

MINUTES\*  
CITY OF MCDONOUGH  
COUNCIL WORKSHOP  
JUNE 1, 2006  
4:30 PM

\* Minutes are unedited and unofficial.

The Council Workshop was held on June 1, 2006, at 4:30 pm with the following members present:

Mayor:	Billy Copeland
Councilmembers:	Monta Brown
	Gail Notti
	Gina Riffey
	Wayne Smith
	Rufus Stewart (arrived at 5:00pm)
	Sandra Vincent

Rodney Heard announced that all façade items would be moved to the July 19, 2006 Council meeting to allow the City architect (HOK) to review and provide recommendations by July 16, 2006.

Mayor Copeland called the meeting to order at 4:30 pm.

Mr. Jimmy Whitaker reviewed the 2005 City of McDonough audit report. There were questions and comments from Mayor and Council. Mayor Copeland thanked Mr. Whitaker for his work and presentation.

Mayor Copeland presented Mr. Thomas Phillips, a Building Department inspector, with a recognition of his professional work.

Mr. Charlie Rothermel gave a presentation on the City retirement plan. Mr. Rothermel will provide all employees with their accrued retirement account balances by July 1, 2006. There were questions and comments from Mayor and Council. Mayor Copeland thanked Mr. Rothermel for his work and presentation.

Mr. Michael Saiban, from the County, spoke about the City and County partnering for the construction of a pool at Heritage Senior Center. The total cost would be \$400,000. There were questions and comments from Mayor and Council. Mayor Copeland thanked Mr. Saiban for his presentation.

Mr. Lee spoke about the Water Rate Study. He made a recommendation that water rates be increased; half of the in July and the remaining half of the increase in October. Mr. Lee

recommended the same rate schedule as the Water Authority. There were questions, comments, a discussion among Mayor and Council. The item will be placed on the consent agenda of the June 5, 2006 Council meeting for approval.

Mr. Lee recommended a 10% increase to tap fees, effective August 1, 2006. Councilmember Smith asked for the recommendation to be further discussed at a later date.

Mr. Lee spoke about proposed new computer software. There were questions and comments from mayor and Council. Mr. Stuart Bowen, City IT consultant, spoke about the software and answered questions. The item will be placed on the consent agenda of the June 5, 2006 Council meeting for approval.

Mayor Copeland removed items seven, eight, ten, and thirteen from the Workshop agenda.

Mayor Copeland introduced item 13, relative to the Wireless Internet Project. There were questions and comments from mayor and Council. Mr. Charles Byrd, of Titan Networking Technologies, spoke about the project and answered questions. The item will be placed on the consent agenda of the June 5, 2006 Council meeting for approval.

Mayor Copeland introduced item 12, relative to the City making a donation to the YMCA Summer Program. Mr. Jeff Alvey spoke and requested a \$2,500 donation. There were questions and comments from the Council. The item will be placed on the consent agenda of the June 5, 2006 Council meeting for approval.

Mayor Copeland asked for Mr. Lee to speak about item 14, relative to the GMA Convention. Mr. Lee asked for approval of each Councilmember attending the Convention to be given a \$300 allowance for expenses, as has been provided in the past. The item will be placed on the consent agenda of the June 5, 2006 Council meeting for approval.

Mayor Copeland asked that each Councilmember sign the Resolution in Memory of Cindy Foster. He asked for approval of the City making a \$250 donation to the Henry Medical center Radiology and Oncology fund in her memory. The item will be placed on the consent agenda of the June 5, 2006 Council meeting for approval.

Mayor Copeland asked the Council to approve moving forward on the City replacing street signs in Wesley Lakes. The item will be placed on the consent agenda of the June 5, 2006 Council meeting for approval.

Mr. Lee spoke about item 17, relative to the Downtown Development Authority. He announced that appointments needed to be made to the DDA; there are two current openings. Mr. Lee reviewed the regulations and the current members. Mr. Lee made recommendations of potential candidates. He recommended not limiting appointments to persons in specific districts. There were questions and comments from Council. A letter to will drafted to current DDA members.

Mr. Lee announced that the City needed to let GEFA know if the \$3,000,000 loan for the expansion of the waste water plant will be used at this time. He recommended releasing the

money. There were questions and comments from the Council. The item will be placed on the consent agenda of the June 5, 2006 Council meeting for approval.

