

MINUTES
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.

After the Invocation, Mayor Copeland introduced Ms. Marcia Simeon as the City's newly-hired Grant Writer, and he welcomed her to the City.

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 buildingThe 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.” He invited Ms. Shana Thornton, Talk-Show Host for *Let’s Talk America* and the committee members in attendance to come forward as he read the Proclamation for the “2nd Annual Celebration of Hope” into the record. Pastor Timothy McBride of Tabernacle of Praise International was also in attendance for the meeting.

Ms. Thornton thanked the Mayor and Council for the City’s recognition of “2nd Annual Celebration of Hope,” and offered a few comments:

- We want to put the spotlight on those in public service who have gone above and beyond to help others.
- The 2017 Public Service Award recipients are Pastor Timothy McBride of Tabernacle of Praise International; Pastor Jacqueline Johnson of Trinity United Methodist Church; and both Robin Jones and Susan Crutchfield of Prevent Child Abuse Henry County.

Mayor Copeland called for a motion to make the Proclamations for “Extra Mile in McDonough Day,” and “2nd Annual Celebration of Hope” 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):

- Request for subject property to be granted approval for rezoning to allow repurposing of existing structure as a professional office
- Staff recommendation is approval with stipulated conditions/development standards
- Ms. Cindi McCarti was present at the meeting on behalf of the applicant
- The Public Hearing 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):

- Request for subject property to be granted approval for rezoning to allow repurposing of existing structure as commercial retail
- Staff recommendation is approval with stipulated conditions/development standards
- The applicant, Mr. Ray Johnson was present at the meeting
- The Public Hearing 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):

- Request is for annexation and rezoning with a conditional use for the operations of the Oglevee Nursery, with recognition of the conditional use
- Staff recommendation is approval with conditions in order to provide for economic sustainability
- The applicant, Mr. Greg Nobles was present at the meeting
- The Municipal Planning Commission Joint Workshop & Public Review will be held on November 14, 2017
- The Public Hearing 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).

- Request is for annexation and rezoning for a residential development
- Staff recommendation is approval with conditions in order to provide for economic sustainability per the subject property's location
- Mr. Steve Moore was at the meeting on behalf of the applicant
- The Municipal Planning Commission Joint Workshop & Public Review will be held on November 14, 2017
- The Public Hearing 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 discussed revenues and expenditures of the General Fund, SPLOST Projects and Hotel/Motel Tax Fund for the three months ended September 30, 2017:

- General Fund revenues total \$16,167,305 with total expenditures of \$2,474,492.
- General Fund expenditures exceed revenues by \$494,611.
- SPLOST III revenues total \$167 with total expenditures of \$2,604.
- SPLOST III expenditures exceed revenues by \$2,437.
- SPLOST IV revenues total \$14,218 with total expenditures of \$285,792
- SPLOST IV expenditures exceed revenues by \$271,574.
- Hotel/Motel Tax Fund revenues total \$366,560 with total expenditures of \$366,560.
- Hotel/Motel Tax Fund totals have increased by \$73,980 over the prior year.

**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 for consideration by Mayor and Council; 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, 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.

There were no action items to report from Executive Session.

13. City Administrator, City Attorney, City Clerk Comments

The City Clerk, Ms. Janis Price offered a reminder that City Hall will be closed on Friday, November 10, in observance of Veterans Day. She also gave an update regarding

the Christmas Parade, and she said that some citizens are disappointed that the parade has already filled up. At this time, there are 18 groups on the waiting list for the Christmas Parade, with the parade being limited to a total of 80 participants.

14. Councilmembers and Mayor Comments

Councilmember Stewart said that after meeting with the Garden Club, he is excited about the beautification project for the City that will include 500 daffodils.

Councilmember Elrod thanked the City staff for the hard work they did to prepare for the Veterans breakfast. He also mentioned a fund-raising event for the Veterans Support Group that is scheduled for Saturday, November 4, on the square.

Mayor Copeland commented on the success of the Veterans Breakfast which was held on Thursday, November 2; and due to the number of attendees having to be split up the other Veterans Breakfast will be on November 14.

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.

**Attachment for 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

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.