

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – MAY 2, 2019
6:00 PM

The Regular Scheduled Workshop of the City of McDonough City Council was held on Thursday, May 2, 2019, 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:

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, Mr. 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, oversight, 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** Mayor Copeland
Concept Study, Ms. Shanicki Burton, Executive Director

Community Development Director, Mr. Rodney Heard introduced Ms. Shanicki Burton, Executive Director of the McDonough Housing Authority. Ms. Brown briefly addressed Mayor and Council, and she noted that the correct age for eligible senior residents is 62 years of age.

Mr. Heard then presented information about the Master Plan Concept Study:

- Supports health and wellness activity, as well as social interaction
- Mr. Heard reviewed the current Housing Authority properties in the City and the proposed areas of expansion
- Could potentially add 160 units within the geographic focus area
- Will come back at another meeting with more details

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 through collaboration with the McDonough Arts Council, McDonough Main Street, the McDonough Beautiful Program as well as community stakeholders who own properties within the respective districts.

- Create a study to guide artists
- Evaluate and select suitable areas for public art
- Create projects to invoke sensory responses with visual appeal and encourage social interaction
- Establish review criteria for scoring and selection of sites based on visibility, design theme and public safety
- Goal is to maintain and enhance the aesthetic value
- Sites will be evaluated in the Town Center District and the Main Street District

Councilmember Elrod asked that the study be completed as soon as possible, and Mr. Heard said he would be prepared to offer an update at the next meeting. Councilmember Vincent stressed the importance of focusing on areas outside of Main Street and Town Center, and she shared her support of downtown but expressed the need to focus on other areas throughout the City moving forward.

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 said that the case was discussed at length the previous council meeting without any agreement. Since that time, Councilmember Elrod met with Mr. Andy Welch, who was in attendance on behalf of the Applicant; and they reached an agreement based on the Planning Commission's request:

- 2,200 square foot minimum for one-story homes
- 2,400 square foot minimum for one-story homes
- The requirement regarding side-entry garages was removed
- The requirement for four-sided brick on corner lots was removed
- Allows builder more flexibility
- Development will happen whether it's in the City or County

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, 104-01066001, 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:

- Approximately 180 acres on Campground Road
- Project was designed to built on the Future Land Use Plan from the County and the Future Development Plan for the City of McDonough
- Project is designed to be environmentally sensitive
- Proposing two entrances off of Campground Road
- Tree-lined main entrance will provide a warm feeling
- Family-friendly development
- Pocket park within the development
- Four pods within the development based on minimum square footage
- This is a neighborhood for families
- Prices for homes will range from \$250,000 to \$400,000

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. Mr. Miles addressed Mayor and Council regarding his proposed bed and breakfast in the previous bank/pawn building on the Square:

- Project will be a bed and breakfast in the City
- Total of four bedroom/bathroom units
- One handicap accessible restroom
- Elevator will be utilized
- Working kitchen for daily breakfasts

After Mr. Miles reviewed some of the plans for the project, 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: 094-01017000 Land 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:

- Seek to rezone the 7.3-acre tract from C-3 to M-1
- Half acre of frontage along Highway 155 will remain C3
- Property was originally zoned M-1
- Water/sewer and Stormwater infrastructure on the site
- Geared to small businesses

After Mr. Rowland spoke, 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. Some of the items he highlighted are listed below:

- Total budget including all funds for FY 2019-2020 is \$28,800,893.
- 2% increase in the budget over FY 2018-2019
- Total expenditures for the General Fund of \$17,327,061, which represents an increase of 1.75%
- Local Option Sales Tax (LOST) revenue is up \$206,895, as of March 31
- Preliminary Tax digest numbers indicate an increase of 10 percent and reflect a \$250 million increase in the fair market value
- Full Millage Rollback is anticipated
- Some of the proposed projects include Jonesboro Road Park Construction; Completion of the Unified Development Code; Polk Building Interactive Museum; the Beautification Program; and the new community center
- Taxes continue to be the largest revenue source for the City
- Current Millage Rate is 4.083

After Mr. Dickerson's review of the proposed budget, 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 a second 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

Mr. Dickerson said that there may be a special-called meeting related to Service Delivery Strategy (SDS) on June 25, 2019.

14. Councilmembers and Mayor Comments

Councilmember Vincent reminded everyone that today is the National Day of Prayer, and she encouraged her colleagues to set within themselves an agreement to be a city of prosperity, joy, happiness, fairness, equity and beauty.

Councilmember Elrod thanked everyone who was in attendance for the meeting. He also offered a reminder about Movies on the Square this weekend and invited everyone to attend.

Councilmember Pruitt also thanked everyone who was in attendance for the meeting. He also thanked Police Chief, Mr. Preston Dorsey and Public Works Director, Mr. Ronnie Thompson for the addition of stop signs at Marion's Way.

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.

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 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.