AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – SEPTEMBER 5, 2019
6:00 PM

1. Call to Order — Mayor Billy Copeland

2. Roll Call

3. Approval of the Agenda

4. Pledge to the Flag

5. Invocation

6. Consent Agenda
   - A. Approval of a Master Services Agreement between the City of McDonough and CivicPlus, LLC. to purchase the Civic Clerk agenda management and video production software at an initial cost of $16,650.00 and subsequent years recurring cost of $12,000.00 which will be paid from the General Fund; authorization for Mayor to sign this agreement and other related documents.
   - B. Approval of General Addendum to the Georgia Municipal Employees Benefit System Defined Benefit Retirement Plan Adoption Agreement and approval of an Ordinance to amend and restate the Retirement Plan; authorization for the Mayor to sign the Addendum to the adoption Agreement and Ordinance.
   - C. Approval for Turnipseed Engineers to provide engineering services to assess critical parts of the City's Water System and make recommendations to meet the City's future growth needs; authorization for the Mayor to sign all related documents. The cost for this Engineering Study will be $29,500.00 and will be paid from the Water Department's budget.
   - D. Approval for Turnipseed Engineers to provide engineering services to assess critical parts of the City's Sewage System and make recommendations to meet the City's future growth needs; authorization for the Mayor to sign all related documents. The cost for this Engineering Study will be $70,600.00 and will be paid from the Sewage Department's budget.

E. Approval to purchase a SVL75-2HWC KUBOTA Track Loader with Cab, Air, Heat, tooth bucket and Wide Tracks from Mason Tractor Co. At a cost of $52,000.00 which will be paid from the Water Distribution Department's Budget.

F. Approval of a contract between the City of McDonough and the McDonough Hospitability and Tourism Board; authorization for the Mayor to sign the Contract.

G. Adoption of a Budget Amendment Resolution to amend the FY 2019-2020 Budget for approved transactions in various funds and for Mayor to sign.

H. Approval of an Administrative Variance for Applicant: Alpesh Patel on behalf of Homewood Suites
CC District: 4 - Councilmember Kam Varner
Development/Project: Homewood Suites Hotel (231 Avalon Court)
Request(s): Said application is for the following item pertaining to *"As-built Conditions"* -
#190808 – A. Code Required Parking Spaces: Reduction from 106 to *103*, within the 10% reduction threshold allowed by Chapter 17.96, per as-built conditions.
#190808 – B. Code Required Parking Size: Reduction from 10'x18' or 9'x20' = 180 sq. ft. to *9'x18'= 162 sq. ft.*, within the 10% reduction threshold allowed by Chapter 17.96, to Lot #2 (104 Lotus Circle) per as-built conditions.
CDD Recommendation: Approval (Refer to *08/27/19* stamped documents)
City Code Section(s): 17.96.020 and 17.20.020

I. Applicant: Lance Gardiner on behalf of Falcon Design Consultants
CC District: 4 - Councilmember Kam Varner
Development/Project: Garden Walk, Phase 5 (Iris Lake Road Corridor)
Request(s): Said application is for the following item pertaining to *"As-built Conditions"* pertaining to significant topographic change and floodplain area-
#190810 – A. Code Required lot width: Reduction from 75' to 68', within the 10% reduction threshold allowed by Chapter 17.96, per as-built conditions.
#190810 – B. Code Required Front yard setback: Reduction from 35' to 31.5', within the 10% reduction threshold allowed by Chapter 17.96, per as-built conditions.
#190810 – C. Code Required Rear yard setback: Reduction from 30' to 27', within the 10% reduction threshold allowed by Chapter 17.96, per as-built conditions.
CDD Recommendation: Approval (Refer to *08/27/19* stamped documents)
City Code Section(s): 17.96.020 and Table 17.84.010 - Dimensional Requirements

J. Approval of the minutes for August 19, 2019 City Council Meeting.

7. Unscheduled Public Comments

8. Community Development Items Mr. Rodney Heard

Rezoning

A. Case Number: 190511 Lisa Mobley

*Note: Continuation of review per postponement from 08/19/19 to 09/16/19 per revised scope of work City Council District: 3, CM Craig Elrod

Address/Location: 1033B Hwy 155 N, western boundary across from St. James Catholic Church and Brush Arbor Subdivision.

Petition Request: Rezoning to R-100 (Single Family Residential)

Existing Zoning: OI (Office Institutional) with conditions per ORD #06-05-01005ZSUP

Tax Parcel ID: 105-01013001 & 105-01013012

Land Lot(s) 70 of the 7th District

4.96 +/- acres (Tract A = 1.77 acres + Tract B = 3.19 acres)

Meetings:

MPC Workshop (08/13/19) MPC Public Review (09/10/19)

MCC Workshop (09/05/19) **MCC Public Hearing (09/16/19)**

Rezoning

B. Case Number: 190601 ECI Ventures LLC (Jenny Halkos)

*Note: Continuation of review per postponement from 08/19/19 to 09/16/19 per revised scope of work City Council District: 4, CM Kam Varner

Address/Location: South Point Boulevard, midway between Hwy 20 W Corridor (South Point primary entrance) and Hwy 81 W Corridor (South Point secondary entrance).

Petition Request: Rezoning to RM-75 (Multi-Family Residential) with variance(s) for –

a. Density (DUA) increase from eight (8) to ~~ten (10)~~ twelve (12) units per acre per location associated with South Point project.

b. Height increase from thirty-five (35') to forty-three (43') feet per architectural design customized for continuity of design standards associated with the South Point project.

Existing Zoning: RA-200 (Residential Agriculture) with conditions per ORD #02-12-16(A)(Z) Tax Parcel ID: 075-01012000

Land Lot(s) 192 of the 7th District 29.45 +/- total acres

Meetings:

MPC Workshop (08/13/19) MPC Public Review (09/10/19)

MCC Workshop (09/05/19) **MCC Public Hearing (09/16/19)**

C. Street/Road Name Change

City Council District: 4, CM Kam Varner

Petition Request: Change Legion Road, located between Hwy 42 S & Hwy 155 S Corridors, to **Willie B. Hatcher Boulevard**.

Applicable City Code(s): 16.16.280(E) and reference to 15.07.390

9. 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)

10. City Administrator, City Attorney, and City Clerk Comments

11. Councilmembers and Mayor Comments

12. Adjournment

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.

8-29-19 @ 1:30 PM