POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – SEPTEMBER 5, 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, as follows:

Mayor Billy Copeland	Present
Mayor Pro Tem Kamali Varner	Absent
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Absent
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; City Attorney, Mr. Jim Elliott; Fire Chief, Mr. Steve Morgan; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; Tourism Director, Ms. Christy Collier; 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 Elrod seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember Elrod, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Varner and Councilmember Pruett were not in attendance at the meeting.

4. Pledge to the Flag

Councilmember Elrod led the Pledge to the Flag.

5. Invocation

Councilmember Pruitt gave the 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.

Mayor Copeland called for a motion to approve the Consent Agenda, with the omission of Item 6F. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember Elrod, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Varner and Councilmember Pruett were not in attendance at the meeting.

7. Unscheduled Public Comments

There were no 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)**

Community Development Director, Mr. Rodney Heard reviewed the petition to request rezoning the property in case number 190511, from OI (Office Use) with conditions to R-100 (Single Family Residential). The Applicant, Ms. Lisa Mobley was in attendance for the meeting.

The Public Hearing is scheduled for September 16, 2019.

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**)

Mr. Heard reviewed the petition request to rezone to RM-75 (Multi-Family Residential) with variances for density and building height in case number 190601. Mr. Stephen Stoves was in attendance on behalf of the Applicant, and he addressed Mayor and Council about the proposed project. Some discussion ensued.

The Public Hearing is scheduled for September 16, 2019.

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

Mr. Heard reviewed the petition request to change the name of Legion Road, located at 42 S & Highway 155 S corridors, to Willie B. Hatcher Boulevard; and discussion ensued.

Mayor Copeland called for a motion to approve the name change of Legion Road to Willie B. Hatcher Boulevard. Councilmember Elrod motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember Elrod, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Varner and Councilmember Pruett were not in attendance at the meeting. The motioned passed.

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)

Mayor Copeland called for a motion to go into Executive Session for potential Litigation, O.C.G.A. 50-14-2. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember Elrod, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Varner and Councilmember Pruett were not in attendance at the meeting

Mayor Copeland called for a motion to go back into Regular Workshop Session. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Copeland, Councilmember Elrod, Councilmember Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Varner and Councilmember Pruett were not in attendance at the meeting.

There were no action items to report.

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

11. Councilmembers and Mayor Comments

12. Adjournment

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

The meeting adjourned at 7:08 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.