

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – OCTOBER 3, 2019
6:00 PM

The Regular Scheduled Workshop of the City of McDonough City Council was held on Thursday, October 3, 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	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; City 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; Human Resources Director, Ms. Carla Tuck; Network Administrator, Mr. Brian Linton; and Executive Assistant, Ms. Trisha Colpetzer.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda. Councilmember Stewart motioned and Mayor Pro Tem Varner seconded. The vote was seven in favor.

4. Pledge to the Flag

Councilmember Pruitt led the Pledge to the Flag.

5. Invocation

Councilmember Vincent gave the Invocation.

6. Consent Agenda

- A. Ratify the Contract between The City of McDonough and AM Construction, LLC dba AMCON for the parking lot project in the amount of \$429,946.03, authorization for the Mayor to sign all related documents. This parking lot is located at 41 Hampton Street in McDonough, GA. And will be paid from SPLOST and Stormwater funds.
- B. Adoption of a Resolution from the City of McDonough Mayor and Council supporting 3 Keys & Company, LLC to borrow funds from the GA Department of Community Affairs' Downtown Development Revolving Loan Fund (DDRLF).
- C. Ratify the submission of the FY 2020 \$208,959.00 Hazard Mitigation Grant Pre-Application Package signed by the Mayor for power projects. If awarded there would be \$69,653.00 match from the City of McDonough and authorization for the Mayor to sign any additional related documents.
- D. Approval of an agreement with the City of McDonough and Laborchex to conduct national criminal history checks on candidates being considered for employment; authorization for the Mayor to sign the Agreement and the Addendum. Each search will cost \$12.95 to \$15.95 and will be funded from the Human Resources Budget.
- E. Approval of a Client Agreement with MSI Benefits Group to process Affordable Care Act required IRS forms 1094/1095 for 2019 and authorization for the Mayor to sign the Agreement. The cost will be Approximately \$1200.00 depending on the number of employees and this will be funded from the Human Resources Budget.
- F. Approval of an Agreement between the City of McDonough and the McDonough Hospitality and Tourism Board; authorization for the Mayor to sign agreement and any related documents.
- G. Request approval to surplus the following vehicles from the McDonough Police Department:

Unit 25/Vin# 2B3AA4CV7AH122353,	2010 Dodge Charger
Unit 43/Vin# 2C3CDXAG3DH629389,	2013 Dodge Charger
Unit 28/Vin# 2B3AA4CV0AH122355,	2010 Dodge Charger
Unit 6/Vin# 1GNDS13S752183494,	2005 Chevrolet Trailblazer
Unit 31/Vin# 2B3AA4CV2AH122356,	2010 Dodge Charger
Unit 30/Vin# 2C3CDXAG0CH237078,	2010 Dodge Charger
- H. Adoption of a Resolution for approval to renew, update and revise the benefits plans for city employees for 2020, effective January 1, 2020 consisting of:
 - 1. renew Cigna health insurance w/no plan changes (2.5% prem. decrease)
 - 2. continue to implement an HRA (Health Reimbursement Act) to self-fund \$1,000.00 of the plan's deductible
 - 3. payroll deductions to remain the same
 - 4. renew Vision, Life Ins. Short/Long-Term Disability with Cigna w/no plan or premium changes
 - 5. renew Dental through MetLife w/no plan or premium changes

Mayor Copeland called for a motion to approve the Consent Agenda, items A through H. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

7. Presentation of Appreciation **Mayor Copeland**
from Bob Van Dunk and
Jim Dunn

Mr. Bob Van Dunk and Mr. Jim Duncan with the Veterans Support Group presented the Mayor and each Councilmember with a Veterans of VSG commemorative coin and a Certificate of Appreciation for their support of the Veterans House and Serve Center in McDonough. The first anniversary of the Veterans Support Group was celebrated on September 25, 2019.

8. Proclamation(s)
Agape International Ministries Day
Walk to End Alzheimer's Day
Special Recognition - Mrs. Mae McCoy's 100th Birthday Celebration

Mayor Copeland called for a motion to make the Proclamations for Agape International Ministries Day and Walk to End Alzheimer's Day and the Special Recognition of Mrs. Mae McCoy's 100th Birthday Celebration a part of the minutes of the meeting. Councilmember Elrod motioned and Councilmember Pruitt seconded. The vote was seven in favor.

9. Community Development Items **Mr. Rodney Heard**
Rezoning

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

*Note: Continuation of review per postponement from 09/16/19 to 10/03/19 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 –

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

2.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) 29.45 +/- total acres

Tax Parcel ID: 075-01012000 Land Lot(s) 192 of the 7th District

Meetings:

MPC Workshop (08/13/19)

MPC Public Review (09/10/19)

MCC Workshop (09/05/19)

MCC Public Hearing (09/16/19)

MCC Public Hearing (10/03/19) per Applicant's request of postponement from 09/16/19

Community Development Director Mr. Rodney Heard introduced the Applicant, Ms. Jenny Halkos. Ms. Halkos addressed Mayor and Council and she made the request for case number 190601 to go back to the Planning Commission for further review and reconsideration, stating the following:

- On September 16, there was a 3 to 3 vote from Planning and Zoning, with one member absent.
- The tie vote resulted in there being no recommendation.
- We would like to go back to the Planning Commission to make sure that we address any concerns.

