

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – JULY 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 were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Attorney, Mr. Jim Elliott; 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; Executive Assistant, Ms. Euretha L. Olokodana; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

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

4. Pledge to the Flag

Councilmember Pruett 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 to allow Southern Flow, Inc. to replace the existing radio telemetry equipment at the Water Treatment Plant. This upgrade is needed because the equipment is currently nonfunctional. The \$69,723.00 cost will be paid from the Water Treatment Plant budget.
- B. Approval of an Administrative Variance by the Community Development Director for the applicant, Alpesh Patel, on behalf of Homewood Suites. Development/Project: Homewood Suites (231 Avalon Court)
Request(s): Said application is for the following item pertaining to "As-built Conditions" -
#190701 Front Yard Setback: Reduction from 40' to 37', within the 10% reduction threshold allowed by Chapter 17.96, to the subject property per as-built conditions. CDD Recommendation: Approval (Refer to 07/03/19 stamped documents) City Code Section(s): 17.96.020 and 18.07.090

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

7. Public Comments

Ms. Leslie Erwin, Attorney, regarding 49 Hampton Street

Ms. Erwin did not attend the meeting.

**8. Discussion of the Millage Rate,
Public Hearing and adoption of the
Ordinance to adopt the 2019 Millage
Rate at 3.806**

**Mr. Keith Dickerson
Mayor Copeland**

City Administrator, Mr. Keith Dickerson discussed the proposed rollback of the millage rate to 3.806; and some discussion ensued.

Mayor Copeland opened the Public Hearing. Ms. Annette O'Banion spoke in favor and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Copeland called for a motion to approve the Ordinance to adopt the 2019 Millage Rate for the City of McDonough, at 3.806. Councilmember Vincent motioned and Councilmember Stewart seconded. The vote was seven in favor.

9. Community Development Items

Mr. Rodney Heard

- A. Case Number: 190506 **ForCAST Real Estate Development (Matt Boone)**
City Council District: 4, CM Kam Varner
Address/Location: NE Quadrant of Exit 218, I-75 Corridor (East Activity Center Node)
1.68 +/- total acres per assembly of identified tracts
Petition Request: Annex with Lateral Rezoning to C-2 (Central Commercial) –
City Land Lot(s) 162 of the 7th District
Existing Zoning: C-2 (General Commercial) - County

Tax Parcel ID: 075-01017000 & 075-01018000

MPC Workshop (06/11/19)

MPC Public Review (07/09/19)

MCC Workshop (07/01/19)

MCC Public Hearing (07/15/19) for Annexation

MCC Public Hearing (07/15/19) for Zoning

Community Development Director, Mr. Rodney Heard reviewed case number 190506, for annexation with lateral rezoning to C-2 (Central Commercial) - City. The Applicant, Mr. Matt Boone was in attendance at the meeting. He addressed Mayor and Council regarding the proposed project, and discussion ensued.

Mayor Copeland opened the Public Hearing. Ms. Annette O'Banion spoke in favor; and Ms. Carolyn Ingram, Mr. Jonathon Bergan and Ms. Vanessa Thomas spoke in opposition. Mayor Copeland closed the Public Hearing.

Mayor Pro Tem Varner motioned to postpone the decision on annexation to the August 1, 2019 City Council Workshop Meeting; and Councilmember Vincent seconded. The vote was seven in favor.

Prior to the vote, Councilmember Vincent asked that a meeting be planned with the Applicant and Mayor and Council to discuss the details of the proposed project.

Mayor Copeland confirmed with Attorney Jim Elliott that no public hearing would be required on the rezoning at this time.

