POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
NOVEMBER 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 roll for the meeting, as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Roger Pruitt	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	(Arrived shortly after the meeting began)
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
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; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Grant Writer, Ms. Marcia Simeon; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda with the addition under Item D, 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 Stewart; Councilmember Varner; and Councilmember Vincent. Councilmember Pruett was not present for the vote.

4. Pledge to the Flag

Councilmember Varner led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the Invocation.

6. Approval of the Consent Agenda

A. Approval to go out for bids for the 2018 L-MIG paving. The specific road area is attached at the end of the agenda. **

B. Adoption of a resolution awarding the construction contract for the Water

Treatment Plant Expansion Project to Allsouth Constructors, Inc. in the bid amount of $1,394,928.00 along with additions A-1 and A-3(a), which total $49,317.00; total award equals $1,444,245.00; authorization for the Mayor to sign the Resolution. Funding for the project will be paid from the Water/Sewer Enterprise Fund.

C. Approval to purchase a Taskmaster Grinder, Model TM14040 for the Waste Water Treatment Plant at a cost of $27,100.00 and will be paid from the Sewer Treatment Plant's budget.

D. Approval of the following services at the Public Safety Storage Building located at 77 Lawrenceville Street:
   1. Remove old and install new gutters on rear of building
   2. Pipe each downspout to the corner of the building
   3. Pour concrete in oil change pit with rebar for foot by 20 foot
   4. Clean and pressure wash the roof of the building

   The cost will be $12,850.00 and will be paid from Impact Fees.

E. Approval to accept the Agreement for Architectural and Engineering Services from Phillips Architects and Engineers for design of the new Police Precinct to be located at 342 Simpson Street at a cost of $40,500.00 which will be paid from Impact Fees; authorization for the Mayor to sign agreement.

F. Approval of the minutes for the October 16, 2017 Council Meeting.

G. Approval of the following two Community Development items being 1. Street Light Acceptance and 2. Administrative Variance:

Street Light Acceptance, Code Section 16.16.320(I.)
Applicant(s): Steve McCoy on behalf of Cameron Manor Homeowners Association Inc. per Board of Directors established on May 22, 2017.
Petition Request: "Offer of Dedication" for street lights upon exceeding 50% build out (61 homes) with 64 homes constructed among the total of 121 lots.
Development: Estates of Cameron Manor
Location: Hwy 20 E Corridor northeast of the Intersection of Lawrenceville Street, McGarity Road, and Fairview Drive.

Administrative Variance
Applicant: Jerry Johnston on behalf of Kerley Family Homes
Development/Project: Clearwater Pointe Subdivision (McGarity Road Corridor
Request(s):
#171012 Front Yard Setback: Reduction from 35' to 31.5', within the 10% reduction threshold allowed by Chapter 17.96, to Lots #319 (1207 Creek Crossing Drive per as-built conditions.
CDD Recommendation: Approval (Refer to 10/19/17 stamped Application documents. City Code Section(s): 17.96.020 and 18.07.090

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Stewart motioned and Councilmember Varner seconded. The vote was seven in favor.

7. Proclamations

"Extra Mile in McDonough Day"
"2nd Annual Celebration of Hope"

Mayor Copeland presented the Proclamations for "Extra Mile in McDonough Day" and "2nd Annual Celebration of Hope," and he called for a motion to make them a part of the official minutes of the meeting. Mayor Pro Tem Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

8. Unscheduled Public Comments

There were no Public Comments.

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

Rezoning Petition – Zoning Map Amendment

A. Case Number: 170816 Council District: 4, Kam Varner
Applicant(s): Rusty Strawn and Phillip Corbin on behalf of StraCor Capital
Address/Location: 623 Highway 42 South
Petition Request: C-3 (Highway Commercial)
Existing Zoning: R-75 (Single Family Residential)
Location: North of Hwy 155 S Village Activity Center (Hwy 42 & Hwy 155 S) – City Gateway Tax Parcel ID: M23-06001000
Land Lot(s): 166 of the 7th District Tract Acreage: 1.8 +/- total acres
Municipal Planning Commission Workshop (10/17/17)
Public Review (10/24/17); Special Called Meeting: *Approved C-2 (Central Commercial) with Staff recommendation. Motion – Stanley Head, Second – Don Pope. Vote: 4-0* **City Council Public Hearing (11/20/17)**

Community Development Director, Mr. Rodney Heard reviewed the rezoning petition for case number 170816, to rezone the property at 623 Highway 42 South from R-75 (Single Family Residential), to C-3 (highway Commercial). Ms. Cindi McCarti was present at the meeting on behalf of the applicant to address Mayor and Council; and discussion ensued. The Public Hearing for the request will be held at the November 20, 2017, City Council Meeting.

