POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – MAY 2, 2019
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:

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 were: City Administrator, Mr. Keith Dickerson; City Clerk, Ms. Janis Price; Attorney, Jim Elliott; Police Chief, Mr. Preston Dorsey; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; and Public Works Director, Mr. Ronnie Thompson.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda, with the omission of Item 7. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Pruett led the Pledge to the Flag.

5. Invocation

Councilmember Pruitt gave the Invocation.

6. Consent Agenda

A. Adoption of a budget amendment resolution to amend the FY 2018-2019 Budget for approved transactions in various funds and authorization for Mayor to sign.

B. Approval for the purchase and the installation of a new Windows 10 Workstation and HMI Upgrade with SCADA System Integration on a Modern Platform for the water treatment plant. The cost will be $19,735.50 plus any additional charges including mileage, lodging and electrical work, these expenditures will be paid from the Water Treatment Plant Budget.

C. Approval of change order #7 submitted by Boston Productions, Inc. for additional Audio Visual labor design, oversite, travel and installation at a cost of $10,943.00 which will be paid from SPLOST IV funds.

D. Approval of the minutes for the April 15, 2019, City Council Meeting.

E. Approval of a contract between the City of McDonough and Tyler Court Software to replace Courtware Software. The cost per ticket of $4.01/citation is similar, after the fifth year the City will own the product and there will be an annual maintenance fee of approximately $7,700.00 which will be paid from the General Fund; authorization for 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. Presentation of donated First Aid Kits from the Juniors of Girl Scout Troup 17022 to be placed in Alexander Park, Richard Craig Park and Avalon Park. Since first aid items will benefit the local community by helping with injuries at the parks, this donation will assist the Juniors in receiving their Bronze Award. Ms. Melanie Mangham, Junior Leader

This item was removed from the agenda.

8. McDonough Housing Authority Master Plan Concept Study, Ms. Shanicki Burton, Executive Director Mayor Copeland

Community Development Director, Mr. Rodney Heard introduced Ms. Shanicki Burton, Executive Director of the McDonough Housing Authority; and he presented information about the Master Plan Concept Study. Some discussion ensued.

9. Unscheduled Public Comments

There were no public comments.

10. Community Development Items Mr. Rodney Heard

A. CDD Economic Catalyst & Sustainability - Town Center & Main (2018 Update)

Element: Exterior Façade & Streetscapes - Public Art Programming
Request to initiate a study of the Town Center (2040 HC & Cities Joint Comp Plan) & Main Street District (2018 Update) to outline a matrix for determination

of Public Art sites with thematic designs that align with the city's Quality of Life & Beautification Programs.

Mr. Heard discussed the need to conduct a study to provide a guide regarding appropriate placement and suitable areas for artists to create public art projects within the City of McDonough; and some discussion ensued.

Councilmember Elrod motioned to move forward with a public art study focusing on Town Center and the Main Street District, and Councilmember Pruett seconded. The vote was seven in favor.

Annexation & Rezoning
B. Case Number: 180902 Blue River Development (Blue River Subdivision)
City Council District: 3, CM Craig Elrod
Address/Location: Lake Dow Road Corridor
Petition Request: Annex with Rezone to R-75 (Single Family Residential) – City 62.21 +/- total acres
Existing Zoning: RA (Residential Agricultural) - County
Tax Parcel ID: 123-01025000) Land Lot(s) 138 of the 7th District
Meetings:
MPC Workshop (03/12/19 per postponement with processing in December 2018)
MPC Public Review (04/09/19 per rescheduling of initial 03/26/19 Special Called Meeting)
MCC Workshop (04/04/19)
MCC Public Hearing (04/15/19 MCC Meeting)
MMC Vote (05/02/19 per postponement from 04/15/19)

Mr. Heard presented case number 180902. Councilmember Elrod discussed some proposed changes that were addressed prior to the meeting. Mr. Andy Welch was in attendance on behalf of the Applicant.

Councilmember Elrod motioned to approve the annexation request for case number 180902 and to adopt Ordinance 19-05-02001(A); and Councilmember Pruitt seconded. The vote was seven in favor.

Councilmember Elrod motioned to approve the rezoning request for case number 180902, for Blue River Development, and to adopt Ordinance 19-05-02001(Z), from RA to R-75; and Councilmember Pruitt seconded. The vote was seven in favor.

Rezoning
C. Case Number: 181105 Al Patel (Homewood Suites Hotel)
Council District: 4, CM Kam Varner
Address/Location: 231 Avalon Court
Petition Request: Rezone property from C-2 (Central Commercial)/C-3 (Highway Commercial) with conditions to C-3 (Highway Commercial) with new conditions.

