

MINUTES*
CITY OF MCDONOUGH
REGULAR COUNCIL MEETING
MAY 15, 2006
7:00 PM

* Minutes are unedited and unofficial.

The regular City Council meeting was held on May 15, 2006, at 7:00 pm with the following members present:

Mayor:	Billy Copeland
Councilmembers:	Monta Brown
	Gail Notti
	Gina Riffey
	Wayne Smith
	Rufus Stewart
	Sandra Vincent

Mayor Copeland called the meeting to order at 7:00 pm.

Councilmember Smith gave the invocation and Councilmember Vincent lead the pledge to the flag.

Mayor Copeland announced that Mr. Landers, of the Atlanta Regional Commission, was unable to attend. Kellie Brownlow was present, in his place.

Councilmember Brown asked that the following corrections be made to the agenda:

1. The addition of 7a, relative to a report on the presentation by EDAW regarding the expansion of Alexander Park.
2. The removal of the Jenny Walker rezoning with variance(s) item, to be postponed until a later date.

Councilmember Vincent asked if the presentation by the Atlanta Regional Commission would be a specific discussion.

Mayor Copeland explained that the presentation would be general and generic; Ms. Brownlow confirmed.

Councilmember Notti asked if the survey was complete. Ms. Brownlow answered yes.

Rodney asked that the agenda be amended to include a discussion relative to addressing exterior elevations of Pinehaven during the final plat approval.

A motion for approval of the agenda for the meeting was made by Councilmember Brown and seconded by Councilmember Stewart. The vote was six in favor.

Mayor Copeland asked if there were any changes to the minutes of April 3, 2006. Council Smith asked that page six, line five, be corrected based on the word "error" rather than "area." The motion to approve the minutes was made by Councilmember Smith and seconded by Councilmember Brown. The vote was six in favor.

Mayor Copeland introduced Ms. Brownlow, along with her associates Ashley Phillips and Anna Millican.

Ms. Brownlow gave a presentation and recommended a full scope salary survey and audit. She reported that the ARC could begin on May 22, 2006.

Mayor Copeland advised that the Council needed to give a direction of how to proceed. He reported that the cost of the survey would be no more than \$50 per full time employee; the figure is negotiable.

Councilmember Brown made a motion to approve The Atlanta Regional Commission conducting a salary and workforce survey, beginning May 22, 2006, and with the cost to not exceed \$7,000, including full cooperation of all that they need to proceed.

Councilmember Vincent asked that the motion be amended with the title "compensation and classification survey." Councilmember Notti seconded the motion.

Councilmember Smith clarified that the survey will be in no way connected to job performance. The vote was six in favor.

Mayor Copeland asked for a motion to go into executive session for the purpose of discussing personnel and litigation. Councilmember Brown made the motion and Councilmember Smith seconded. The vote was six in favor.

Following executive session, Councilmember Stewart made a motion to go out of session and Councilmember Smith seconded. The vote was six in favor.

Mayor Copeland apologized for the lengthy executive session and asked Councilmember Brown to provide a summary.

Councilmember Brown made a motion that the Council adopt Resolution 06-05-15 to invalidate City employee contracts. Councilmember Brown read the resolution in its entirety. Councilmember Riffey seconded the motion.

Mayor Copeland reread the paragraph within the Resolution pertaining to not, in any way, meaning termination. The vote was six in favor.

Councilmember Brown made a motion that Nan Lee, Economic Development Director, and James Lee, City Administrator, be given permission to go into discussion with the owner of a historic real estate property on the McDonough Square and to explore possible use of the property. Councilmember Vincent seconded the motion. The vote was six in favor.

Preliminary Plat Approval:

Little Deer Trail Subdivision

Greg Brown
Little Deer Trail
SR 155 North

Councilmember Stewart made the motion to approve and Councilmember Smith seconded. The vote was six in favor.

Final Plat Approval:

Pine Haven Subdivision

Gary St. Claire
McGarity Road

Rodney Heard reviewed. Mr. St. Claire spoke and Mr. Art Jenkins spoke. Councilmember Smith asked if the final plat and exterior elevations should be addressed separately; Mr. Heard answered yes. Approval was recommended. Councilmember Smith made the motion to approve and Councilmember Stewart seconded. Councilmember Notti asked for clarification relative to the elevations. The vote was six in favor.

