POST AGENDA
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – MARCH 5, 2020
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 Craig Elrod	Present
Councilmember Benjamin Pruett	(Arrived after the start of the meeting)
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	Present

Others in attendance were: 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; Public Works Director, Mr. Ronnie Thompson; Technology Services Director, Mr. Steve Sikes; Executive Assistant, Ms. Euretha L. Olokodana; Executive Assistant, Ms. Trisha Colpetzer; and Network Administrator, Mr. Brian Linton.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda with the amendments to add Item 6E to the Consent Agenda, for Councilmember Varner's appointment of Vanessa Thomas to BOZA, and Stanley Head to the Planning Commission; the addition of Item 11A, Rainer Parking Lot Discussion; the addition of Item 11B, Pre-parking Passes for Downtown Merchants; as well as Item 11C, the Discussion of Town Hall Signage. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruitt, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruett was not present for the vote.

4. Pledge to the Flag

Mayor Pro Tem Elrod led the Pledge to the Flag.

5. Invocation

Councilmember Pruitt gave the Invocation.

6. Consent Agenda

A. Approval for Goforth Williamson, Inc. to disassemble and repair the high service delivery pump at the Water Treatment Plant at a cost of $15,820.00 which will be paid from the Water Treatment Plant budget.

B. Ratify the purchase of a crane solids handling self-priming replacement pump from Goforth Williamson, Inc. for the Church Circle Pump Station at a cost of $11,708.00 which will be paid from the Sewer Treatment Plant budget.

C. Approval of minutes for February 12, 2020, Special Called Meeting.

D. Approval of minutes for February 17, 2020, Meeting

Mayor Copeland called on Mr. Keith Dickerson, who was in attendance to discuss solar power projects in the City of McDonough; and Mayor Copeland explained that Mr. Dickerson would be speaking early in the meeting because he had to return to Blairsville for another commitment.

Mr. Dickerson reviewed a presentation regarding the proposed solar projects for the City of McDonough. He discussed the proposal for the City to produce its own solar energy with the addition of solar light poles that will include options for Wifi, security cameras and charging stations. He said that training on pole installation is part of what is included in the proposed package; however, he believes that the City is capable of utilizing its own equipment and staff to complete the pole installations. He also discussed the proposed solar farm project, which would allow the City to produce some of its own energy and provide a new source of revenue. After the presentation, discussion ensued.

(Councilmember Pruett arrived during the presentation.)

Councilmember Vincent motioned to approve the purchase of the Omni lights, at a cost of no more than $297,000; and Councilmember Varner seconded. The vote was six in favor. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruitt voted in opposition.

Councilmember Varner motioned to approve going out for a Request for Proposal (RFP) for the solar farm. The vote was six in favor. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Councilmember Pruitt voted in opposition.

Mayor Copeland called for a motion to approve the Consent Agenda, with the addition of Item 6E, Councilmember Varner's appointment of Vanessa Thomas to BOZA, and the appointment of Stanley Head to the Planning Commission. Councilmember Stewart motioned and Councilmember Pruitt seconded. The vote was seven in favor.

7. **Community Development Items** **Mr. Rodney Heard**

Annexation & Rezoning

A. 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, 10401066001, 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 tracts
Meetings:
MPC Workshop (02/11/20) MPC Public Review (03/10/20)
MCC Workshop (03/05/20) **MCC Public Hearing (03/16/20)**

Community Development Director Mr. Rodney Heard reviewed the petition for annexation and rezoning in case 190205. Mr. John Jordan was in attendance on behalf of the Applicant, and he addressed Mayor and Council regarding the history of the proposed project. Secondly, Mr. John Palmer with Falcon Design addressed Mayor and Council about the proposed development of the Kings Oak Subdivision. After the initial review of the proposed project, discussion ensued.

The Public Hearing will be held on March 16, 2020.

