MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
MARCH 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 follow:

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	Absent (due to sickness)

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; Finance Director, Mr. Mike Clark; Community Development Director, Mr. Rodney Heard; Technology Services Specialist, Mr. Brian Linton; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda, with the addition to Item 6B, to authorize the Mayor to sign the document. Mayor Pro Tem Pruitt motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Varner. Councilmember Vincent was not present for the meeting.

4. Pledge to the Flag

Councilmember Varner led the Pledge to the Flag.

5. Invocation

Councilmember Pruett gave the Invocation.

6. Approval of the Consent Agenda

A. Approval of State of Georgia Law Enforcement Certification Program Agency Application and Participation Agreement between the City of McDonough Police Department and the Georgia Association of Chiefs of

Police; authorization for Mayor to sign the 3-year agreement and annual certification fee of $375.00 to be paid from the budget of the Police Department.

B. Approval of Standard Office Systems Contract and the City of McDonough to provide maintenance for the KIP 860 Large Format Plotter with a monthly base charge of $120.00 in addition of $0.0310 for black & white and $0.043 for color per square foot; fees will be paid from the General Fund; authorize the Mayor to sign the document.

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

7. Promotion of Sgt. Julia McCaslin to Lieutenant-Office of Professional Standard — **Chief Preston Dorsey**

Police Chief, Mr. Preston Dorsey invited Sargent Julia McCaslin to come forward, as he announced her promotion to Lieutenant, Office of Professional Standard. Chief Dorsey administered the oath of office of Lieutenant to Ms. McCaslin, after which he presented her with her badge. Mayor and Council congratulated Lieutenant McCaslin on her promotion.

8. Unscheduled Public Comments

There were no public comments.

9. Community Development Items — **Mr. Rodney Heard**

Rezoning Petition – Zoning Map Amendment

A. Case Number: 170103

Council District: 3, Craig Elrod
Applicant(s): Moore Bass (Steve Moore) for Tomlinson Estates
Petition Request: R-85 (Single Family Residential) w/ new conditions
Existing Zoning: R-85 (Single Family Residential) w/ conditions per ORD 05-10-17002(Z)
Address: 650 Tomlinson Street Tax Parcel ID: 106B-02001000
Land Lot(s): 121 of the 7th District Tract Acreage: 21.3 +/- total acres
Municipal Planning Commission
Work Session (02/21/17) Public Review (02/28/17) - Special Called
City Council
Workshop (03/02/17) **Public Hearing (03/20/17)**

Mr. Heard introduced Mr. Jim Garrigus, representing the owner and the engineer in reference to Tomlinson Estates, case number 170103. Mr. Garrigus discussed the plans for the project. Some of the items discussed are listed below:

- Purchased Tomlinson Estates in 2013, and will rebrand the property as Evergreen.

- Proposed active adult age-targeted property, but there would be no age restrictions
- In lieu of a pavilion at the pond, the applicant would like to have a pocket park to house centralized mail kiosks
- Would like to eliminate the requirement for a bus stop, with it being an adult-targeted community

Mr. Heard then reviewed the application, and discussion ensued.

B. Case Number: 170104
Council District: 4, Kam Varner
Applicant(s): Smith, Welch, Webb & White for RaceTrac Petroleum
Petition Request: C-3 (Highway Commercial)
Existing Zoning: C-2 (Central Commercial) Address: N/A
Tax Parcel ID: 093-01012000 Land Lot(s): 162 of the 7th District
Tract Acreage: 3.725 +/- total acres
Municipal Planning Commission
Work Session (02/21/17) Public Review (02/28/17) - Special Called
City Council
Workshop (03/02/17) **Public Hearing (03/20/17)**

Mr. Heard introduced Mr. Andy Welch and Mr. John Simmons, who were present on behalf of the applicant. Mr. Welch discussed the plans for the project. Some of the items discussed are listed below:

- This project would be the first site of the new Racetrac Petroleum prototype.
- Proposed new model includes seating space and food items
- Glass panels would allow the store to be fully secured or opened up for outdoor access
- Requesting zoning change from C-2 to C-3

Mr. Heard reviewed the application for the project, and discussion ensued.

C. Model Ordinance Update (Discussion Only)
Applicant(s): City of McDonough
Ordinance(s): Green Infrastructure/Low Impact Development = GI/LID

Mr. Heard briefly discussed the update of the model ordinance regarding Green Infrastructure/Low Impact Development, as the City pursues its green certification from ARC. Some of the topics discussed for the promotion of green development are listed, as follows:

- Reduction of street widths
- Elimination of curb and gutter with proper stormwater conveyance systems
- Reductions in cul-de-sacs
- Alternate designs for landscape islands

Mr. Heard will provide a list of cities who have adopted the model ordinance to Mayor and Council.

10. Review and Approval of Request for Proposals to Administrate/Operate 2017 Youth Summer Camp. $25,000.00 is included in the FY 17 budget. **Mr. Keith Dickerson**

Mr. Dickerson discussed the Request for Proposal for the 2017 Youth Summer Camp Program:

- In the process of finalizing RFP for the Youth Summer Camp.
- RFP will be out for 30 days.
- Will send out a copy to Mayor and Council as soon as it is finalized and ready for review

Mayor Pro Tem Pruitt confirmed that the Youth Summer Camp Program will be open to student residents of the City of McDonough, regardless of what schools they attend.

11. Review of revised Ethics Ordinance, City Code of Ordinances § 2.20 **Mr. Dickerson**

Mr. Dickerson discussed revisions of the Ethics Ordinance, and opened the floor to any questions by Mayor and Council. City Attorney, Ms. Leigh Hancher was called upon to define the term City Officials; and she confirmed that in addition to the officials named in the City's Charter, that anyone appointed by Mayor and Council to any boards or commissions would be considered city officials under the revised ordinance.

Mr. Dickerson noted that any necessary revisions or changes would be forwarded to Mayor and Council for review as any issues are brought forth.

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 Litigation, O.C.G.A. 50-14-2. Mayor Pro Tem Pruitt motioned, and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Varner. Councilmember Vincent was not present for the meeting.

Mayor Copeland called for a motion to return to the Workshop Session. 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 Pruett; and Councilmember Stewart. Councilmember Varner was not present for the vote; and Councilmember Vincent was not present for the meeting.

There were no action items to report.

13. City Administrator, City Attorney, City Clerk Comments

Mr. Dickerson stated that he acquired some 3-cent pieces, from 1850, that will be utilized at the Polk Building, as well as a mannequin who will represent the Post Master for the museum.

The City Clerk, Ms. Janis Price stated that the Called Meeting of Mayor and Council for the UDC (Unified Development Code) update will be begin at 6:00 PM on Monday, March 6, 2017. She also said that the deadline for registration for the 2017 GMA Convention is Friday, March 3, 2017, at 5:00 p.m.

14. Councilmembers and Mayor Comments

Councilmember Elrod thanked everyone in attendance for the meeting. He also offered his congratulations to the Henry County High School Warhawks basketball teams for their success this season, with the girls' making it to the final eight; and the boys' team making it to the final four.

15. Adjournment

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

The meeting adjourned at 7:00 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.