

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – MARCH 5, 2020
6:00 PM

The Regular Scheduled Workshop of the City of McDonough City Council was held on Thursday, March 5, 2020, 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 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, former City Administrator, 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 Clarkesville for another commitment.

Mr. Dickerson reviewed a presentation regarding the proposed solar projects for the City of McDonough. Some of the items he discussed are listed as follows:

- This is an opportunity for McDonough to become a trend setter for renewable energy.
- Omni lights are solar/wind powered and they can be controlled by a laptop.
- Wifi and cameras are included in the costs as presented.
- Poles come in different colors and charging stations and plugs can be added.
- Solar lighting is planned for the parking lot at Avalon Park, and it could be utilized at Alexander Park West and Jonesboro Road Park.
- Options include upgrading the routers to enhance Wifi services throughout the City.
- If you were to put out an RFP for Omni lights, you would only get one bid because these are the only people doing it.
- This is a unique patented design that catches updrafts and downdrafts, and nobody else is doing that.
- The \$297,000.00 cost will be paid from SPLOST IV Parks 33%, Impact Fees 34%, and General Fund 33%.

Mr. Dickerson 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 further offered to come back to assist with pole installation at a cost of one dollar.

Secondly, Mr. Dickerson 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. Some of the topics he reviewed are listed below:

- The proposed solar farm would produce 15 Megawatts of energy, which could power 5,000 homes.
- Potential revenue over a 20-year period is \$61,000,000.
- The solar farm would create jobs for the City.
- The next step would be to issue an RFP for the solar farm.

After the presentation, discussion ensued. Mayor Pro Tem Elrod said he likes the design of the light pole that has been installed at the fire station, and he asked Mr. Dickerson about any additional costs related to the project. Mr. Dickerson said that additional routers could be installed at a cost of \$381 per pole, to enhance the Wifi services throughout the City.

Councilmember Pruitt asked about the distribution system for the solar farm, and Mr. Dickerson explained that the City would have to hook into Georgia Power or Central Georgia EMC to access power. Councilmember Pruitt also stressed the importance of putting safety first when the poles are being installed.

After further discussion, Mr. Dickerson said that he is asking Mayor and Council to approve the purchase of 47 lights at a cost of \$297,000; and he is suggesting that an RFP be drafted to explore the options regarding the solar farm.

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 Roger Pruitt voted in opposition.

Councilmember Varner motioned to approve going out for a Request for Proposal (RFP) for the solar farm; and Councilmember Vincent 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 Roger 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 briefly 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, as follows:

- We are looking to develop approximately 183 acres as a single-family subdivision.
- The subject property is currently in unincorporated Henry County.
- My client petitioned the City for annexation; however, the County filed an objection.
- My client has satisfied those objections with an updated plan, and we are back requesting annexation and rezoning.

Secondly, Mr. John Palmer with Falcon Design addressed Mayor and Council about the proposed development of the Kings Oak Subdivision, as follows:

- The name of the project is Kings Oak on Campground Road.
- The development will take between five and ten years to complete.
- This is proposed as a community not just a subdivision.
- There will be two entrances, walking trails, parks and amenities.
- Prices for homes will range from the \$200's to the \$400's.

Councilmember Vincent asked about concerns and comments expressed by current homeowners at a recent community meeting. Mr. Heard said that there were concerns expressed about roadway issues that could be caused by the development. He said there were also discussions about environmental issues, the site design and lot sizes. Mayor Pro Tem Elrod added that there was also discussion about fire and police services, as well as water service for the development.

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, as follows:

- We are requesting a special use permit to relocate and refurbish modular classroom unit.
- The building will be used as a classroom for approximately 20 children.
- The building will have steps and a ramp so it is ADA accessible.

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 7th 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), as follows:

- If the property is rezoned, it will be the site of a new RaceTrac gas station with four lanes for truck fueling stations.
- The existing hotel and restaurant would be removed from the property.

- The property will have a through route which will make it easier and safer for trucks to maneuver through the site.

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, as follows:

- From 2000 to 2020, the City reached its goal for a \$1,000,000,000 Digest.
- We will have a City bus tour to review the substantial growth that the City has experienced.
- We are working on a City business brochure that will incorporate information from Mayor and Council and showcase the different departments of the City.
- We are working towards platinum certification with the Atlanta Regional Commission's Green Communities Program.
- We would like to put together an Ad Hoc Committee to conduct a study that would evaluate suitable areas in the City for art projects.

