



MINUTES
CITY OF MCDONOUGH
SPECIAL CALLED CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
AUGUST 12, 2021
6:00 PM



The Special Called Meeting of the City of McDonough City Council was held on Thursday, August 12, 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 Elrod	Absent (arrived later)
Councilmember Benjamin Pruett	Absent
Councilmember Roger Pruitt	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present (arrived later)
Councilmember Sandra Vincent	Present

Others in attendance were: City Administrator, Mr. Preston Dorsey; City Attorney, Mr. Jim Elliott; City Clerk, Ms. Janis Price; Community Development Director, Mr. Charles Reese, Building Official, Mark Dobson; IT Director, Steve Sikes; Fire Chief, Mr. Steve Morgan; Police Chief, Ken Noble; Open Records Officer, Kathy Story.

Mayor Copeland called for a motion to approve the Agenda with an amendment to add 6A- Covid-19 Discussion. Councilmember Stewart motioned and Councilmember Roger Pruitt seconded the motion. The vote was four in favor. Those voting in favor were Mayor Copeland, Councilmember R. Pruitt, Councilmember Stewart and Councilmember Vincent. Mayor Pro Tem Elrod and Councilmember Varner had not arrived yet, and Councilmember B. Pruett was absent from the meeting.

Councilmember Stewart led the Pledge and Councilmember Vincent gave the invocation.

Mayor Copeland called on the City Administrator Preston Dorsey to begin the discussion regarding Hamilton Pointe Subdivision.

Mr. Dorsey stated that he along with the City Attorney, Community Development Director, the Building Official, Century Homes Attorneys, their President and Superintendent met on July 1, 2021, at City Hall to see how this issues could be resolved on the twenty stop work orders. Mr. Dorsey further stated that, "We believe we can present to Mayor and Council an agreeable agreement on these homes but there are specifically five homes in question and seek direction".

Community Development Director Mr. Charles Reese explained that in February, 2021, the first of twenty stop orders were issued to the developer because they were not meeting the façade conditions on the buildings. Since then it has been back and forth with the developers and city staff. At the July 1st meeting a compromise was reached.

Mr. Reese called on the Building Official Mark Dobson to provide further details in how all parties involved reached a workable outcome. After more mitigation, Century Homes agreed to the terms that the City required. Mr. Dobson handpicked 20 homes in the neighborhood according to the zonings so that the new homes in front would be compatible with exterior materials to the existing homes in the back. So there would be a transition from the front houses to the back houses. Century Homes finally agreed to the terms of the City so that the stop work orders can be pulled and construction may begin. Some brick will be added to some homes. There was some discussion regarding the size of the homes. The property is zoned R-50, which requires a minimum floor area of 1,600 square feet. There are four homes in the stop work orders which are 1,736 square feet, and the house in question at the front of the subdivision is 2,097 square feet. All of which exceed the minimum required.

Councilmember Vincent asked Mr. Dobson concerning the front house which is 2,097 square feet – what does that include? Mr. Dobson responded that the 2,097 square feet is heated and air-conditioned square feet in the house not including the garage. When a home is permitted it goes by the total square footage, but for zoning it goes by the heated/air-conditioned square footage.

Councilmember Vincent asked Mayor Copeland if the Hamilton Pointe residents could view the renderings set up in chambers if anyone had any questions. Yes, all persons were welcomed to move about chambers to view the renderings.

Comments from the residents and city staff:

- Not concerned with the façade but with the developmental phase.
- Don't care about brick being put on the houses.
- Century Home should continue with the developmental phase like when they started.

- How can the City come up with an agreement without the citizens/homeowners being a part of the discussion or having their attorney present at the meeting with Century Homes?
- It is within the Building Official's job responsibility to issue stop work orders and to withdraw them.
- How could you make a decision without including the homeowners?
- The mess in the back Century wants to bring up to the front.
- Why didn't the City contact the homeowners about the meeting so that they could have their attorney at the meeting?
- Many people have moved out of the subdivision because of this mess.
- Homes now do not correlate with the first homes that were built.
- There are houses in the first phase that do not look like the existing houses.
- What is the City going to do about this, to make it right with the Public?
- Century agreed to the terms of what the City stipulated.
- Who approved that blue house which doesn't fit?
- The blue color fits the color palette which was submitted, it is an approved color.
- The blue house is next to a beige and brown house and it is too small, this house doesn't fit in.
- Lady who lives at 379 Hamilton Pointe Drive said the house next to hers looks like a barn and doesn't believe it is 1700 square feet.
- Several homeowners have left the subdivision.
- Backyards of homes are very unproportioned; homes are not the same style.
- There have been some flaws and the laws must be changed.
- Not happy with blue in a neutral palette.
- What will the City do- what had been done was wrong?
- Tear the house down and make into community space.
- City made mistakes and must clean up the problems.
- Hamilton Pointe residents didn't have their attorney at the meeting.
- Century took advantage of the conditions, but they followed the conditions.
- Developers are going to build first on the better lots.
- Twelve people have moved out of the subdivision since the last council meeting.
- There is no harmony and that is the problem.
- Citizens are impacted in this subdivision and governing body should come up with resolution acceptable to the citizens.
- Mistakes were made, is the City going to purchase the homes, or what is the City going to do – we need do what is right.
- Not sure if it is the Mitchell plan and /or the Harding plan that is the problem

Councilmember Vincent stated that Mayor and Council needs to come up with recommendations and funding source to solve this problem satisfactory to the citizens. Mayor Copeland will let the homeowners know when a meeting can be set up.

Mr. Dorsey asked Ms. Holder who is their Attorney and he would call him, and Ms. Holder responded that she would have the attorney contact Mr. Dorsey.

Mr. Dorsey stated we were in the fourth wave of the Covid-19. The following are comments from the Henry County/Cities Management Call on Monday, August 9, 2021:

Cases in Henry County 21,162; deaths 317

Piedmont Henry -94 cases – 11 in ICU

Dr. Henson's comments:

Hospital is struggling

Shortage in nurses, staff, therapists

Burden ends up on the nurses, Dr. Henson has been taking out trash

Mandated condition of employment, vaccination by Sept. 1

Other employees' vaccination by Oct. 1

Hospital stopped in-person meetings 2 weeks ago

She urged people to stay out of public settings

She had hoped that this would peak in August, but she now thinks we must "hunker" down for next 3 months

The new variant "Lambda" -it is believed that this has not been responsive to the vaccine.

Xavier Crockett from Public Health comments:

Hospital strain in all over the State

He spent the weekend moving patients all around the State

84% hospital beds in State are being used

Hospital are not being able to accept the "mildly sick"

Last week, Henry Co had 737 cases, expect 800 by end of this week

Go tell people to get vaccinated

Mr. Dorsey asked for Mayor and Council to think about some recommendations for the city employees and this will be discussed at the next meeting. We all need to wear mask and social distance.

Mayor Copeland adjourned the meeting at 7:23 PM.

Janis E. Price, City Clerk

OPEN MEETINGS COMPLIANCE NOTICE: This is a special called 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 was published in the *Henry Herald* on Saturday, August 7, 2021; and a copy of the agenda was posted at City Hall and on the City's website, as required by law.