POST AGENDA
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
July 20, 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	Present
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Present
Councilmember Vanessa Thomas	Present

Others in attendance: City Administrator, Keith Dickerson; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, David Williams; Deputy City Administrator, Sylvia Smith; Community & Economic Development Director, Tarika Peeks; Finance Director, Dr. Ralph Igwedibie; Public Works Director, William VonDenBosch; Technology Services Director, Brian Linton; Assistant Public Works Director, Andrew Butts; City Planner, Paige Dunson; Building Official, Ayiende Toby; Executive Assistant to the Mayor, Kayla Correa; Legislative Coordinator, John Teague; and Technology Services Specialist, 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 one amendment, to move Executive Session to Item 18A. Councilmember Reeves made a motion to approve the Agenda as amended, and Councilmember Thomas seconded. The vote was seven in favor.

The City Clerk and Mayor Varner sounded the Consent Agenda, as follows:

6A. Technology Services **Brian Linton, Director**
Request for the approval to pay the SHI's PaloAlto Firewall invoice, in the amount of $40,606.31. Funding Source: SPLOST VI 327-5.1535.54.2599

6B. Technology Services **Brian Linton, Director**
Request for the approval to pay Versaterm's invoice for a six-month renewal for the Police Body and Dash Camera system, in the amount of $43,887.72. Funding Source: 100-5.1535.52.1301

6C. Technology Services **Brian Linton, Director**
Request for approval to pay the Flock annual renewal invoice in the amount of $70,000.00. Funding Source: 100-5.1535.52.1301

6D. Technology Services **Brian Linton, Director**
Request for the approval to pay the SHI invoice for the renewal of VMWare software in the amount of $21,534.72. Funding Source: 100-5.1535.52.1301

6E. Technology Services **Brian Linton, Director**
Request for the approval to pay ClearGov annual renewal invoice in the amount of $26,522.50. Funding Source: 100-5.1535.52.1301

6F. Public Works **William VonDenBosch, Director**
Request for authorization to purchase the material list from Empire Pipe & Supply for the headworks bypass installation, at a cost of $23,226.96. Funding Source: 327-5.4335.54.2148 SPLOST VI

6G. Wastewater Plant **Jeremy Newton, Director**
Request for approval to purchase one 2026 Chevrolet 2500 4x4 double cab from Bellamy Strickland in McDonough, at a cost of $48,256.00. Funding Source: 505-5.4335.54.2200

6H. Public Works **William VonDenBosch, Director**
Request for the approval of a Change Order with Vertical Earth, Inc. for the SR 20 Roundabout project (PI #0015916) for additional materials, supplies, and labor required to install 1-inch copper water service lines rather than the 3/4-inch lines originally specified in the Bid Tab, at a cost of $25,887.60. Funding Source: TSPLOST 335-5.4210.54.1415

6I. Administration **Christy Taylor, City Clerk**
Approval of the July 2, 2026, City Council Workshop Minutes

Some discussion ensued. Mayor Varner called for a motion to approve the Consent Agenda as presented. Mayor Pro Tem Burt made a motion to approve the Consent Agenda, and Councilmember Thomas seconded. The vote was seven in favor.

Public Comments:

1. Angela Anderson: Speeding issues continue on Lakemont and Pine Haven Subdivision.
   There needs to be a light installed at 81.
   We have a petition signed to install speed humps in the subdivisions.
2. Michael Williams: Why did you change the law about the hours for cutting grass?
   The other cities in the county allow grass cutting up to 10:00 p.m.

Mayor Varner stated that a Proclamation Honoring the Watkins Family Reunion was issued on July 11, 2026, and she called for a motion to make the Proclamation a part of the meeting minutes. Councilmember Johnson motioned and Councilmember Thomas seconded. The vote was seven in favor.

Auditor James Whitaker reviewed the Fiscal Year 2024-2025 Audit Report. Some of the items he highlighted are listed as follows:

- Assets and deferred outflows of the City exceeded its liabilities and deferred inflows at June 30, 2025, by $157,343,691.
- Total net position of the Primary Government increased by $19,110,948.
- After the close of the period, the City's governmental funds reported combined ending fund balances of $78,025,136, an increase of $12,382,279, in comparison with the previous period.
- At the end of the current year, unassigned fund balance for the general fund was $28,351,893, or 126.7 percent of the total general fund expenditures of $22,384,312.
- The millage rate was unchanged from FY 2024, at 3.033.

