

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – JULY 1, 2019
6:00 PM

The Regular Scheduled City of McDonough City Council Workshop was held on Monday, July 1, 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, as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Kamali Varner	Absent
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 (arrived after the start of the meeting); City Clerk, Ms. Janis Price; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Technology Services Director, Mr. Steve Sikes; Network Administrator, Mr. Brian Linton; and Executive Assistant, Ms. Euretha L. Olokodana.

3. Approval of the Agenda

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

4. Pledge to the Flag

Councilmember Vincent led the Pledge to the Flag.

5. Invocation

Councilmember Pruett gave the Invocation.

6. Consent Agenda

- A. Approval of an Administrative Variance Request
Applicant: Tiffany Hogan on behalf of D.R. Horton
Development/Project: Green Valley Villages (Industrial Boulevard Corridor)
Request(s): Said application is for the following item pertaining to “As-built Conditions” -
#190508 Front Yard Setback: Reduction from 20’ to 18’, within the 10% reduction threshold allowed by Chapter 17.96, to Lot #41 (3000 Hendrick Drive) per as-built conditions.
CDD Recommendation: Approval (Refer to 05/30/19 & 12/26/18 stamped documents) City Code Section(s): 17.96.020 and 18.07.090
- B. Approval to employ/sanction James L. Whitaker, P.C., Certified Public Accountant to provide financial services to the City of McDonough for the year ending on June 30, 2019, in the form of the year end audit and internal control related report, and other necessary reports to be in compliance; authorization for the Mayor and City Administrator to sign the engagement letter. The standard estimated fee for these services is expected to range between \$46,000.00 to \$48,000.00, and will be paid from the General Fund.
- C. Approval of the minutes for the June 17, 2019, City Council Meeting.

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

7. Scheduled Public Comments

Ms. Leslie Erwin regarding 49 Hampton Street

Ms. Leslie Erwin addressed Mayor and Council on behalf of the property owners at 49 Hampton Street, regarding certain requirements of Ordinance 07-06-18-001(Z); and she requested assistance in coming to a resolution so that her clients can sell the property:

- Attended June 17, 2019, City Council Meeting seeking assistance
- Clients are long-term residents and are having difficulty the selling property
- Potential purchaser was unable to get a business license due to requirements in the Ordinance that effect five properties
- Been advised that a Master Development Site Plan may be required
- Still awaiting a response from Attorney Jim Elliott
- Seeking direction to provide to my clients so they can move forward with selling the property

Community Development Director, Mr. Rodney Heard reviewed some history related to the property, and he said that there may be requirements from Georgia Department of Transportation (GDOT) because the property front is on a corridor that is governed by GDOT:

- Original intent was for properties to be part of a larger assemblage of several structures
- Tenant that vacated the property had the understanding that it would be walk-in traffic and online sales
- Site is a very small residential development with a residential driveway
- May require driveway improvements to ingress/egress by GDOT
- Still reviewing all of the variables to evaluate and give respect to all parties
- Mr. Elliott is still reviewing all of the information

After the comments were concluded, Mayor Copeland said he would discuss the matter with the City Administrator in an effort to assist in finding a resolution, and he thanked Ms. Erwin for her attendance at the meeting.

8. Unscheduled Public Comments

There were no unscheduled public comments.

9. Community Development

Mr. Rodney Heard

A. Project Status Update (July 2019)

CDD Economic Catalyst & Sustainability - Town Center & Main Street Districts

Element: Exterior Façade & Streetscapes - Public Art Programming
Review of formation of a Committee to guide the administration of the Public Art Program

Review of additional Design Themes for city's Public Art Portfolio
Continued study of the Town Center (2040 HC & Cities Joint Comp Plan) & Main Street District (2018 Update) to outline a matrix for determination of additional Public Art sites with thematic designs that align with the city's Quality of Life & Beautification Programs.

Mr. Heard offered an update on the collaborative efforts of the Community Development Department, McDonough Beautiful, McDonough Main Street, McDonough Arts Council and patrons of the arts to evaluate and select suitable areas for public art displays:

- Consider forming a seven-member committee appointed by Mayor and Council, to guide public art developments moving forward
- Recommended design themes include Abstract; Children; Educational; History; Multi-generational; and Sports
- Committee would focus on artist recruitment, public safety concerns, site selections and placement location

Councilmember Vincent shared concerns about the lack of opportunity for Council to engage in the development of public art. She discussed having supported the arts in the City long before now, and she said she wants to be a part of the Committee to determine what happens in District 2, in lieu of appointing a representative. She said that she felt left out of a process that she was instrumental in bringing awareness of art to the City;

and she shared her opinion that all councilmembers should be a part of the committee in relation to what happens in each respective district.

Councilmember Elrod said that he would appreciate the additional input that a committee would be able to provide. He also said that committee members should be rotated out, so that the projects will be influenced by different viewpoints and feedback.

Mr. Heard said that the purpose would be to put protective safeguards or a program in place to guide the arts; and that the committee would be advisory in nature.

Councilmember Vincent reiterated the importance of Mayor and Council having the opportunity to have a say on all parts of the arts throughout the City. She clarified that her problem would not be with having an advisory committee; it would be with the members of Council not being a part of the decisions.

City Administrator Mr. Keith Dickerson said the purpose of this discussion is to make sure that the City has a voice in art projects, not to dictate or control the projects. He said that an advisory board or committee would be able to assist in finding properties and sites for projects, not to dictate what the art will be. He said the City has to have a way to ensure that we have input so that there would be a cohesive plan, without limiting the arts. He also said that an advisory committee would be a great method of recordkeeping for art projects as the City moves forward.

