POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
JULY 6, 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 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	(Arrived shortly after start of meeting)
Councilmember Sandra Vincent	Present

Others in attendance for the meeting were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Police Chief, Mr. Preston Dorsey; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; and Technology Services Director, Mr. Steve Sikes.

3. 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 six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Vincent. Councilmember Varner was not present for the vote.

4. Pledge to the Flag

Councilmember Pruett led the Pledge to the Flag.

5. Invocation

Councilmember Vincent gave the Invocation.

6. Approval of the Consent Agenda

A. Acceptance of an Administrative Variance by the Community Development Director for Evergreen Estates (a.k.a. Tomlinson Estates) as follows:

`

Lot Size: Reduction from 12,000 sq. ft. to 11,000 sq. ft. + , within the 10% reduction (max. 1,200 sq. ft.) allowed by Chapter 17.96, to Lots #1-4 per as-built conditions.

Perimeter Buffer (Tomlinson Street): Reduction from 25' to 22.5', within the 10% reduction (max. 2.5 feet) allowed by Chapter 17.96, to the buffer along the south PL abutting Tomlinson Street per as-built conditions.

Open Space (Calculation): Reduction from 25' to 22.5', within the 10% reduction (max. 2.5 feet) allowed by Chapter 17.96, to the buffer along the south PL abutting Tomlinson Street per as-built conditions.

Impervious Setback Relocation: Permitted encroachment within the 25' Impervious setback, predicated on mediation/compensation plan as noted in accord with Code Section 18.07.090, that is an additional buffer for the 50' undisturbed stream buffer within the southwest corner of the parent tract, abutting southwest portion of Lot #9

B. Approval of an ordinance amending Title 18 of the City Code of Ordinances, by creating a new Chapter 18.13, "Green Infrastructure & Low Impact Development." This Ordinance update to the Code is necessary to comply with Local/State/Federal regulatory requirements.

C. Adoption of a Resolution awarding a contract to Allsouth Constructors for additions to the existing Water Pollution Control Plant. Total project cost will be $564,000.00 with the following breakdown:

Allsouth $472,692.00	Geotechnical Report $7,500.00
Project Inspection $16,160.00	Engineering $42,540.00
Legal/Administrative $1,500.00	Contingencies $23,608.00

This will be paid from the water and sewer fund.

D. Authorization for Piedmont Paving to repave, patch and seal coat the following properties and for the Mayor to sign all documents:

McDonough Fire Department	88 Keys Ferry Street
McDonough First Baptist Church	101 Macon Street
Richard Craig Park	125 S. Zack Hinton Pkwy
Alexander Park	300 Atlanta Street

Fire Department, Baptist Church and Richard Craig Park will be paid from the General Fund at a cost of $ 64,370.00 and Alexander Park cost of $39,385.00 which will be paid from SPLOST IV funds.

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Stewart motioned and Mayor Pro Tem Pruitt seconded. Prior to the vote, the City Administrator, Mr. Keith Dickerson gave clarification for the items listed on Item D of the Consent Agenda. The vote was seven in favor.

7. Unscheduled Public Comments

(1) Ms. Catherine Gambell

8. Community Development Items Mr. Rodney Heard

Rezoning Petition – Zoning Map Amendment

A. Case Number: 170217 (*Postponed from 05/15/17 City Council Meeting)
Applicant(s): Rupesh Brahmbatt - Brahmbatt Estate
Address: 1035 Hwy 81E Council District: 3, Craig Elrod
Petition Request: C-3 (Highway Commercial)
Existing Zoning: RA-200 (Residential Agriculture) w/ conditions per ORD 07-08-06005(A)(Z)
Location: Hwy. 81E Village Activity Center (Segment between Lake Dow & Racetrack Roads) Tax Parcel ID: 123A-02009000
Land Lot(s): 152 of the 7th District Tract Acreage: 10.676 +/- total acres
Municipal Planning Commission
Public Review (05/02/17); Special Called Meeting: Case 170217 approved C-2 with Staff recommendation.
City Council **Public Hearing (07/06/17)**
per postponement from 05/15/17 City Council Meeting

Community Development Director, Mr. Rodney Heard notified the Mayor and Council that he received a request to withdraw case number 170217, in its entirety. The item will be postponed, subject to the official receipt of a letter of withdrawal from the property owner(s).

Mayor Copeland called for a motion to postpone the Brahmbatt Estate petition until the August 3, 2017, Workshop Meeting, subject to the Community Development Director receiving the letter of withdrawal. Mayor Pro Tem Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

B. Case Number: 170415 Council District: 3, Craig Elrod
Applicant(s): Jinsong Yang on behalf of Foxdale Development, LLC.
Address/Location: Iris Lake Village, Lots 39-54 & 68-82
Petition Request: RM-75 (Multi-Family Residential) Conditional Use w/ new conditions
Existing Zoning: RM-75 (Multi-Family Residential) Conditional Use w/ conditions per ORDs 05-02-21002(Z) & 06-05-01010(ZMOD)
Location: Iris Lake Village Activity Center (Iris Lake Village Road/Racetrack Rd.) Tax Parcel ID: 108-01134000
Land Lot(s): 168 of the 7th District Tract Acreage: 23.837 +/- total acres
Municipal Planning Commission
Workshop (05/16/17)
Public Review (06/27/17); Special Called Meeting: Case 170415 approved RM-75 Conditional Use with Staff recommendation.
City Council Public Hearing (07/17/17)

Mr. Heard reviewed the petition request for case number 170415. The Applicant was not present for the meeting. After the petition was reviewed, discussion ensued.