After the report was presented, some discussion ensued. (A copy of the Audit Report is available in the Clerk's Office).

David Millen, Vice President of Johnson, Mirmiran & Thompson, Inc. (JMT) presented an update on the Blacksville Community Drainage Improvements. Mr. Millen stated that the company has completed Existing conditions assessment; Hydraulic and drainage Modeling; Preliminary engineering and plans; Preliminary agency coordination; and Community engagement. He added that the current status of the project is that the preferred alternative has been selected, the hydraulic evaluation has been completed, and the project is ready for final design and permitting.

Finance Director, Dr. Ralph Igwedibie presented the request for approval of the contract to hire Mauldin and Jennings, CPAs, P.C., as the new City Auditors; and authorize the Mayor to sign all related documents. Discussion ensued.

Councilmember Blue made a motion to approve the contract to hire Mauldin and Jennings, CPAs, P.C., as the new City Auditors; and authorize the Mayor to sign all related documents. Councilmember Johnson seconded. The vote was seven in favor.

Technology Services Director, Brian Linton presented a request for the approval to pay the NetPlanner invoice in the amount of $ 15,720.36, for the installation of fiber optics cable from City Hall to the Commerce Building. He identified the funding source for the project as SPLOST VI 327-5.1535.54.2599.

Councilmember Johnson made a motion to approve the request as presented, and Mayor Pro Tem Burt seconded. The vote was seven in favor.

Next, Mr. Linton presented a request for the approval to pay the SmartWave invoice in the amount of $23,180.50, for installing a microwave connection between City Hall and Hazlehurst Building, providing internet and phone system utilizing the secured network. He identified the funding source as SPLOST VI 327-5.1535.54.2599.

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

Police Chief, Ken Noble presented a request for the approval of a leasing program agreement with Brannon Motors, LLC and Capital Fleet Solutions, LLC for the procurement of police fleet units over a five-year period, to be funded through RedSpeed, as follows:

- Trade in Value for 18 current fleet vehicles -$81,000.00
- (2) 2025 Chevrolet Silverado PPV Pursuit vehicles with admin equipment- $127,800.00
- (3) 2026 Ford Explorer Active Admin vehicles with admin equipment- $147,000.00
- (3) 2025/26 Tahoe PPV Pursuit Admin vehicles with admin equipment- $203,700.00
- (17) 2026 Ford FPIU Interceptor EcoBoost 3.0 AWD with all UPD emergency equipment $1,154,300.00
- Grand total with trade ins = $1,551,800.00

Jake Kelley with Brannen Motor Company reviewed the benefits of the program. Councilmember Blue stated that the trade-in values seemed low. Councilmember Thomas asked about a maintenance package and commented that she believed the City should do more research. Councilmember Reeves stated that he believed an RFP should be issued to ensure the best outcome. Mayor Varner asked to table the discussion and bring it back at the August 17, 2026, City Council Meeting.

Community & Economic Development Director, Tarika Peeks reviewed case number 260203, the request to rezone property at 150 Cola Welch Parkway and Cedar Road from RM-75 (Multi-Family Residential) with conditions to RTD (Residential Townhouse) with variances. Ms. Peeks stated that the Planning Commission voted to recommend approval with conditions including limitations on rentals to no more than ten percent.

Attorney Steven Jones was present on behalf of the Applicant, and he the proposed development will include a pocket park with a community garden. He noted that the Applicant will follow the landscape plan subject to engineering, and that the community will be built with materials consistent with surrounding developments. Discussion ensued.

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

Councilmember Johnson made a motion to approve case number 260203, with staff recommendations; and Councilmember Reeves seconded. The vote was four in favor and three in opposition. The motion passed. Those voting in favor were Mayor Varner, Councilmember Johnson, Councilmember Payton and Councilmember Reeves. Those voting in opposition were Councilmember Blue, Mayor Pro Tem Burt, and Councilmember Thomas.

Director Peeks then briefly reviewed case number 260204, the request to rezone property at 175 & 199 Griffin Street and Highland Avenue from MR-75 (Multi-Family Residential) & M-1 (Light Industrial) to PUD (Planned Unit Development) consisting of Single-Family Residential and Office/Commercial uses. She stated that staff recommends approval with conditions. Discussion ensued.

