

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP MEETING
CITY HALL – 136 KEYS FERRY STREET
FEBRUARY 2, 2017
5:30 PM

1. Call to Order

Mayor Billy Copeland

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

2. Roll Call

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

Mayor Billy Copeland	Present
Mayor Pro Tem Roger Pruitt	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruitt	Absent
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	(Arrived shortly after meeting began)

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Fire Chief, Mr. Steve Morgan; Police Chief, Mr. Preston Dorsey; Community Development Director, Mr. Rodney Heard; Main Street Manager, Ms. Courtney Whitman; Executive Assistant, Ms. Trisha Colpetzer; and Mr. Brian Linton with Technology Services.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the agenda, subject to the deletion of Item 10. Councilmember Stewart motioned, and Councilmember Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Stewart; and Councilmember Varner. Councilmembers Pruitt and Vincent were not present for the vote.

4. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the invocation.

6. Approval of the Consent Agenda

- A. Approval to purchase three Chevrolet Tahoes from Bellamy-Strickland in McDonough, and to purchase the emergency equipment for the vehicles from West Chatham Equipment. These vehicles are for the Police and Fire Department; the cost will be \$123,570.00 and will be paid from the General Fund.

- B. Approval to purchase two Generators from Cummins Power South LLC, to be used by Police and Court, in the amount of \$222,608.19 and the cost will be funded by Impact fees.
- C. Approval to purchase one OBS Adventure III Mobile Command Vehicle on a 2017 Ford E450 Cutaway Chassis, gasoline engine with automatic transmission. This emergency command vehicle will be purchased from O.B.S. Specialty Vehicle in the amount of \$174,495.00; will be paid from Impact fees and will be used by the Police and Fire Department.
- D. Approval of the Contract Item Agreement Memorandum of Understanding between the GA. Department of Transportation (GDOT) and the City of McDonough to allow GDOT to obtain bids to relocate the City's water and sewer lines along the East-West One Way pairs project; authorization for the Mayor to sign the agreement.
- E. Approval of the 2017 Georgia Classic Main Street Program Memorandum of Understanding and the 2017 National Main Street Center's sublicensing agreement; authorization for the Mayor to sign both documents.
- F. Approval of the minutes of the January 17, 2017 City Council Meeting.
- G. Adoption of an updated Ordinance to model Ordinance: Title 18, Chapter 18.06, "Soil Erosion, Sedimentation, and Pollution Control".
- H. Acceptance of street lights at College Place Bryan/Cleveland/College/Sloan Street Community within the southeast quadrant of the Town Square District.
- I. Adoption of a Resolution for approval for a change with a \$50.00 increase in the Imagann Cleaning Service, Inc. Contract with The City for janitorial services. This increase is for the new Municipal Courthouse and will be paid from the General Fund.

Mayor Copeland called for a motion to approve the Consent Agenda. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Stewart; and Councilmember Varner. Councilmembers Pruitt and Vincent were not present for the vote.

7. **Public Comments**

A. (1) Ms. Diane Harris – Parking

- Brought petitions with approximately 900 signatures regarding parking issues on the square
- Hears customer complaints over parking on a daily basis
- Hears complaints over not enough handicap parking
- Other merchants hear the same complaints

(2) Ms. Bernadine Lemon-Hall

- Ms. Lemon-Hall is a lifetime resident of Henry County, and she has been a business owner on the square for two and a half years.
- Business is suffering from parking issues on the square
- Clients cannot park to come in for services.

(3) Ms. Sonja Daniel

- Daughter of business owner, Ms. Dianne Harris
- Business is struggling because of parking issues
- Gets phone calls continuously over where to park
- Moved my family here to offer support to mother and her business

(4) Ms. Cathy Toney

- Time limit for parking is two hours, and salon customers are receiving tickets
- Could the time limit be changed?
- Elderly clients cannot walk, and we don't have adequate parking
- Customers are afraid to park at the meters because they are fearful of being ticketed

Councilmember Elrod thanked the speakers for coming to the meeting, and he expressed his understanding of the issues and concerns related to parking in the city. He mentioned that the City made an attempt to purchase property specifically for parking, but he acknowledged that no deal could be reached with the property owner. He said that the City will continue to try to get creative in working to reach a solution to the parking issues; and further discussion ensued.

