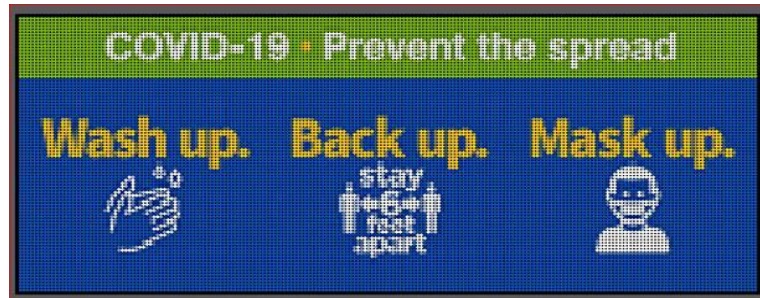




MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – 136 KEYS FERRY STREET
APRIL 1, 2021
6:00 PM



1. Call to Order

Mayor 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	Absent
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Arrived after the start of the meeting
Councilmember Sandra Vincent	Absent

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Police Chief, Mr. Ken Noble; Community Development Director, Mr. Charles Reese; Finance Director, Mr. Mike Clark; Technology Services Director, Mr. Steve Sikes; and Help Desk Technician, Mr. Aerrigo Evans.

3. Approval of the Agenda

Mayor Copeland called for a motion to approve the Agenda. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was four in favor. Those

voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember R. Pruitt and Councilmember Stewart. Councilmember B. Pruett, Councilmember Varner and Councilmember Vincent were not present for the vote.

4. Pledge to the Flag

Mayor Pro Tem Elrod led the Pledge to the Flag.

5. Invocation

Councilmember R. Pruitt gave the Invocation.

6. Consent Agenda Administrative

- A. Adoption of a Resolution adopting the Capital Improvement Element 2020 Annual Update: FY 2020 Financial Report & Community Work Program and upon adoption, the report and resolution will be filed with The Atlanta Regional Commission.
- B. Adoption of Ordinance 21-04-01(A) to amend to correct a typographical error contained in Ordinance 10-10-4(E); the gross tax rate for Class 1 businesses contained in section 5.04.040A shall be 0.00025%.
- C. Approval to surplus from the old court building formally located at 369 Macon Street: 15 pews which are 14 ft. long, and 1 pew which is 10 ft. long.
- D. Approval to add the full-time position of Open Records Request Clerk/Administrative Assistant in the City Clerk's Department due to the overwhelming open records requests received on a continuous basis with a Grade of 64. (Open records requests have a state mandated response time). The City Clerk's budget will need a slight amendment to fund the position for the remainder of this year's budget.
- E. Approval for Georgia Power Company to acquire a tree trim/clearing easement on city property on Atlanta Street. Georgia Power will compensate the City \$6,790.00 for this easement, authorization for the Mayor to sign the agreement.
- F. Approval to pay the annual amount to Otis Elevator Company for regular service maintenance from April 1, 2021 through March 31, 2022, in the amount of \$13,112.18 which will be paid from the General Fund; and of the adjusted contractual price for this service for the two elevators in City Hall.

Public Safety

- G. Approval of a Memorandum of Outstanding (MOU) for the City of McDonough Police Department and the other local law enforcement agencies so that the local cities in Henry County can work side by side if in the event a local emergency occurs; authorization for the Mayor and Police Chief to sign this "Mutual Aid Agreement" MOU.
- H. Approval to donate the following old Physio Control LifePak 500 AEDs to the City of Flovilla:

SN-12417214	SN-12417215	SN-12417216
SN-12417217	SN-12417218	SN-32124183
SN-7352375		

The City does not use these outdated AEDs and they are no longer compatible with what is used at the current time.

Public Works

- I. Approval for Turnipseed Engineers to provide engineering services for a Bathymetric Survey for the City's Fargason Water Reservoir at a cost of \$20,000.00 which will be paid from the Water Treatment Plant Fund; authorization for the Mayor to sign this agreement.

