



**MINUTES**  
**City of McDonough**  
**Organizational City Council Meeting**  
McKibben Chambers City Hall  
136 Keys Ferry Street  
January 2, 2025  
6:00 PM

The Organizational Meeting of the City of McDonough City Council was held on Thursday, January 2, 2025, at 6:00 p.m.

Mayor Sandra Vincent called the meeting to order at 6:00 p.m.

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

|                              |         |
|------------------------------|---------|
| Mayor Sandra Vincent         | Present |
| Mayor Pro Tem Kamali Varner  | Present |
| Councilmember Jamal Burt     | Present |
| Councilmember Darryl Payton  | Present |
| Councilmember Scott Reeves   | Present |
| Councilmember Rufus Stewart  | Present |
| Councilmember Vanessa Thomas | Present |

Others in attendance: City Administrator, Steve Morgan; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, Dave Williams; Deputy City Administrator, Andrew Baker; Community Development Director, Sylvia Smith; Human Resources Director, LaTangela Hill; Public Works Director, William VonDenBosch; City Planner, Bill Spivey; Planning Tech, Tina Tebo; and Help Desk Technician, Robinson Monnelus.

Councilmember Burt gave the Invocation; and Councilmember Thomas led the Pledge of Allegiance.

Mayor Pro Tem Varner made a motion to approve the Agenda, and Councilmember Stewart seconded. The vote was seven in favor.

Public Comments:

1. Lisa Crawford
2. Mike Crawford
3. Eddy Smith
4. Montina Young Fraiser

Mayor Vincent stated that a Proclamation Honoring Reverend James H. Miller and a Resolution Honoring President Jimmy Carter were both issued on behalf of the City of McDonough.

Mayor Vincent called for nominations for Mayor Pro Tem for 2025. Councilmember Stewart made the nomination for Councilmember Kam Varner to continue to serve as Mayor Pro Tem in 2025. Councilmember Thomas made the nomination for Councilmember Rufus Stewart to serve as Mayor Pro Tem for 2025. Mayor Vincent called for a vote.

Mayor Vincent, Councilmember Thomas and Councilmember Payton voted for Councilmember Stewart to serve as Mayor Pro Tem for 2025.

Mayor Pro Tem Varner, Councilmember Burt, Councilmember Reeves, and Councilmember Stewart voted for Kam Varner to serve as Mayor Pro Tem for 2025. The vote to elect Councilmember Kamali Varner to serve as Mayor Pro Tem for 2025 passed.

Police Chief Ken Noble presented the request for approval of a Memorandum of Agreement Between Southern Crescent Technical College and McDonough Police Department to establish on-site collaboration. Discussion ensued.

Councilmember Stewart made a motion to approve the Memorandum of Agreement between Southern Crescent Technical College and McDonough Police Department as requested, and Councilmember Burt seconded. The vote was seven in favor.

City Administrator Steve Morgan presented a request for authorization for the Mayor to sign the Water and Sewer Service Delivery Agreement with Henry County Water Authority. Discussion ensued.

Councilmember Burt made a motion to authorize the Mayor to sign the Water and Sewer Service Delivery Agreement with Henry County Water Authority, and Councilmember Stewart seconded. The vote was seven in favor.

Mr. Morgan presented a request for approval to award the 2024-CS Crack Sealing Services bid to Remac, Inc. for crack-sealing services on Jonesboro Road, from Kelly Road to Rosebud Lane in the City of McDonough, at a cost of \$38,548.00; and approval of the contract between the City of McDonough and Remac, Inc., with authorization for the Mayor to sign all required documents. He identified the funding source as SPLOST V. Discussion ensued.

Councilmember Thomas made a motion to award the 2024-CS Crack Sealing Services bid to Remac, Inc. for crack-sealing services on Jonesboro Road, from Kelly Road to Rosebud Lane in the City of McDonough, at a cost of \$38,548.00; and approval of the contract between the City of McDonough and Remac, Inc., with authorization for the Mayor to sign all required documents; and Mayor Pro Tem Varner seconded. The vote was seven in favor.

