

No further action will be taken on this matter unless and until Henry County's objection is addressed and resolved per documents submitted to Mayor and Council on May 7, 2019.

Mayor Copeland stated for the record that no further action would be taken on Item 7A, until the objection made by the County on May 7, 2019, can be addressed and resolved.

Special Use Permit (SUP)

B. Case Number: 190215 Lawrence Miles (Miles Resort/B&B)

Council District: 3, CM Craig Elrod

Address/Location: 19 Keys Ferry Street - Town Center District

Petition Request: To allow a Special Use Permit within the Town Square/Main Street District for a bed and breakfast.

Existing Zoning: C-2 (Central Commercial)

Land Lot(s) 134 of the 7th District 0.084 +/- total acres

Meetings:

MPC Workshop (04/04/19)

MCC Workshop (05/02/19)

MPC Public Review (05/14/19)

MCC Public Hearing (05/20/19)

Community Development Director, Mr. Rodney Heard reviewed case 190215, for a Special Use Permit for 19 Keys Ferry Street. The Applicant, Mr. Lawrence Miles was in attendance for the meeting, and he addressed Mayor and Council:

- Proposed use as Bed and Breakfast
- Four bedrooms with penthouse for innkeeper
- Plans for cigar shop and restaurant downstairs
- Staff on site 24/7

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Councilmember Elrod motioned to approve Special Use Permit for case 190215, incorporating also the adoption of Ordinance 19-05-20002(SUP), and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present.

Rezoning

C. Case Number: 190301 Scott Renfro (Renfro Business Park)

Council District: 4, CM Kam Varner

Address/Location: Hwy 155 S Corridor - Exit 216 (I-75) East Activity Center Node

Petition Request: To rezone, as a manner of reversion, a portion (6.8 +/- acres) the property to M-1 (Light Industrial) with 0.5 +/- acres remaining C-3.

Existing Zoning: C-3 (Highway Commercial) with conditions per ORD #15-08-17001(Z)

Tax Parcel ID: 094-01017000

Land Lot(s) 197 of the 7th District 7.269 +/- total acres

Meetings:

MPC Workshop (04/04/19)

MCC Workshop (05/02/19)

MPC Public Review (05/14/19)

MCC Public Hearing (05/20/19)

Mr. Heard reviewed the rezoning petition for case number 1490301. Mr. Steven Rowland was in attendance on behalf of the Applicant, and he discussed the proposed rezoning:

- Seeking to rezone 6.8 acres of 7.3-acre tract from C-3 to M-1
- Want to construct an office warehouse with seven buildings for small businesses
- Existing water/sewer infrastructure will be used for development
- Property was previously zoned M-1

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

Ms. Vanessa Thomas spoke in opposition, sharing concerns about too much industrial growth and ongoing traffic issues in the area. Mr. Heard noted that the surrounding roads are county roads over which the City has no jurisdiction, and he suggested that Ms.

Thomas share her concerns with the Henry County Development Authority.

Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to approve Ordinance 19-05-20003(Z) to rezone as a matter of reversion, a portion (6.8 +/- acres) of the property to M-I (Light Industrial) with .05 acres remaining C-3, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present.

City Administrator, Mr. Keith Dickerson discussed some of the highlights of the FY 2019-2020 budget:

- Total budget of \$28,200,893.00
- 2 percent increase over the FY 18-19 adopted amended budget
- Total expenditures for the General Fund of \$17,327,061, which represents an increase of 1.75%
- Local Option Sales Tax (LOST) revenue is up \$206,895, as of March 31
- Preliminary Tax digest numbers indicate an increase of 10 percent and reflect a \$250 million increase in the fair market value
- Full Millage Rollback is anticipated
- No water increase recommended
- Current Millage Rate is 4.083
- Some of the proposed projects include Jonesboro Road Park Construction; Completion of the Unified Development Code; Polk Building Interactive Museum; the Beautification Program; and the new community center
- Taxes continue to be the largest revenue source for the City

Mayor Copeland opened the Public Hearing. Ms. Annette O'Banion spoke in favor, complimenting the City Administrator on a job well done., but she did state some

concerns that she had regarding the budget. No one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Copeland called for a motion to approve the Resolution as presented, to adopt the FY 2019-2020 Budget at \$28,200,893.00. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent was not present.

Mayor Copeland excused himself from the meeting in order to present the Proclamation for the McDonough Lions Club 65th Anniversary at their meeting, and Mayor Pro Tem Varner continued presiding over the meeting.

Mayor Pro Tem Varner welcomed Junior Leader, Ms. Melanie Mangham along with other members of Girl Scout Troop 17022, who were in attendance to present the donation of first aid kits to be placed in Alexander Park, Richard Craig Park and Avalon Park. The donation will assist in the Juniors receiving their Bronze Award. Members of the troop spoke about the project and to make the presentation of the first aid kits to the City for the parks. A photograph was taken to commemorate the occasion.

Mr. Heard introduced Ms. Gina Riffey with the McDonough Housing Authority, who was in attendance at the meeting, and he offered an update related to the McDonough Housing Authority Master Concept Study:

- Focus of collaboration is to enhance the City's quality of life for maintaining optimum growth management
- Recommended focus areas include health and wellness, connectivity, pedestrian access and transit, neighbourhood retail and services, dwelling types and social interaction
- Utilize current property and allow up to seven buildings
- 160 units within the geographic focus area
- Housing Authority property provides a potential area for public art displays

Ms. Riffey discussed some of the programs and events that the Housing Authority provides within the community:

- Over 700 families on the waiting list
- Mission is to provide safe and affordable housing
- Job readiness, community outreach activities and community service are all part of what the Housing Authority provides
- Upcoming etiquette dinner for children age 12 to 17
- Residential Advisory Board

11. Proclamations and Resolution:

National Crime Victim's Rights Week

Mrs. Sara Pierson Mitcham Day

United Methodist Women's Anniversary, McDonough United Methodist Church

United Methodist Women's Anniversary, Wesley Chapel United Methodist Church
Resolution in Loving Memory of Mr. Harry Benjamin Bryant
National Skilled Nursing Care Week
Myasthenia Gravis Awareness Month
McDonough Lions Club 65th Anniversary

Mayor Pro Tem Varner read and presented the Proclamation for Myasthenia Gravis Awareness Month to Ms. Valerie Ryczek.

Mayor Pro Tem Varner called for a motion to approve the Resolution and all of the Proclamations and to make them a part of the official minutes of the meeting. Councilmember Stewart motioned and Councilmember Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Mayor Copeland and Councilmember Vincent were not present for the vote.

There were no public comments.

No Executive Session was held.

Councilmember Elrod thanked Police Chief Dorsey and Fire Chief Morgan for their assistance at the Geranium Festival this year. He complimented the Public Works Department for a fantastic job at the festival as well.

Councilmember Pruett commended the City Administrator and staff for all of the work put into the budget, and he shared his appreciation for a job well done.

Councilmember Stewart echoed the sentiments of his fellow councilmembers.

Councilmember Pruitt thanked everyone who was in attendance for the meeting, and he also thanked the City Administrator and staff for continuing to do an excellent job.

Mayor Pro Tem Varner thanked those in attendance for the meeting, and she thanked the Council and staff for their support of the Geranium Festival each year.

Mayor Pro Tem Varner motioned to adjourn. All stood in favor. The meeting adjourned at 7:30 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.