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Stewart motioned and Councilmember R. Pruitt seconded. The vote was four in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember R. Pruitt and Councilmember Stewart. Councilmember B. Pruett, Councilmember Varner and Councilmember Vincent were not present for the vote.

**7. Discussion/Presentation from GA Mobility
MOA Discussion**

Mr. J.T. Williams

Mr. J.T. Williams, along with Ms. Auta Lopes, President of Georgia Mobility discussed the desire to bring the J-Pod Transit System to McDonough. They discussed a Memorandum of Understanding (MOU) for the proposed project which would secure a commitment of funding of \$30,000,000, for the first phase of the project; however, signing the MOU does not obligate the City to the commit to the project. The MOU would allow Georgia Mobility to get the franchise agreement in an effort to bring the J-Pods System to McDonough. There is no commitment from the City until and unless the franchise agreement is signed. Discussion ensued.

Mayor Copeland asked if the Council could be provided with a draft of the franchise agreement prior to the April 19, 2021, City Council Meeting. Some discussion ensued. Mr. Williams will meet with the City Administrator and the City Attorney to discuss the draft franchise agreement prior to providing it to Mayor and Council at the April 19, 2021, City Council Meeting.

8. Unscheduled Public Comments

(1) Ms. Vanessa Thomas

- What is happening with the Truck Ordinance?
- Trucks are still parking in the lots near Avalon Park as well as along the road

City Administrator Mr. Preston Dorsey said that the final draft of the Truck Ordinance will come before Mayor and Council for approval at the April 19th, City Council Meeting. He said that No Truck Parking signs will be posted at the City parks as well.

9. Community Development Items

Mr. Eric Pitts

Mr. Charles Reese

A. Case # 200703

CC District 2: CM Sandra Vincent

Applicant(s): Brent Benson

Development: Highway 42 Townhomes

Address: Hwy. 42 N. & McDonough Pkwy.

Request: To rezone property to RTD (Residential Townhouse District).

Zoning: C-3 (Highway Commercial) with conditions per Ordinance #03-12-290003(A)(Z) & #03-12-290004(A)(Z)

Land Lot(s) 93, 100 & 101 of the 7th District 6.49 +/- total acres

MPC Workshop (10/13/20)

MPC Public Review (11/10/20) *SPECIAL CALLED*

MCC Workshop (11/5/20)

MCC Public Hearing (11/16/20)

MCC Vote (12/14/20) POSTPONED

MCC Vote (01/04/21) POSTPONED

MCC Vote (01/19/21) POSTPONED

MCC Vote (02/15/21) POSTPONED

MCC Vote (3/15/21) POSTPONED

MCC Vote (4/1/21)

Community Development Director, Mr. Charles Reese reviewed case number 200703, to rezone the subject property from C-3 (Highway Commercial) with conditions to RTD (Residential Townhome District). The Applicant, Mr. Brent Benson was in attendance for the meeting.

Prior to any discussion, Mayor Copeland asked the City Clerk Ms. Price if Councilmember Vincent had called in for the meeting, as the proposed development is in her District and he wanted to give her an opportunity to speak. Ms. Price said that Councilmember Vincent notified her that she could not attend the meeting, as she is recovering from a recent surgery.

Mayor Copeland called for a motion. Councilmember R. Pruitt motioned to approve the rezoning in case 200703, Highway 42 Townhomes, to RTD (Residential Townhome District), and to adopt Ordinance 21-04-010001(Z); and Councilmember Stewart seconded.

Prior to the vote, Councilmember R. Pruitt asked if Applicant is aware that the City has a limited water supply; and Mr. Benson confirmed that they are aware. The vote was five in favor. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Varner. Councilmember Pruett and Councilmember Vincent were absent from the meeting.

