POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
SEPTEMBER 6, 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	Absent
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; Attorney, Mr. Jim Elliott; 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; Ms. Lynn Bailey, Finance Department; and Technology Services Technician, Mr. Aerrigo Evans.

Prior to the approval of the Agenda, Mayor Copeland discussed the importance of remembering the events of September 11, 2001; and he recalled a recent narrative printed in the *Henry Times* entitled "Never Forget". He called on the City Clerk, Ms. Janis Price who came forward to read "Never Forget" aloud, as he asked those in attendance to stand for the reading and to observe a moment of silence.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda, subject to the removal of items 6E and 6F from the Consent Agenda, to be added as discussion items 7B and 7C. Councilmember Pruitt motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod was not present for the meeting.

4. Pledge to the Flag

Mayor Pro Tem Varner led the Pledge to the Flag.

5. Invocation

Councilmember Stewart gave the Invocation.

6. Approval of the Consent Agenda

A. Adoption of a Budget Amendment Resolution to amend the FY 2018-2019 Budget for approved transactions in various funds.

B. Approval to allow Ben Turnipseed Engineering to move forward with the design drawings/engineering/site inspections to provide automated valve controls (PLC consoles) for the existing four catch basins and filters at a cost not to exceed $55,308.00 which will be paid from the Water Treatment Capital Outlay Budget; approval to go out for bids for this project work.

C. Approval to purchase a KUBOTA KX040-4R1A at a cost of $47,020.00 which will be paid from the Waste Water Department Budget.

D. Approval to purchase a budgeted item, a 2018 Ford F-150 Crew Cab V8 4x4 at a cost of $29,969.00 which will be paid from the Wastewater Department Budget.

E. Approval for the City of McDonough to enter into an Intergovernmental Agreement (IGA) with Henry County related to the traffic light at McDonough Parkway and State Road 20/81 with the City contributing $50,000.00 towards the cost which will be from SPLOST IV funds; authorization for the Mayor to sign the agreement.

F. Approval to move forward with allowing Vaughn & Melton to design and engineer the Round-A-Bout on Postmaster Drive at a cost not to exceed $135,000.00 which will be paid from SPLOST IV funds.

G. Approval to purchase six police vehicles and equipment at a cost of $199,195.14 which will be paid from the General Fund. See vendors and specific cost breakdown:

Vehicles (6)	Don Jackson	$135,510.00
Emergency Equipment (6)	West Chatham	$ 44,610.44
Cameras (4)	Digital Alley	$ 16,180.00
Decals (5)	Firehouse Graphics	$ 1,925.00
Window tent (6)	The Bass Station	$ 1,170.00

H. Approval of an Administrative Variance on behalf of
Applicant: Keith Hancock on behalf of K & M Homes
Development/Project: Green Valley, Ph. 1 (Hwy 155 S Corridor)
Request(s): Said application is for the following item pertaining to "As-built Conditions" -
#180801 Rear Yard Setback: Reduction from 30' to 27', within the 10% reduction threshold allowed by Chapter 17.96, to Lots #67 & 68 per as-built conditions.

City Code Section(s): 17.96.020 and 18.07.090

I. Approval of an Administrative Variance on behalf of
Applicant: Terry Martin on behalf of D.R. Horton Homes
Development/Project: Kensington Park (Bridges Road Corridor)
Request(s): Said application is for the following item pertaining to “As-built Conditions” -
#180841 Rear Yard Setback: Reduction from 30’ to 28.68’, within the 10% reduction threshold allowed by Chapter 17.96, to Lots #22 per as-built conditions.
City Code Section(s): 17.96.020 and 18.07.090

J. Approval of the August 20, 2018, City Council Minutes.

Mayor Copeland called for a motion to approve the Consent Agenda with the amendments to remove of Items 6E and 6F, and add them as Items 7B and 7C on the Agenda. 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 Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod was not present for the meeting.

7. Public Comments

A. Renee Allen Community Outreach, Momentum Church

Mayor Copeland welcomed Ms. Renee Allen with Community Outreach at Momentum Christian Church. Ms. Allen discussed a resource website called Purposity.com, which connects those in need with local resources and individuals who wish to help make a difference. She encouraged the citizens in McDonough to become involved with the program. In closing, she clarified that the website is an independent outreach tool, which is not directly affiliated with the Momentum Christian Church.

7B. (This item was removed from the Consent Agenda as Item 6E, for discussion through the approval of the Agenda)

Mr. Dickerson discussed the proposal to enter into an Intergovernmental Agreement (IGA) with Henry County related to adding a permanent traffic light at McDonough Parkway and State Route 20/81.

Mayor Copeland called for a motion for the approval for the City of McDonough to enter into an Intergovernmental Agreement (IGA) with Henry County related to the traffic light at McDonough Parkway and State Road 20/81 with the City contributing $50,000.00 towards the cost which will be from SPLOST IV funds; and authorization for the Mayor to sign the agreement. Councilmember Pruitt motioned, and Councilmember Vincent seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod was not present for the meeting.

7C. (This item was removed from the Consent Agenda as Item 6F, for discussion through the approval of the Agenda)

Mr. Dickerson discussed the need to approve the design phase for the round-a-bout on Postmaster Drive. He pointed out the importance of making the improvements with the new schools being constructed in the area; and discussion ensued.