Councilmember Notti asked how many facades were changing in Pinehaven; Mr. Jenkins answered four. Councilmember Notti asked about changes to square footage; Mr. Jenkins answered there would be more square footage. Councilmember Notti asked if the lot sizes would allow this and Mr. Jenkins answered yes. Councilmember Brown asked for clarification based on the provided drawings relative to square footage. Councilmember Smith asked if there would be only four façades used in the subdivision and Councilmember Notti asked if Planning and Zoning did not think more options were necessary; Mr. Heard explained that various brick colors would be used. Councilmember Brown made the motion to approve the four exterior elevations and Councilmember Stewart seconded. The vote was five in favor and one opposing (Councilmember Notti.)

Cameron Manor, Phase II

Cameron Development Co.
SR 20 East

Mr. Heard reviewed previous minutes relative to Phase I. He also reviewed Phase II notes. Mr. Cameron was present and spoke briefly. Councilmember Smith made the motion to approve and Councilmember Brown seconded. The vote was six in favor.

Residential Development Petition(s);
Rezoning with Variance(s):

Jenny Walker for JHW Properties, LLC

Bridges Road & Hampton Street vicinity

M-1 to RTD

Land Lot 133 of the 7th District

3.21 +/- acres

Tabled until May 30, 2006.

Councilmember Smith asked when the May 30, 2006, meeting was set and Mr. Heard explained.

Zoning Modification with Variance(s):

Dean McDonald

169 College Street

R-50 with conditions

Land Lot(s) 134 & 155 of the 7th District

6.793 +/- acres

Mr. Heard gave an explanation of the development of the area and showed pictures of proposed homes. He reviewed the variance application. 25 units are proposed.

Councilmember Notti asked why the number of units went increased. Mr. McDonald explained that an old house is being removed and this allowed for more houses.

Councilmember Notti asked if all the façade had been agreed on; Mr. Heard answered yes and he and Mr. McDonald gave an explanation. Mayor Copeland opened the public hearing. Mr. Robbie Robinson asked the price range of the homes. Mr. McDonald answered \$250,000-325,000. Mayor Copeland closed the public hearing.

Councilmember Brown made a motion for approval with variances as recommended by the Planning Commission and staff, including the exhibit as part of the minutes.

Councilmember Smith seconded the motion. The vote was six in favor.

Rainer Park

Bryan Street/Sloan Street/College Street

R-50 with conditions

Land Lot(s) 134 & 155 of the 7th District

Acreage is all that property with exception of Lot(s) 5, 9, 10, 11 with existing structures.

Mr. Heard reviewed and explained the history of the area. He displayed pictures of homes already in the area and reviewed zoning modifications. Mrs. Kris Cawley explained that Buddy Phillips, not the Rainers now own the development.

Councilmember Notti asked about additional street cuts. Mr. Heard gave an explanation.

Councilmember Notti asked if façade had been completed. Mr. Heard explained that would be handled that night. Councilmember Notti asked for clarification on square footage plans. Councilmember Notti reviewed each elevation picture. Mayor Copeland applauded the open space of the area. Mayor Copeland opened the public hearing. No

one spoke and Mayor Copeland closed the public hearing. Councilmember Riffey made a motion to approve the Rainer Park zoning modifications with the conditions of the Planning Commission. Councilmember Notti asked that her modifications also be included and she seconded the motion. The vote was six in favor.

Non-residential Development Petitions;
Rezoning:

Vipul Patel

RA-200 to C-3: (Village Retail)

Land Lot 135 of the 7th District (Highway 81 East)

12.160 +/- acres

Councilmember Brown made a motion to postpone until June 5, 2006 and Councilmember Stewart seconded. The vote was six in favor.

Mayor Copeland opened the meeting for public comments. Mr. Robbie Robinson spoke about the train mural.

There were no Council comments.

Councilmember Notti reported that the contract with EDAW needs to be completed and that EDAW needs permission to move forward. Councilmember Notti made a motion relative to this and Councilmember Vincent seconded. The vote was six in favor.

Mayor Copeland asked if Mr. Joe Weems was represented in the train mural. Mr. Robinson answered that the suggestion could be made to the artist, Shannon Lake.

There being no further business, Mayor Copeland asked for a motion to adjourn the meeting. The motion was made by Councilmember Smith and seconded by Councilmember Notti. All in favor.