

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL-136 KEYS FERRY STREET
JULY 7, 2016
5:30 PM

1. Call to Order

Mayor Copeland

Mayor Copeland called the meeting to order at 5:30 p.m.

2. Roll Call

Ms. Janis Price, the City Clerk called the roll, as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Roger Pruitt	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Finance Director, Mr. Mike Clark; Community Development Director, Mr. Rodney Heard; Public Works Director, Mr. Ronnie Thompson; Human Resources Director, Ms. Carla Tuck; Technology Services Director, Mr. Steve Sikes; and Executive Assistant, Ms. Trisha Colpetzer.

Ms. Price reminded all speakers to turn on their microphones before speaking, so that the meeting could be accurately recorded.

3. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

4. Invocation

Councilmember Vincent gave the Invocation.

5. Approval of the Agenda

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

6. Unscheduled Public Comments

Ms. Annette O'Banion

- Consent Agenda Item C for funds transfer is concerning, as the money for the Mercer property was borrowed from the Reserve Fund, which made \$826,000 available to go back to SPLOST III.
- What happened to the \$826,000?
- History of moving money around but not tracking it.
- Zeroing balances is okay because it improves the Moody's Rating.
- Public asked you not to vote on buying the property on Jonesboro Road for the park/roundabout.
- Citizens were assured that money would be returned by the GA Department of Transportation (GDOT); and now there is no reimbursement, as land is being donated.
- Doesn't feel trustworthy to citizens with these two items being on the consent agenda.
- Jonesboro Road Park plan is beautiful, but let's keep track of the total costs we're talking about: \$3,000,000 to acquire land; \$50,000 on plans, which leaves approximately \$483,000.
- Without the money or a plan to come up with the funds, and without another SPLOST, don't commit to a plan that we can't keep.
- It took approximately a year to determine the expenditures of Alexander Park, and we don't want to be in the same position again with unfinished parks all over the City of McDonough.
- Still no plan of what it's going to cost to maintain and improve the parks.
- Please, come up with a strategy.
- Two At Large Councilmembers should be on a commission or a board for every decision that will affect the entire City of McDonough.

Mr. Dickerson responded by saying that the City will continue to communicate with Ms. O'Banion over her concerns and assist her with her requests.

7. Approval of the Consent Agenda

- A. Approval of an Agreement between Fisher & Phillips and the City to provide Department Head/Supervisor training on August 16, 2016 for a fee of \$3,000.00, and authorization for the Mayor to sign the letter agreement.
- B. Approval of a revised Salary Schedule to be effective July 8, 2016.
- C. Approval to reclassify interfund loans to zero balances for the purposes of improving reserve positions in the General Fund, StormWater Fund, and the Cemetery Enterprise Fund.
- D. Approval for the City to convey/donate to the GA Department of Transportation partial Lot 64 and partial Lot 65 off of Jonesboro Road as highlighted on the map.

- E. Approval of the following two contracts for Main Street's Summer Concert Series: Hudson Road Band at a cost of \$1300.00; and No Limitz at a cost of \$1000.00. Both contract costs will be funded from the Main Street budget; and authorization for the Mayor to sign both contracts.
- F. Approval of the minutes of the June 20, 2016 City Council Meeting.

Mayor Copeland called for a motion to approve the Consent Agenda with the removal of Item D, in which it will be added as discussion Item 8E. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was seven in favor.

8. Community Development Items

Mr. Rodney Heard

A. Grier Development Project Update

Mr. Heard

Rezoning Petition – Zoning Map Amendment

Community Development Director, Mr. Rodney Heard presented a project update regarding the Grier Development Project.

- Started in January of 2016
- Conceptual plan includes low costs projects such as providing a park or gathering place within the development; and rehabbing a structure to provide an office space.
- Possible donation of building materials for event site or local farmers' market along the park edge.
- These efforts will create an opportunity for funding from the Department of Community Affairs (DCA), in 2017-2018.
- Limited amount of funding will come from the City
- Three to five-year period to launch project
- Funds that have been previously allocated for this project have expired.
- Coordinator has been identified
- Project updates will be given to Council digitally. (Presentation attached)

B. Case #160504

Applicant(s): Laurie Burney - The Bridal Company

Petition Request: C-2 (Central Commercial)

Existing Zoning: O-I (Office Institutional) with conditions

Address: 78 Atlanta Street Council District: 2, Sandra Vincent

Land Lot(s) 134 of the 7th District 0.75 +/- total acres

City Council Meeting Workshop (7/7/16) and Public Hearing (7/18/16)

Mr. Drew McCrite represented the Applicant at the meeting, and discussed information regarding The Bridal Company. Mr. Rodney Heard also discussed the zoning requirements. The Public Hearing will be held on July 18, 2016. (All details/conditions are listed in draft Ordinance).

C. Case #160505

Applicant(s): Zip Hinton - Zack's Properties, Inc.

Petition Request: O-I (Office Institutional).

Existing Zoning: R-100 (Single-Family Residential)

Address: 218 Highway 42 N Council District: 2, Sandra Vincent

Land Lot(s) 124 of the 7th District 1.623 +/- total acres

City Council Meeting (Workshop (7/7/16) and Public Hearing (7/18/16)

Mr. Heard presented the application and the zoning requirements for the subject property, and discussion ensued. The Public Hearing will be held on July 18, 2016. (All details/conditions are listed in the draft Ordinance).

**D. 2016-2017 City of McDonough
Annexation Project**

**Mr. Heard and
Ms. Leigh Hancher**

Mr. Heard made a presentation regarding the Annexation Project proposal.

- Purpose is to enhance the vision of the City, using 2016-2017 Annexation Master Plan methodology
- Authorize consultant for annexation feasibility study at a cost of approximately \$25,000
- Study will identify areas of connectivity; healthy living; neighborhood retail and services; social interactions; dwelling types; and pedestrian access and transit
- Mr. Heard offered illustrated examples of existing and ongoing projects within the City.
- Mr. Heard presented three options for consideration as A, the must-do options; B, the want-to options; and C, how to protect and plan for the future.

City Attorney, Ms. Leigh Hancher commented that having gone through the initial planning phase, a commitment is needed to move on to the next phase of the project, which would encompass hiring a consultant to provide a service delivery study. From that study, a written document could be drafted as an Annexation Master Plan, which then Mayor and Council would adopt.

Councilmember Vincent suggested that there needs to be a formula where any parcel information could be used to determine service delivery costs throughout the City. She asked that a property boundary overlay be added to the presentation to identify the properties that will be impacted. She further requested that a layered review take place that would include the services of the Atlanta Regional Commission (ARC), to analyze costs for the project. She expressed the importance of making sure McDonough's boundaries remain secure, and further discussion relative to the proposed annexation project ensued.

Mayor Copeland called for a motion to approve the authorization of a consultant for an annexation feasibility study at the approximate cost of \$25,000, to be paid from the General Fund, and to include options A, B and C for the consultant. Councilmember Elrod motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.
(Mr. Heard's presentation attached).

E. Approval for the City to convey/donate to the GA Department of Transportation partial Lot 64 and partial Lot 65 off of Jonesboro Road as highlighted on the map.

As the discussion began, Councilmember Elrod asked whether or not GDOT would consider purchasing the partial land lots as previously discussed. Mr. Dickerson responded that in order to move forward with the proposed projects before the completion of the Jonesboro Road roundabout by GDOT, the land would have to be donated.

Mayor Copeland called for a motion to approve the City to convey/donate partial Lot 64 and partial Lot 65 off of Jonesboro Road as highlighted on the map, to GDOT; and authorize the Mayor to sign the appropriate documents. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was seven in favor.

**9. Discussion of the preliminary construction
Cost estimate for Tomlinson Street extension**

Mr. Keith Dickerson

City Administrator, Mr. Keith Dickerson presented an update about the preliminary construction cost for the Tomlinson Street extension.

- Initial costs to extend Tomlinson Street were projected to be approximately \$800,000.
- Costs were reduced by approximately \$417,000 by removing curbing and storm water improvements.
- Gravel must be provided to build the road bed before asphalt can be added.
- Costs of approximately \$400,000 to complete the project, to be paid from Road Improvements and SPLOST money.

Councilmember Vincent requested time for a Town Hall Meeting to be held with the citizens who will be affected by the road extension project, and asked if GDOT would be willing to work with the City on this project. Mr. Dickerson said that conversations with citizens could take place at any time, but that he did not believe GDOT would be willing to work on the project with the City, other than possibly storing equipment for the project. Ms. Vincent stated that she would be willing to sit in on any discussions with GDOT regarding any assistance they might be willing to offer.

Councilmember Elrod questioned whether the street was still designed as a two-way street, and Mr. Dickerson confirmed that it is. Councilmember Elrod asked about the types and number of trucks that travel on Tomlinson Street, and suggested that those statistics should be gathered to properly inform citizens of those numbers. Mr. Dickerson replied that there are semi-trucks that travel in that area, and that those numbers can be accurately assessed. Mr. Dickerson said that he would check with GDOT to see if they would be willing to help with the scope of work.

**10. Discussion of revenues and expenditures for
General Fund, SPLOST Projects Fund,
Courthouse Project Fund, Hotel/Motel Fund**

Mr. Mike Clark

Finance Director, Mr. Mike Clark gave an update of revenues and expenditures for the General Fund; SPLOST Projects Funds: Courthouse Project Fund; and Hotel/Motel Fund, through May 31, 2016.

- Total Revenues for the General Fund are \$13,678,425, with total expenditures of \$11,168,795.
- Excess Revenues over Expenditures for the General Fund are \$2,509,630.
- 98 percent of taxes have been collected.
- Total Revenues for the SPLOST III Capital Projects Fund are \$3,213, with total expenditures of \$361,622.
- Total SPLOST III expenditures exceed revenues by \$358,409.
- Total Revenues for the SPLOST IV Capital Projects Fund are \$1,254,996, with total expenditures of \$1,878,623.
- Total SPLOST IV expenditures exceed revenues by \$623,627.
- The courthouse construction is approximately 60 percent complete, and a summary will be provided at the next meeting.
- Total Revenues for the Hotel/Motel Tax Fund are \$1,029,764, with total expenditures of \$1,029,764.
- Revenues from Hotel/Motel Taxes have increased by \$137,754 over the previous year.

11. Discussion of Jonesboro Road Park

Mr. Dickerson

Mr. Dickerson presented an update on the Jonesboro Road Park:

- Was unable to meet with the County Commissioner as of yet, but will be doing so as soon as possible to start discussions.
- If the County is willing to help, the costs will come down.
- Currently working to define actual property lines and stake them off before discussions with County take place.