B. Project Status Update (Edits per discussions at 07/01/19 MCC Workshop)

CDD Economic Catalyst & Sustainability - Town Center & Main Street Districts

Element: Exterior Façade & Streetscapes - Public Art Programming

- Review of modifications to the duties of the Committee emphasizing the role as advisors providing recommendations and guiding/shepherding projects via administration of the Public Art Program per direction of the City Council.
- Addition of "Cultural" to the Design Themes for city's Public Art Portfolio
- Continued study of the Town Center (2040 HC & Cities Joint Comp Plan) & Main Street District (2018 Update) to outline a matrix for determination of additional Public Art sites with thematic designs that align with the city's Quality of Life & Beautification Programs.

Mr. Heard presented information about the Project Status Update relative to Exterior Façade & Streetscapes – Public Art Programming. He discussed forming an advisory committee to provide guidance for art projects within the City; and discussion ensued. This item will come back for further consideration at the August 1, 2019, City Council Workshop.

City Responses to Objection of Annexations by Henry County BOC

C. Case 180733 Village at McDonough Parkway, Double Eagle Land Development

C-1 (Neighborhood Commercial) & R-3 (Single Family Residential, detached) - County to RM-75 (Multi-Family Residential) & RTD (Residential Townhome District) – City

Mr. Heard discussed the County's objection to the proposed annexation in case 180733; and some discussion ensued. Mr. Dickerson stated that the City needs to determine its stance on the proposed project. Councilmember Vincent said that as the District 2 Representative, she cannot support the project as presented.

Attorney Jim Elliott said that no action would be necessary if the City chooses not to move forward with the project as presented; alternatively, he said the issue could be resolved with a motion to reject the proposed project.

Councilmember Vincent motioned for the City to reject the proposed resolution by Double Eagle Land Development and Henry County regarding the proposed land use as it relates to the Village at McDonough Parkway, in case number 180733; and Councilmember Pruett seconded. The vote was seven in favor.

D. Case 190205 Campground Road Development, General Holdings Unlimited LLC

R-1 (Single Family Residential, detached) - County to R-75 (Single Family Residential) - City

Councilmember Elrod discussed the request for case number 190205, for annexation into the City. He said that the purpose of the discussion is to allow the Applicant to restart the annexation process.

Councilmember Elrod motioned to send approval to the County and the Developer to restart the annexation process in case number 190205; and Councilmember Stewart seconded. The vote was seven in favor.

10. Discussion of new Downtown Entertainment Ordinance and possible adoption of Ordinance

Mr. Dickerson

Mr. Dickerson discussed a proposed Downtown Entertainment Ordinance which would allow for business owners who are licensed to sell alcohol, to dispense alcoholic beverages into designated cups that can be carried out onto City sidewalks, but not into the City square which is a County park; and discussion ensued. This discussion will come back for further consideration at a later date.

11. Approval of the July 1, 2019, Workshop Minutes

Mayor Copeland called for a motion to approve the July 1, 2019, City Council Workshop Minutes. Councilmember Pruitt motioned and Councilmember Elrod 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 in attendance for the July 1, 2019 Workshop.

12. Unscheduled Public Comments

- (1.) Mr. Tyron Williams, Georgia Elite Sports
- (2.) Ms. Annette O'Banion

**13. 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)**

Mayor Copeland called for a motion to go into Executive Session for Litigation, O.C.G.A. 50-14-2. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

Mayor Copeland called for a motion to go back into Regular Session. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was seven in favor.

Mayor Copeland said there was one Action Item to report from Executive Session. Councilmember Pruett motioned to approve the Resolution to authorize the City of McDonough, Georgia to adopt a Capital Improvement Project List to be funded through the implementation of a one percent (1%) SPLOST as permitted by Georgia Law, as set forth in O.C.G.A. § 43-8-110 ET SEQ.; authorizing the Mayor and Clerk of the City of McDonough to execute the Intergovernmental Agreement concerning the distribution of the SPLOST proceeds. Councilmember Elrod seconded. The vote was seven in favor.

14. City Administrator and City Clerk Comments

15. Councilmembers and Mayor Comments

16. Adjournment

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

The meeting adjourned at 9:08 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.