The Applicant requested a postponement to the August 17, 2026, City Council Meeting to address stormwater issues. Councilmember Johnson made a motion to postpone case number 260204, to the August 17, 2026, City Council Meeting and Councilmember Reeves seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Blue, Councilmember Johnson, Councilmember Payton and Councilmember Reeves. Councilmember Thomas abstained.

Director Peeks reviewed case number 260402, the request to rezone 11.82 +/- total acres located on Avalon Parkway from C-2 (Commercial) to C-3 (Highway Commercial) with conditions. Steve Goodsell was in attendance on behalf of the Applicant, and he stated the purpose for the requested rezoning was to combine the two parcels. Discussion ensued.

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

Councilmember Blue made a motion to approve case number 260204, with conditions to include no drive-thrus or data centers. Hearing no second, the motion died.

Councilmember Blue made a motion to defer case number 260204 to the August 6, 2026, City Council Workshop, and Councilmember Thomas seconded. The vote was seven in favor.

Deputy City Administrator Sylvia Smith reviewed case number 250903, the request to rezone 54.54 acres on Turner Church Road from RA-200 (Residential Agricultural) to R-75 (Single-Family Residential) with variances including a reduction in garage size to 20x24; a 30-foot setback on five lots; planting two trees in the yard in lieu of 1 tree in the strip. Attorney Steven Jones was in attendance on behalf of the Applicant, along with Applicant Nick Whitson.

Mayor Varner opened the Public Hearing. Teresa Miles, Sophia Cummings and Debra Akba spoke in opposition; and Wade Anderson and Nick Whitson spoke in favor. Mayor Varner closed the Public Hearing.

Councilmember Reeves made a motion to deny case number 250903, and Councilmember Thomas seconded. The vote was four in favor, two in opposition and one abstention. The motion failed.

Mayor Varner asked for a roll call vote on the motion to deny case number 250903, with the following results:

Mayor Varner	No.	Councilmember Payton	Yes.
Mayor Pro Tem Burt	Yes.	Councilmember Blue	No.
Councilmember Johnson	No.	Councilmember Reeves	Yes.
Councilmember Thomas	Yes.		

The motion to deny case number 250903 passed.

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). Mayor Pro Tem Burt made a motion to go into Executive Session, and Councilmember Thomas 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, and Councilmember Blue seconded. The vote was five in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Blue, Councilmember Johnson, and Councilmember Reeves. Councilmembers Payton and Thomas had not returned to the dais when the vote was taken.

No actions items were reported from Executive Session.

Director Peeks stated for the record that case number 260307 has been readvertised to be heard at the August 17, 2026, City Council Meeting. For the record, Mayor Varner made a motion to postpone case number 260307, to the August 17, 2026, City Council Meeting as advertised; and Councilmember Reeves seconded. The vote was seven in favor.

City Attorney Emilia Walker stated that the proposed Agreement Regarding An Annexation Request between Henry County and the City of McDonough pertaining to Case #260307: Yashesh Shah for Racetrack Residence (964 & 820 Racetrack Rd.) needs to be amended and will be brought back for consideration at the August 6, 2026, City Council Workshop.

Attorney Walker presented Resolution 26-07-20, Enhancing City-wide Water and Sewer Infrastructure and Establishing the McDonough Water and Sewer Urban Redevelopment Area for adoption by the Governing Body. Councilmember Thomas made a motion to adopt Resolution 26-07-20, as presented; and Mayor Pro Tem Burt seconded. The vote was seven in favor.

Attorney Walker then presented Resolution 26-07-20.1, Calling For A Referendum To Be Submitted to the Electors of the City of McDonough, The Question of Whether the City shall be Authorized to Permit and Regulate the Package Sale of Distilled Spirits within the City, for adoption by the Governing Body.

Councilmember Thomas made a motion to adopt Resolution 26-07-20.1, Calling For A Referendum To Be Submitted to the Electors of the City of McDonough, The Question of Whether the City shall be Authorized to Permit and Regulate the Package Sale of Distilled Spirits within the City; and Councilmember Blue seconded. The vote was six in favor and one in opposition. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Blue, Councilmember Johnson, Councilmember Reeves and Councilmember Thomas. Councilmember Payton voted in opposition.

After closing comments, Mayor Varner adjourned the meeting at 11:44 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.