12. 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 Personnel O.C.G.A. 50-14-3(b)(2). Mayor Pro Tem Pruitt motioned, and Councilmember Stewart seconded. The vote was seven in favor.

Mayor Copeland called for a motion to return to the Regular Workshop Session. Councilmember Elrod motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

There were no action items to report from Executive Session.

13. City Administrator, City Attorney, City Clerk Comments

City Attorney, Ms. Leigh Hancher informed Mayor and Council that she will be out of the office on Wednesday, Thursday and Friday of the following week, and returning to work on Monday, July 18th.

City Clerk, Ms. Janis Price brought to Mayor and Council's attention that the HMA Quarterly Dinner will be hosted by the City of McDonough at the Hazlehurst House, on July 14th, at 6:30 p.m.

14. Councilmembers and Mayor Comments

Councilmember Vincent expressed her appreciation to Chief Dorsey and the entire City of McDonough Police Department. She asked that citizens be notified of the strategies used by the department to make McDonough citizen friendly. She said that the public needs to understand the precautionary measures being implemented to make sure that McDonough is perceived as a citizen-friendly community. She said that police conversations need to take place, and that there has to be an investment by the entire population to resolve the issues that are plaguing our society.

Councilmember Elrod thanked the public for their participation and attendance at the meeting. He also commended Ms. Hancher, Mr. Heard and Mr. Dickerson for their hard work on the annexation project.

Councilmember Stewart reiterated the sentiments of Councilmember Vincent regarding the need to bring law enforcement and citizens together. He commented that too many young people in our community don't understand the law and need to be educated about their rights. He stressed the importance of remaining focused on the young people and teaching them the right things to do. He also said that he will be working with the Mayor of Savannah after speaking with him at the GMA Convention to concentrate on creating jobs and providing training for young people to ensure that they have the opportunity for a productive future.

Mayor Copeland thanked the Police Chief and the Fire Chief for their help in making the July 4th Event on the Square a success. He recognized Mr. Gerald Taylor, President of Food Depot for the donation of 600 ice cream cups, as well as the members of the McDonough Presbyterian Church Choir who performed for the occasion. The Mayor also noted that Councilmember Stewart's birthday was recognized at the event.

15. Adjournment

Mayor Copeland called for a motion to adjourn. Mayor Pro Tem Pruitt motioned, and Councilmember Stewart seconded. All stood in favor. The meeting was adjourned at 7:20 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 was published in the Henry Herald on December 30, 2015; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.

Community Development Department



Rodney C. Heard, CDD

Director

Grier Manor Development

January 2016

Project Location - Aerial Mapping



Grier Development
Project

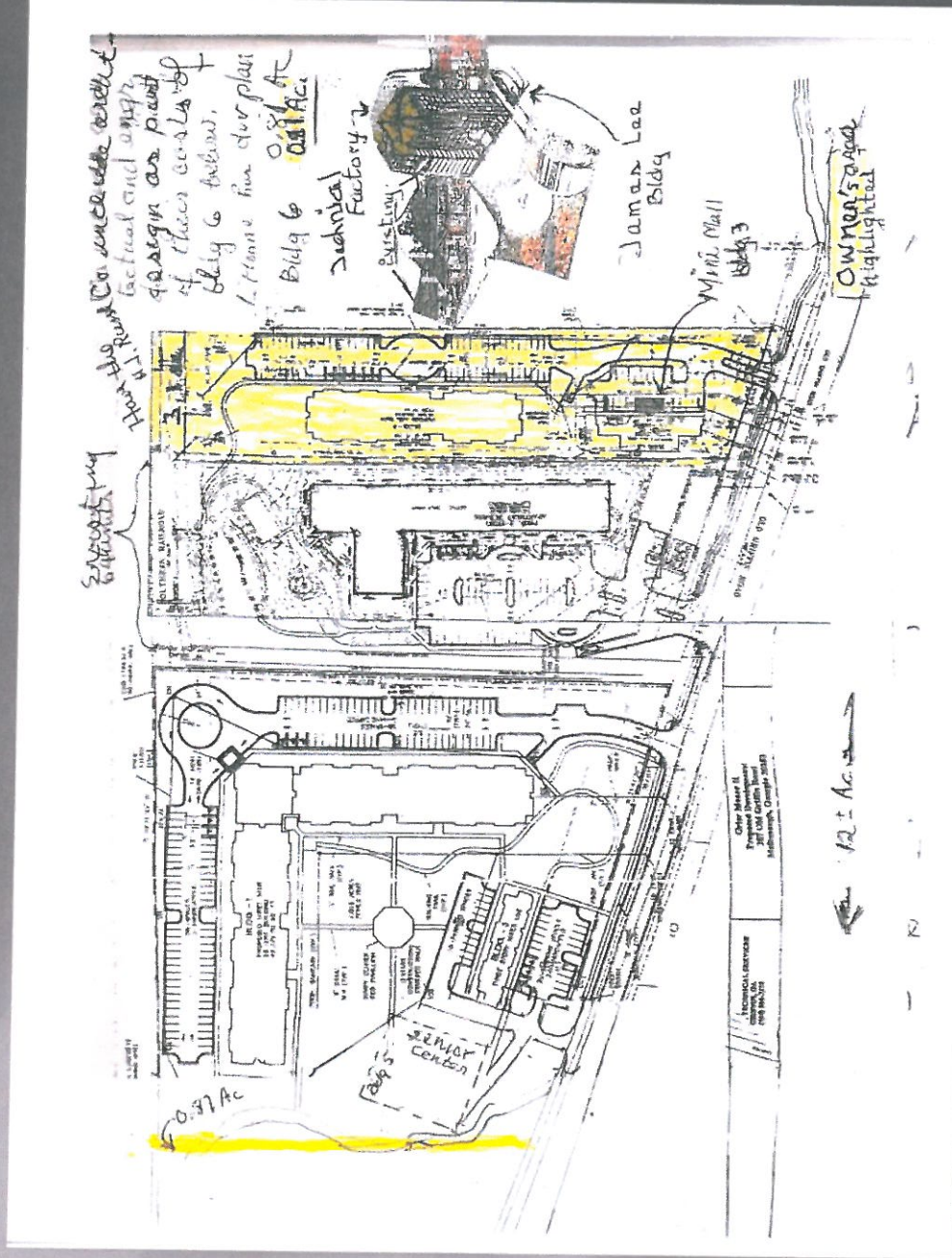
Project Prioritization

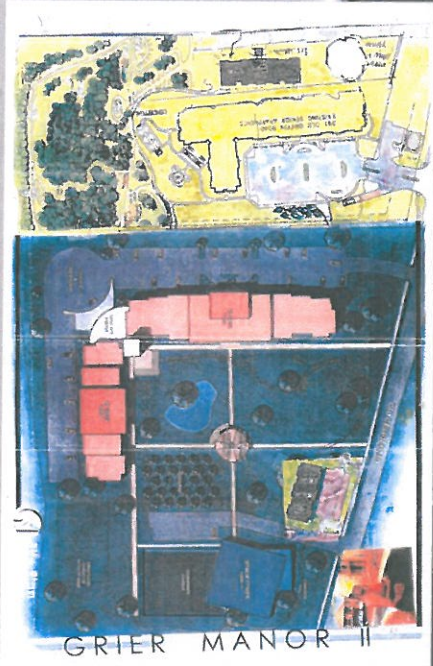
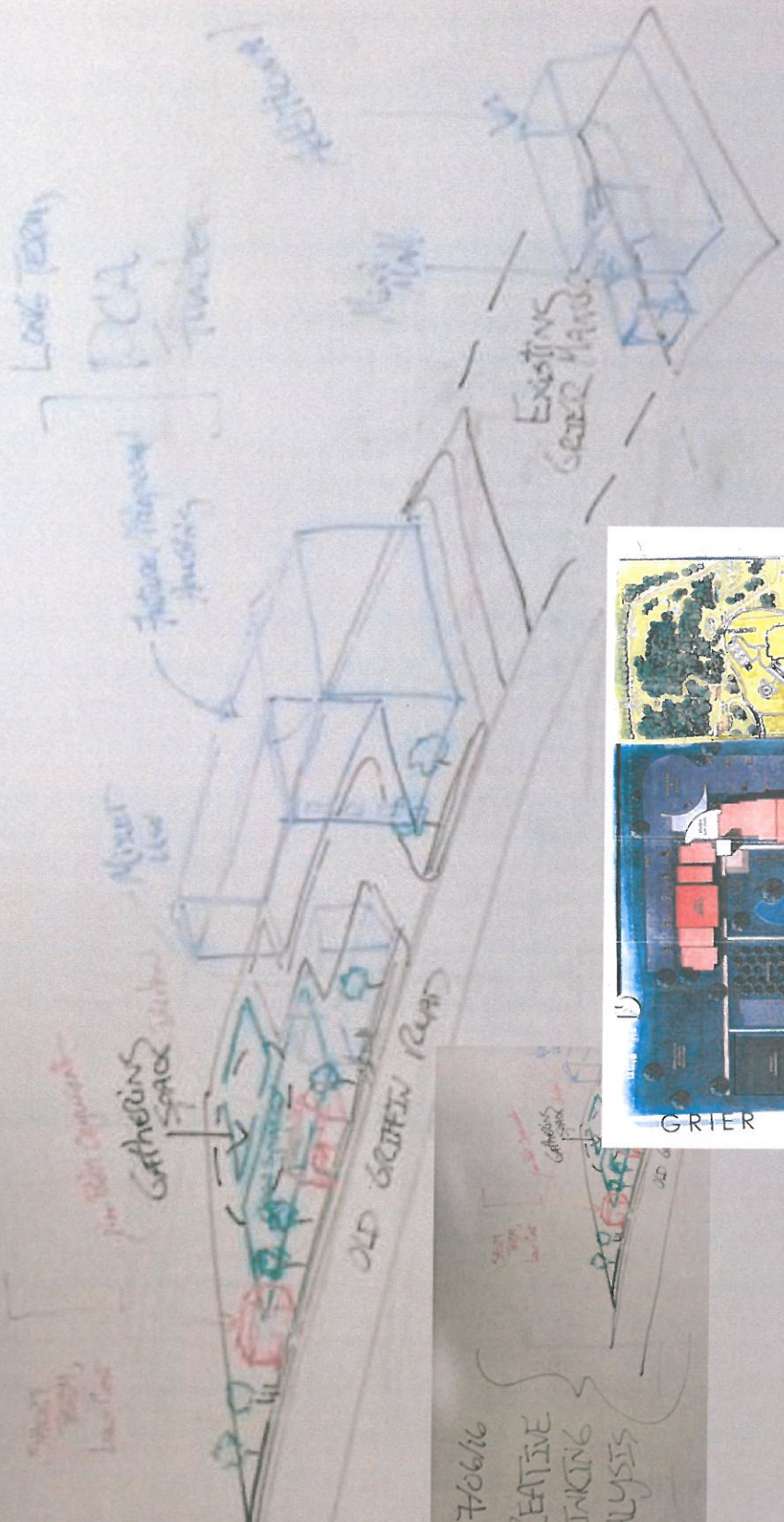
July 2016 Update -

**Note: Per Next Steps outlined via Jan 2016 Update*

- Review financials & funding resources
- Confirm scope of work
- Finalize selection of desired consultant(s)
- Prioritize phased development per funding resources available.