B. Administrative Variance Request

Case #210306

CC District 3: Craig Elrod

Applicant: Mark Demis for Davidson Homes, LLC

Development: Stapleton Park (184 Everett Square, Lot 76)

Request(s): For an encroachment into the required thirty (30') foot rear yard setback of three (3') feet.

CDD Recommendation: Approval (Refer to 3/18/21 stamped documents)

City Code Section(s): 17.96.020

Zoning: R-75/R-85 with conditions per ORD #19-12-09004(Z)

Mr. Reese reviewed case number 210306, request for Administrative Variance for an encroachment into the required thirty (30') foot rear-yard setback of three (3') feet. He noted that staff recommends approval, as the City is allowed to provide an Administrative Variance of up to ten percent.

Mayor Pro Tem Elrod motioned to approve the Administrative Variance Request for case number 210306; and Councilmember R. Pruitt seconded. The vote was five in favor. The motion passed. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Varner. Councilmember B. Pruett and Councilmember Vincent were absent from the meeting.

C. Case #210101

CC District: #4, CM Kam Varner

Applicant(s): The Residential Group

Development (Crest South Point)

Address/Location: Highway 81 W. (more specifically Parcel(s) #075-01066001, #075-01066002, #075-01066004, #075-01066005, & #075-01066006)

Request: A petition to rezone 5 +/- acres to C-3 (Highway Commercial) and 31 +/- acres to RM-75 (Multi-Family Residential).

Zoning: RA-200 (Residential Agricultural)

Land Lot(s) 161 of the 7th District 36 +/- total acres

MPC Workshop (2/9/21)

MPC Public Review (3/9/21)

MCC Workshop (3/4/21), Public Hearing (3/15/21) **POSTPONED p/Applicant**

MCC Workshop (4/1/21)

MCC Public Hearing (4/19/21)

Mr. Reese reviewed the petition in case number 210101, to rezone 5 +/- acres of the subject property to C-3 (Highway Commercial) and to rezone 31 +/- acres to RM-75 (Multi-Family Residential). He noted that the Planning Commission denied the petition at the March 9, 2021, Meeting; however, staff recommends approval.

Mr. James Thornton, III, with Smith, Welch, Webb & White was in attendance on behalf of the Applicant, along with Mr. Curt Alexander with The Residential Group. Mr. Thornton became ill during the presentation, and after a short recess, Mr. Andy Welch with Smith, Welch, Webb & White continued reviewing the rezoning request for the proposed development. Some of the items he discussed are listed as follows:

- The property will have a commercial element on the first floor for office space.

- The multi-family development will include 378 units on 36 acres.
- Amenities will include a pool, cabana area, pavilion, fitness center, outdoor kitchen and proposed work space.
- The plan is for 5% 3-bedroom units; 35% 2-bedroom units; and 60% 1-bedroom units.
- The development meets the requirements of the Land Use Plan.
- 100-foot tree buffers are built in to the plan to diminish traffic sounds and provide privacy.

This item will be presented again at the April 19, 2021 meeting when the Public Hearing will be held and voted upon.

D. Case #210102 District: #1, CM Rufus Stewart
Applicant: Steven Jones for Eagles Rest PH 2
Address: Hampton St. (#M0.35-01004003)
Request: To rezone property to RTD (Residential Townhouse District)
 Zoning: R-50 (Single Family Residential) per ORD#00-07-03F
 Land Lot(s) 156 of the 7th District 3.085 +/- total acres
 MPC Workshop (3/9/21)
 MPC Public Review (4/13/21)
MCC Workshop (4/1/21)
 MCC Public Hearing (4/19/21)

Mr. Reese reviewed case number 210102, request to rezone from R-50 (Single Family Residential) to RTD (Residential Townhome District). Staff is preparing the report to present to the Planning Commission.