Next, Mr. Morgan presented a request for approval to authorize the Mayor to execute an easement with Georgia Power, with respect to McDonough Parkway Extension and Hwy 155 Turner Church Road Project. Councilmember Stewart made a motion to approve the request and Mayor Pro Tem Varner seconded. The vote was seven in favor.

Mr. Morgan presented a request for authorization for the Mayor to sign Georgia Power agreements for lighting at various locations, as follows: Big Spring Subdivision; Mary Childs at Hattie Barnes; Hattie Barnes & Toby Springs intersection; roadway floods – 155 & 81; River Birch Drive at Leslie Court; 0 Lafayette Square; Turner Street & N. Zack Hinton intersection; Iris Lake Village entrance; and Tussahaw upgrade. Discussion ensued.

Councilmember Thomas made a motion to approve the request for authorization for the Mayor to sign the Georgia Power lighting agreements as stated, and Councilmember Reeves seconded. The vote was seven in favor.

Lastly, Mr. Morgan presented a request for approval to authorize the installation of power and EV chargers through the Georgia Power Make Ready Program at the locations of 305 Racetrack Road; Richard Craig Park; 41 Hampton Street; and 1059 Industrial Parkway. Discussion ensued.

Councilmember Thomas made a motion to approve the installation of power and EV charges through the Georgia Make Ready Program at the designated locations, and Councilmember Stewart seconded. The vote was seven in favor.

Deputy City Administrator Andrew Baker presented a request for site selection and approval to move forward with the installation of a concrete pad for the Outdoor Fitness Court, at a cost of \$30,250.00. He identified the funding source as ARPA Parks & Beautification. Discussion ensued.

Councilmember Thomas made a motion to install the concrete pad for the Outdoor Fitness Court at Avalon Park, provided it does not interfere with the existing concept plan; and Mayor Pro Tem Varner seconded. The vote was seven in favor.

Human Resources Director, LaTangela Hill presented a request for approval for the Mayor to sign the Georgia Municipal Employees Benefit System (“GMEBS”) Defined Benefit Retirement Plan Adoption Agreement and General Addendum, which has been updated to include recent Amendments and comply with changes in federal tax law, with the IRS on June 29, 2022.

Councilmember Stewart made a motion to authorize the Mayor to sign the GMEBS Defined Benefit Retirement Plan Adoption Agreement and General Addendum as stated, and Mayor Pro Tem Varner seconded. The vote was seven in favor.

Community Development Director Sylvia Smith presented the final Text Amendment to amend and update the Zoning Code (Chapter 17) and Zoning Map. Ms. Smith requested the adoption of the document as presented, and she advised that any further changes could be made through text amendments going forward. Discussion ensued.

Councilmember Burt made a motion to adopt the Text Amendment to update the Zoning Code (Chapter 17), and Councilmember Stewart seconded. The vote was seven in favor.

Councilmember Stewart made a motion to adopt the 2025 zoning map, to be certified by the City Clerk; and Mayor Pro Tem Varner seconded. The vote was seven in favor.

No nominations for Board of Zoning Appeals Board Members for 2025 were made at the meeting.

Mayor Vincent 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 Stewart motioned and Councilmember Thomas seconded. The vote was seven in favor.

Mayor Vincent called for a motion to go back into Regular Session. Councilmember Thomas motioned and Councilmember Burt seconded. The vote was seven in favor.

There were no action items to report.

Councilmember Stewart made a motion to approve the December 16, 2024, City Council Meeting Minutes, and Councilmember Burt seconded. The vote was seven in favor.

Mayor Vincent adjourned the meeting at 7:41 p.m.

Christy L. Taylor, CMC  
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 schedule was published in the *Henry Herald* on November 20, 2024; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.