Project Conceptual Plan





07/06/16
CREATIVE
THINKING
ANALYSIS

Community Development Department

"Creating and connecting Quality of Life elements together"

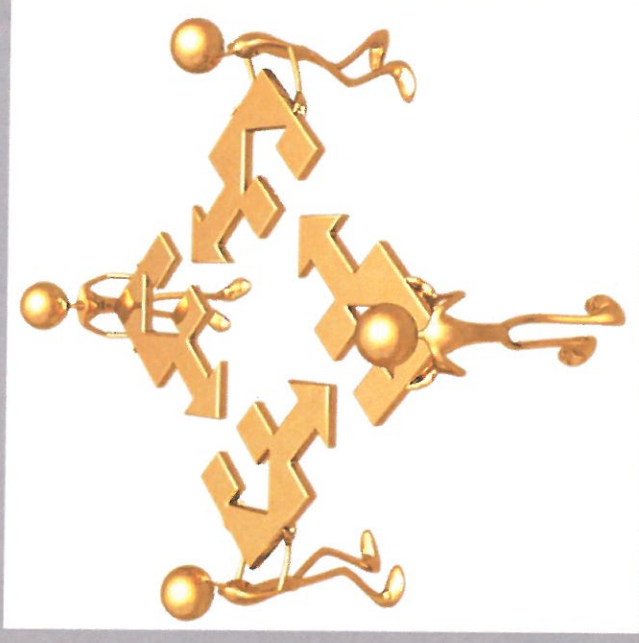


Rodney C. Heard, CDD Director
Strategic Planning – New Annexation
07-07-16 City Council Workshop



Community Development Department

- **Focus** – Continually putting forth efforts to enhance the city's "**Vision**", established by the City Council, for optimum Growth Management.



Community Development Department

"Creating and connecting Quality of Life elements together"

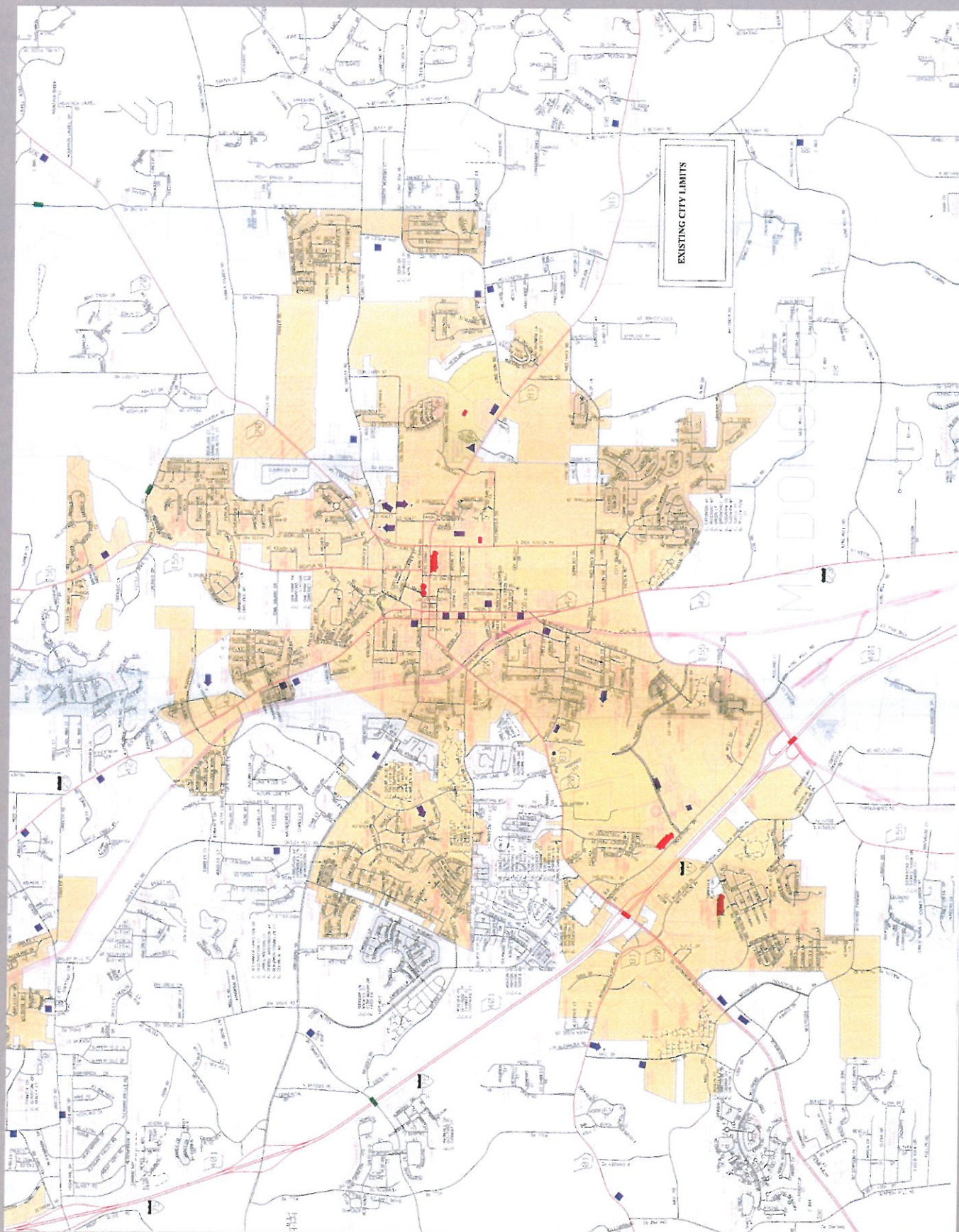
Action steps for consent of Approval:

- 2016-2017 Annexation Master Plan Methodology
 - Authorize consultant for Annexation feasibility study
 - Recommended budget (FY 2016-17) = \$25,000.00
- *Note: Initial planning phase costs (FY 2015-16) = \$533.00*
- 2016-2017 Annexation Boundary Map Guide

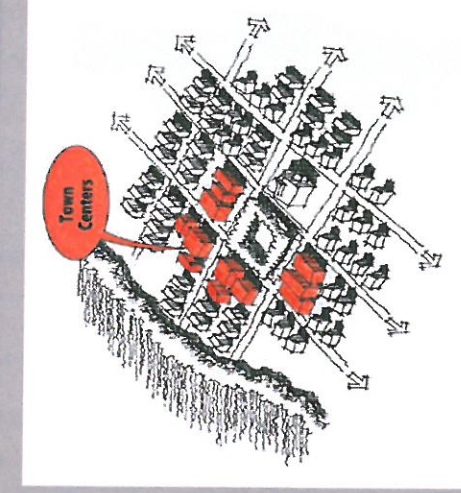
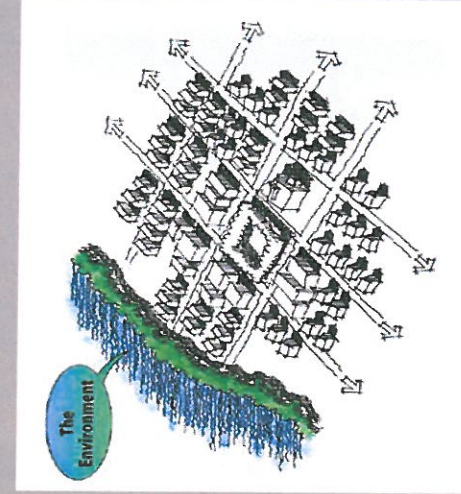
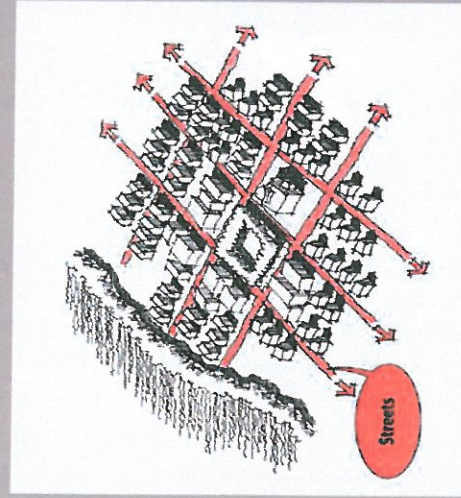
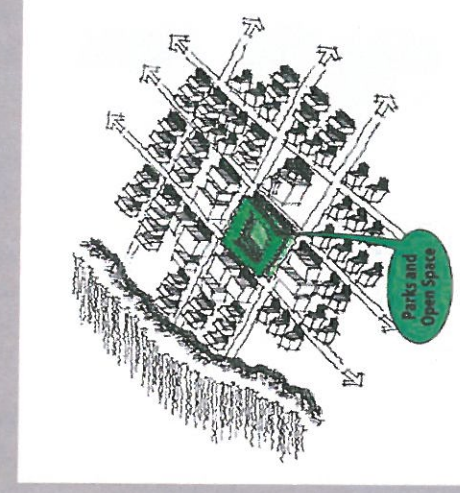
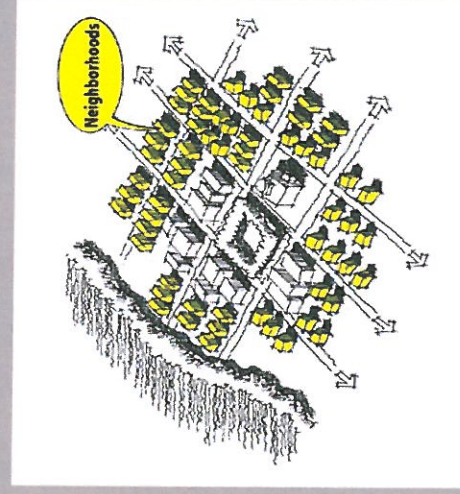
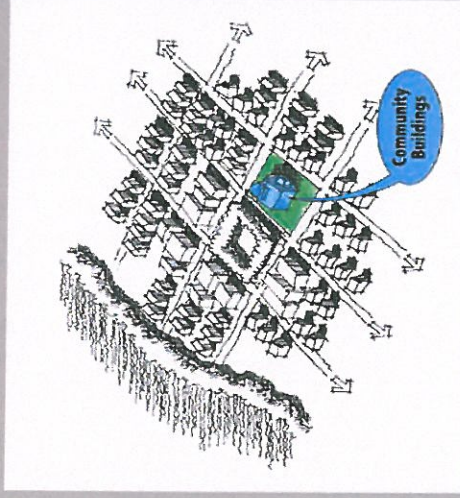
Growth Management

