



POST AGENDA
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
June 15, 2026
6:00 PM

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

The City Clerk called roll for the meeting, as follows:

Mayor Kamali Varner	Present
Mayor Pro Tem Jamal Burt	Present
Councilmember Larry Blue	Present
Councilmember Xavier Johnson	Arrived after roll call
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Present
Councilmember Vanessa Thomas	Present

Others in attendance: City Administrator, Keith Dickerson; Attorney Mickey Huening on behalf of Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, David Williams; Deputy City Administrator, Sylvia Smith; Finance Director, Dr. Ralph Igwedibie; Human Resources Director, LaTangela Hill; Technology Services Director, Brian Linton; Assistant Finance Director, Deborah Upshaw; Budget Manager, Dana Strickland; and Help Desk Technician, Rob Monnelus.

Mayor Pro Tem Burt gave the Invocation; and Councilmember Reeves led the Pledge of Allegiance.

Mayor Varner called for a motion to approve the Agenda with the addition of Item 15A, a presentation from the International Gospel Festival. Mayor Pro Tem Burt made a motion to approve the Agenda as amended, and Councilmember Thomas seconded. The vote was seven in favor.

The City Clerk sounded the items on the Consent Agenda, as follows:

6A. Technology Services

Brian Linton, Director

Request for approval to pay the SHI invoice for SolarWinds Network Monitoring Software, which is utilized to monitor network failures on switches, servers and all City buildings, in the amount of \$16,538.50. Funding Source: 100-5.1535.52.1301

6B. Technology Services

Brian Linton, Director

Request for approval to pay the Henry County invoice for the annual renewal of the Police Incident Management System through Tyler Technologies New World, which is utilized by the City and the County, at a cost of \$31,632.60. Funding Source: 100-5.1535.52.1301

6C. Technology Services

Brian Linton, Director

Request for approval to pay for the Tyler Technologies invoice for the annual renewal for INCODE, in the amount of \$47,877.98. Funding Source: 100-5.1535.52.1301

6D. Administration

City Administrator, Keith Dickerson

Request for approval of the automatic renewal of the Cooperative Agreement between the City of McDonough and Henry County for the Community Development Block Grant (CDBG) for fiscal years 2027-2029; and authorization for the Mayor to sign the agreement.

6E. Public Safety – Fire Department

Chief David Williams

Request for approval to pay the \$18,720.00 to Bennett Fire Products for six (6) sets of replacement structural firefighting turnout gear. Funding Source: 100-5.3520.53.1785 - Uniforms

6F. Community & Economic Development

Cinderella Bennett, Main Street

Request for approval of the 2026-2027 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.

6G. Administration

City Attorney, Emilia Walker

Adoption of a Resolution Authorizing the Appointment of Commissioners to the McDonough Urban Redevelopment Authority, Designating Officers Thereof and for Other Lawful Purposes

6H. Administration

Christy Taylor, City Clerk

Approval of the June 4, 2026, City Council Workshop Minutes

Councilmember Johnson made a motion to approve the Consent Agenda as presented, and Councilmember Blue seconded. The vote was seven in favor.

Public Comments:

1. Jason Elkadi – people are getting into the fountain on the square
Speeding is bad on Jonesboro Street

Mayor Varner noted that the Applicant in Community Development Case #260204 has requested postponement to the July 20, 2026, City Council Meeting. Councilmember Johnson made a motion to postpone case 260204, to July 20, 2026, as requested; and Mayor Pro Tem Burt seconded. The vote was seven in favor.

Mayor Varner stated that the Applicant in case number 260203, has also requested postponement to the July 20 City Council Meeting. Councilmember Johnson made a motion to postpone case number 260203, to July 20, 2026, as requested by the Applicant; and Councilmember Thomas seconded. The vote was seven in favor.

The Applicant in case number 260209, George Ramcharan offered a brief presentation outlining his request for a zoning modification of conditions to allow a sandwich shop and janitorial business at 571 Highway 81 East. He stated that the businesses will be in two separate structures on the property; and that he plans to apply for permitting to allow for a food truck for the catering business. Discussion ensued.