Existing Zoning: C-2 (Central Commercial)/C-3 (Highway Commercial) with conditions per Ordinance(s) #05-05-02001(Z) and #07-12-03001(Z).
Tax Parcel ID: 075-01008020 & 075-01008017 that are to be consolidated
Land Lot(s) 559 & 591 of the 7th District
3.59 +/- total acres
Meetings:
MPC Workshop (03/12/19)
PC Public Review (04/09/19 per rescheduling of initial 03/26/19 Special Called Meeting)
MCC Workshop (04/04/19)
CC Public Hearing (04/15/19 MCC Meeting)
MCC Vote (05/02/19 per postponement from 04/15/19)

Mayor Copeland welcomed the Applicant, Mr. Al Patel who was in attendance at the meeting.

Mayor Pro Tem Varner motioned to approve the rezoning in case 181105, from C-2 (Central Commercial)/C-3 (Highway Commercial) with conditions, to C-3 (Commercial Highway) with new conditions; and to adopt Ordinance 19-05-02002(Z). Councilmember Stewart seconded. The vote was seven in favor.

Annexation & Rezoning

D. Case Number: 190205 General Holdings Unlimited, LLC – Campground Road Development

City Council District: 3, CM Craig Elrod
Address/Location: NE Quadrant of Hwy 155 N Corridor - Campground Road Corridor
Petition Request: Annex with Rezone to R-75 (Single Family Residential) via Residential Group Project (RGP) development guidelines - City
Existing Zoning: R-1 (Single Family Residential) - County
Tax Parcel ID: 104-01065000, 104-01066000, 10401066001, 104-01066002, 104-01067000,
104-01067001, 104-01067002, and 104-01055000
Land Lot(s) 57, 58, & 72 of the 7th District
183.18 +/- total acres per assembly of identified tract
Meetings:
MPC Workshop (04/04/19)
MCC Workshop (05/02/19)
MPC Public Review (05/14/19)
MCC Public Hearing (05/20/19)
Special Use Permit (SUP)

Mr. Heard introduced Mr. Neal Coble, Developer on behalf of the Applicant, and he briefly addressed Mayor and Council. Mr. Dale Hall and Mr. John Palmer were also in attendance and they offered a Power Point presentation regarding the annexation and

rezoning request in case number 190205. After the presentation, some discussion ensued. The Public Hearing is scheduled for May 20, 2019.

E. Case Number: 190215 Lawrence Miles (Miles Resort/B&B)
Council District: 3, CM Craig Elrod
Address/Location: 19 Keys Ferry Street - Town Center District
Petition Request: To allow a Special Use Permit within the Town Square/Main Street District for a bed and breakfast.
Existing Zoning: C-2 (Central Commercial)
Land Lot(s) 134 of the 7th District 0.084 +/- total acres
Meetings:
MPC Workshop (04/04/19)
MCC Workshop (05/02/19)
MPC Public Review (05/14/19)
MCC Public Hearing (05/20/19)

Mr. Heard introduced the Applicant, Mr. Lawrence Miles who was in attendance for the meeting, and he addressed Mayor and Council regarding his proposed bed and breakfast. Discussion ensued. The Public Hearing is scheduled for May 20, 2019.

Rezoning
F. Case Number: 190301 Scott Renfroe (Renfroe Business Park)
Council District: 4, CM Kam Varner
Address/Location: Hwy 155 S Corridor - Exit 216 (I-75) East Activity Center Node 7.269 +/- total acres
Petition Request: To rezone, as a manner of reversion, a portion (6.8 +/- acres) of the property to M-1 (Light Industrial) with 0.5 +/- acres remaining C-3.
Existing Zoning: C-3 (Highway Commercial) with conditions per ORD #15-08-17001(Z) Tax Parcel ID: 094-01017000Land Lot(s) 197 of the 7th District
Meetings:
MPC Workshop (04/04/19)
MCC Workshop (05/02/19)
MPC Public Review (05/14/19)
MCC Public Hearing (05/20/19)

Mr. Heard introduced Mr. Steven Rowland, who was in attendance on behalf of the Applicant. Mr. Rowland addressed Mayor and Council regarding the requested rezoning in case number 190301, and some discussion ensued. The Public Hearing is scheduled for May 20, 2019.

11. Discussion of the FY 2019-2020 Budget and the Public Hearing **Mayor Copeland**

City Administrator, Mr. Keith Dickerson reviewed the proposed FY 2019-2020 Budget, and 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.

There is another Public Hearing scheduled for May 20, 2019.

12. 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.

13. City Administrator and City Clerk Comments

14. Councilmembers and Mayor Comments

15. Adjournment

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

The meeting adjourned at 7:20 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 schedule was published in the *Henry Herald* on December 26, 2018; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.