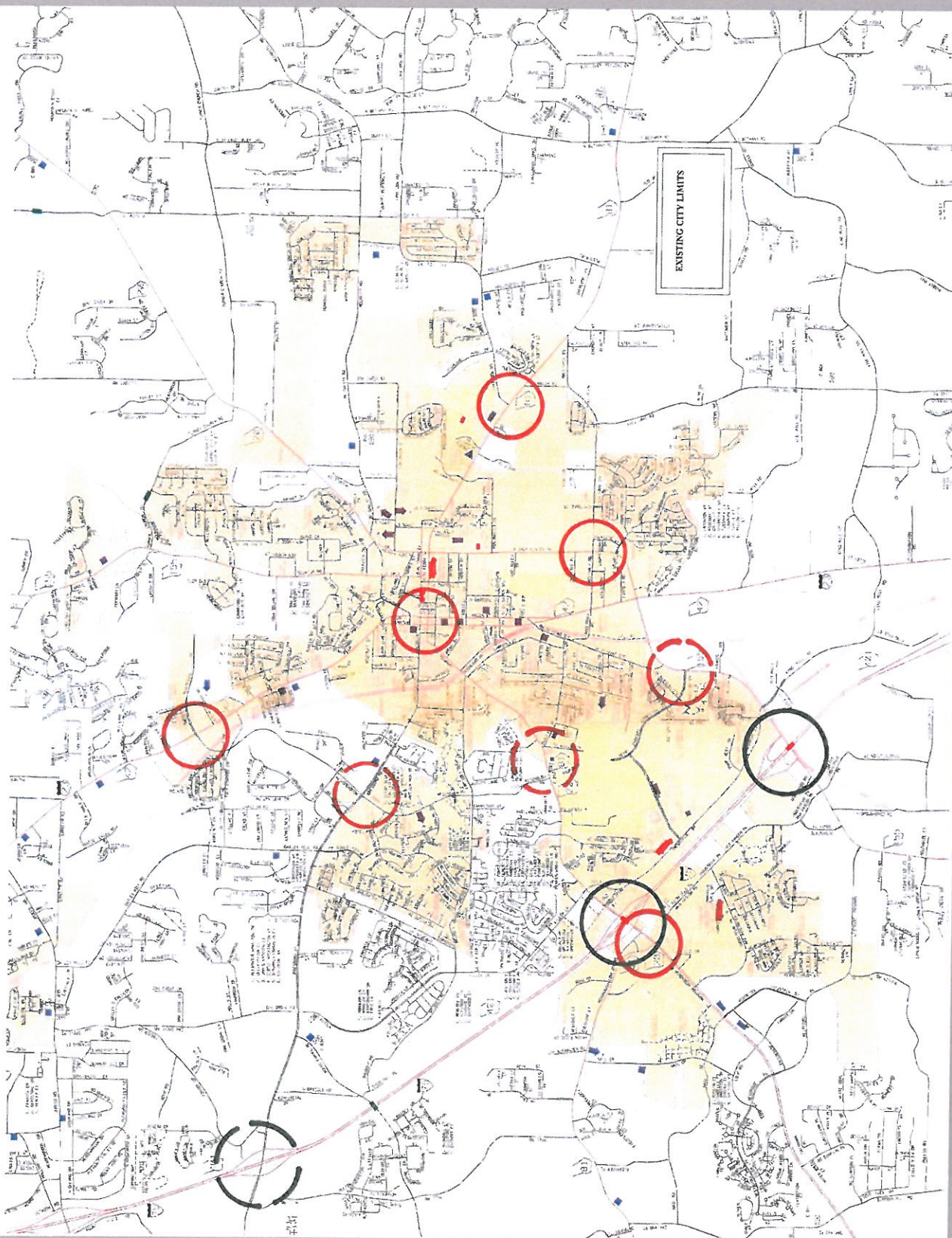
Recommended FOCUS Areas:

- Connectivity: Reconfiguring the **street grid network** in order to enhance the safety, economic vitality and social health of Village Activity Centers.
- Healthy Living: Implementing and promoting planning practices that foster active, healthy lifestyles for longevity of the city's population
- Neighborhood Retail and Services: Enhancing the land use matrix to provide for **Mixed Use development** and access to **public amenities** (i.e. parks, municipal buildings, post office, libraries and schools).
- Social Interaction: Enhancing development practices/policies that provide a supportive, **interactive community** for the creation of "third places".
- Dwelling Types: Enhancing the **diversity of housing types** encompassing the Town Square for strengthening its economic sustainability .
- Pedestrian Access and Transit: Enhancing the opportunities for **alternate modes of transportation** to move people about safely (i.e. multi-purpose pathways, bike lanes, multi-passenger shuttle).



Growth Management

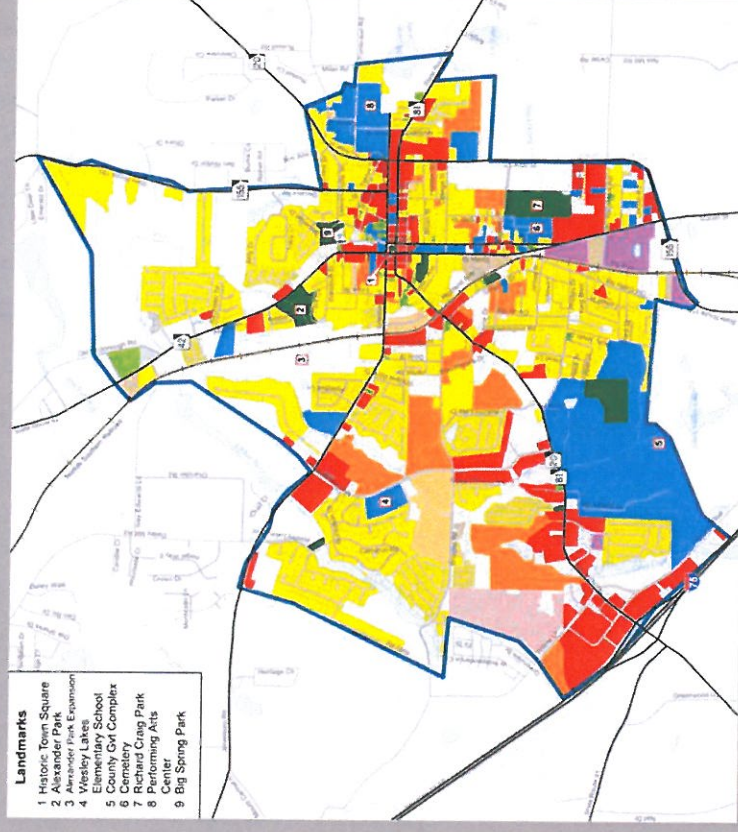




Growth Management

2004 LCI Plan

- Strengthen **Linkages** between **Town Square** and Alexander Park
- Redesign Big Springs Park as a Town Green
- Increase **Storefront** Space within Activity Centers
- Expand **Downtown** Residential Population
- Develop **Performing Arts** Venues
- Improve **Pedestrian Mobility & Safety**
- Improve **Street Connectivity & Mobility**
- Improve **Parking Efficiency & Options**