Special Use Permit (SUP)

B. Case Number: 191102 Ronick Joseph - HMTCC, Inc. (Haitian Ministry Theophile Church of Christ) Council District: 1, CM Stewart
Address/Location: 2220 Commerce Place - Town Center District
Petition Request: To allow a Special Use Permit for relocation and refurbishment of a modular trailer to be used as a youth worship center.
Existing Zoning: C-3 (Highway Commercial)
Tax Parcel ID: 108-01030057 Land Lot(s) 166 of the 7th District
1.3 +/- total acres Meetings:
MPC Workshop (02/11/20) MPC Public Review (03/10/20)
MCC Workshop (03/05/20) **MCC Public Hearing (03/16/20)**

Mr. Heard reviewed the petition for a Special Use Permit in case 191102, for relocation and refurbishment of a modular trailer to be used as a youth worship center. The Applicant Mr. Ronick Joseph was in attendance, and he addressed Mayor and Council about the proposed use of the property. Some discussion ensued.

The Public Hearing will be held on March 16, 2020.

Rezoning

C. Case Number: 200103 Smith, Welch, Webb & White on behalf of RaceTrac GA-155 EDO City Council District: 4, CM Varner

Address/Location: NE Quadrant of Exit 216, I-75 Corridor - Hwy 155 S Corridor
Petition Request: Rezone to C-3 (Highway Commercial)
Existing Zoning: C-2 (Central Commercial)
Tax Parcel ID: 094-01006000 and 094-01007000,
Land Lot(s) 196 & 197 of the 7^{th} District
3.264 +/- total acres per assembly of identified tracts
Meetings:

MPC Workshop (02/11/20)	MPC Public Review (03/10/20)
MCC Workshop (03/05/20)	MCC Public Hearing (03/16/20)

Mr. Heard briefly discussed case number 200103. Mr. Andy Welch was in attendance on behalf of the Applicant, and he addressed Mayor and Council about the requested rezoning from C-2 (Central Commercial) to C-3 (Highway Commercial). Some discussion ensued.

The Public Hearing will be held on March 16, 2020.

D. Community & Economic Development Special Projects

1. City Development Portfolio
2. City Bus Tour (Target Date - March 2020)
3. City Business Brochure (Target Date - May 2020)
4. ARC Green Communities Program Application/Certification (Deadline 05/21/20)
5. Exterior Facades & Streetscapes - Public Art Programming (2020 Update)

Mr. Heard provided an update to Mayor and Council regarding several Community & Economic Development special projects; and discussion ensued.

After the presentation concluded, Councilmember Vincent requested that she be added as a representative to the Public Arts Committee, as this was one of her initiatives and she wants to continue to be involved. Mayor Pro Tem Elrod said that he would also like to be included as a representative for the Public Arts Committee.

E. CDD Green Development Project

Walmart Medical Health Clinic (BLOX & GA Studio) - 135 Willow Lane

Mr. Heard discussed the CDD Green Development Project for the Walmart Medical Health Clinic as a part of his update to Mayor and Council regarding Community & Economic Development Special Projects. He said that no representatives for the project were present at the meeting.

8. Unscheduled Public Comments

(1) Ms. Annette O'Banion
(2) Ms. Vanessa Thomas
(3) Mr. John Paige

9. Solar Power Project Discussion **Mr. Keith Dickerson**

This discussion took place earlier in the meeting.

10. Discussion of the McDonough Housing Authority $500,000.00 SPLOST Funds **Mayor Copeland Ms. Shanicki Burton**

Ms. Shanicki Burton and Ms. Gina Riffey were in attendance at the meeting to discuss utilizing SPLOST funds for the modernization of their public housing apartment units. Ms. Burton noted that the Housing Authority is in the process of modernizing some of the apartment units and they need to move forward with kitchen and bathroom renovations. Some discussion ensued.

Mayor Copeland called for a motion to approve a $500,000 designation of SPLOST IV funding for capital improvements for McDonough Housing Authority rehabilitation projects. Councilmember Stewart motioned and Councilmember Vincent seconded. The vote was seven in favor.