Councilmember Stewart and Mayor Pro Tem Pruitt reiterated the City's commitment to working to address the parking issues in McDonough.

In closing, City Administrator, Mr. Keith Dickerson acknowledged that finding the right solution for parking issues is a top priority for the City. Mayor Copeland thanked the speakers for their attendance at the meeting and for bringing their concerns to the attention of the Council. Lastly, Ms. Diane Harris requested to be updated on any progress that is made in relation to parking.

B. Dr. Harold Grier – Grier Manor II

Dr. Grier was not in attendance for the meeting.

8. Unscheduled Public Comments

(1) Ms. Annette O'Banion

- Parking issues are a symptom of something bigger.
- In business for 18 years, and the same conversations have been taking place over that time period.
- Both LCI studies over the last 15 years have recognized a problem with parking.
- We need to fix walkability around the square.
- Would be happy to co-op rent out some spaces in her lot, but she cannot do it for free due to insurance liability issues.
- She suggested that meter fees could be waived, because what is collected is not enough to pay the salary for the parking officer.
- What about a trolley service?

- She requested of Mayor and Council to make a commitment before the next meeting to come back with some kind of plan to alleviate some of these issues?
- Polk Building plan is stupendous; however, it will also bring more people to downtown, and they will need parking.

9. Community Development Items

Mr. Rodney Heard

A. Unified Development Code (UDC)

Project No.: 1140325

Consultants: Pond (Richard Fangmann) & TSW (Caleb Racicot, Alex Fite-Wassilak)

Request: Project Update

Rezoning Petition – Zoning Map Amendment

Mr. Heard introduced Mr. Bob Williams, Mr. Caleb Racicot and Alex Fite-Wassilak, who provided an update regarding the Unified Development Code:

- The UDC is a very important piece of continuing growth and revitalization of the City of McDonough.
- Principle tool to implement land use and design vision for the community
- Previous work sessions included discussions regarding new housing types; granny flats; design; streetscapes; and parking.
- From those discussions, a draft of the UDC was put together.
- Need to hear from the people who will be most affected by changes in regulations before any official adoption process takes place.

Councilmember Vincent asked about what would be presented regarding granny flats. Mr. Williams replied that his belief was that those discussions were up to the Mayor and Council, but that there is a tool in place to help the Council determine where those types of structures might be best utilized. Councilmember Vincent pointed out that McDonough is a geographically diverse community, and that she wants to make sure that the needs of the entire community are considered in this process. Mr. Williams said that they are working hard to respect the patterns of McDonough, which has been a guiding principle for them in this process.

Mr. Heard invited Mr. Caleb Racicot with TSW to speak about the other cities that he has worked with to provide successful outcomes for their Unified Development Codes:

- Have worked on zoning initiatives in the Metro Atlanta region.
- Most recently, we prepared a UDC for the City of Decatur
- Have also worked in Snellville; Roswell; Milton; and all over the region, with the guiding principle that no two codes should be identical.

A called meeting with Mayor and Council was requested just to review the UDC Plan.

B. Case Number: 161013

Applicant(s): Prakash Patel for Airline Food Mart

Petition Request: R-75/R-85 (Single Family Residential) to C-3 (Highway Commercial)

Address: To be assigned; undeveloped tract

Tax Parcel ID: 122-02054005 Council District: 3, Craig Elrod

Land Lot(s) 119 of the 7th District 1.954 +/- total acres

Municipal Planning Commission Workshop/Public Review (02/07/17 – *Special Called*)

City Council Workshop (02/02/17) and **Public Hearing (02/20/17)**

Mr. Nathan McGarity was present on behalf of the applicant, and he presented the rezoning petition request for the Airline Food Mart:

- Applicant is requesting rezoning for the purposes of a building fueling station and market
- Proposed store will be approximately 3,500 square feet in size with four fuel pumps, and will sell beer and wine.
- This could be a standard-setting development in this and other rural areas

Discussions regarding the rezoning petition ensued. Mayor Copeland reminded everyone in attendance that the petition will be discussed at the Special-Called Planning Commission Meeting on Tuesday, February 7th, 2017; and that the Public Hearing on the petition will be held on Monday, February 20, 2017, at the City Council Meeting. Councilmember Elrod thanked everyone for their involvement, and he said that citizen participation and feedback are welcome and needed in these discussions.