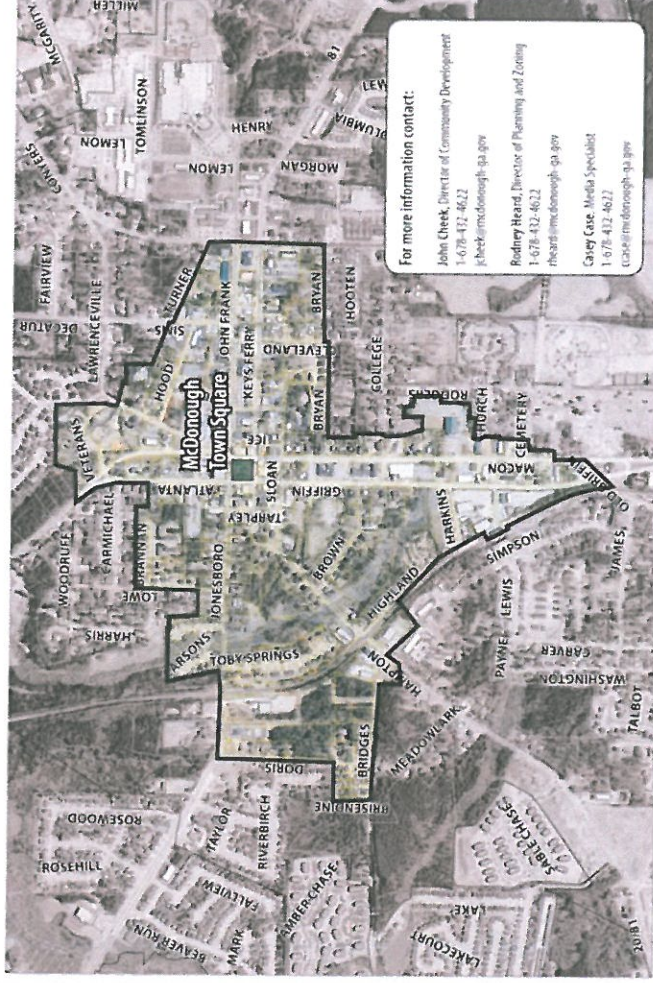


Growth Management

2011-12 LCI Supplemental Study

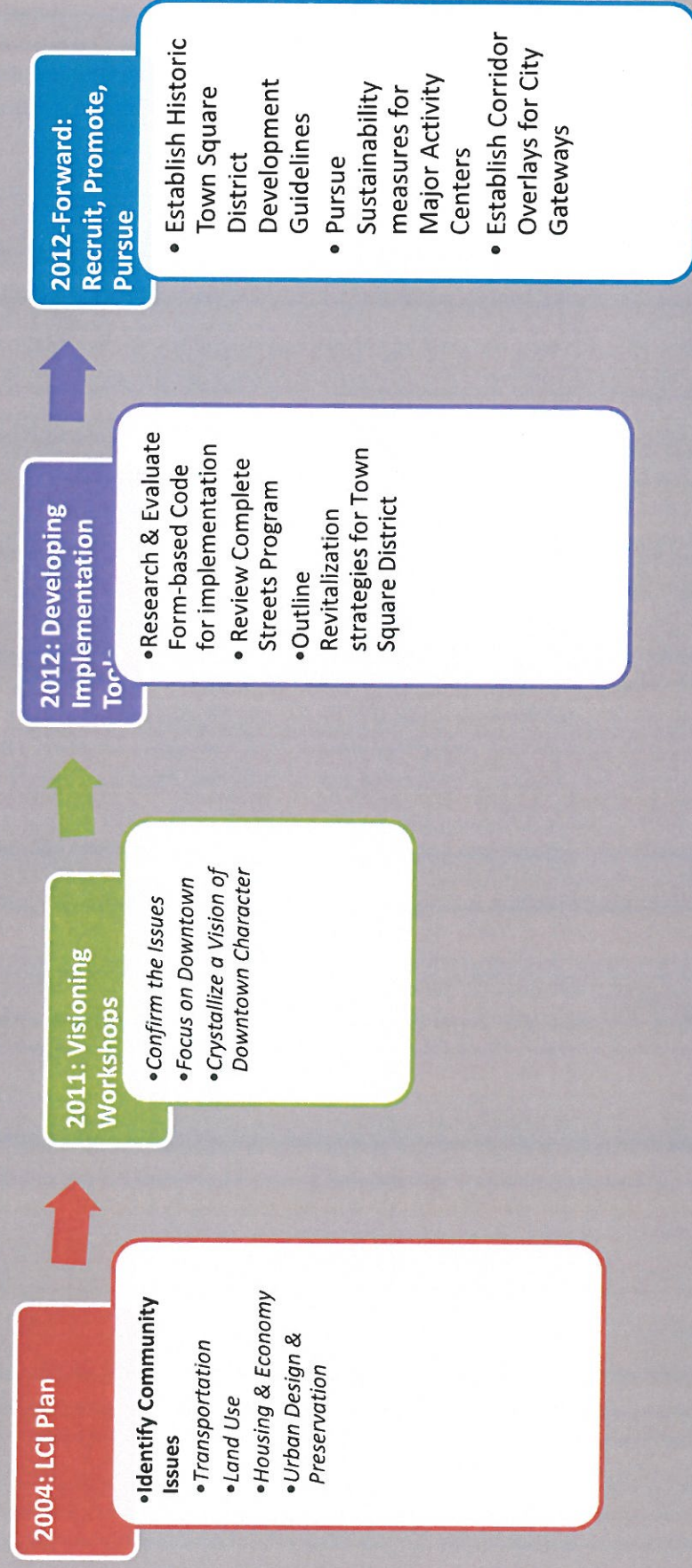
- Form-based zoning for Downtown
- Complete Streets Policy
- Revitalization

McDonough Town Square - Livable Centers Initiative - December 6, 2011



Town Square Revitalization Program

Program Development Process

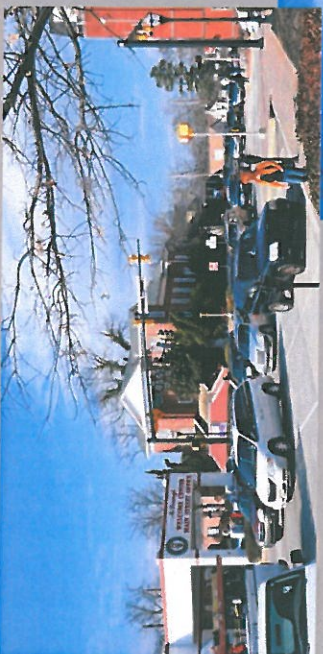


LCI Programming

Form-based Code

- Focuses on an **image and character** that supports community goals
- Supports more **compact development** that:
 - Enhances walkability
 - Supports mixed use
 - Complements existing historic fabric
 - Enhances the public realm
 - Reduces the need for parking
- Includes **development standards** to
 - Support retail activity
 - Require public open space/green space

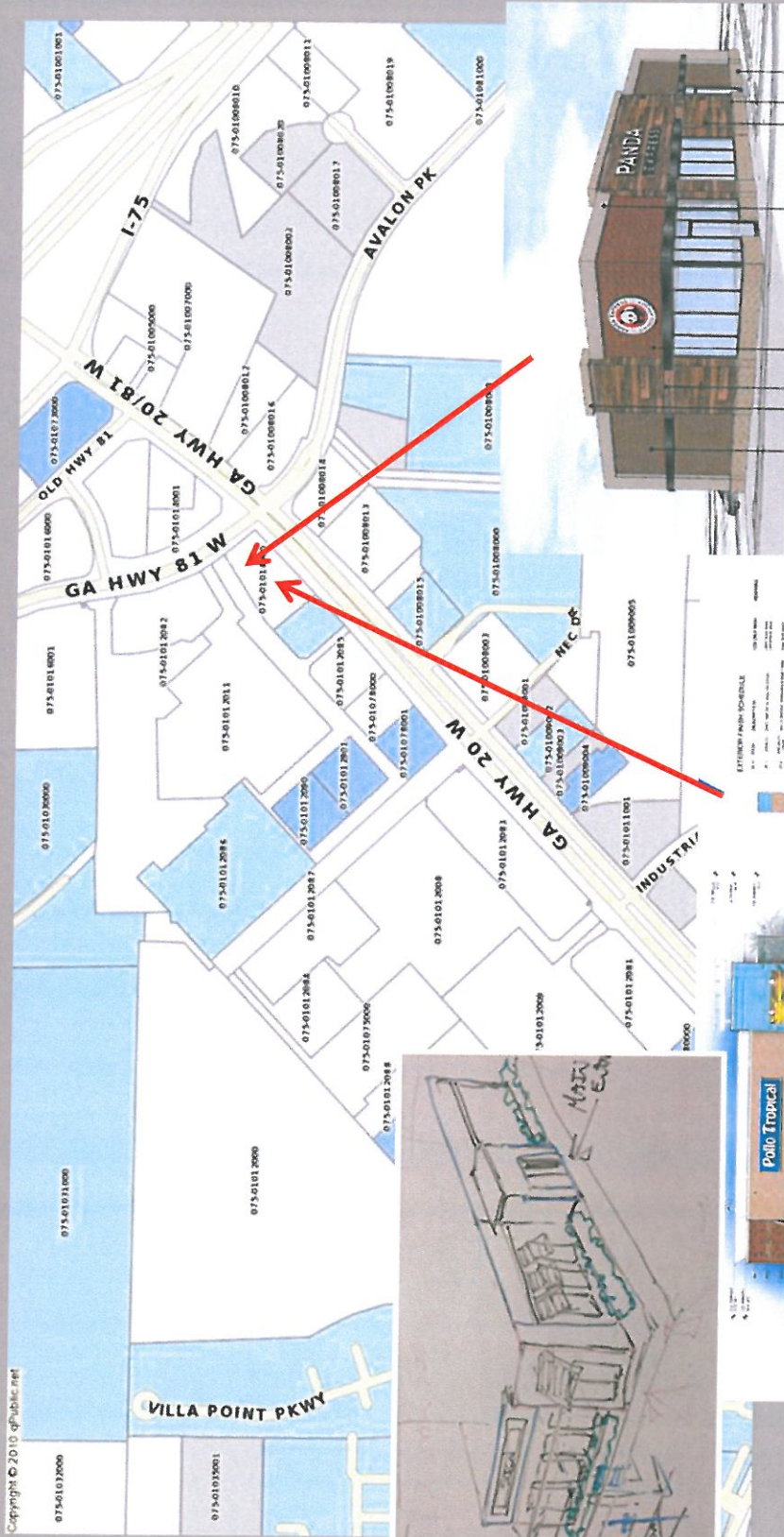






South Point Activity Center SR 20 Corridor (2015)

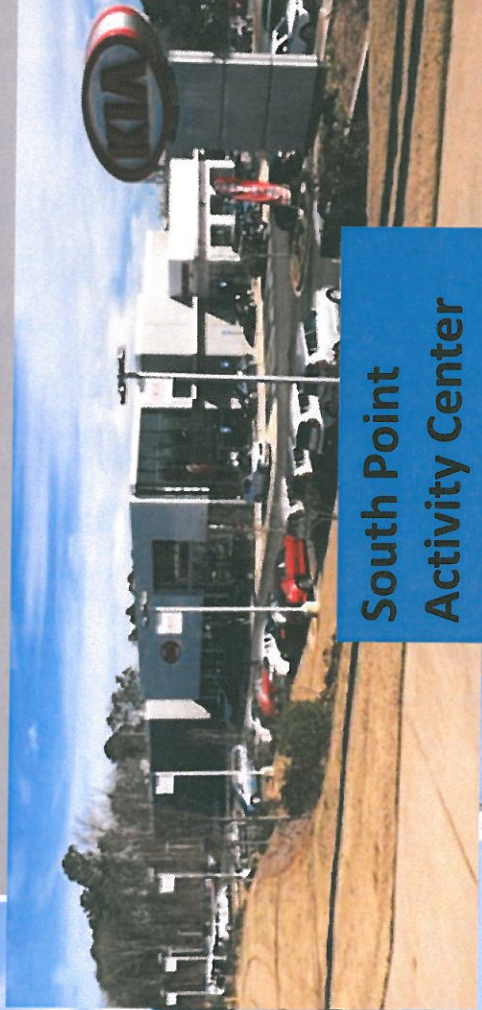
- Panera
- Chipotle
- Pie 5 Pizza
- Five Guys
- Del Taco



EXTENDED FASHIONABLE

ITEM	QUANTITY	UNIT PRICE	TOTAL
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100.00	100.00	100.00	100.00



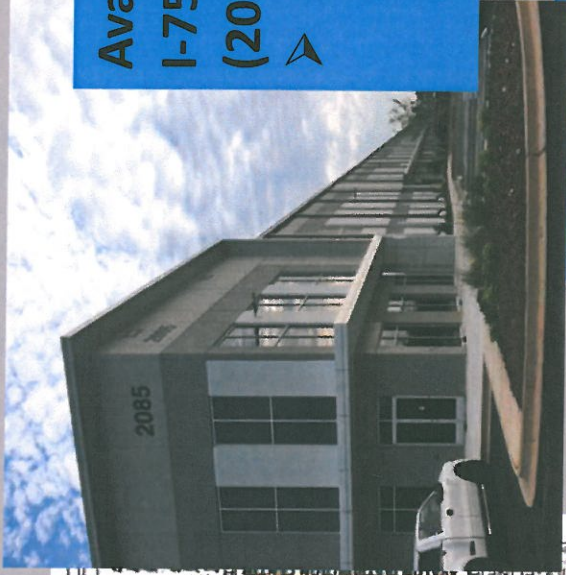


South Point
Activity Center
SR 81W Corridor
(2015)
➤ KIA
Avalon Parkway
➤ Nissan



Avalon/Exit 216, I-75 Activity Center (2015)

