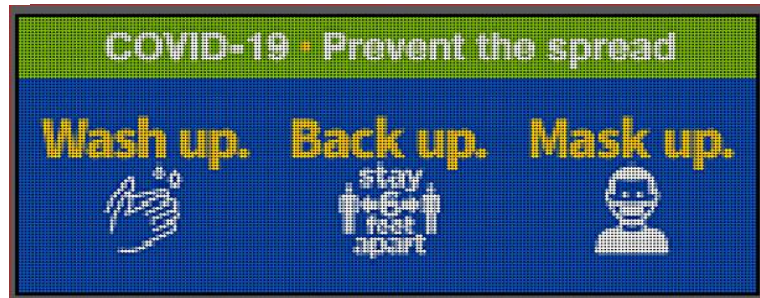




MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
MAY 17, 2021
6:00 PM



The Regular Meeting of the City of McDonough City Council was held on Monday, May 17, 2021, at 6:00 p.m.

Mayor Copeland called the meeting to order at 6:00 p.m.

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	Present
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present (arrived after meeting began)
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Deputy Fire Chief, Mr. Dave Williams; Community Development Director, Mr. Charles Reese, Consultant Eric Pitts and Planner Diane Johnson; Finance Director, Mr. Mike Clark; Network Administrator, Mr. Brian Linton; Main Street Director, Cinderella Bennett and Officer Honeycutt.

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

Councilmember Vincent led the Pledge to the Flag; and the Reverend Doctor Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the Invocation.

6. Consent Agenda

Administration

A. Approval of the annual Memorandum of Understanding (MOU) between the City of McDonough and the Georgia Department of Community Affairs (DCA) for participation in the Georgia Main Street Program; authorization for the Mayor to sign the MOU.

B. Approval of the April 19, 2021 City Council Meeting Minutes.

Community Development

C. Ratify Ordinance No. 21-04-19002(Z) for Case # 210101 Crest South Point, action was approved at the April 19, 2021 City Council Meeting but the Ordinance was not approved in the motion.

Finance

D. Approval to amend the James L. Whitaker, PC agreement for audit services for the year which ended June 30, 2020 in the amount of \$1,225.00 making the total agreement amount of \$49,225.00. The additional funds will be paid from the Finance Department's budget.

Public Safety

E. Approval to purchase a 2021 GMC 1500 double cab truck from Bellamy Strickland in the amount of \$27,165.00, and to add the emergency equipment from West Chatham Warning Devices in the amount of \$3,064.70. Total amount will be paid from the General Fund.

Public Works

F. Approval of a fifty-year agreement between the City of McDonough and Georgia Department of Transportation (GDOT) for the roundabout lighting as part of the dual SR20@CS 992/McGarity Road & CS 608/Lawrenceville Street project, lighting installed under P.I. No. 0015916, Henry County; authorization for the Mayor to sign all documents. The city shall assume all responsibility for the repair/maintenance operation of this lighting system.

G. Approval to allow Environmental Instrumentation & Calibration to install Variable Frequency Drive and all related equipment for the 25 HP submersible well at Alexander Park at an estimated cost of \$11,769.51 which will be paid from the Water Plant's Budget.

H. Approval for Georgia Power to supply three-phase power to Alexander Park Bandstand Project at a cost of \$45,055.81 which will be paid from SPLOST III funds.

I. Ratify payment to allow Toby Spires/Toby's Tree Service to continue with handling the emergency repair work at the City Reservoir caused by storm water runoff and drainage issues in the primary and secondary spillways at a cost of \$44,500.00 and will be paid from the Stormwater Budget.

Mayor Copeland asked for a motion to approve the Consent Agenda, items A-I. Councilmember R. Pruitt motioned and Mayor Pro Tem Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Varner had not arrived at the meeting.

Proclamations:

National Skilled Nursing Care Week

Retirement of the Reverend Dr. Edward W. Lee

Mayor Copeland read the Proclamation honoring the retirement of Rev. Dr. Edward Lee and he asked Rev. Lee to join him at the podium. Rev. Lee has been Pastor of Shiloh Baptist Church in McDonough for forty-seven years. Not only has Rev. Lee spread the Gospel of Jesus Christ but he has been an anchor in our community serving on many civic organizations. Mayor and Council applauded Rev. Lee, pictures were made, and each elected official had their own comments for Rev. Lee and wished him well in retirement.

There was another Proclamation for National Skilled Nursing Care Week which had been presented at an earlier time. Mayor Copeland asked for a motion to make both of these Proclamations a part of the official minutes of this meeting. Councilmember Stewart motioned and Councilmember R. Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor Copeland, Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Councilmember Varner had not arrived at the meeting.

Community Development

Case #210203 CC 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) – POSTPONED

MCC Public Hearing (5/17/21)

Mayor Copeland called on the Community Development Director Charles Reese to review this petition.