Deputy City Administrator Sylvia Smith offered a presentation outlining the Applicant's request and the recommendations of the Community & Economic Development Department, which include approval with conditions on signage requirements. After the presentation was concluded, Councilmember Reeves made a motion to approve case number 260209, with conditions; and Mayor Pro Tem Burt seconded. The vote was seven in favor.

Mayor Varner stated that the Applicants in case 250903 and in case 260402, have also requested postponement to the July 20, 2026, City Council Meeting.

Councilmember Reeves offered a motion to postpone case #250903, Eastwood Homes of GA for Anderson Landing, to the July 20 City Council Meeting; and Councilmember Thomas seconded. The vote was seven in favor.

Councilmember Blue offered a motion to postpone case #260402, for Steve Goodsell on behalf of Marcia Garrison Taylor for Synchrony Terrace, to the July 20 City Council Meeting; and Councilmember Reeves seconded. The vote was seven in favor.

City Administrator, Keith Dickerson presented the Draft FY 26-27 Budget for adoption:

- Current Millage Rate is 3.0330.
- Last Years Digest \$1,994,944,664.
- The new Millage Rate will be established when the actual figures come in.
- Largest revenues are established from property taxes, Local Option Sales Tax (LOST) funds; insurance premium taxes; franchise taxes; and ad valorem taxes.
- Largest expenditures from Public Safety, Public Works and IT.
- The proposed 2026-2027 total budget is \$31,477,768.00, which is an increase of 8.9% over the previous year.
- Proposed budget includes 2% Cost of Living Adjustment (COLA).
- 7 new positions

Mayor Varner opened the Public Hearing. No one spoke in favor or in opposition. Mayor Varner closed the Public Hearing.

Councilmember Thomas made a motion to adopt Resolution 26-06-15, adopting the FY 26-27 Budget as presented; and Councilmember Johnson seconded. The vote was seven in favor.

Mr. Dickerson made a presentation regarding the proposed Transportation Special Option Sales Tax (TSPLOST). He listed the following items as some of the projects for the City of McDonough, if the TSPLOST is approved:

- Move water utility for Highway 42 widening project - \$2,000,000.
- McDonough Parkway Extension - \$1,500,000.
- Avalon Parkway improvements - \$3,000,000.
- Industrial Boulevard improvements - \$7,000,000.
- Sidewalks on Highway 155 to Geranium Park and on Highway 20, to Turner Church Road - \$3,000,000.
- Highway 155 W improvements, Old Griffin Road improvements and sidewalks - \$2,500,000.

He stated that the County has requested the Cities' approval of the Intergovernmental Agreement by July 15, 2026, so it can be added as a referendum to the November 3 ballot.

Next, Mr. Dickerson made a presentation regarding the proposed Floating Option Sales Tax (FLOST):

- SB 33 – Mandating the Floating Base Year Homestead Tax Statewide
- Applies the HB 581 Base Year Floating Homestead Exemption to all local governments and school districts.
- Eliminates any prior opt-outs of the HB 581 exemption.
- Effective for Tax Year 2027.
- Limited to primary residence plus five acres.
- If newly applicable for 2027, the base year value would be based on the 2026 value of the home.
- Must utilize FLOST proceeds available as of July 1 each year, rather than the total from the prior calendar year.
- FLOST reduces millage rates across the board for all property owners (residential, commercial, industrial, etc.)
- Requires a negotiated agreement with the County and other Cities.

Ms. Samantha Samuels and other members of the International Gospel Group presented Mayor Varner with a Leadership Award.

Mayor Varner called for a motion to go into Executive Session for Litigation O.C.G.A. 50-14-2; Real Estate O.C.G.A. 50-14-3 (b)(1); and Personnel O.C.G.A. 50-14-3 (b)(2). Councilmember Johnson made a motion to go into Executive Session, and Mayor Pro Tem Burt seconded. The vote was seven in favor.

Mayor Varner called for a motion to go back into Regular Session. Mayor Pro Tem Burt made a motion to reconvene Regular Session, and Councilmember Thomas seconded. The vote was four in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Payton and Councilmember Thomas. Council members Blue, Reeves and Johnson had not yet returned to the dais when the vote was taken.

After closing comments, Mayor Varner adjourned the meeting at 7:46 p.m.

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 November 22, 2025; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.