

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
SEPTEMBER 6, 2018
6:00 PM

The Regular Workshop Meeting of the City of McDonough City Council was held on Thursday, September 6, 2018, at 6:00 p.m.

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 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 from 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:

- Light was installed initially as temporary
- GDOT has agreed to leave the light if the City and County pay for the installation
- Total cost from City will be \$50,000, to be paid from SPLOST IV
- Total cost from the County will be \$50,000
- The County will be responsible for maintaining the light

Councilmember Pruitt shared his approval of the proposed IGA, and said that the light is much needed. Councilmember Stewart agreed that the light will help prevent so many accidents at the intersection; and Councilmember Pruett echoed his support as well.

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.

After the motion passed, Councilmember Vincent asked if the IGA would become a part of the minutes of the meeting; and Mr. Dickerson confirmed that the document will become a part of the minutes. Secondly, Councilmember Vincent asked if the issue regarding cemetery land within the proposed area had been addressed; and Mr. Dickerson confirmed that those areas have been identified and no cemetery land will be disturbed by the project.

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. Some of the items he talked about are listed below:

- Design incorporates what the schools are doing on their property
- Need to approve design phase so that bid documents can be put together
- Design of round-a-bout is set up for potential future widening of State Route 20/81
- Project will be designed to allow for school buses to merge into and share access to the exit

Councilmember Pruitt asked Mr. Dickerson if these improvements will be paid from SPLOST IV Funds; and Mr. Dickerson confirmed that SPLOST IV Funds will be utilized to fund the project. Councilmember Stewart asked if sidewalks would be installed in front of the school adjacent to the round-a-bout; and Mr. Dickerson said that sidewalks will be installed.

Councilmember Vincent asked Dr. Raymond Bryant, Jr., who was in attendance for the meeting, to join the City Administrator at the podium. She then thanked him for his attendance and shared the Council's wishes to send a clear message to the School Board that the City of McDonough wants to be in partnership with them in making our community better for our children. She asked that he share those sentiments with the members of the Board, as an olive branch to move forward with a concept of concurrent planning.

Lastly, Councilmember Pruitt asked the City Administrator to verify that sidewalks are included in the plans to move forward on Postmaster Drive; and Mr. Dickerson said that there will be a need for sidewalks on both Postmaster Drive and Zack Hinton Parkway. 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). He highlighted some of the following items in his review:

- The project supports the Village Activity Node, Quality of Life initiatives and Sustainable Development practices
- The project assists in the economic sustainability of the City Gateway West
- Subject property is located on the western boundary of the Downtown District

Mr. Lee Freeman, Jr. was in attendance for McDonough Properties, LLC. He addressed Mayor and Council regarding the proposed zoning amendment; and some discussion ensued. Councilmember Vincent shared her support for the zoning amendment. 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 number 180734, from R-85 (Single Family Residential), to RTD (Residential Townhome District) with variances. He reviewed a Power Point presentation regarding the case, which highlighted some of the following items:

- Proposed variances include a reduction to one-car garage per dwelling unit; reduction of front setback to seven feet; reduction in the heated living area requirements; and reduction in setback to 20 feet along Bridges Road
- The project supports the Village Activity node, Quality of Life initiatives and Sustainable Development practices
- The project assists in the economic sustainability of the City Gateway West, that is a part of the Hampton Street corridor.
- Subject property is at the intersection of Bridges Road and Hampton Street
- The proposed petition would align with the Atlanta Regional Commission (ARC) Livable Centers Initiative (LCI) Program

Mr. Andy Welch was in attendance on behalf of the Smithton Homes, LLC, and he addressed Mayor and Council regarding some of the details of the project:

- We need to encourage more residential development close to the downtown to support the commercial base
- Some of the conditions placed on RTD projects make them difficult to develop
- We've asked for several variances to make the project marketable
- Gated community with private streets
- Sidewalks included for additional accessibility
- Additional parking bays are included to provide parking for visitors

Councilmember Stewart asked the Applicant to consider the addition of sidewalks on Hampton Street, and Mr. Welch agreed that it would be worth considering.

Councilmember Vincent shared that her only concern about the project is how it will look coming down the Bridges Road corridor, with plans to make that area a senior overlay district; and she asked that hedges be considered for use as a buffer in lieu of trees, because mature trees can cause damage to homes.

Councilmember Pruitt questioned with the stormwater retention on the front of the property, is there a plan in place to dress up to prevent it from becoming an eyesore? Mr. Welch replied that the retention area will have to be fenced for safety purposes, and that landscaping for the area will be planned according to the City's Green Infrastructure Ordinance.

Councilmember Vincent confirmed with Mr. Welch that the community will need to form a Homeowners' Association. She also suggested that the locking mechanism for the gated community be one that could be reset to protect against unauthorized entry into the community.

After the discussion was concluded, Mayor Copeland stated that 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. He reviewed some of the following highlights through a Power Point presentation:

- The project supports the Village Activity node, Quality of Life initiatives and Sustainable Development practices
- Part of a mixed-use development configuration with pedestrian mobility and streetscape improvements
- Supports sustainable development practices
- Assists in economic sustainability of the City Gateway (South)

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; and some discussion ensued. Mr. Heard reminded Mayor and Council that the building is zoned for mixed-use and could potentially include a residential component. Councilmember Vincent said that there could be historic-preservation tax credits and job tax credits which may be available to property owners. Lastly, Mayor Copeland offered to share some history about the building, which was once a functioning cotton gin, with the property owners at a later time.

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, as follows:

- Increase the deposit amount from \$150, to \$200, for renters and homeowners
- Change the "disconnection fee" to an "administration fee" when service is disconnected for nonpayment
- Charge a \$25 fee for rechecking meters
- Increase commercial meter replacement fee from \$125 to \$500.
- Increase the residential meter replacement fee from \$125 to \$200.

Attorney, Mr. Jim Elliott was also in attendance for the meeting. Councilmember Vincent questioned the purpose of Section 13.08.130(B), for Grievances and Arbitration, which requires a three-person board to be appointed for a hearing, considering the City Administrator is empowered to handle disputes. After further discussion, it was determined that Section 13.08.130 would be deleted from the proposed ordinance. After the presentation, Mayor Copeland thanked Ms. Bailey for her work towards revising the ordinance.

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

No additional comments were offered.

13. Councilmembers and Mayor Comments

Councilmember Vincent shared a reminder that the Henry County Walk to End Alzheimer's will host the play "Memory Lane" on Saturday, September 8, at the Henry Players Performing Arts building on Hood Street, with a silent auction at 6:00 p.m., and the show and play beginning at 7:00 p.m. Tickets for the event are \$25 each, to assist in raising funds for the Walk to End Alzheimer's.

Councilmember Pruett shared his thanks for Ms. Renee Allen, who presented information on the Purposity.com website initiative.

Councilmember Pruitt thanked the Police and Fire Chiefs for the work they do for the City of McDonough every day.

Mayor Copeland thanked everyone who was in attendance for the meeting, and he encouraged everyone to pick up a copy of the *Henry Times* September 11 tribute entitled "Never Forget".

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.

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 the meeting schedule was posted at City Hall and on the City's website, as required by law.