Mr. Reese reviewed the request for Eagles Rest Phase 2. The property is currently zoned R-50, about 3 acres along Hampton Street, which is a part

of Phase 1 which was approved 2003 for RTD. This surrounding property is bordered by north/northwest boundary zoned R-50, East boundary zoned RTD, south boundary zoned R-50, and west boundary zoned C-2. In 2003, the application was approved for 75 units, and the applicant wants to add in 20 additional units. If the 20 units are approved this would trigger 2 access points. GDOT has stated that a traffic is not needed and does not want a curb cut off of Hampton Street. An easement agreement would be needed. Staff recommends that Head Lane be a full accessible road.

If approved the conditions will be:

- Sidewalk and street lighting along all roadways
- Include Children's playground in either Phase 1 or Phase 2
- Auxiliary/overflow off street parking included in both Phases
- Townhomes minimum of 22 feet wide and shall have a 2 car garage
- Facades shall have at least 50% of front elevation consisting brick/stone with remainder be brick/stone, stucco or fibrous concrete board (e.g., hardi-plank)
- Vinyl shall only be permitted for eaves and soffits
- Boulevard style entrance, landscaping shall have interconnectivity to Head Lane
- HOA shall be established
- Restrictive covenants regulating uses and structures

Mayor Pro Tem Elrod suggested to make 20/81 a right turn only.

Councilmember Vincent asked if the residents had been contacted about this request and Councilmember Stewart responded that they were against this project. Also what about these units being remarketed as rental units and the lighting for the mailbox kiosk.

Mayor Copeland called on the applicant to speak, Mr. Steven Jones of Bovis, Kyle, Burch & Medlin, LLC. is representing the applicant, L&C Partnership.

- Stand behind the Staff's recommendation
- Regarding rental – fee simple development, and would be fine with a condition to limit the number of rental units
- Easement on boulevard entrance to the north will be dedicated
- Adjacent properties will not be landlocked
- Will comply with all city ordinances regarding playgrounds
- Head Lane – whether to have full or partial access to Head Lane; and it is believed that the full access is best with gate and knox box
- Will light the mail kiosk

Mr. Jones asked Mayor and Council not to deny L&C Partnership their property and contractual rights.

Questions were asked and answers were needed regarding what was the width of Head Lane and Tillman Court and to verify if this is a public road.

Mayor Copeland opened the Public Hearing, those who would like to speak:

In Favor – None

In Opposition –

1. Mr. Fred Gamble
2. Ms. Tanya Gamble
3. Mr. Anthony Head

Mr. Gamble presented a petition from neighbors who signed that were against this proposal.

Mayor Copeland closed the Public Hearing.

Mayor Copeland asked if Council was ready to make a decision tonight. City Attorney commented that the decision must be made with 60 days of the Public Hearing. Councilmember Stewart asked for a postponement of this decision, and it was agreed to bring this back for a decision at the June 21, 2021 Council Meeting.

City Administrator Preston Dorsey made a few opening comments prior to turning this discussion over to the Finance Director Mike Clark regarding the 2021-2022 annual budget, and in this budget book we have honored two employees that we have lost over the past year Mr. Rodney Heard and Ms. Euretha Lyles.

Mr. Clark's comments on appropriations

- General Fund at \$19,384,000
- Water Sewer Fund – will need to do a rate study
- Stormwater Fund – the fee is collected
- Solid Waste – will propose a rate increase
- Hotel/Motel – largest fund effected by Covid-19 but have seen a slight uptick
- SPLOST Fund – on board to start collecting SPLOST V funds very soon
- Impact Fees – recommendation will be coming soon to increase the impact fees
- McDonough Urban Redevelopment Fund – is the mortgage on the Court Building
- Cemetery Funds -\$15,000 will be spent for improvement to the Cemetery
- Total budgeted appropriations total \$36,178,444.
- Total tax collections expected is \$14,555,100.
- Property tax collections expected is \$4,345,000
- Anticipate a rollback for millage rate, will be made in July

- Discussion will be forthcoming on how to use American Rescue Plan funds

Councilmember Roger Pruitt was prepared to make a motion to give all employees a 3% cost of living effective on July 1, 2021. This motion was not acted on at this time.

Mayor Copeland opened the Budget Public Hearing. No one spoke in favor and no one spoke in opposition. Mayor Copeland closed the Public Hearing.

Since there had been no comments from the Public, Councilmember Vincent motioned to have a second Public Hearing at the June 3, 2021, Workshop Meeting. Councilmember Varner seconded the motion. The vote was five in favor and two in opposition. Those voting in favor were Mayor Pro Tem Elrod, Councilmember B. Pruett, Councilmember Stewart, Councilmember Varner and Councilmember Vincent. Those voting in opposition were Mayor Copeland and Councilmember R. Pruitt.

Mayor Copeland called on the City Attorney to discuss the moratorium about the rezoning of multi-family Ordinance in which that staff cannot accept any new application(s) during the moratorium time for this specific classification. After some discussion it was decided that the moratorium will be in effect until November 1, 2021. Councilmember R. Pruitt motioned to approve the adoption of the revised multi-family ordinance as presented tonight and under section 2B, the date to be added, will be until November 1, 2021. Councilmember Vincent seconded the motion. The vote was seven in favor.

There were no public comments.

After some closing remarks by Mayor and Councilmembers, the Mayor adjourned the meeting at 8:09 PM.

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.