

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
JULY 2, 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 Clerk, Ms. Janis Price; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Public Works Director, Mr. Ronnie Thompson; Stormwater Engineer, Mr. Tom Fleming; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda with the exception of the removal of Item 6B, and the removal of 10A. Councilmember Pruitt motioned, and Councilmember Stewart seconded. The vote was seven in favor.

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. Approval and adoption of a Resolution on the Georgia Fund 1 old account to change the designated names on the account to Keith Dickerson, Mike Clark, Deborah and Janis Price; authorization for the Mayor to sign the Resolution.
- B. Approval for Case # 180507 for Micah and Alicia Hodges on behalf of Queen Bee Coffee Company for an externally alteration of Exterior Façade (North Elevation) as submitted by the applicant. This location is in the southeast quadrant of the intersection of Griffin Street and Sloan Street.

Mayor Copeland called for a motion to approve the Consent Agenda, Item 6A. Councilmember Stewart motioned, and Councilmember Elrod seconded. The vote was seven in favor.

7. Stormwater Presentation Tom Fleming, Cesar Sanchez, Robert Rutherford

Mr. Keith Dickerson

City Administrator, Mr. Keith Dickerson introduced Stormwater Engineer, Mr. Tom Fleming, who presented a demonstration regarding stormwater processes. The display was built by Mr. Fleming as an educational outreach tool for the public.

Mr. Fleming explained that a great deal of his department's time is spent dealing with issues with detention ponds; and his presentation demonstrated how to avoid those issues moving forward by constructing these systems appropriately. After the conclusion of the presentation, some discussion ensued about stormwater and detention ponds. (Cesar Sanchez and Robert Rutherford were not present).

Councilmember Elrod asked what the Council can do to help with these issues moving forward, and Mr. Fleming suggested that when construction is approved, these issues need to be stressed to the developers and upheld by the City. Councilmember Vincent asked if there is a potential for adding elements to provide aeration during times of heavy rainfall. Mr. Fleming explained that the detention ponds could be designed to retain water and act as retention ponds; however, those design changes would need to be included prior to construction.

8. Proclamation – Tabernacle of Praise Church International & Pastor T.J. McBride's 13th Anniversary

Mayor Copeland called for a motion to make the Proclamation for Tabernacle of Praise Church International & Pastor T.J. McBride's 13th Anniversary an official part of the minutes of the meeting. Councilmember Stewart motioned, and Councilmember Pruitt seconded. The vote was seven in favor.

9. Public Comments

No public comments were offered.

10. Community Development

Mr. Rodney Heard

A. Project Development Review

Council District: 1, Rufus Stewart

Applicant(s): PEDCOR

Petition Request: Project Review (*Update/Follow Up Reporting per 05/21/18 MCC Mtg.*) with respect to TEFRA Approval Request

Project Name: *Hawks Landing*

Concept Plan Review: Element complete per review/approval of Case #180115

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

Meetings:

MCC Project Review (*Update/Follow Up Reporting per 05/21/18 MCC Mtg.*) + **TEFRA Approval Request (07/02/18)**

(Item 10A was removed through the approval of the meeting agenda)

B. Special Use Permit

Case Number: 180501

Council District: 1, Rufus Stewart

Applicant(s): William Hartford on behalf of Highway to Heaven Ministry

Address/Location: 205 Simpson Street

Petition Request: Special Use Permit (SUP) to allow for church per reference to Code Section 17.72.020 – Special Use

Existing Zoning: M-1 (Light Industrial)

Location: Hwy 20-81 Village Activity Node I (Hwy 20-81/Simpson Street/Bridges Road), City Gateway Tax Parcel ID: M10-05002000

Land Lot(s): 133 and 156 of the 7th District Tract Acreage: 1.775 +/- total acres

Meetings:

MCC Workshop (07/02/18)

MPC Workshop (06/12/18)

MPC Public Review (07/10/18)

MCC Public Hearing (07/16/18)

Community Development Director, Mr. Rodney Heard reviewed the request for a Special Use Permit (SUP) for Highway to Heaven Ministry, case number 180501; and discussion ensued.

