

POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
APRIL 5, 2018
6:00 PM

1. Call to Order

Mayor Billy Copeland

Mayor Copeland called the meeting to order at 6:00 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 Kamali Varner	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	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; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; McDonough Hospitality & Tourism, Ms. Christie Collier; Main Street Manager, Ms. Courtney Whitman; Public Works Director, Mr. Ronnie Thompson; 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. Councilmember Stewart motioned, and Councilmember Pruitt seconded. The vote was seven in favor.

4. Pledge to the Flag

Mayor Pro Tem Varner led the Pledge to the Flag.

5. Invocation

Councilmember Pruett gave the Invocation.

6. Approval of the Consent Agenda

- A. Adoption of an ordinance amending the City Code of Ordinances by deleting existing Code Section 17.20.080, "Fences and Walls;" authorization for Mayor to sign.
- B. Adoption of an ordinance amending the City Code of Ordinances by creating a new Chapter, 15.68, "Fences and Walls;" authorization for Mayor to sign.
- C. Approval of a rental agreement between the City of McDonough and Southern Outdoor Cinema, LLC for the showing of three movies during the summer "Movies on the Square" series. The total cost of \$2,922.00 will be paid from the Main Street budget; authorization for the Mayor to sign agreement.
- D. Approval to "Powder Coat" in black five poles and eight mast arms for the One Way Pairs Road Improvement Project. The total cost of \$ 7,605.00 will be paid from SPLOST IV funds.
- E. Adoption of two Resolutions and authorization for Mayor to sign both. Resolution 1 to commit fund balance for the purpose of creating a Stabilization Reserve Fund in the amount of \$1,500,000.00. Resolution 2 to authorize investment with Georgia Fund 1 in the same amount as stated above in an account entitled City of McDonough Stabilization Fund.
- F. Adoption of a Budget Resolution to amend the FY 2017-2018 Budget for Approved transactions in various funds; authorization for the Mayor to sign.
- G. Approval to authorize payment to ComTech for the low voltage network wiring for the CO Polk Building. The cost will be \$ 38,201.10 and will be paid from SPLOST IV funds.
- H. Approval of a Resolution and Retention Agreement between the City of McDonough and Brinson, Askew, Berry, Seigler, Richardson, & Davis LLP. for the purposes of participating in potential class action litigation against certain manufacturers and distributors of synthetic opioid drugs; authorization for the Mayor to sign all related documents.
- I. Approval of a Franchise Agreement between the City of McDonough and Comcast Cable Communications, LLC for a term of 10 years in which the City will receive 5% of gross revenues; authorization for the Mayor to sign the agreement.
- J. Approval of an Amendment to a Quitclaim Deed between the City of McDonough and Henry County relative to the Charlot mural located in the CO Polk Building; authorization for the Mayor to sign Amendment.
- K. Approval of a Resolution adopting revisions to the City of McDonough's Purchasing Card Policy; authorization for the Mayor to sign.
- L. Approval of a contract between the City of McDonough and Snapping Shoals to finish the street light installation in Windsor Estates in the amount of \$399.00 which will be paid from the General Fund; authorization for the Mayor to sign the contract.

- M. Approval of a Contract for Water Quality Monitoring by CCR Environmental, Inc. in the amount of \$12,620.00 which will be paid by Stormwater funds; authorization for the Mayor to sign all related documents.

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

7. Public Comments

Dr. Harold Grier regarding McDonough Development

Dr. Grier was not in attendance for the meeting.

8. Unscheduled Public Comments

(1) Ms. Annette O'Banion

9. Community Development Items

Mr. Rodney Heard

A. Concept Review Update - Prep for Rezoning Application

Subject Property: Rainer Property

Council District: 3, Craig Elrod

Address/Location: 222 Decatur Road

Existing Zoning: R-50 (Single Family Residential) with conditions per ORD 07-04-02004(ZM)

Location: North of intersection of Hwy 155 N (Decatur Road) and Lawrenceville Street Tax Parcel ID: Portion of M18-07001000

Land Lot(s): 123 of the 7th District Tract Acreage: 12.26 +/- total acres

Municipal Planning Commission

Workshop (04/10/17) & Public Review (05/15/18)

City Council

Public Hearing (Tentatively scheduled for 05/21/18)

Community Development Director, Mr. Rodney Heard reviewed the Concept Review Update regarding preparation for the rezoning application for the Rainer Property. The Public Hearing on the matter is scheduled for May 21, 2018.

B. Zoning Map Amendment - Annexation + Rezoning

Case Number: 180103 Council District: 4, Kam Varner

Applicant(s): Ridgeline Property Group for McDonough Commerce Center II

Address/Location: Hwy 42 S

Petition Request: M-1 (Light Industrial) - City

Existing Zoning: AR (Residential Agriculture) - Henry County

Location: Hwy 155 Village Activity Center (Hwy 155 S & Hwy 42 S) - City Gateway

Tax Parcel ID: 108-01027002

Land Lot(s): 186, 187, 198 and 199 of the 7th District

Tract Acreage: 81.17 +/- total acres

Municipal Planning Commission
Workshop (04/10/17) & Public Review (05/15/18)
City Council
Public Hearing (Tentatively scheduled for 05/21/18)

Mr. Heard discussed the Zoning Map Amendment related to annexation and rezoning for case number 180103. The Applicant, Mr. Mike Gray with Ridgeline Property Group was in attendance and spoke at the meeting. The Public Hearing on this matter is scheduled for May 21, 2018.

