



AGENDA
CITY OF MCDONOUGH
CITY COUNCIL ORGANIZATIONAL MEETING
CITY HALL – 136 KEYS FERRY STREET
JANUARY 4, 2021
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

Administrative

- A.** Appointees to the Planning Commission, Board of Zoning Appeals and Historic Preservation Commission:

	<u>PC</u>	<u>BOZA</u>	<u>HPC</u>
Billy Copeland	Terri O'Quinn	Reid Burch	
Craig Elrod	Terry Ellington	Charles Piersaul	
Benjamin Pruett	Matt Cardoza	Troy Hitt	Jordan Van Matre
Roger Pruitt	Scott Reeves	Kaye Shipley	Lisa Walston
Rufus Stewart	Calvin McClenden	Brenda Goodman	
Kam Varner			Sylvia Holmes
Sandra Vincent	Yolanda Williams	Samuel Humphrey	

- B.** Approval of the November 16, 2020, City Council Meeting minutes

- C.** Approval of the Ordinance 21-01-04 (A) resulting from the electorate of the City of McDonough approving by referendum the extended hours of Sunday sales of alcoholic beverages for consumption on premises.

Community Development

- D.** Approval to extend the contract with Keck & Wood at the original January 2020 rates for services/reviews in the Community Development Department until July 31, 2021; authorization for the Mayor to sign the extended agreement.

Finance

- E.** Approval of a Budget Amendment Resolution to amend the FY 2020-2021 Budget for approved transactions in various funds.
- F.** Approval of a Budget Amendment Resolution to amend the FY 2019-2020 Budget for Approved transactions in various funds.

Public Safety

- G.** Approval to purchase 750 Smoke/Carbon Monoxide Combo Detectors and 120 Bed Shaker Alarms to be distributed to City residents; at a cost of \$44,330.00 and will be paid from the Fire Prevention & Safety Grant funds.

Public Works

- H.** Approval to allow Turnipseed Engineers to provide engineering services for the Water Treatment Plan upgrades as recommended as short term projects by Turnipseed Study in April 2020; authorization for the Mayor to sign all related documents; upon completion of the engineering, authorization to seek sealed bids. The estimated cost will be as follows:
 - \$292,500.00 or completion, based on the total estimated cost of the short term projects listed at \$4,535,000.00
 - Inspection fees billed at cost times multiplier of 1.8 or typically \$75.00 to \$85.00 per hour
 - Mileage rate at \$0.58 per mile.Funded by the Water Treatment Plant Budget.
- I.** Approval to allow Turnipseed Engineering to provide engineering services for Kalves Creek sewer upgrades based on the May, 2020 study; authorization for the Mayor to sign all related documents, upon completion of the engineering, authorization to seek sealed bids. The estimated cost will be \$54,000.00 or completion and will be funded by Sewer Maintenance Collection funds.
- J.** Approval to take over the street lights for Arnold Estates Subdivision consisting of 18 lights at an estimated cost of \$340.00 per month per City Code of Ordinances, Ordinance 04-12-20, Sec. 16.16.320.
- K.** Approval of a contract between The City of McDonough and Sol Construction, LLC for Richard Craig Park Booster Pump Station in the amount of \$91,000.00 which will be paid from the Water Treatment Plant Budget; authorization for the Mayor to sign contract and related documents.

Technology Services

- L.** Approval to sell the following obsolete items, out of service, on GovDeals
 - 1ea Ricoh copier
 - 1ea Konica Minolta copier
 - 1ea IBM 6400 Line Printer (uses greenbar paper)
 - 1ea Enclosed rack for 19" rackmount equipment
 - 1-lot of Nortel Phone system equipment (includes system controllers, power supplies, cable harnesses & x number of phones)
 - 1-lot of IBM AS400 Server equipment (includes server, green screen monitor, coaxial cabling & manuals).
 - 1-lot of Dell laptops (6)
 - 1-lot of Dell desktops (5)
 - 1ea HP Laser Jet 9050DN Printer
 - 1ea Acroprint Time Q + (time clock)
 - 1ea Lanier Copy Machine
 - 1ea Panasonic Tape Recorder
 - 1ea Russound Power Amplifier
 - 1ea Tascam CD Professional
 - 1ea Shure Microphone Mixer
- M.** Approval to renew the Civic Clerk Agenda Management software program at an annual cost of \$12,000.00 and will be paid from the General Fund.
- N.** Approval of payment of \$19,425.00 from the General Fund for the Neptune 360 SAS which is the water meter reading system.

