MINUTES
CITY OF MCDONOUGH
CITY COUNCIL MEETING
CITY HALL – 136 KEYS FERRY STREET
MAY 15, 2017
6:00 PM

The Regular Meeting of the City of McDonough City Council was held on Monday, May 15, 2017, 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 Roger Pruitt	Present
Councilmember Craig Elrod	Present
Councilmember Benjamin Pruett	Present
Councilmember Rufus Stewart	Present
Councilmember Kamali Varner	Present
Councilmember Sandra Vincent	(Arrived during the meeting)

Others in attendance were: City Administrator, Mr. Keith Dickerson; City Attorney, Ms. Leigh Hancher; City Clerk, Ms. Janis Price; Fire Chief, Mr. Steve Morgan; Police Chief, Mr. Preston Dorsey; Major Paul Honcharik; Lieutenant Julia McCaslin; Ms. Kathy Owens; Major Ken Noble; Major Kyle Helgerson; Detective Thomas Spangenberg; Sergeant Ricky Jewell; Lieutenant Mike Gilmer; Lieutenant Michael Hogeland; Sergeant Paul Dalman; Community Development Director, Mr. Rodney Heard; Finance Director, Mr. Mike Clark; and Technology Services Director, Mr. Steve Sikes.

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

Mayor Copeland called on Treandos Thornton, who is five years old to lead the Pledge to the Flag.

The Reverend Bert Neal, Pastor of Wesley Chapel United Methodist Church, gave the Invocation.

6. Approval of the Consent Agenda

A. Approval of a contract between the City of McDonough and Shiloh-McDonough Community Outreach, Inc., (SMCO) to operate the 2017 McDonough Youth Summer Camp Program at a cost not to exceed $25,000, budgeted item from the General Fund; authorization for the Mayor to sign the contract

B. Approval to surplus a 1997 Ford F450 SD Chassis Cab 2WD crane Truck, VIN # 1FDLF47FOVEC93045

Mayor Copeland called for a motion to approve the Consent Agenda. Councilmember Elrod motioned, and Mayor Pro Tem Pruitt seconded. The vote was six in favor. Those voting in favor were Mayor

Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Varner. Councilmember Vincent was not present for the vote.

City of Morrow, Georgia Police Chief James Callaway presented the City of McDonough Police Department with the plaque for earning State Certification. Major Paul Honcharik, Lieutenant Julia McCaslin, Major Ken Noble, and Major Kyle Helgerson joined Chief Dorsey as he was presented the award for the Police Department by Chief Callaway.

Lieutenant Julia McCaslin also was presented with a plaque for becoming the State Certification Manager for the City of McDonough Police Department. Mayor and Councilmembers conveyed their appreciation and congratulated all of the Police Department personnel on the significant achievement. Mayor, Councilmembers, and Police Department personnel in attendance joined in a photograph to commemorate the occasion.

Mayor Copeland presented the Proclamations for Kids to Parks Day; Nursing Home Week: Spirit of America; Confederate History and Heritage Month; Salvation Army Week; and a Certificate of Recognition for JoVaal Hollingshed. Mayor Copeland invited Mr. JoVaal Hollingshed and his family to join him at the podium as he read the Proclamation for JoVaal Hollingshed Day into the record. (On the day of the Council Meeting the "Certificate of Recognition" was changed to a "Proclamation" by the Mayor and Councilmember Pruett. The agenda was not amended to reflect the designation change, so this is why the agenda and the designating document are different).

Mayor Copeland invited Ms. Mickie Jackson, Tammy Jackson and other members of the Salvation Army staff to come to the podium as he read the Salvation Army Week Proclamation into the record.

Mayor Copeland called for a motion to make the Proclamations for Kids to Parks Day, Nursing Home Week: Spirit of America; Confederate History and Heritage Month; Salvation Army Week; and JoVaal Hollingshed a part of the minutes of the meeting. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Varner. Councilmember Vincent was not present for the vote.