C. Zoning Map Amendment - Rezoning

Case Number: 180309 Council District: 4, Kam Varner

Applicant(s): General Holdings Unlimited, Inc.

Address/Location: Pod R, Phase 2 – Avalon PUD

Petition Request: R-50 (Single Family Residential) w/ new conditions

Existing Zoning: R-50 (Single Family Residential) w/ conditions per ORD 13-11-18003(Z)

Location: Vacant, undeveloped land with remaining area of Pods R within southwest quadrant of Exit 218 West, I-75 Corridor along Westridge Parkway

Tax Parcel ID: 076-01012001

Land Lot(s): 223 and 224 of the 7th District

Tract Acreage: 24.0 +/- total acres

Municipal Planning Commission

Workshop (04/10/17) & Public Review (05/15/18)

City Council

Public Hearing (Tentatively scheduled for 05/21/18)

Mr. Heard reviewed the petition for case number 180309, to rezone from existing zoning of R-50 with conditions per Ordinance 13-11-18003(Z), to R-50, with new conditions. Mr. Dale Hall with Falcon Design was in attendance and spoke at the meeting on behalf of General Holdings Unlimited, LLC. The Public Hearing is scheduled for May 21, 2018.

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

Finance Director, Mr. Mike Clark gave an update regarding Revenues and Expenditures for the General Fund, SPLOST Funds and Hotel/Motel Funds, for the eight months ended February 28, 2018.

11. Discussion and approval for the City to adopt a new logo for the Main Street Program **Ms. Courtney Whitman**

Main Street Manager, Ms. Courtney Whitman presented a newly designed logo for the McDonough Main Street Program, for review by Mayor and Council; and discussion ensued.

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| 12. Discussion and approval to sponsor a student through the Carl Vinson Institute of GA, Downtown Renaissance Fellows Program, at an estimated cost of \$4,800.00 and will be paid from the General Fund. | Ms. Whitman
Ms. Christie Collier |
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Ms. Whitman asked for approval to hire a student intern through the Carl Vinson Institute of Georgia Downtown Renaissance Fellows Program for three months in the summer, to assist with streetscape and alley improvements as well as other projects within the City. The cost would total of \$4,800, to be paid from the General Fund. After the initial presentation, discussion ensued.

Mayor Copeland called for a motion to approve to sponsor a student from the Carl Vinson Institute Downtown Renaissance Fellows Program at an estimated cost of \$4,800, to be an intern to work with Main Street under the oversight of Mr. Rodney Heard. Councilmember Pruitt motioned, and Councilmember Stewart seconded. The vote was seven in favor.

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| 13. Presentation by McDonough Hospitality and Tourism, and Main Street regarding completed 2017 projects and proposed 2018 projects | Ms. Whitman
Ms. Collier |
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City of McDonough Hospitality & Tourism Director, Ms. Christie Collier offered a presentation regarding the completed projects for 2017 and the projected projects for 2018, for Tourism. After the Tourism presentation, Ms. Courtney Whitman with Main Street McDonough presented information regarding the vision, mission, events and projects of the McDonough Main Street Program. At the conclusion of the presentation, some discussion ensued.

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| 14. Draft Budget Presentation | Mr. Keith Dickerson |
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City Administrator, Mr. Keith Dickerson presented the 2018-2019 Draft Budget. Mr. Dickerson discussed the steps taken in the budgeting process. He reviewed different categories of revenues and expenditures, as well as equipment needs and projects as reflected in the draft budget. Discussion ensued after the presentation.

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| 15. Discussion regarding purchasing a museum quality 1/8" scale Model of the USS Saratoga from the American Marine Model Gallery in the amount of \$10,000.00 which will be paid from SPLOST IV funds; authorization for Mayor | Mr. Dickerson |
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to sign all documents

Mr. Dickerson discussed purchasing a museum-quality model of the USS Saratoga to be displayed at the Polk Museum, in the amount of \$10,000, to be paid from SPLOST IV Funds; and some discussion ensued.

Mayor Copeland called for a motion to approve the purchase of a museum-quality 1/8" scale Model of the USS Saratoga from the American Marine Model Gallery, in the amount of \$10,000, to be paid from SPLOST IV funds. Councilmember Vincent motioned, and Councilmember Stewart seconded. The vote was seven in favor.

16. Approval of March 19, 2018 Minutes

Mayor Copeland called for a motion to approve the March 19, 2018, City Council Meeting Minutes. Councilmember Pruett motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Varner; Councilmember Elrod; Councilmember Pruett; Councilmember Pruitt; and Councilmember Stewart. Councilmember Vincent did not vote because she was unable to attend the March 19, 2018 meeting.

**17. 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)**

No Executive Session was held.

18. City Administrator, City Attorney, City Clerk Comments

19. Councilmembers and Mayor Comments

20. Adjournment

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

The meeting adjourned at 7:58 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 February 7, 2018; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.