Mayor Copeland called for a motion to return case number 190601 for ECI Ventures LLC, back to the Planning Commission for review and reconsideration. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was seven in favor.

Annexation & Rezoning

B. Case Number: 190801 ForCAST Real Estate Development (Matt Boone)

City Council District: 4, CM Kam Varner

Address/Location: NE Quadrant of Exit 218, I-75 Corridor (East Activity Center Node)

Petition Request: Annex with Lateral Rezoning to C-2 (Central Commercial) - City

Existing Zoning: C-2 (General Commercial) - County

Tax Parcel ID: 075-01018000

Land Lot(s) 162 of the 7th District

0.57 +/- total acres per assembly of identified tracts

Meetings:

MPC Workshop (09/10/19)

MPC Public Review (10/08/19)

MCC Workshop (10/03/19)

MCC Public Hearing (10/21/19) - Annexation (Step 1.) & Zoning (Step 2.).

Mr. Heard introduced Mr. Jeff Masisak who was in attendance on behalf of the Applicant. Mr. Masisak addressed Mayor and Council regarding the request in case 190801, to annex with Lateral Rezoning to C-2 (Central Commercial) – City. Mr. Heard then reviewed some of the details of the proposed annexation, as follows:

- The parcel is currently in the County.
- This is a two-part annexation and rezoning
- This is the Waffle House site, next to the old Ruby Tuesday's.
- The annexation would allow for the continuity of the revitalization of Exit 218.

The Public Hearing is scheduled for October 21, 2019.

C. Case Number: 190802

City Council District: 2, CM Sandra Vincent

Address/Location: 200 Atlanta Street

Petition Request: Rezoning to O-I (Office Institutional) - City

Existing Zoning: R-100 (Single Family Residential) - City

Tax Parcel ID: M07-01001000

Land Lot(s) 124 of the 7th District

0.86 +/- total acres per assembly of identified tracts

Meetings:

MPC Workshop (09/10/19)

MPC Public Review (10/08/19)

MCC Workshop (10/03/19)

MCC Public Hearing (10/21/19)

Mr. Heard introduced the Applicant, Mr. Daniel Craig Dickerson (Cory) who was in attendance for the meeting. Mr. Dickerson addressed Mayor and Council regarding the proposed rezoning in case number 190802, to rezone to O-I (Office Institution) – City:

- The property is currently zoned residential.
- The request is to rezone to commercial for a real estate business.
- If the rezoning is approved for commercial, all parking will be in the back of the property.

Councilmember Elrod asked how many employees Mr. Dickerson would anticipate having at the real estate business. Mr. Dickerson said that to begin with he would be the only person, but that he hopes to expand his business in the future.

Councilmember Vincent shared concerns about mixing commercial with residential properties. Mr. Dickerson said he plans to keep the look of the property as residential. He also said that he has discussed the rezoning with the neighbors on either side of the property, and that both neighbors are in agreement with the property being rezoned commercial for his real estate business.

Mr. Heard reviewed the area of the property. He explained that this property falls within the mixed use commercial residential (MUCR) corridor overlay, and that there will be buffering on both sides to provide for the transition.

The Public Hearing is scheduled for October 21, 2019.

10. Approval of September 16, 2019, Council Meeting Minutes

Mayor Copeland called for a motion to approve the September 16, 2019, City Council Meeting Minutes. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Varner, Councilmember Elrod, Councilmember Pruett, Councilmember Pruitt and Councilmember Stewart. Councilmember Vincent did not vote, as she was not present for the September 16, 2019, Council Meeting.

11. Unscheduled Public Comments

There were no public comments.

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)

Mayor Copeland called for a motion to go into Executive Session for Litigation, O.C.G.A. 50-14-2. Councilmember Pruitt motioned and Councilmember Elrod seconded. The vote was seven in favor.

Mayor Copeland called for a motion to go back into the Regular Workshop Session. Councilmember Pruitt motioned and Councilmember Stewart seconded. The vote was seven in favor.

There were no action items to report.

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

City Administrator Mr. Keith Dickerson said that he will bring information about the Boys & Girls Club to the next meeting, and he clarified that the City has not made any commitments regarding the project at this time.

City Attorney Mr. Jim Elliott thanked Mayor and Council for the opportunity to represent the City of McDonough at the International Municipal Lawyers Association Conference in Atlanta.

The City Clerk Ms. Janis Price commented that Mayor and Council are invited to the HMA Quarterly Dinner which will be hosted by the City of Stockbridge on October 24, 2019. She said she would RSVP on Friday, October 4, 2019, for any councilperson who would like for her to do so on their behalf.

14. Councilmembers and Mayor Comments

Councilmember Vincent said that she spent time with members of the Henry County Disc Golf Association recently, and she shared their excitement about the disc golf course coming to the City of McDonough.

Councilmember Elrod thanked members of staff for their attendance at the meeting. He also invited everyone to visit the square to enjoy the scarecrows that are on display for the 2019 Scarecrow Contest.

Councilmember Stewart thanked staff for a continued job well done. He also thanked the City of McDonough for the opportunity to attend Regional Leadership training in Savannah, Georgia.

15. Adjournment

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

The meeting adjourned at 6:42 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.