C. Case Number: 161113

Applicant(s): Deborah Elzea

Petition Request: R-100 (Single Family Residential) to RM-75 (Multi-Family Residential)

Address: 56 Lawrenceville Street

Tax Parcel ID: M19-02006000

Council District: 3, Craig Elrod

Land Lot(s) 134 of the 7th District

2.11 +/- total acres

Municipal Planning Commission Workshop/Public Review (02/07/17 – *Special Called*)

City Council Workshop (02/02/17) and **Public Hearing (02/20/17)**

Mr. Wayne Smith on behalf of Ms. Deborah Elzea, the applicant, presented the rezoning petition request for 56 Lawrenceville Street:

- Applicant sees the rezoning as an opportunity to clean up a situation since the existing structure has been utilized for years as a multi-family residence.
- City installed multiple water meters to serve the different residents.
- Owners have considered marketing the property, but the current zoning is contradictory to the current use.
- No changes are planned for the property at this time.
- Want to clean up the zoning to make it more marketable.

Discussion regarding the rezoning petition ensued. This application will be discussed at the Special-Called Meeting of the Planning Commission on Tuesday, February 7th, 2017; and the Public Hearing on the petition will be held on Monday, February 20, 2017, at the City Council Meeting.

D. Case Number: 161205

Applicant(s): Michael Williams & Robert Unger for One Call Heating & Cooling

Petition Request: R-100 (Single Family Residential) to OI (Office Institutional)

Address: 89 Jonesboro Street

Tax Parcel ID: M08-05030000

Council District: 2, Sandra Vincent

Land Lot(s) 133 of the 7th District

1.214 +/- total acres

Municipal Planning Commission Workshop/Public Review (02/07/17 – *Special Called*)

City Council Workshop (02/02/17) and **Public Hearing (02/20/17)**

Mr. Michael Williams and Mr. Bob Unger with One Call Heating and Cooling spoke regarding the rezoning petition request for 89 Jonesboro Street:

- One Call Heating and Cooling has been in business for six years.
- Although this company would be a new company to the City of McDonough, they currently have several customers in McDonough and within Henry County
- Applicant would like to use the property for office space for the company
- Applicant would add landscaping to enhance the property to fit in with the surrounding area

Discussion regarding the petition took place. Councilmember Vincent expressed that her priority is to ensure the integrity of the Jonesboro Street corridor, and she asked that further discussions take place. This petition will also be discussed at the Special-Called Meeting of the Planning Commission on Tuesday, February 7th, 2017; and the Public Hearing on the petition will be held on Monday, February 20, 2017, at the City Council Meeting.

10. Discussion on Annexations

Mr. Keith Dickerson

This discussion item was postponed.

11. **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)

No Executive Session was held at the meeting.

12. City Administrator, City Attorney, City Clerk Comments

City Administrator, Mr. Dickerson reminded everyone that the last day to drop off supplies for the disaster-relief efforts for Albany will be Friday, February 3, 2017. Items can be brought to either the Public Works Building or to McDonough City Hall.

13. Councilmembers and Mayor Comments

Councilmember Elrod thanked everyone in attendance for the meeting. He also reminded everyone about the Open House that will be held at the new Municipal Court, on Saturday, February 4, 2017, which is open to the public.

Councilmember Vincent also thanked everyone for their attendance at the meeting, and she conveyed her blessings to all for 2017.

14. Adjournment

Mayor Copeland called for a motion to adjourn. Councilmember Stewart motioned, and Councilmember Elrod seconded. All stood in favor. The meeting adjourned at 6:40 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 was published in the Henry Herald on December 21, 2016; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.