➤ Avalon
Commerce
Center



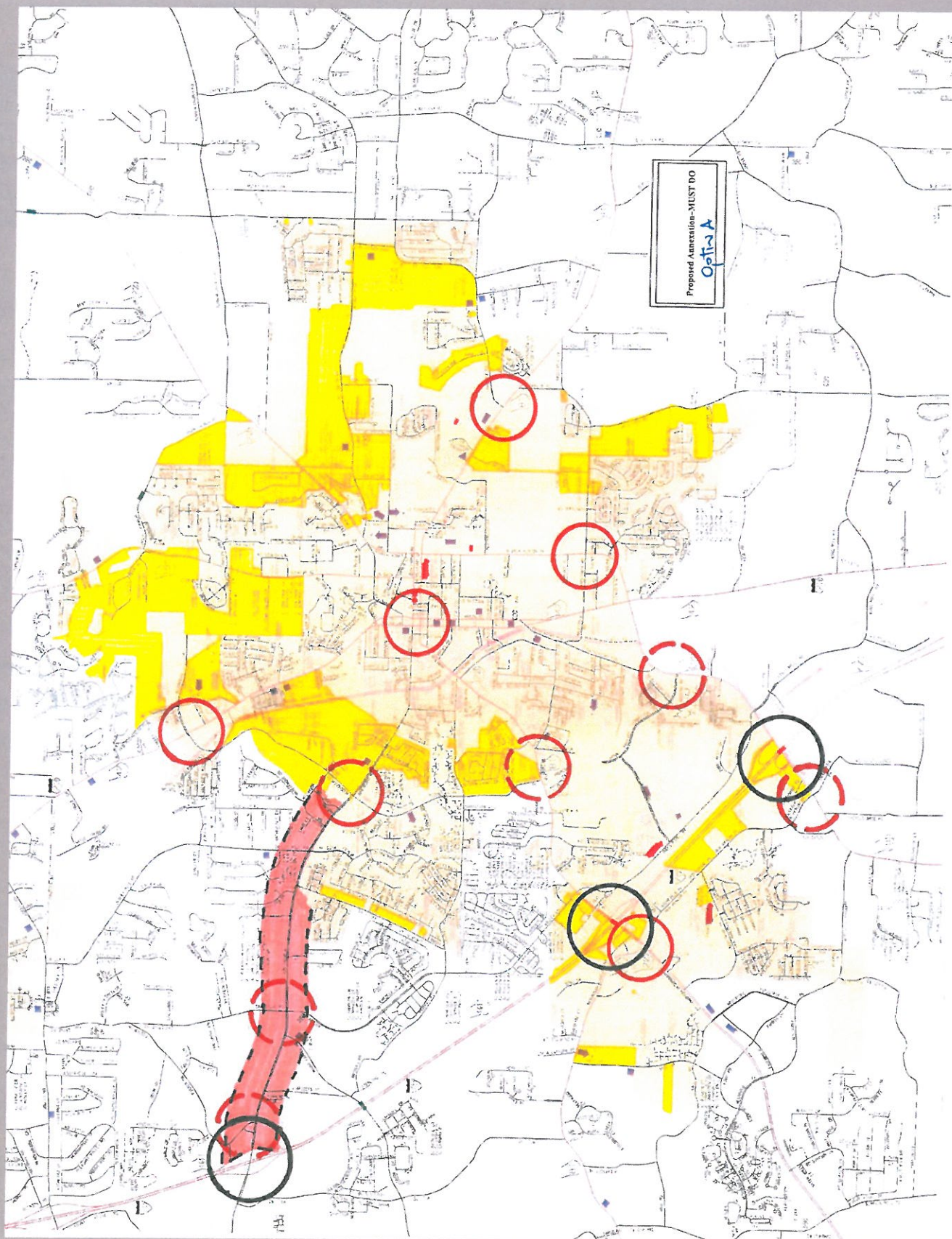
MCDONOUGH COMMERCE CENTER

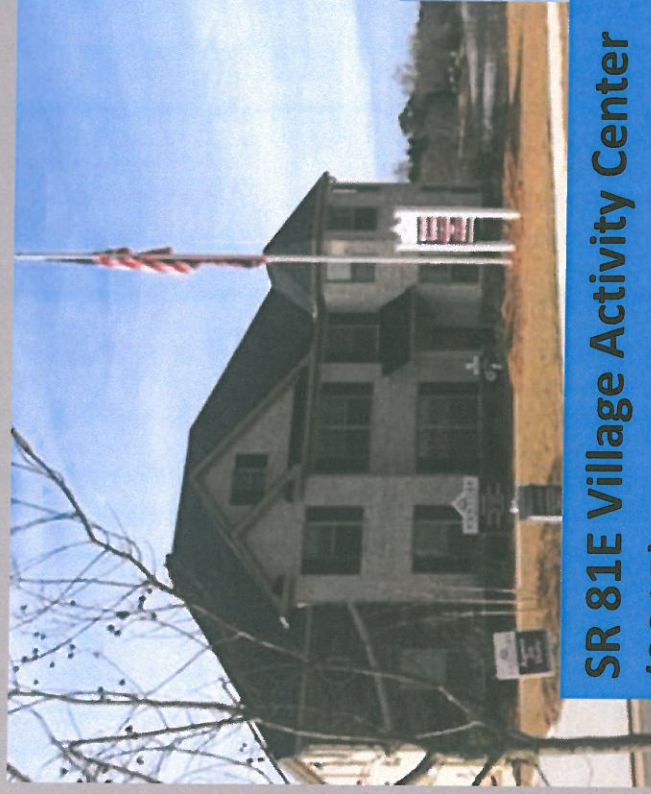


MCDONOUGH COMMERCE CENTER



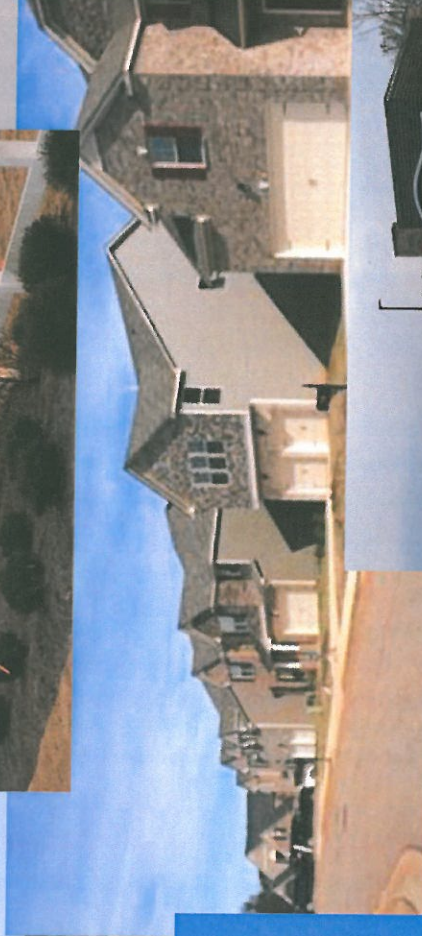
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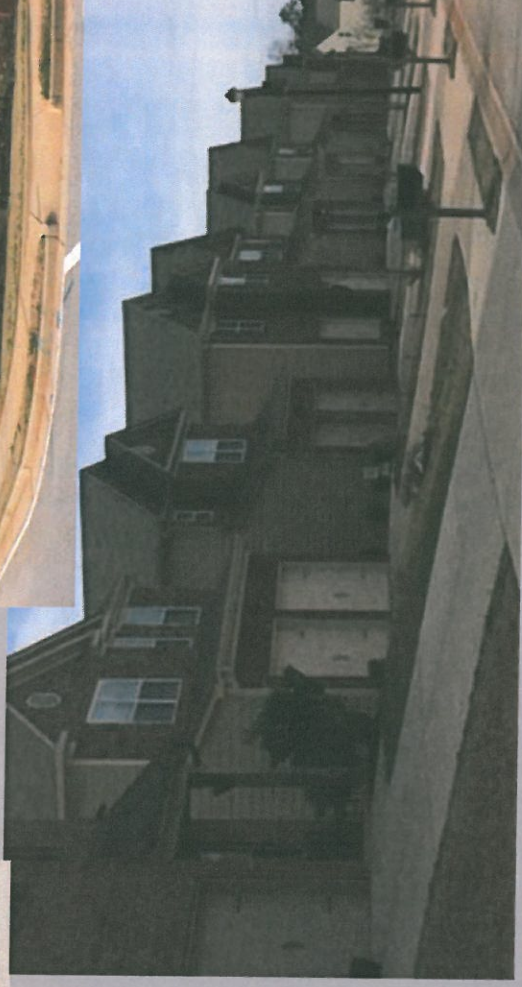
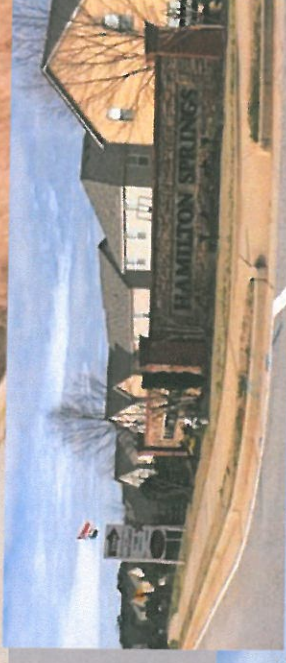
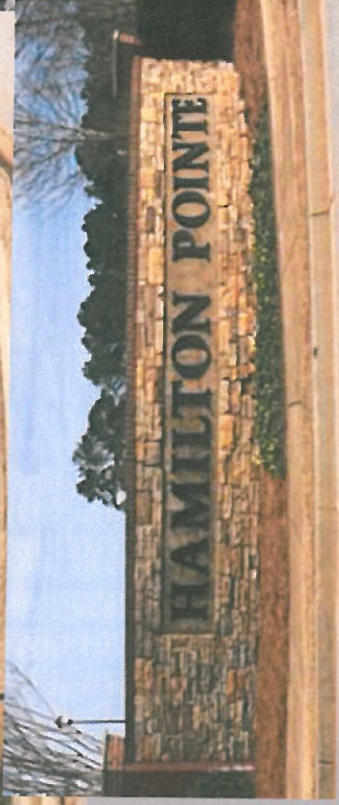
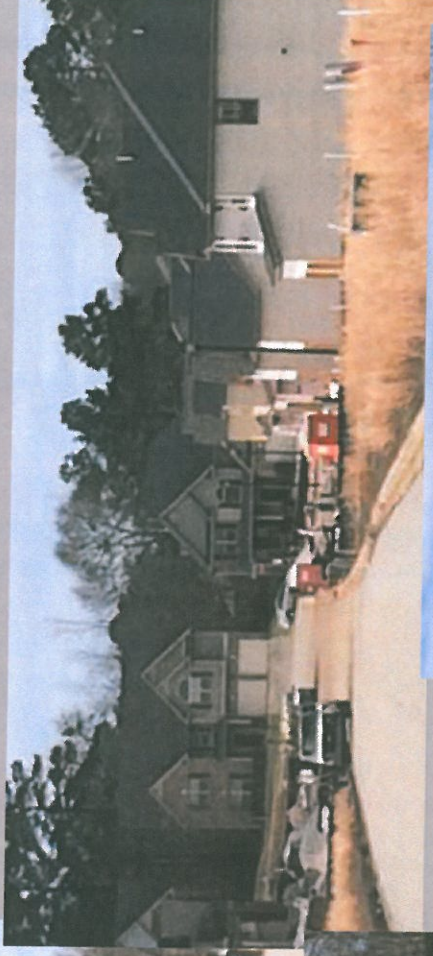