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. So both Councilmembers will serve on this 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 they will utilize modular construction for their building expansion. No representatives for the project were present at the meeting.

8. Unscheduled Public Comments

(1) Ms. Annette O'Banion

- Ms. O'Banion offered her congratulations to Mayor and Council on the solar lighting project.
- As the City continues to grow, we need to add sidewalks and consider safety issues for pedestrians.

- Commercial trucks are parking along the interstate near the 155 exit, and we need a designated parking area to get them out of the road.

(2) Ms. Vanessa Thomas

- We need a moratorium on all hotels within District 4, not just extended-stay hotels.
- Thank you for approving the solar light project, but I think the lights need to stay on all night long in the parks.
- Thank you Councilmember Vincent for advertising the town hall meeting so that the citizens are aware.

(3) Mr. John Paige

- Seventy-five percent of the homes in Brush Arbor are on 12,000 to 18,000 square foot lots.
- Why are you allowing the developers to build homes ranging from \$300,000 to \$400,000, on 8,500 to 10,000 square foot lots?
- The water runoff at Garden Gate Estates at Elliott Road is already significant, and this development will only make it worse.
- Who's going to pay for the damage?

9. Solar Power Project Discussion

Mr. Keith Dickerson

The Solar Power Project 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 with the McDonough Housing Authority 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 of the items discussed are listed below:

- SPLOST dollars have been allocated for Housing Development; however, the Housing Authority is not nearing any developments at this time.
- We would like to use the SPLOST money to modernize some housing apartments.
- We have completed kitchen and bathroom modernizations on Lewis Street, and we have completed eight units at Church Circle.
- We have Capital Fund and Community Development Building Grant (CDBG) monies to utilize as well.

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 the recent completion of the Rainer Parking Lot. Some of the items that were discussed are listed as follows:

- Chief Dorsey said that the Rainer Parking Lot has now been completed.
- In 2018, new meters were added to the square to provide more payment options for citizens.
- Parking is enforced Monday through Friday, 8:00 a.m. to 5:00 p.m., with weekends and holidays free.
- There are 32 parking spots in the Rainer Parking Lot, two of which are reserved for handicap parking.
- Chief Morgan said that after polling 35 businesses and business owners, two-thirds of those people supported meters in the new parking lot.

Councilmember Vincent 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. Mayor Pro Tem Elrod commented that there is six times more free parking than metered parking on the square, and that downtown employees do have opportunities to park for free currently. He further pointed out that meters are only utilized on the square Monday through Friday, from 8:00 a.m. to 5:00 p.m. Councilmember Varner commented that the Council should be cautious moving forward with a decision since City Hall employees are allowed to use the parking lot next door.

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.

11B. Councilmember Vincent shared that she feels disrespected due to the fact that events are scheduled in her district without her knowledge, and that it is apparent that the discussion about the parking lot has been ongoing without her input. She clarified that her purpose in asking for this discussion was in relation to merchant parking, not parking for the general public.

11C. Councilmember Vincent discussed the use of electronic signage to advertise a recent town hall meeting for District 2, 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 sign message boards were removed with the exception of the one near Wesley Lakes.

Mayor Copeland said that he personally had the message boards removed from any area that was not the actual meeting site, and that utilizing the message board to advertise meetings is unprecedented. Councilmember Vincent argued that the sign boards were placed throughout District 2, so that everyone in the district was properly notified of the meeting. 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. He said that the moratorium would be in place for a very short time until the Zoning Ordinance can be amended to adopt some restrictions on extended-stay hotels. Some of the proposed amendments include restrictions on paying with cash, requirements regarding proper identification, the number of units with cooking equipment and requirements regarding car registrations. 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 Workshop 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

Ms. Price stated to Mayor and Council that the bus tour will take place on Saturday, March 28, 2020, leaving City Hall at 9:00 a.m. Also she requested all councilmembers who plan to attend the Georgia Municipal Association Convention in June, to please submit their registration forms to her no later than Friday, March 6, 2020.

16. Councilmembers and Mayor Comments

Councilmember Vincent thanked everyone who participated in the Town Hall Meeting that was held on Saturday, February 29, at Wesley Lakes Elementary School. She also requested that an alternate date be chosen for the ribbon cutting for the Rainer Parking Lot because she will be unable to attend on a weekday.

Mayor Pro Tem Elrod thanked all the visitors and staff who were in attendance for the meeting.

Councilmember Pruitt also thanked everyone who was in attendance for the meeting, and he thanked the City staff for their continued hard work.

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.

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