9. Community Development Items **Mr. Rodney Heard**

A. Case Number: 170217 Council District: 3, Craig Elrod
Applicant(s): **Rupesh Brahmbatt - Brahmbatt Estate**
Address: 1035 Hwy 81E
Petition Request: C-3 (Highway Commercial)
Existing Zoning: RA-200 (Residential Agriculture) w/ conditions per ORD 07-08-06005(A)(Z)
Location: Hwy. 81E Village Activity Center (Segment between Lake Dow & Racetrack Roads)
Tax Parcel ID: 123A-02009000
Land Lot(s): 152 of the 7th District Tract Acreage: 10.676 +/- total acres
Municipal Planning Commission
Public Review (05/02/17); Special Called Meeting: Case 170217 approved C-2 with Staff recommendation. Motion - Don Pope, Second - Rufus Amis, Vote: Unanimous, 6-0
City Council Public Hearing (05/15/17)

Mr. Rodney Heard reviewed the application for case number 170217. The Applicant, Mr. Rupesh Brahmbatt, was not in attendance for the meeting; however, Mr. Charles Vickery spoke on his behalf. Councilmember Craig Elrod posed several questions to the applicant representative regarding concerns over residual noise from events; parking; adequate restroom facilities on the property; and Code

Enforcement. Mr. Vickery stated that the owner is in agreement and understands that he must abide by all rules and ordinances if the rezoning request is approved.

After further discussion and in light of the applicant's absence from the meeting, Mayor Copeland called for a motion to postpone the Public Hearing until the July 6, 2017, Workshop Meeting. Councilmember Elrod motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Copeland; Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; and Councilmember Varner. Councilmember Vincent was not present for the vote.

B. Case Number: 170305 Council District: 1, Rufus Stewart
Applicant(s): **Travis Jones on behalf of Rehoboth Life Church & Life Academy**
Address: 171 Racetrack Road
Petition Request: C-3 (Highway Commercial)
Existing Zoning: R-85 (Single Family Residential)
Location: Hwy. 155 S. Village Activity Center (Intersection - S. Zack Hinton Pkwy/Racetrack Rd.) Tax Parcel ID: M23-01010000
Land Lot(s): 167 of the 7th District Tract Acreage: 1.33 +/- total acres
Municipal Planning Commission
Public Review (05/02/17); Special Called Meeting: Case 170305 approved with Staff Recommendation. Motion – Rufus Amis, Second - Yolanda Williams, Vote: Unanimous, 6-0
City Council Public Hearing (05/15/17)

Mr. Heard reviewed the application for case number 170305. Travis Jones, Pastor of Rehoboth Life Church, was in attendance for the meeting; however, the property owners were not. Councilmember Pruett asked about concerns over the swimming pool on the property; and Mr. Heard responded that the pool will either have to meet the requirements of state agencies for operation, or it will have to be closed.

After further discussion, Councilmember Stewart motioned that the Public Hearing be postponed until the July 6, 2017, Workshop Meeting; and Mayor Pro Tem Pruitt seconded. The vote was seven in favor.

City Administrator, Mr. Keith Dickerson gave a review of some of the proposed FY 2017-2018 Budget highlights including the following:

- The current Millage Rate is 4.56
- The initial proposed Millage Rate for the 2017-2018 Budget would be 4.2650, with an anticipated rollback of 0.295
- Total Proposed Budget for the City that includes all funds for FY 2017-2018 is $28,881,751
- LOST Revenue is up 5%, as of April 30
- Preliminary Tax digest numbers indicate a 7% increase
- Mr. Dickerson reviewed some of the proposed equipment purchases for FY 2017-2018
- The proposed budget includes the addition of personnel and a 2% increase in employee salaries
- Mr. Dickerson also reviewed some of the City Projects that are proposed for 2017-2018
- Moody's Investment Service recap says that McDonough is financially solid and in a very strong financial position

Preliminary budget books were distributed to Mayor and Council and Mr. Dickerson asked if anyone had any questions or comments to please see him since the first budget Public Hearing will be held at the next meeting on June 1st, 2017.

Mayor Copeland called for a motion to approve minutes from the May 4, 2017, Workshop Meeting. Mayor Pro Tem Pruitt motioned, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Pruitt; Councilmember Elrod; Councilmember Pruett; Councilmember Stewart; Councilmember Varner; and Councilmember Vincent. Mayor Copeland did not vote because he was not present for the May 4, 2017, Workshop Meeting.

Unscheduled Public Comments

(1.) Ms. Julia Yacoubian – regarding the first rezoning discussion at tonight's meeting.