SR 81E Village Activity Center (2015)

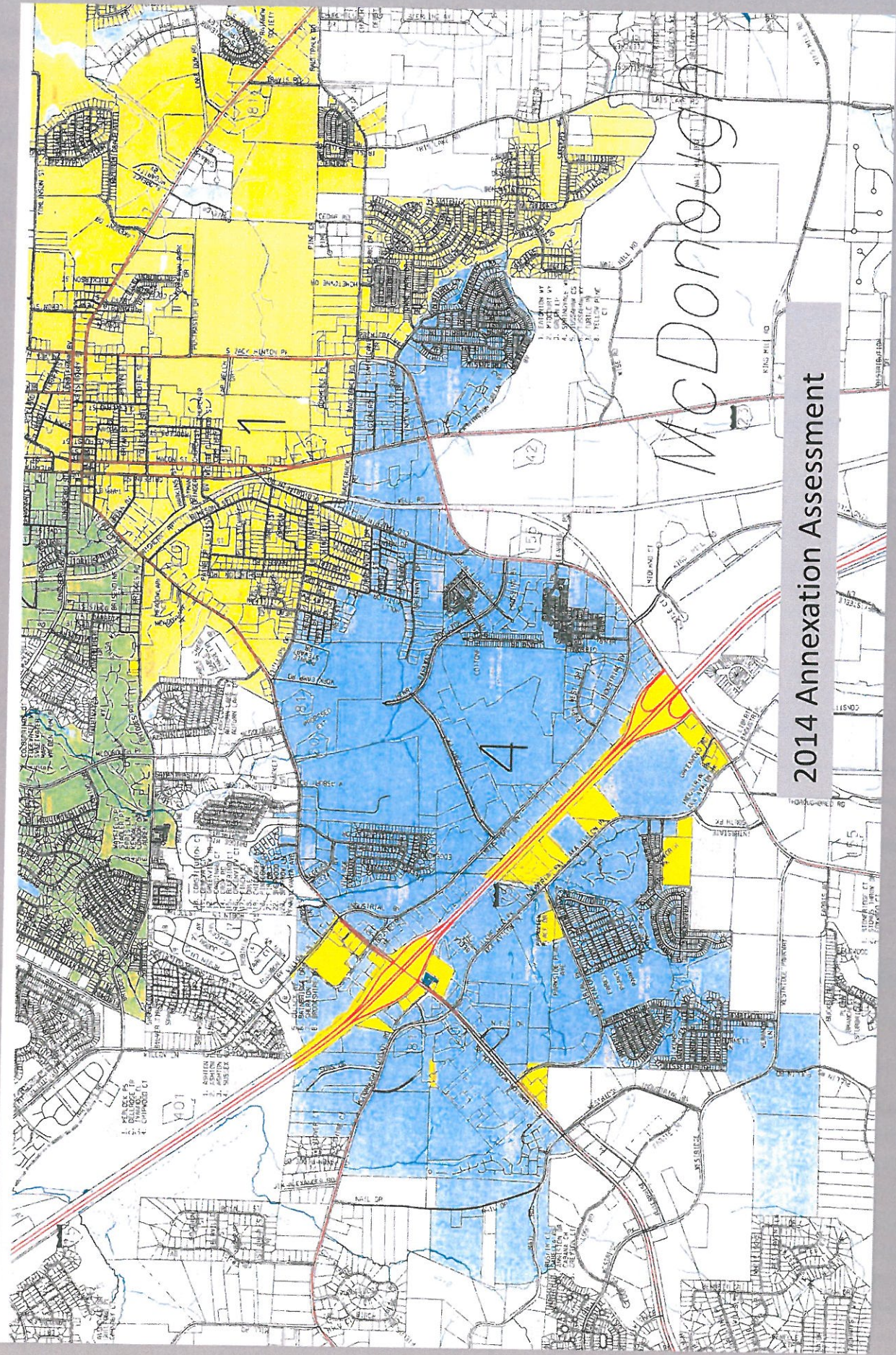
- Windsor Estates (Econ Re-Start)
- Bridleridge (Econ Re-Start)
- Chick-fil-A
- Taco Bell





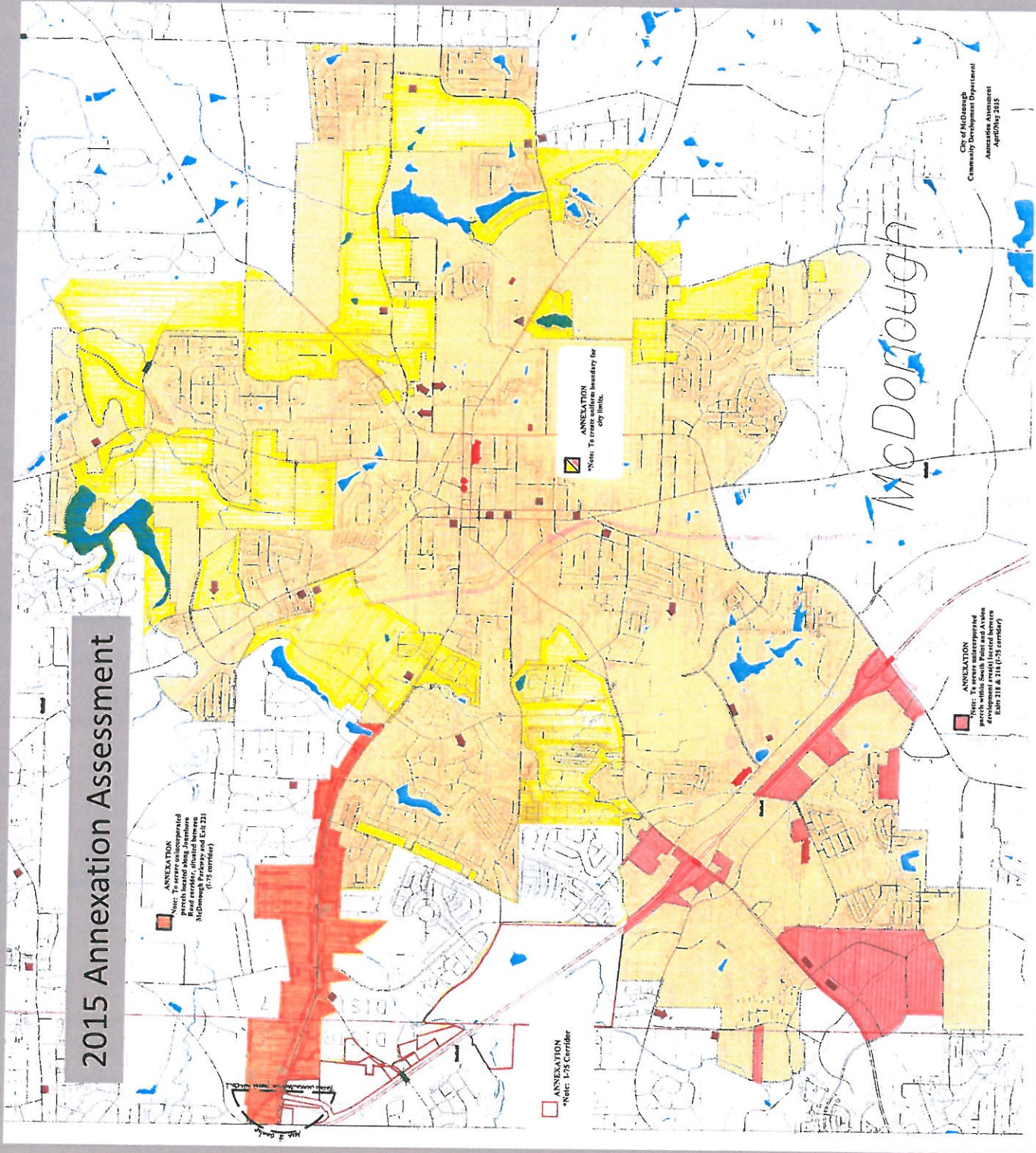
Hamilton/SR 42N Village Activity Center (2015)