- Property address is 205 Simpson Street
- Property is currently zoned M-1 (Light Industrial)

- Request is for a Special Use Permit (SUP) to allow property to be used as a place of worship
- Staff recommendation is approval with stipulated conditions/development standards for continuity of design specifications within the City Gateway

After the review, some discussion ensued. Councilmember Vincent asked for clarity on whether the existing structure would be demolished or renovated. Mr. Heard replied that the all of the discussions with the Applicant have been regarding utilizing the existing structure; however, partial or entire demolition may be considered in the future. Mayor Copeland asked that Mr. Heard notify the applicant of the Public Hearing, which is scheduled for July 16, 2018; and Mr. Heard agreed.

11. Financial Update of Revenues and Expenditures of the General Fund, SPLOST funds and Hotel/Motel Fund

Mr. Mike Clark

Finance Director, Mr. Mike Clark presented an update of revenues and expenditures of the General Fund, SPLOST Capital Projects Fund and Hotel/Motel Special Tax Revenue Fund for ten months, ending April 30, 2018:

- Total revenues for the General Fund are \$13,757,530 with total expenditures of \$11,742,989.
- Excess revenues over expenditures total \$2,014,541.
- SPLOST III revenues total \$581 with total expenditures of \$33,095.
- Expenditures exceed revenues for SPLOST III by \$33,095.
- SPLOST IV revenues total \$456,364 with total expenditures of \$2,036,812.
- Expenditures exceed revenues for SPLOST IV by \$580,448.
- Hotel/Motel Special Tax Revenue totals \$1,203,568 with total expenditures of \$1,203,558.

After the update, Mayor Copeland expressed concerns over declining revenues regarding fines and forfeitures from what was included in the budget. Mr. Clark replied that it is difficult to predict revenues associated with fines and forfeitures. Mr. Dickerson added that new laws are affecting the way court cases are handled to reduce jail time; however, the fees that the City has to pay have not been adjusted.

12. Approval of the minutes of the June 18, 2018 City Council meeting

Mayor Copeland called for a motion to approve the minutes of the June 18, 2018, City Council Meeting. Councilmember Pruett motioned, and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Copeland did not vote, as he was not in attendance at the July 18, 2018 meeting.

**13. 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. Councilmember Stewart motioned, and Councilmember Pruitt seconded. The vote was seven in favor.

Mayor Copeland called for a motion to go back into Regular Session. Councilmember Pruett motioned, and Councilmember Pruitt seconded. The vote was seven in favor.

There were no action items to report.

14. City Administrator and City Clerk Comments

City Clerk, Ms. Janis Price said that the public hearing regarding the millage rate will tentatively be scheduled for Monday, July 16; however, if the required advertisement deadlines cannot be met to be published in the *Henry Herald*, the public hearing could be scheduled for a Special-Called Meeting on Monday, July 23, 2018. She will notify Mayor and Council of the meeting date, as soon as Henry County informs the City.

She also commented that the quarterly HMA Dinner will be hosted by the City of Locust Grove on Thursday, July 18, at six o'clock, at the French Market.

15. Councilmembers and Mayor Comments

Councilmember Vincent shared her appreciation to the citizens of McDonough for the opportunity to attend the Georgia Municipal Association Conference in Savannah, Georgia, again this year. She said it was a wonderful learning experience for all who attended.

Councilmember Pruett echoed Councilmember Vincent's sentiments regarding the GMA Conference. He also offered a reminder to everyone in attendance regarding the Hands-Free driving law is in effect in the State of Georgia, as of July 1, 2018.

Councilmember Stewart also shared his appreciation for his attendance at the GMA Convention, and he said that he thoroughly enjoyed his classes regarding the 2020 Census and Intergovernmental Agreements.

Mayor Pro Tem Varner also thanked the citizens for allowing the Council to attend the 2018 GMA Conference. She also offered a reminder regarding the Hands-Free driving law that is now in effect; and she asked Mr. Dickerson to determine whether or not the City's vehicles are hands-free compatible.

Mr. Dickerson said that some of the vehicles are not yet compatible with Bluetooth for hands-free driving; however, the City is looking into adding phone mounts to vehicles to ensure compliance with the new law.

Mayor Copeland discussed attending the dinner and performance for the Ms. Transcontinental International Pageant at the Henry County Performing Arts Center over the weekend. He said that he and his wife, Gloria, were joined by Mr. Dickerson and his wife, Mary; and that they were delighted by the talents of the gifted performers. He also said that in the future he would love to see better attendance for these types of events in McDonough.

Lastly, Mayor Copeland invited everyone to attend the ice cream social on the Square, on July 4th at 6:00 p.m., with the program starting at 6:30 p.m.

16. Adjournment

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

The meeting adjourned at 7:03 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 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.