

MINUTES
CITY OF MCDONOUGH
CITY COUNCIL WORKSHOP
CITY HALL – SEPTEMBER 5, 2019
6:00 PM

The Regular Scheduled Workshop of the City of McDonough City Council was held on Monday, September 5, 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	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 Hospitality 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.

CDD Recommendation: Approval (Refer to 08/27/19 stamped documents)

I. Applicant: Lance Gardiner on behalf of Falcon Design Consultants
CC District: 4 - Councilmember Kam Varner

Request(s): Said application is for the following item pertaining to “*As-built Conditions*” pertaining to significant topographic change and floodplain area-

#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.

CDD Recommendation: Approval (Refer to 08/27/19 stamped documents)

J. Approval of the minutes for August 19, 2019 City Council Meeting.

7. Unscheduled Public Comments

8. Community Development Items

Rezoning

A. Case Number: 190511 Lisa Mobley

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)

3

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 petition request was to:

- Add an additional tract of land to the rezoning
- Rezone the property back to residential

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 and stated:

- No change in the number of 294 units
- Applicant is requesting to adjust building height for customized architecture

Mr. Stephen Stoves was in attendance on behalf of the Applicant, and he addressed Mayor and Council about the proposed project stating:

- Plan has not changed and will still target young professionals

- Councilmember Elrod requested putting a cap on the number of units in writing, and Mr. Stoves agreed
- Councilmember Vincent asked again about the possibility of considering seniors in the design plan to provide an opportunity for multigenerational interaction
- Mr. Stoves stated that they anticipate multigenerational residents and that 2 percent of the units will be ADA accessible
- Currently there are 18 three-bedroom units planned
- Currently planning to provide a jogging path around the detention pond and would like to add water and a fountain for beautification

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

Councilmember Elrod discussed the petition request to change the name of Legion Road, located at 42 S & Highway 155 S corridors, to Willie B. Hatcher Boulevard:

- Post 516 has requested to change the name of Legion Road to Willie B. Hatcher Boulevard, in remembrance of the World War II Veteran.
- They are planning a celebration to honor veterans on September 11, 2019
- The one resident on Legion Road is in agreement with the proposed name change
- Councilmember Vincent stated for the record that Mayor Pro Tem Varner will fully support the proposed name change.

Mayor Copeland called for a motion to approve the street 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 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

City Clerk, Ms. Price, stated that the City of Stockbridge has invited the Mayor and Council to attend their Hometown Connection Meeting at the Merle Manders Center, on October 10, 2019, at 9:00 a.m. Also the City of Stockbridge will host the fall HMA Dinner on October 24, 2019, at the Merle Manders Center beginning at 6:00 p.m. Ms. Price noted that as of 5:00 p.m. today, there are six available spots in the 2019 Christmas Parade.

11. Councilmembers and Mayor Comments

Councilmember Vincent thanked everyone who has helped collect supplies for the Bahamas after the devastation of Hurricane Dorian; and she asked everyone to keep those affected in their prayers.

Councilmember Elrod echoed the sentiments of Councilmember Vincent in offering prayers for the people of the Bahamas. He thanked everyone who was in attendance for the meeting; and he offered his personal condolences and prayers to Councilmember Stewart after the loss of his brother. He also thanked Ms. Euretha Olokodana for her work to make McDonough 101 a continued success.

Councilmember Stewart thanked everyone for the flowers and continued prayers throughout the last week.

Councilmember Pruitt echoed the sentiments of his fellow Councilmembers.

Mayor Copeland commented on the wonderful service for Councilmember Stewart's brother, and he offered his continued prayers for Councilmember Stewart and his family members.

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.

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.