

AGENDA
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL - 136 KEYS FERRY STREET
Monday October 19, 2020
6:00 PM

1. [Call to Order Mayor Copeland](#)
2. [Roll Call](#)
3. [Approval of the Agenda](#)
4. [Pledge to the Flag](#)
5. [Invocation](#)
6. [Consent Agenda](#)
 - A. Approval of the September 16, 2020, Special Called Meeting minutes
 - B. Approval of the October 1, 2020, Workshop Meeting minutes
 - C. Approval to purchase a vehicle not to exceed \$35,000.00 for Public Safety, and will be paid from a Public Safety Fund.

[Item 6C - Public Safety Vehicle](#)

- D. Approval to purchase a 2020 Vermeer BC1000XL Tier 4, 12” drum feeder chipper from Vermeer Southeast, at a cost of \$38,443.00 which will be paid from the Sanitation Department Budget.

[Item 6D - Purchase Chipper](#)

- E. Ratify an emergency repair by Templeton and Associates, for Plant A and Plant B for the system control center for the UV lamp ballast at the Waste Water Treatment Plant at a cost of \$50,620.00 which will be paid by the Waste Water Treatment Plant Budget.

[Item 6E Emergency Repair at Waste Water Treatment Plant](#)

- F. Approval to seek sealed bids for the construction of Jonesboro Road Park, in which the property development will be funded by SPLOST IV.

[Item 6F - Bids for Jonesboro Road Park](#)

- G. Approval of a final agreement and payment to Granicus for final services rendered through December 1, 2020, in the amount of \$2,285.26 paid from the Technology Services Budget; authorization for the Mayor to sign the agreement.

[Item 6G - Final Payment for Granicus](#)

- H. Approval of an agreement between the City of McDonough and Digital Map Products extending the GIS mapping services for another year, in the amount of \$15,154.00 which will be paid from the Technology Services Budget; authorization for the Mayor to sign the agreement.

[Item 6H - Agreement with Digital Map](#)

7. [Proclamations/Resolution](#) [Constitution Week Retired Educators Day Memory of Rudolph "Val" Archer](#)

8. [Community Development Items Mr. Eric Pitts](#)

- A. Case Number: 190205 (Annexation & Rezoning) City Council District 3: CM Craig Elrod
Address/Location: Campground Road Petition Request: General Holdings Unlimited, LLC
- Campground Road Development Request: To annex and rezone property 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(s): 104-01065000, 104-01066000, 104-01066001, 104-01066002, 104-01067000, 104-01067001, 104-01067002, and a portion of 104-01055000 Land Lot(s): 57, 58, & 72 of the 7th District
183.18 +/- total acres per assembly of identified tract MPC Workshop (2/11/20) (previously held) MCC Workshop (3/5/20) (previously held) MPC Public Review (9/15/20) MCC Public Hearing (10/19/20)

[Item 8A - Campground Road](#)

- B. Case Number: 190302 (Rezoning) City Council District 3: CM Craig Elrod
Address/Location: North Racetrack Road & East Travis Dr. Petition Request: Blue River

Development for Symphony Park Request: To rezone property from RA-200 (Residential Agricultural) to R-50 (Single Family Residential), RTD (Residential Townhouse District), RM-75 (Multi-Family Residential) and 1.5 +/- acres allocated for development of a Public Safety Facility. Existing Zoning: RA-200 (Residential Agricultural) with conditions per ORD #04- 09-13001(A)(Z) Tax Parcels ID(s): 107-01034000, #107-01001000 & #107-01034001) Land Lot(s)153 of the 7th District 107.88 +/- total acres MPC Workshop (9/15/20) SPECIAL CALLED MCC Workshop (10/1/20) MPC Public Review (10/13/20) MCC Public Hearing (10/19/20)

Item 8B - Racetrack and Travis

- C. Case Number(s): 200206, (Rezoning) City Council District 4: CM Kam Varner Address/Location: 1148 Hwy. 20/81 W. (Tract 2) Petition Request: Development: ForCAST Real Estate Development for Quik Trip Fuel Station Request: Rezone property to C-3 (Highway Commercial). Existing Zoning: C-2 (Central Commercial) with conditions per ORD #19-08- 01001(A)(Z) & #19-10-21002(A)(Z) Tax Parcel ID(s): 075-01018000 Land Lot(s) 162 of the 7th District

1.865 +/- total acres MPC Workshop (9/15/20) SPECIAL CALLED MCC Workshop (10/1/20) MPC Public Review (10/13/20) MCC Public Hearing (10/19/20)

Items 8C, 8D and 8E

- D. Case Number(s): 200207 (Rezoning) City Council District 4: CM Kam Varner Address/Location: 1168 Hwy. 20/81 W. (Tract 1) Petition Request: Development: ForCAST Real Estate Development for Quik Trip Fuel Station Request: Rezone property to C-3 (Highway Commercial). Existing Zoning: C-2 (Central Commercial) with conditions per ORD #19-08- 01001(A)(Z) & #19-10-21002(A)(Z) Tax Parcel ID(s): 075-01017000 Land Lot(s) 162 of the 7th District