Councilmember Pruett expressed his personal appreciation for the arts, and he said that he believes that having “boots on the ground” with the committee will help ensure that things get done under the guidance of the Council.

Councilmember Pruitt wanted to ensure that if funding is involved, projects must come to Council for approval. Mr. Dickerson said that most art projects are going on private property and are being paid with private funds. Mr. Heard said that at this time the City has no procedure for approving art projects on private property, which is why it is important for the City to establish a method to provide guidance for public art.

After further discussion, Councilmember Vincent said that art is very subjective. She said she believes it is important that the design themes include the word “cultural” to recognize the diverse cultures in the City of McDonough; and Mr. Heard agreed. The item will come back to Mayor and Council for further review.

- B. **Case Number:190506 ForCAST Real Estate Development, Matt Boone**
Address/Location: NE Quadrant of Exit 218, I-75 Corridor (East Activity Center Node) 1.68 +/- total acres per assembly of identified tracts
Petition Request: Annex with Lateral Rezoning to C-2 (Central Commercial) - City
Existing Zoning: C-2 (General Commercial) - County
Tax Parcel ID: 075-01017000 & 075-01018000
Land Lot(s) 162 of the 7th District
Meetings:

MPC Workshop (06/11/19) MPC Public Review (07/09/19)
MCC Workshop (07/01/19) **MCC Public Hearing (07/15/19)**

Mr. Heard reviewed case number 190506, for Annexation with Lateral Rezoning to C-2 (Central Commercial) – City:

- Redevelopment of subject property formerly occupied by Ruby Tuesday Restaurant
- Applicant has secured the adjacent Waffle House site as well
- No change in zoning to develop a mixed-use property
- With the annexation, modifications would be made to signage

The Applicant, Mr. Matt Boone was in attendance for the meeting, and he addressed Mayor and Council:

- Excited about the project
- Commented that City has done a great job with South Point

Councilmember Pruett asked if there would be an opportunity to move utilities underground with this project. Mr. Heard said that would be very challenging to move utilities underground at this time.

Councilmember Elrod asked about grading plans for the property. Mr. Boone said that the issue is currently being discussed with an engineer to determine the best reconfiguration for the property. Councilmember Elrod said he thought walkability should be considered in the design, and Mr. Boone said that walkability between the properties is a priority.

Councilmember Elrod also discussed the importance of providing a back driveway to the site, and Mr. Boone said he has discussed that with the City Administrator and Public Works Director, Mr. Ronnie Thompson. Councilmember Elrod said he hoped the lighting would mimic that of the new Racetrack and Taco Bell locations, as it is much improved.

Councilmember Pruitt said he has concerns about traffic safety on the road next to Cracker Barrel. Mr. Heard reviewed the planned curb cut that should assist with the flow of traffic in the area.

Councilmember Pruett discussed parking lot concerns with moving traffic through property as it is developed in the future; and Mr. Boone said those issues are being considered to accommodate a new tenant.

Mayor Copeland requested information on any proposed tenants for the location. Mr. Boone said he is not able to disclose any tenant information publicly at this time, but that he would be happy to schedule a meeting with the Mayor to discuss the matter further.

The Public Hearing is scheduled for July 15, 2019.

**10. 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.

11. City Administrator and City Clerk Comments

The City Clerk, Ms. Price discussed with Mayor and Council about the full-day meeting with the Cities and County to discuss Service Delivery Strategy (SDS), which is scheduled for Thursday, July 18, 2019, at 9:00 a.m., at the Henry County Administration Building.

12. Councilmembers and Mayor Comments

Councilmember Vincent asked that consideration be given to going back to table discussions at the Workshop Meetings, to encourage a less formal dialogue and more open conversation than as with the council meetings.

Councilmember Elrod offered his thanks to Ms. Price for her work to ensure that everyone had a successful trip to the GMA Convention in Savannah; and he thanked everyone who was in attendance for the meeting.

Councilmember Pruett thanked the Technology Services staff for their work to upgrade the equipment in Council Chambers.

Councilmember Stewart said he enjoyed the GMA Convention and that he gained a lot of useful information this year. He also said he attended Olympic Day on Sunday, and he recognized Mr. Kevin Franklin and his daughter, Kevina Franklin who were in attendance at the meeting.

Councilmember Pruitt thanked everyone who was in attendance at the meeting, and he thanked the City Administrator and City staff for a continued job well done. He also thanked the City Clerk for her work to make sure everyone had what they needed for the GMA Convention.

After the comments, Mayor Copeland invited Mr. Kevin Franklin and his daughter, Ms. Kevina Franklin to come forward and speak.

Ms. Franklin thanked Mayor and Council for the opportunity to speak about Olympic Day. She introduced her father, Mr. Kevin Franklin and said that they are each members of the United States Amateur Boxing Association, as referees on the international level.

- Mr. Franklin is a Veteran of the U.S. Marine Corps
- He boxed in the Marines and has been since inducted into the All Marine Boxing Team Hall of Fame
- Mr. Chris Kenney was also in attendance for Olympic Day
- Thank you to the City of McDonough for your continued support of Olympic Day, since 2012

Mayor Copeland thanked both Ms. Franklin and her father for their continued efforts and for their attendance at the meeting.

13. Adjournment

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

The meeting adjourned at 7:07 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.