- Owns a home directly behind the property that is in being consideration for rezoning at 1035 Hwy 81E
- Ms. Yacoubian has been a resident of McDonough for about 40 years
- Over the last year, several loud events have been held on the subject property
- This rezoning would negatively impact the residential communities in the area, and ultimately negatively impact the City
- Ms. Yacoubian believes these parties and alcohol will inevitably involve police intervention
- She also believes that the rezoning would cause an immediate loss of quality of life to those who reside nearby

(2.) Mr. John Condon – regarding the first rezoning discussion at tonight's meeting.

- Owns property that surrounds two sides of the subject property in case 170217 on Highway 81E
- Came to the meeting to beg you not to allow the rezoning
- Rezoning will further negatively impact traffic in the area
- Mr. Condon brought a recording of the noise from one of the previous events on the property
- Had to call the police regarding the excessive noise from music at an event in April, 2016.
- Sewerage has been drained from an outbuilding located on the subject property onto his property, and he believes that sewerage is being drained into the lake on the property
- Mr. Condon has photographs of trash being dumped onto his property from the subject property

At the conclusion of the Public Comments, Mayor Copeland asked Mr. Dickerson to look further into the issues that were raised regarding the proposed rezoning application. Councilmember Elrod requested that the photos be sent out to the members of Council; and Councilmember Vincent requested an opinion from the City Attorney regarding what the City Council can do when applicants are in violation of the City Code.

Mayor Copeland called for a motion to approve to go into Executive Session for Real Estate O.C.G.A. 50-14-3 (b) (1). Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. The vote was seven in favor.

Mayor Copeland called for a motion to go back into Regular Session. Mayor Pro Tem Pruitt motioned, and Councilmember Pruett seconded. The vote was seven in favor.

There were no action items to report.

City Administrator Mr. Keith Dickerson advised everyone that the mural at The Polk Building was being cleaned and the work continues this week in preparation for the very preliminary opening of this building for the 40th Annual Geranium Festival on Saturday, May 20, 2017.

City Clerk Ms. Janis Price commented to Mayor and Council that the City will be hosting the Henry County Municipal (HMA) Dinner at the Hazlehurst House on Thursday, May 25th, 2017, at 6:30 p.m.

Councilmember Vincent shared her continued concerns regarding the plantings along the Jonesboro Road corridor. She stressed that it is not the City of McDonough, but the Georgia Department of Transportation and the County who need to finalize the agreements so that City can move forward. She reiterated the importance for the City to continue efforts to annex the property.
Secondly, Councilmember Vincent discussed a town hall community meeting that she held regarding the concerns of some residents at a local apartment complex. The concerns expressed by the 40 attendees at the meeting were in regards to lack of safety due to lighting issues. She asked the City Administrator to look into any existing requirements for lighting at commercial buildings.

Councilmember Elrod thanked everyone for attending the meeting. He also thanked the Police Chief for the efforts and accomplishments for receiving certification or the McDonough Police Department.

Councilmember Pruett echoed Councilmember Elrod's appreciation for the hard work of the Police Department and staff, and congratulated them on their achievement.

Councilmember Stewart thanked the staff for their hard work on the Phillips Drive Project and said the improvements are very attractive.

Councilmember Varner also shared her appreciation to Chief Dorsey for the hard work and diligence of the Police Department in achieving state certification. She thanked the Department for their continued efforts to keep the City of McDonough safe.

Mayor Pro Tem Pruitt thanked the Public Safety personnel who cooked hamburgers and hot dogs during Georgia Cities Week. He also offered his congratulations to the Police Department for achieving state certification.

Mayor Copeland encouraged everyone to attend the 40th Annual Geranium Festival sponsored by the Lion's Club on Saturday, May 20, 2017; and he offered a brief history of the event. He said that there will be 385 vendors at this year's festival, and that the Chairperson had to turn down more than 100 vendor applications.

Mayor Copeland called for a motion to adjourn. Mayor Pro Tem Pruitt motioned, and Councilmember Elrod seconded. All stood in favor. The meeting adjourned at 7:45 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 was published in the Henry Herald on December 21, 2016; and a copy of the meeting schedule was posted at City Hall and on the City's website, as required by law.