**NON-RESIDENTIAL REZONING WITH VARIANCE(S):**

Michael A. O’Quinn and Donald Cronin

R-100 to C-2 with Variance(s)

103 Keys Ferry Street

Land Lot 134 of the 7<sup>th</sup>

.604 +/- acres

Mr. Rodney Heard reviewed the project and the conditions of the Planning Commission, who recommended approval. Mr. O’Quinn spoke briefly. There were questions and comments from the Council. The item will be placed on the agenda of the June 5, 2006 Council meeting. Item will include a public hearing.

**NON-RESIDENTIAL SPECIAL USE PERMIT WITH VARIANCE(S):**

Everlene Johnson (D.B.A. Love Expressed Nursery and Academy)

1395 McDonough Parkway and Micah Drive vicinity

Tenant Suite(s) within Parkway Plaza Shopping Center

C-2 with SUP for Day Care

Land Lot(s) 100 and 125 of the 7<sup>th</sup> District

1.20 +/- acres

Mr. Heard reviewed and reported that Community Development recommended denial. He reviewed the recommendations of the Planning Commission. He reviewed photographs of the area. Ms. Johnson spoke briefly. There were questions and comments from the Council. The item will be placed on the June 19, 2006 agenda. Item will include a public hearing.

**PRELIMINARY PLAT APPROVAL:**

Iris Lake Village – Iris Lake Road/Racetrack Road – Jerry Steele

Mr. Heard reviewed. There were questions and comments from the Council. The item will be placed on the consent agenda of the June 5, 2006 Council meeting for approval.

***FINAL PLAT APPROVALS:***

**North Valley – SR 42**

Mr. Heard reviewed. There were questions and comments from the Council. The item will be placed on the consent agenda of the June 19, 2006 Council meeting for approval.

**Green Valley Villages, Phase II – Green Valley Activity Center – SR 155 South**

Mr. Heard reviewed. There were questions and comments from the Council. The item will be placed on the agenda of the June 5, 2006 Council meeting for approval.

**NON-RESIDENTIAL REZONING:**

**Dale Moore for Swifty Carwash, LLC**

(F.K.A. Winner's Circle Carwash)

590 State Route 155 South

C-3 to M-1

Land Lot 197 of the 7<sup>th</sup> District

1.0 +/- acres

Mr. Heard reviewed. There were questions and comments from the Council. The item will be placed on the agenda of the June 19, 2006 Council meeting. Item will include a public hearing.

**NON-RESIDENTIAL REZONING WITH VARIANCE(S):**

**Thomas Saloman**

401 Griffin Street

C-2 to C-3

Land Lot 134 of the 7<sup>th</sup> District

1.0 +/- acres

Mr. Heard reviewed. There were questions and comments from the Council. The item will be placed on either the agenda of June 19, 2006 or July 1, 2006 per re-advertisement.

## **NON-RESIDENTIAL SPECIAL USE PERMIT – Church Facility**

No Walls Harvest International Ministries

35 Atlanta Street

C-2 with SUP for Church Facility

Land Lot 134 of the 7<sup>th</sup> District

1.0 +/- acres

Mr. Heard reviewed. There were questions and comments from the Council. The item will be placed on the agenda of June 19, 2006. Item will include a public hearing.

## **RESIDENTIAL ZONING MODIFICATION WITH VARIANCE(S):**

John Christian Development, LLC

– Proposed Lakemont Subdivision

Tomlinson Street (County Road #449)/Lakemont Drive/ and State Route 81 East

R-75/85 with Conditions

Land Lot 136 of the 7<sup>th</sup> District

54.0 +/- acres

Mr. Heard reviewed. The item will be placed on the agenda of June 5, 2006. Item will include a public hearing.

## **NON-RESIDENTIAL REZONING:**

Vipul Patel

Highway 81 East vicinity

RA-200 to C-3

Land Lot 135 of the 7<sup>th</sup> District

12.160 +/- acres

Mr. Heard reviewed. The item will be placed on the agenda of June 5, 2006. Item will include a public hearing.

Mr. Lee reported the resignation of Mr. Eddie Rosa from the Planning Commission, effective June 30, 2006.

Councilmember Smith made a motion to go into executive session and Councilmember Smith seconded. All in favor by show of hands.

Mayor Copeland adjourned the meeting prior to the executive session.