11. Wesley Lakes Elementary Safety Concerns **Councilmember Vincent**

Councilmember Vincent made the request that the City of McDonough approve funding for a crossing guard at Wesley Lakes Elementary School. The Principal of Wesley Lakes Elementary School, Dr. Callaway was in attendance for the meeting, and she also addressed Mayor and Council about safety issues at the school. Police Chief Mr. Preston Dorsey commented that while his office has reached out to the County about this issue, they have refused any assistance with providing a crossing guard at the school. He requested that Mayor and Council allow him to hire a crossing guard to put at Wesley Lakes Elementary School.

Councilmember Vincent motioned to approve the hiring of a crossing guard for Wesley Lakes Elementary School to be paid from McDonough Police Department funds; and Councilmember Stewart seconded. The vote was seven in favor.

11A. Mayor Copeland called on Police Chief Mr. Preston Dorsey and Fire Chief Mr. Steve Morgan to discuss the historic parking issues on the square and recent the completion of the Rainer Parking Lot. Chief Morgan said that after polling 35 businesses and business owners, two/thirds of those people said that meters should be installed in the new parking lot.

11B. Councilmember Vincent clarified that her purpose in asking for this discussion was in relation to merchant parking, not parking for the general public. She said that if there is a vote to put meters in the parking lot, there also needs to be some type of a parking pass that would be offered to merchants and employees. Discussion ensued.

Chief Dorsey gave his recommendation to add kiosk-type meters to the new parking lot, at a proposed cost of $6,560. Mayor Copeland called for a motion. Councilmember Pruitt motioned to approve the purchase of a kiosk for the Rainer Parking Lot, in the amount of $6,560; and Mayor Pro Tem Elrod seconded. The vote was five in favor. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruitt, Councilmember Pruett and Councilmember Stewart. Councilmembers Varner and Vincent voted in opposition.

11C. Councilmember Vincent discussed the use of electronic signage to advertise a recent town hall meeting, after the meeting was publically advertised as an official meeting of the City of McDonough. She said that this method of advertising has been used in the past; however, all of the signs were removed with the exception of the one near Wesley Lakes.

Mayor Copeland said that he personally had the signs removed from any area that was not the actual meeting site, and that utilizing the signs to advertise meetings is unprecedented. Councilmember Vincent argued that the signs were placed throughout District 2, so that everyone in the district was properly notified of the meeting. She then asked the City Attorney how the Mayor can override the request of a councilmember without so much as contacting the councilmember. She further added that the County uses electronic signs to advertise meetings, and that those signs were utilized in the past for town hall meetings in the City of McDonough.

12. Extended-stay hotel moratorium ordinance Discussion **Mr. Jim Elliott**

City Attorney Mr. Jim Elliott discussed drafting an Ordinance for a moratorium on hotels in the City of McDonough to address concerns expressed by Council relative to extended-stay hotels; and discussion ensued. Mayor Pro Tem Elrod requested that Mr. Elliott also look into additional wording regarding Air B&B establishments and bring that information back to Mayor and Council.

13. City Re-review of Infrastructure Moratorium Ordinance **Mayor Copeland**
Mr. Elliott

Mr. Elliott discussed the need to reevaluate the City's capacity to provide water in light of the accelerated growth that has occurred over the last five years. Mr. Rodney Heard also offered that there needs to be a re-review of the City's infrastructure to ensure that the City can continue with sustainable land development practices; and discussion ensued. Councilmember Vincent expressed concerns over individuals seeking water services through Henry County Water Authority if the City imposes a moratorium.

Mayor Copeland called for a motion. Councilmember Pruitt motioned to approve the moratorium ordinance regarding water services as presented, and Mayor Pro Tem Elrod seconded. The vote was six in favor. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember Pruett, Councilmember Pruitt, Councilmember Stewart and Councilmember Varner. Councilmember Vincent voted in opposition.

14. 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 Personnel, O.C.G.A. 50-14-3 (b)(2). Councilmember Pruitt motioned and Mayor Pro Tem Elrod seconded. The vote was seven in favor.

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

There were no action items to report.

15. City Attorney and City Clerk Comments

16. Councilmembers and Mayor Comments

17. Adjournment

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

The meeting adjourned at 9:31 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 January 1, 2020; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.