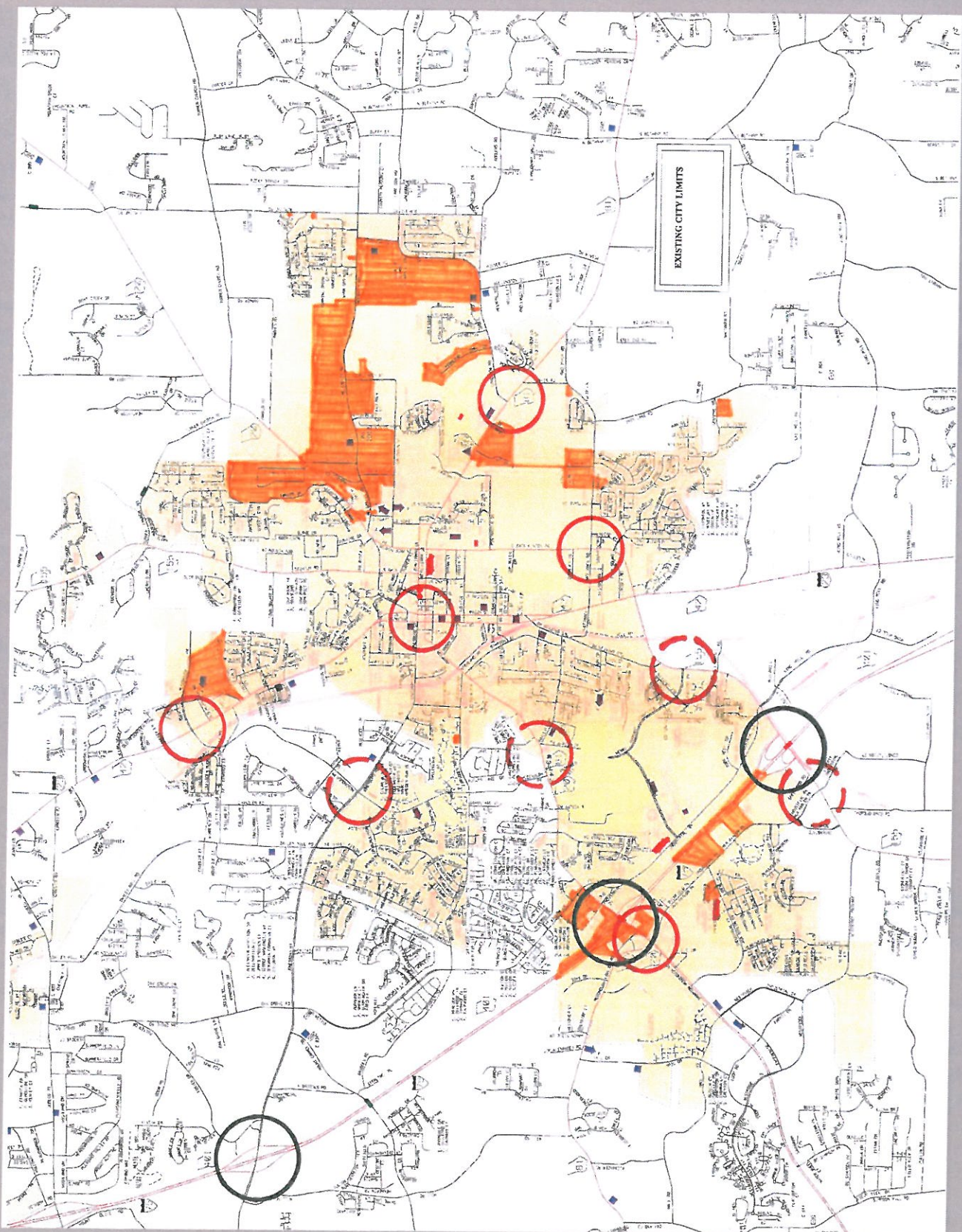
- Hamilton Pointe (Econ Re-Start)
- Hamilton Springs (Econ Re-Start)
- Summit at Hamilton

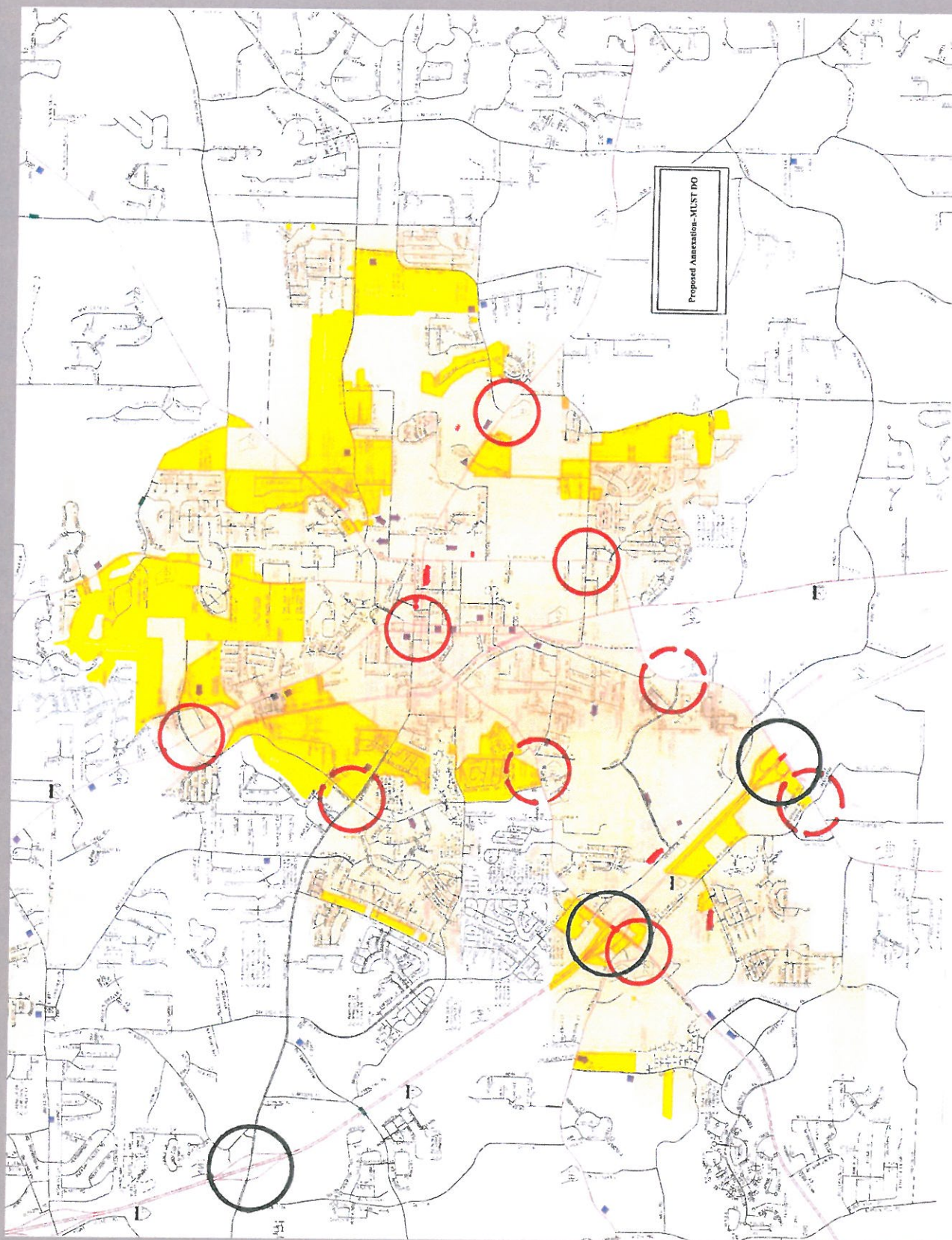


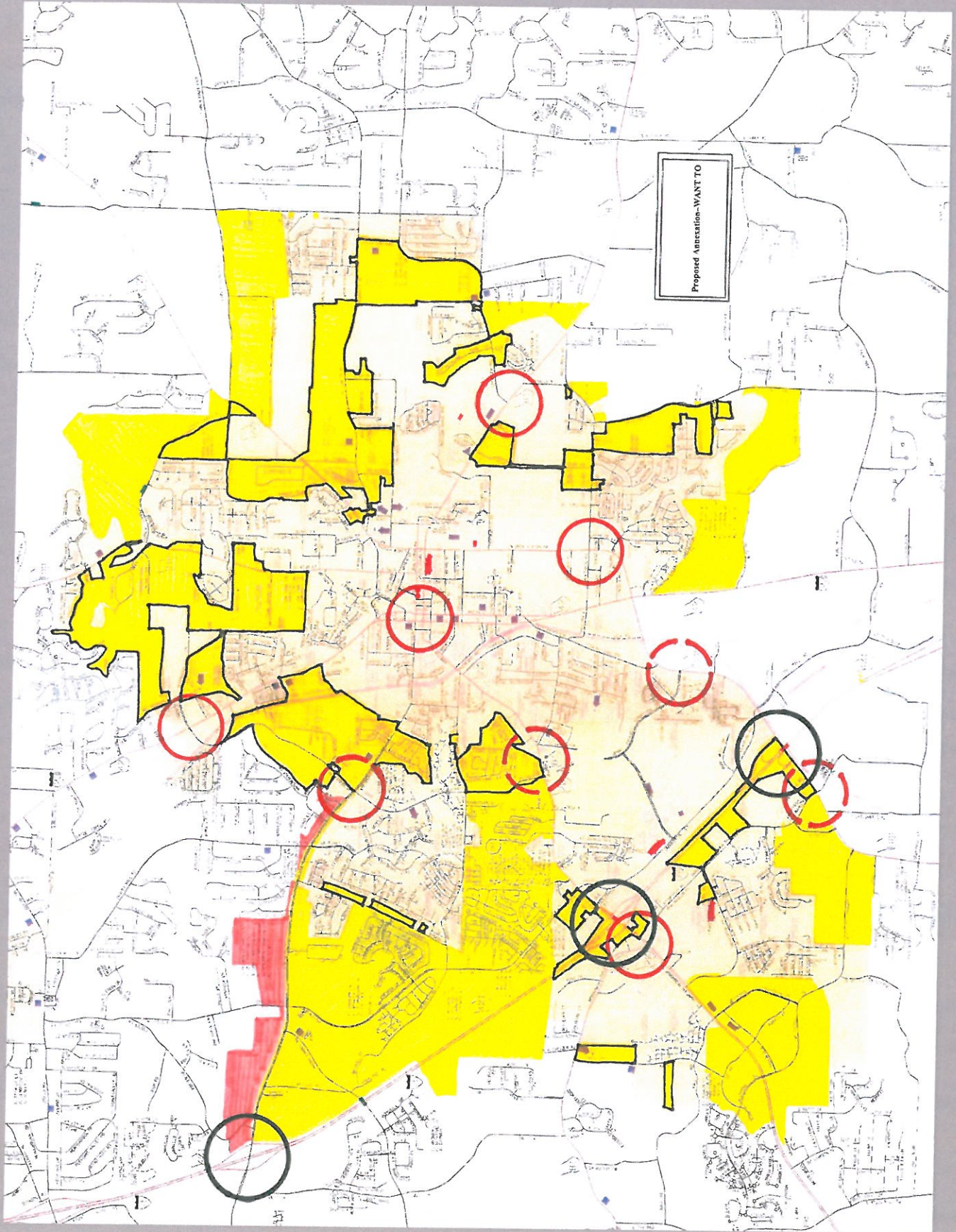
2014 Annexation Assessment

2015 Annexation Assessment









Proposed Annexation-WANT TO

Community Development Department

"Creating and connecting Quality of Life elements together

Action steps for consent of Approval:

- 2016-2017 Annexation Master Plan Methodology
- Authorize consultant for Annexation feasibility study
- 2016-2017 Annexation Boundary Map Guide



Community Development Department

"Creating and connecting Quality of Life elements together"