Mr. Steven Jones with Bovis, Kyle, Burch & Medlin Law Firm was in attendance on behalf of the Applicant. He reviewed a Power Point Presentation regarding the proposed project. Some of the information included in the presentation is listed, as follows:

- This is Phase II of the project.
- This phase will include 20 units, as a natural progression from Phase I, which was previously approved for 75 units.
- The current zoning will not yield an economically viable use due to the shape of the tract.

Councilmember Stewart commented that residents of Sable Chase have shared great concern over traffic issues related to this proposed development, in an area that is already congested. Mr. Jones noted that there will be two access points to the property, as recommended by the traffic study, which will help alleviate traffic issues. He noted that a Knox Box gate will also allow for emergency response access to the property. Discussion ensued.

Councilmember R. Pruitt said that the amenities should include a playground for children; and Mr. Jones said they would be open to a zoning condition requiring a playground.

Mayor Pro Tem Elrod said he believed the property would need a true entrance/exit off of Head Lane; otherwise, it would create a safety issue for anyone accessing the property.

This item will be presented again at the April 19, 2021 meeting when the Public Hearing will be held and voted upon.

10. Approval of March 15, 2021, City Council Meeting Minutes

Mayor Copeland called for a motion to approve the March 15, 2021, City Council Meeting Minutes. Councilmember R. Pruitt motioned and Councilmember Stewart seconded. The vote was four in favor. The motion passed. Those voting in favor were Mayor Pro Tem Elrod, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Varner. Mayor Copeland did not vote as he was not present for the March 15, 2021, City Council Meeting. Councilmember B. Pruett and Councilmember Vincent were absent from the meeting.

11. 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)

No Executive Session was held.

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

Mr. Dorsey said that City Hall will reopen to the public at 9:00 a.m., on Monday, April 5, 2021; however, masks and social distancing will be required. The hours open to the public will be from 9:00 a.m. to 4:00 p.m., Monday through Friday. He also encouraged everyone to visit the City Cemetery and look at the improvements being made by the Public Works Department.

Mr. Dorsey said he will be out of town over the coming week, and he will return to City Hall on Monday, April 12. He noted that anyone who needs to reach him should do so via text or email. In closing, he wished everyone a Happy Easter.

Mr. Elliott also wished everyone a Happy Easter.

Ms. Price asked for continued thoughts and prayers for Mr. Thornton, who became ill during the meeting. She also asked everyone to remember Ms. Euretha Lyles, who has been hospitalized again.

13. Councilmembers and Mayor Comments

Mayor Pro Tem Elrod thanked everyone who was in attendance for the meeting, whether in-person or virtually. He thanked the City staff for a continued job well done, and he

commended the Police Department for their continued dedication to the City. He said that he is thankful to see people out and about around town again, while continuing to practice social distancing and wearing masks.

Councilmember Stewart thanked the citizens who attended the meeting, and he wished everyone a happy and safe holiday.

Councilmember Varner also thanked everyone who was in attendance. She also asked for continued prayers for Mr. Thornton and Ms. Lyles; and she wished everyone a Happy Easter.

Councilmember R. Pruitt thanked everyone who was at the meeting. He also thanked the City staff and wished everyone a Happy Easter.

Mayor Copeland took the opportunity to thank Deputy Chief Dave Williams, who was in attendance and able to provide assistance in a time of an emergency during the meeting. He also asked for prayers for Mr. Thornton, as well as Ms. Lyles as she has been readmitted to the hospital.

Ms. Price noted that she sent out an email on behalf of the City Administrator regarding a City/County T-SPLOST Meeting on April 15, 2021, at 6:00 p.m. She said that there are several platforms available to join the meeting.

Mayor Copeland noted that the most recent reported total for Covid-19 cases in McDonough for Zip Codes 30253 and 30252 is 8,277. He said that with the numbers starting to decrease, he hopes to have the Geranium Festival this year; however, it will not be scheduled for the third Saturday in May.

14. Adjournment

Mayor Copeland adjourned the meeting at 7:46 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 30, 2020; and a copy of the schedule was posted at City Hall and on the City's website, as required by law.