B. Case Number: 171020 Council District: 1, Rufus Stewart
Applicant(s): Ray Johnson on behalf of Johnson Properties
Address/Location: 536 Macon Street
Petition Request: C-3 (Highway Commercial)
Existing Zoning: M-1 (Light Industrial)
Location: North of Racetrack Road Village Activity Center (Hwy 42 & Racetrack Road) Tax Parcel ID: M22-01020000
Land Lot(s): 166 of the 7th District Tract Acreage: 0.71 +/- total acres
Municipal Planning Commission

Joint Workshop + Public Review (11/14/17); Special Called Meeting
City Council Public Hearing (11/20/17)

Mr. Heard reviewed the rezoning petition for case number 170020, to rezone the property at 536 Macon Street from M-1 (Light Industrial), to C-3 (Highway Commercial). The applicant, Mr. Ray Johnson was present at the meeting, and he addressed Mayor and Council. The Public Hearing for the request will be held at the November 20, 2017, City Council Meeting.

Annexation Petition – Zoning Map Amendment
C. Case Number: 171001 Council District: 3, Craig Elrod
Applicant(s): Greg Nobles and David Black on behalf of Oglevee Ltd.
Address/Location: 384 Rosser Road
Petition Request: Lateral Annexation; RA-200 (Residential Agricultural)
Existing Zoning (County): RA (Residential Agriculture)
Location: Lake Dow Corridor, southeast quadrant of the intersection of Rodgers & Rosser Roads
Tax Parcel ID: 123-01016000 and 123-01017000
Land Lot(s): 151 of the 7th District Tract Acreage: 40.92 +/- total acres
Municipal Planning Commission
Joint Workshop + Public Review (11/14/17); Special Called Meeting
City Council Public Hearing (11/20/17)

Mr. Heard reviewed the annexation petition for case number 171001, to amend the zoning map from (County): RA (Residential Agriculture), to lateral annexation (City); RA-200 (Residential Agriculture). The applicant, Mr. Greg Nobles was present at the meeting to address Mayor and Council regarding the petition; and discussion ensued. The Public Hearing for the request will be held at the November 20, 2017, City Council Meeting.

D. Case Number: 171014 Council District: 3, Craig Elrod
Applicant(s): Drew Camp on behalf of The Reservoir Group, LLC.
Address/Location: Parcel #106-01030051, Highway 155 North
Petition Request: Annexation with Rezoning; R-75 (Single Family Residential)
Existing Zoning (County): RA (Residential Agriculture)
Location: Highway 155 North Corridor near the intersection of Ben Horton Drive,
Tax Parcel ID: 106-01030051 Land Lot(s): 102 of the 7th District
Tract Acreage: 17.9 +/- total acres
Municipal Planning Commission
Joint Workshop + Public Review (11/14/17); Special Called Meeting
City Council Public Hearing (11/20/17)

Mr. Heard reviewed the annexation with rezoning petition for case number 171014, to amend the zoning map from (County): RA (Residential Agriculture), to (City) R-75 (Single Family Residential). Mr. Steve Moore was at the meeting on behalf of the

applicant to address Mayor and Council; and discussion ensued. The Public Hearing for the request will be held at the November 20, 2017, City Council Meeting.

10. Discussion of revenues and expenditures Of the General Fund, SPLOST Projects, and Hotel/Motel Tax Fund — **Mr. Mike Clark**

Finance Director, Mr. Mike Clark presented the discussion of revenues and expenditures of the General Fund, SPLOST Projects and Hotel/Motel Tax Fund for the three months ended September 30, 2017.

11. Discussion and approval of the 2018 City Council Meeting and Workshop Schedule — **Ms. Janis Price**

The City Clerk, Ms. Janis Price reviewed a proposed 2018 City Council Meeting and Workshop Meeting Schedule to Mayor and Council for consideration; and discussion ensued.

Mayor Copeland called for a motion to proceed with the January and February meeting dates and times as presented for 2018; and the remainder of the meeting times for 2018 will be discussed and determined at the Legislative Retreat in January of 2018. Mayor Pro Tem Pruitt motioned and Councilmember Pruett seconded. The vote was seven in favor.

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 enter into Executive Session for Real Estate, O.C.G.A. 50-14-3 (b) (1); and Personnel, O.C.G.A. 50-14-3 (b) (2). Councilmember Stewart motioned and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

(Councilmember Varner left the meeting prior to the start of Executive Session)

Mayor Copeland called for a motion to return to the Regular Workshop Session. 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 Vincent. Councilmember Varner was not present for the vote.

13. City Administrator, City Attorney, City Clerk Comments

14. Councilmembers and Mayor Comments

15. Adjournment

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

The meeting adjourned at 7:09 p.m.

** (Consent agenda 6A)

Road Name	From	To	Rating	Width	Length
Avalon Pkwy	SR 20	Industrial Pkwy.	64	40-62	3340
Brookside Dr.	Fieldcrest Dr.	Cul de sac	61	22	1634
City Square Blvd	Zack Hinton Pkwy (SR 155)	Township Ter.	61	32	974
Kelly Rd.	Jonesboro Rd.	City Limit	62	22	861
Wesley Lakes Blvd	Jonesboro Rd.	Cameron Rd.	62	22	1590
Hazlehurst St.	Sloan St.	John Frank Ward Blvd. (SR 155/81)	63	24	508
Lemon St.	Keys Ferry St. (SR 81)	Tomlinson St.	65	24	1356
Lakemont Dr.	SR 81	Loop	62	22	1379
RL Stewart Ct.	Carver Rd.	End	67	20	899
Cap Welch Dr.	Zack Hinton Pkwy (SR 155)	End	69	24	1771

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.