Mayor Copeland called for a motion for approval to move forward with allowing Vaughn & Melton to design and engineer the Round-A-Bout on Postmaster Drive at a cost not to exceed $135,000.00, which will be paid from SPLOST IV funds. Councilmember Pruitt motioned, and Mayor Pro Tem Varner seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod was not present for the meeting.

8. Unscheduled Public Comments

There were no unscheduled public comments.

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

A. Zoning Map Amendment - Rezoning

Case Number: 180731 Council District: 2, Sandra Vincent
Applicant(s): **Lee Freeman, Jr. on behalf of McDonough Properties, LLC.**
Address/Location: 114 Jonesboro Street
Petition Request: C-1 (Neighborhood Commercial)
Existing Zoning: OI (Office Institutional) w/ conditions per ORD #01-09-17A
Location: City Gateway, Downtown/Main Street District (2018 Expansion) - Jonesboro Street Corridor Tax Parcel ID: M09-09016000
Land Lot(s): 133 of the 7th District Tract Acreage: .686 +/- total acres
MCC Workshop (09/06/18) MCC Public Hearing (09/17/18)
MPC Workshop (09/11/18) MPC Public Review (09/*11/18*)

Community Development Director, Mr. Rodney Heard reviewed the rezoning petition for case number 180731, from OI (Office Institutional) with conditions, to C-1 (Neighborhood Commercial). Mr. Lee Freeman, Jr. was in attendance on behalf of the Applicant, and he spoke to Mayor and Council. The Public Hearing is scheduled to take place at the September 17, 2018 City Council Meeting.

B. Zoning Map Amendment – Rezoning w/ Variances

Case Number: 180734 Council District: 1, Rufus Stewart
Applicant(s): Smithton Homes, LLC. (Hampton Street Townhomes)
Address/Location: 235 Hampton Street
Petition Request: RTD (Residential Townhome District) w/ variances
Variance Request: 1.) Allow for the development to be owned and units sold/rented by a management company; 2.) Reduction to a one (1) car garage

per dwelling unit; 3.) Reduction in front setback to seven (7') feet to maximize open space; 4.) Reduction in heated living area requirements; and 5.) Reduction in setback to twenty (20') feet along Bridges Road.
Existing Zoning: R-85 (Single Family Residential)
Location: City Gateway, Downtown District - Hampton Street Corridor
Tax Parcel ID: M02.5-01005000 Land Lot(s): 133 of the 7th District
Tract Acreage: 8.92 +/- total acres
MCC Workshop (09/06/18) **MCC Public Hearing (10/15/18)**
MPC Workshop (09/11/18) MPC Public Review (10/09/18)

Mr. Heard reviewed the rezoning petition for case number180734, from R-85 (Single Family Residential), to RTD (Residential Townhome District) with variances, and he reviewed a Power Point presentation regarding the case. Mr. Andy Welch was in attendance on behalf of the Applicant, and he addressed Mayor and Council regarding some of the details of the project. The Public Hearing is scheduled to take place at the October 15, 2018 City Council Meeting.

C. Zoning Map Amendment – Rezoning w/ New Conditions
Case Number: 180739 Council District: 1, Rufus Stewart
Applicant(s): Lynitta Thomas-Watson on behalf of Gallery 261
Address/Location: 261 Griffin Street
Petition Request: C-3 (Highway Commercial) w/ new conditions
Existing Zoning: C-3 (Highway Commercial) w/ conditions per ORD #05-11-2 1002(ZM)
Location: Downtown/Main Street District (2018 Expansion) – Griffin Street Corridor (N/S One Way Pairs) Tax Parcel ID: M21-05002000
Land Lot(s): 155 of the 7th District Tract Acreage: .35 +/- total acres
MCC Workshop (09/06/18) MCC Public Hearing (10/15/18)
MPC Workshop (09/11/18) MPC Public Review (10/09/18)

Mr. Heard reviewed the rezoning petition for case number 180738, from C-3 (Highway Commercial) with conditions, to C-3 (Highway Commercial) with new conditions. The Applicants, Ms. Lyn Thomas-Watson and Mr. Bruce Watson were in attendance at the meeting, and each addressed Mayor and Council regarding the plans for the proposed project. The Public Hearing is scheduled to be held at the October 15, 2018 City Council Meeting.

10. Discussion and Adoption of the Revised Water & Sewer Ordinance **Ms. Lynn Bailey**

Ms. Lynn Bailey with the Finance Department reviewed the revisions to the City's Water & Sewer Ordinance, which includes changes to deposit, administrative and other related fees. Attorney, Mr. Jim Elliott was also in attendance for the meeting. After the information was presented to Mayor and Council, discussion ensued.

Mayor Copeland called for a motion to adopt the revised Ordinance, amending Title 13 "Public Services" Ordinance of the Code of Ordinances, specifically the water and sewer ordinance, as presented with the exception of the deletion of Section 13.08.130; and approval of the Resolution establishing the Utility Fee Schedule; and authorize the Mayor to sign. Councilmember Pruitt motioned, and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod was not present for the meeting.

11. 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 Real Estate, O.C.G.A. 50-14-3 (b)(1). Councilmember Pruitt motioned, and Councilmember Pruett seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod was not present for the meeting.

Mayor Copeland called for a motion to return to the Regular Workshop Session. Councilmember Pruitt motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Elrod was not present for the meeting.

There were no action items to report.

12. City Administrator and City Clerk Comments

13. Councilmembers and Mayor Comments

14. Adjournment

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

The meeting adjourned at 7:43 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 the meeting schedule was posted a t City Hall and on the City's website, as required by law.