C. Case Number: 170506 Council District: 4, Kam Varner
Applicant(s): Kevin Daniel on behalf of GeoSam Capital US
Address/Location: Charleston Village, Lots 1-42, 48-57, 81-96 and 104-111
Petition Request: RTD (Residential Townhouse District) w/ new conditions
Existing Zoning: RTD (Residential Townhouse District) w/ conditions per ORD 05-02-07001(Z)
Location: Henry Connector Parkway Village Activity Center (Henry Connector Parkway/Hwy 155 S) Tax Parcel ID: (Refer to Final Plat)
Land Lot(s): 188 of the 7th District Tract Acreage: 12.427 +/- total acres
Municipal Planning Commission
Workshop (05/16/17)
Public Review (06/27/17); Special Called Meeting: Case 170506 approved RTD with Staff recommendation
City Council Public Hearing (07/17/17)

Mr. Heard reviewed the petition request for case number 170506. Mr. Dale Hall with Falcon Design Consultants spoke on behalf of the Applicant, Mr. Kevin Daniel, who was also present at the meeting**.** After the review of the petition, discussion ensued.

D. Case Number: 170507 Council District: 2, Sandra Vincent
Applicant(s): Keith Fisher on behalf of Tartan Holdings, LLC.
Address/Location: 775 Hwy 42N
Petition Request: M-1 (Light Industrial)
Existing Zoning: C-3 (Highway Commercial) w/ conditions per ORD 12-04-02001(Z)
Location: Hamilton Village Activity Center (Hwy 42N Corridor/McDonough Parkway Extension) Tax Parcel ID: 090-01007002
Land Lot(s): 93 of the 7th District
Tract Acreage: 6.65 +/- total acres (Lot division from parent tract = 9.375 +/- acres
Municipal Planning Commission
Workshop (05/16/17)
Public Review (06/27/17); Special Called Meeting: Case 170507 approved M-1 with Staff recommendation.
City Council Public Hearing (07/17/17)

Mr. Heard reviewed the petition request for case number 170507. The Applicant was not present for the meeting. After the review of the petition, Councilmember Vincent posed questions relative to the case; and further discussion ensued.

9. Discussion of Revenues and Expenditures of the General Fund, SPLOST Fund, Hotel/Motel Fund **Mr. Mike Clark**

Finance Director, Mr. Mike Clark presented the discussion of revenues and expenditures from the General Fund, SPLOST Fund, and Hotel/Motel Tax Fund, for the eleven months ended May 31, 2017.

10. Discussion of water and sewer rate annual adjustments **Mr. Keith Dickerson**

City Administrator, Mr. Keith Dickerson discussed the adjustments to annual water and sewer rates for the City and requested input from Mayor and Council. Several councilmembers and the Mayor presented questions and offered input as further discussion ensued.

11. Discussion of the revised Park Ordinance **Mr. Dickerson**

Mr. Dickerson brought forth the discussion of the revised Park Ordinance. Discussion took place relative to the different provisions within the Ordinance, as questions were posed and some further recommendations were made by the Members of Council. The City Attorney, Ms. Hancher said that the purpose of the discussion was to try to make the chapters of the Ordinance work more cohesively with one another; and further discussion ensued.

12. Discussion of a revised Media Production and Permits Ordinance **Mr. Dickerson**

Mr. Dickerson reviewed the revised Media Production and Permits Ordinance. Mayor Copeland called for a motion to adopt the Media Production and Permits Ordinance as presented. Councilmember Pruett motioned, and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

13. Discussion of the proposed play equipment to be used at Avalon Park **Mr. Dickerson**

Mr. Dickerson presented some preliminary designs and discussed the proposed playground equipment for Avalon Park. As he presented the information, discussion took place.

14. Approval of the June 19, 2017 City Council Meeting Minutes

Mayor Copeland called for a motion to approve the June 19, 2017 City Council Meeting Minutes. Councilmember Stewart motioned and Mayor Pro Tem Pruitt seconded. Prior to the vote, discussion ensued. At the conclusion of the discussion, Mayor Copeland called for the vote. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; Councilmember Varner; and Councilmember Vincent. Mayor Copeland did not vote because he was not present for the June 19, 2017 Workshop Meeting.

15. 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 Elrod seconded. The vote was seven in favor.

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

Mayor Copeland called for a motion to approve the Settlement Agreement between the City and Cheryl Boehrer in the total amount of $85,000, and authorize the Mayor to execute the same. Councilmember Pruett motioned, and Councilmember Stewart seconded. The vote was seven in favor.

16. City Administrator, City Attorney, City Clerk Comments

17. Councilmembers and Mayor Comments

18. Adjournment

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

The meeting adjourned at 8:01 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 21, 2016; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.