1.865 +/- total acres MPC Workshop (9/15/20) SPECIAL CALLED MCC Workshop (10/1/20) MPC Public Review (10/13/20) MCC Public Hearing (10/19/20)

- E. Case Number(s): 200301 (Rezoning) City Council District 4: CM Kam Varner {Address/Location: 1128 - 1146 Hwy. 20/81 W. (Tract 3) {Portion only} Petition Request: Development: ForCAST Real Estate Development for Quik Trip Fuel Station Request: Rezone property to C-3 (Highway Commercial). Existing Zoning: C-2 (Central Commercial) with conditions per ORD #19-08- 01001(A)(Z) & #19-10-21002(A)(Z) Tax Parcel ID(s): 075-01019001 Land Lot(s) 162 of the 7th District 1.865 +/- total acres MPC Workshop (9/15/20) SPECIAL CALLED MCC Workshop (10/1/20) MPC Public Review (10/13/20) MCC Public Hearing (10/19/20)

- F. Case Number(s): 200208 City Council District 1: CM Rufus Stewart Address/Location: 150 S. Zack Hinton Pkwy. Petition Request: Development: McDonough

Leased Housing Associates I, for McDonough Senior Housing Request: For a Concept Plan Review required per zoning conditions within ORD#04-06-07002(A)(Z). Existing Zoning: RM-75 within conditions per ORD#04-06-07002(A)(Z) Tax Parcel ID(s): 107-01032000 Land Lot(s) 154 of the 7th District (NOTE: Common Corner of LL 153, 154, 167 & 168) 49 +/- total acres (Parent Tract 192.567 +/- acres per legal description) MPC Workshop (9/15/20) SPECIAL CALLED MCC Workshop (10/1/20) MPC Public Review (10/13/20) MCC Public Hearing (10/19/20)

Items 8F and 8G - Senior Housing and Workforce Housing

- G. Case Number(s): 200209 City Council District 1: CM Rufus Stewart Address/Location: 150 S. Zack Hinton Pkwy. Petition Request: Development: McDonough Leased Housing Associates II, LLLP for McDonough Workforce Housing Request: For a Concept Plan Review required per zoning conditions within ORD#04-06-07002(A)(Z). Existing Zoning: RM-75 within conditions per ORD#04-06-07002(A)(Z) Tax Parcel ID(s): 107-01032000 Land Lot(s) 154 of the 7th District (NOTE: Common Corner of LL 153, 154, 167 & 168) 49 +/- total acres (Parent Tract 192.567 +/- acres per legal description) MPC Workshop (9/15/20) SPECIAL CALLED MCC Workshop (10/1/20) MPC Public Review (10/13/20) MCC Public Hearing (10/19/20)
9. Capital Improvements Element 2019 Update Adoption of a Resolution adopting this Update: FY 2019 Financial Report, and Community Work Program; will be filed with Atlanta Regional Commission Mr. Bill Ross

Item 9 - CIE Resolution and Update

10. Discussion and adoption of the Laborer position in the Streets Department to change from Grade 59 per hour and adjust salaries accordingly effective November 1, 2020. Ms. Carla Tuck

Item 10 - Salary Grade Change

11. Request renewal of 2021 Employees Benefits Plans - renew as follows: * Cigna Health Ins. increase of 11.47%, payroll deductions remain same * Vision through Cigna with a 3% increase * Life Ins., Short/Long Term Disability thru Cigna with no plan/premium change * Dental through MetLife with no plan/premium change Modifications: removing the Health Reimbursement Account and adjustments in prescriptions. Adoption of a Resolution along with Exhibit "A" for 2021 Health Benefits Ms. Carla Tuck

Item 11 - Employee Benefits and Resolution

12. [Discussion of Home Owners Associations CM Sandra Vincent](#)
13. [Discussion of City maintenance CM Vincent](#)
14. [Discussion of Solar Lights Mr. Preston Dorsey Chief Steve Morgan](#)
15. [Discussion of Park Ordinance and adoption CM Benjamin Pruett Mr. Jim Elliott](#)

[Item 15 - Park Ordinance](#)

16. [Discussion of Truck Ordinance and adoption CM Kamali Varner Mr. Elliott](#)
17. [Discussion of Fees Ordinance and adoption Chief Morgan](#)

[Item 17 - Revised Schedule of Fees Ordinance](#)

18. [Unscheduled Public Comments](#)
19. 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)
20. [City Administrator, City Attorney, and City Clerk Comments](#)
21. [Councilmembers and Mayor Comments](#)
22. [Adjournment](#)

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. Â§ 50-14-1, et seq). Notice of the meeting was published in the Henry Herald on December 30, 2020; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by lawand a copy of the meeting schedule is posted at City Hall and on the City's website, as required by law.