7. Nominations and voting on
Mayor Pro Tem for 2021

Mayor Copeland

8. Public Comments
Mr. Eddy Smith- Tax Collections
9. Proclamations
Epilepsy Awareness Month
School Heroes in Henry County School Day
Dr. Geraldine Helton Day
10. Presentation and discussion of draft Capital Improvements Element (CIE)
2020 Annual and Update and the 2020 Financial Report/Community Work Program
Mr. Mike Clark
Mr. Bill Ross
11. Community Development Requests
Mr. Eric Pitts
- A. Administrative Variance Request**
Applicant: Tim McKinley on behalf of Heatherland Homes, LLC.
CC District: 3 - Mayor Pro Tem Craig Elrod
Development/Project: Cameron Manor (501 Gregs Place, Lot 95)
Request(s): A two (2') foot front setback & three (3') foot rear setback
CDD Recommendation: Denial (Refer to 11/19/2020 stamped documents)
City Code Section(s): 17.96.020 (NOTE: There is already an existing Mayor and City Council Variance on the property per ORD#06-12-18001(ZM) pertaining to setbacks.
- B. Preliminary Plat Review**
Barrett Farms (Lake Dow Rd.)
Zoned: R-75 (Single Family Residential) with conditions per ORD #19-05-02001(A)(Z)
- C. Case Number: 190205 (Annexation & Rezoning)**
City Council District 3: Mayor Pro Tem 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, 10401066001, 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)
MPC Public Review (9/15/20)
MCC Workshop (3/5/20)
MCC Public Hearing (10/19/20) *POSTPONED*
MCC Public Hearing (11/16/20) *POSTPONED*
MCC Public Hearing (12/14/20) (Meeting Cancelled)

**Applicant requested postponement
until February 2021**

D. Case Number: 190302 (Rezoning)

City Council District 3: Mayor Pro Tem 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

MPC Public Review (10/13/20)

MCC Workshop (10/1/20)

MCC Public Hearing (10/19/20) *POSTPONED*

MCC Public Hearing (11/16/20) *POSTPONED*

MCC Public Hearing (12/14/20) (Meeting Cancelled)

E. Case # 200703

District 2: Councilmember Sandra Vincent

Brent Benson for Highway 42 Townhomes

Address: Hwy. 42 N. & McDonough Pkwy.

Request: To rezone property to RTD (Residential Townhouse District).

Zoning: C-3 (Highway Commercial) with conditions per Ordinance #03-12-290003(A)(Z) & #03-12-290004(A)(Z)

Land Lot(s) 93, 100 & 101 of the 7th District

6.49 +/- total acres

MPC Workshop (10/13/20)

MPC Public Review (11/10/20) *SPECIAL CALLED*

MCC Workshop (11/5/20)

MCC Public Hearing (11/16/20)

MCC Vote (12/14/20) (Meeting Cancelled)

MCC Vote (1-4-21)

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| 12. | Entertainment District revised map and vote, adoption of Ordinance | Mayor Pro Tem Elrod |
| 13. | Discussion of illegal dumping and dumpster maintenance | Councilmember Vincent |
| 14. | Discussion of qualifying for the November 2021 election of Mayor and Council seats | Ms. Price, City Clerk |
| 15. | Approval of Minutes for December 9, 2020 and December 10, 2020 Training meetings | |
| 16. | Unscheduled Public Comments | |

17. 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)
18. City Administrator, City Attorney, and City Clerk Comments
19. Councilmembers and Mayor Comments
20. 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. § 50-14-1, et seq). Notice of the meeting schedule will be published in the *Henry Herald* on December 30, 2020; and a copy of the schedule was posted at City Hall and on the City's website, as required by law.

12-29-2020 @ 9:00 AM