

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
FEBRUARY 1, 2018
5:30 PM

The Regular Workshop Meeting of the City of McDonough City Council was held on Thursday, February 1, 2018, at 5:30 p.m.

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

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

Mayor Billy Copeland	Present
Mayor Pro Tem Kamali Varner	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Absent – out of town
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Absent due to illness
Councilmember Sandra Vincent	Absent due to illness

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; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; and Executive Assistant, Ms. Trisha Colpetzer.

Mayor Copeland called for a motion to approve the Agenda. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was four in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod and Councilmember Pruitt. Councilmember Pruett, Councilmember Stewart and Councilmember Vincent did not vote, as they were absent from the meeting.

Councilmember Elrod led the Pledge to the Flag; and the Reverend Bert Neal, Pastor of Wesley Way United Methodist Church gave the Invocation.

6. Approval of the Consent Agenda

- A. Approval of an engine replacement and starter for the chipper equipment At an estimate cost of \$ 22,989.66 which will be paid from the Stormwater budget.
- B. Adoption of a Budget Amendment Resolution to amend the FY 2017-2018 Budget for approved transactions in various funds; authorization for the Mayor to sign document.

- C. Approval to purchase Card/Key Fob access system at City Hall for Keys Ferry Street Entrance and John Frank Entrance at a cost of \$19,700.00 which will be paid from the General Fund.
- D. Approval to purchase five Security Cameras for ONSSI Security Camera System to be installed at City Hall on all three floors; at a cost of \$9,421.50 for cameras, licensing and installation and this will be funded by the General Fund.
- E. Approval to purchase a Panic Button System consisting of seven panic buttons throughout City Hall which will be monitored and a 911 response shall be created if used. The cost of the installed system will not exceed \$2,400.00, and an ongoing monthly monitoring fee will not exceed \$45.00. Both expenditures will be paid from the General Fund.
- F. Approval of minutes: January 4, 2018, January 16, 2018, and January 12 & 13, 2018.

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was four in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod and Councilmember Pruitt. Councilmember Pruett, Councilmember Stewart and Councilmember Vincent did not vote, as they were absent from the meeting.

There were no unscheduled public comments.

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

A. Capital Improvement Element (CIE) Program

2016 & 2017 Annual Updates

CIE Financial Reports & Community Work Program

Consultants: ROSS + Associates (Bill Ross & Paige Hatley)

Request: Project Update

Municipal Planning Commission Workshop & Public Review – to be scheduled

City Council: Public Hearing for Transmittal (02/19/18)

Community Development Director, Mr. Rodney Heard reviewed the 2016-2017 Capital Improvement Element (CIE) Program updates. Ms. Paige Hatley with ROSS & Associates was in attendance for the meeting. The Public Hearing for transmittal will be held on February 19, 2018.

B. Zoning Map Amendment - Rezoning

Case Number: 171207

Council District: 4, Kam Varner

Applicant(s): J.H. Childs No. 4, LLLP – Jim Baker (President)

Address/Location: Highway 81W

Petition Request: C-3 (Highway Commercial)

Existing Zoning: RA-200 (Residential Agriculture)

Location: Northwest of South Point Village Activity Center (Hwy 20 W & Exit 218) - City Gateway

Tax Parcel ID: 075-01030000 Land Lot(s): 161/162 of the 7th District
Tract Acreage: 11.10 +/- total acres
Municipal Planning Commission Workshop & Public Review (To be scheduled)
City Council- Public Hearing (March 2018)

Mr. Heard reviewed the petition for case number 171207, to rezone the property at Highway 81 W from RA-200 (Residential Agriculture), to C-3, for indoor/outdoor entertainment. The applicants were unable to attend the meeting.

C. Development Review - Concept Plan Review

Case Number: 180115 Council District: 1, Rufus Stewart
Applicant(s): A.J. (Buddy) Welch, Jr.
Address/Location: 1300 S. Zack Hinton Parkway
Petition Request: Concept Plan Review per stipulations outlined in ORD 04-06-07002(A)(Z)
Existing Zoning: RM-75 (Single Family Residential) with conditions per ORD 04-06-07002(A)(Z)
Location: North of Hwy 155 S Village Activity Node I (Hwy 155S & Racetrack Road) Tax Parcel ID: Portion of 107-01032000
Land Lot(s): 154 of the 7th District Tract Acreage: 30.0 +/- total acres
Municipal Planning Commission -Workshop & Public Review (To be scheduled)
City Council Public Review (02/19/18)

Mr. Heard discussed the Concept Plan Review for case number 180115. On behalf of the applicant(s), Mr. Brandon Delk reviewed the details of the proposed development.

- Multi-family development proposal
- 252 units in three-story structures, on 76 acres south of Kalves Creek
- One, two and three-bedroom units are included in the plan
- 30 acres to be dedicated to the City of McDonough
- Proposed dedication of a spine road to McDonough

After the presentation, some discussion ensued. The public review for the case will be held on February 19, 2018.

City Administrator, Mr. Keith Dickerson offered a presentation regarding the consideration for annexation of properties into the City of McDonough. Some of the items he discussed are listed below:

- Three scenarios for annexation were presented for consideration
- Bleakly Advisory Group, Inc. (BAG) completed a study relative to potential net fiscal impacts which would result from annexation
- The study included the types of properties considered for annexation, the land use and the values of the properties
- Annexation would provide better service delivery, protect future development and promote economic growth
- City currently provides sewer services, police and fire services to areas that are not in the city limits; and we need to clarify the service delivery boundaries

- Annexation would promote commercial, industrial and local business growth
- Recommendation is to consider annexation for part of scenario one, to include parcels in sub areas in 1H and 1I going up the 155 Highway corridor.

After the presentation, some discussion ensued.

Mayor Copeland opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

After the Public Hearing, Mayor Copeland stated that the public will be notified when a Special-Called Meeting is scheduled to vote on the proposed annexations.

No Executive Session was held.

Mayor Copeland commented on a local effort by Dave and Jennifer Nune, named Operation Lunchbox. Operation Lunchbox provides approximately 1,300 meals every week for students at 37 schools in Henry County. The initiative is based in the school system on an estimate that one in four children will go without food on a nightly basis.

Mayor Copeland called for a motion to adjourn. Councilmember Elrod motioned and Councilmember Pruitt seconded. All who were present stood in favor.

The meeting adjourned at 6:26 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 27, 2017; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.