



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
February 6, 2025
6:00 PM

The Workshop Meeting of the City of McDonough City Council was held on Thursday, February 6, 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; Deputy City Administrator, Andrew Baker; Police Chief, Ken Noble; Fire Chief, Dave Williams; Community Development Director, Sylvia Smith; Human Resources Director, LaTangela Hill; Parks Director, Brandon Williams; Public Works Director, William VonDenBosch; Technology Services Director, Brian Linton; and Help Desk Technician, Rob Monnelus.

Councilmember Stewart gave the Invocation; and Councilmember Payton led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the Agenda with the deferral of the Proclamation Honoring Dr. Charles Thomas, Retired Senior Pastor – First Baptist Church of McDonough; and the addition of Attorney LaTonya Wiley presenting the House Bill 581 Discussion. She also requested that Item 15 be changed to the Leadership Henry Project. Councilmember Reeves made a motion to approve the Agenda with the stated changes, and Councilmember Burt seconded. The vote was seven in favor.

The City Clerk sounded the Consent Agenda as follows:

6A. Technology Services

Brian Linton, Director

Request for approval to pay Delta Municipal Supply annual maintenance invoice for \$21,630.00. Funding Source – Line Item 100-5.1535.52.1301

6B. Technology Services**Brian Linton, Director**

Request for approval to pay the annual maintenance renewal for See-Click-Fix Civic Plus invoice in the amount of \$12,927.16. Funding Source: Line 100.5.1535.52.1301

C. Approval of the January 2, 2025, Organizational City Council Meeting Minutes

Mayor Vincent called for a motion to approve the Consent Agenda as sounded. Councilmember Burt made a motion to approve, and Councilmember Thomas seconded. The vote was seven in favor.

Public Comments:

Katy Bell, Macon Street Tacos – Downtown Development Authority

Christina Garza, Ax Country – Downtown Development Authority

Mayor Vincent noted for the record that a Proclamation Recognizing S2International, LLC for 20 Years of Service to McDonough and beyond, was presented on January 25; and a Resolution Recognizing the Retirement of Mark Dobson was presented to Mr. Dobson on January 31, 2025.

Public Works Director William VonDenBosch presented a request for approval to authorize Cornerstone Mechanical to make emergency repairs to the center of Orbal B and replace faulty shaft and bearings, at a cost of \$36,855.00. He identified the Funding Source as Line Item 505-5.4335.52.2200. Councilmember Reeves made a motion to approve the request for Cornerstone Mechanical to make the emergency repairs to Orbal B as stated, and Councilmember Stewart seconded. The vote was seven in favor.

Attorney LaTonya Wiley with the firm of Denmark Ashby joined the meeting virtually and reviewed the process for opting out of House Bill 581, related to Homestead Exemption. She explained that the process for opting out will require a total of three public hearings and the adoption of a Resolution by the Governing Body. She noted that the deadline for completing the required actions is March 1, 2025.

Councilmember Reeves made a motion to move forward with conducting the Public Hearings required to allow the City to opt out of Homestead Exemption, in House Bill 581; and Councilmember Thomas seconded. The vote was seven in favor.

William VonDenBosch, Public Works Director, presented a request for approval to authorize McLeRoy, Inc. to install 340' of 18-inch RCP (Reinforced Concrete Pipe) at Industrial Drive and Hendrick Drive, at a cost of \$65,970.00. He identified the Funding Source as SPLOST V Project 14. Discussion ensued. Councilmember Stewart made a motion to approve the request as stated, and Councilmember Reeves seconded. The vote was seven in favor.

Mr. VonDenBosch also made a request for approval to award the bid for the Wing-Wall Replacement to North Georgia Concrete, Inc; and to authorize Henry County Water Authority to secure water line in conjunction with the project, at a total project cost not to exceed \$300,000.00. He identified SPLOST VI Project 42 as the funding source for the project.

Councilmember Burt made a motion to approve the request as stated, and Councilmember Stewart seconded. The vote was seven in favor.

Brandon Williams, Parks Department Director offered a Power Point Presentation in a request for authorization to solicit Requests for Proposal (RFP) for a Comprehensive Parks Master Plan. Discussion ensued.

Councilmember Stewart made a motion to authorize the Parks Department to solicit RFPs for a Comprehensive Parks Master Plan, and Councilmember Thomas seconded. The vote was seven in favor.

Mr. Williams also submitted the recommendation to award the bid for BeSpoke Garden Landscape Plan for the McDonough Town Square Project (MCD SQ 2024-01) to Crab Apple Turf Management, Inc., at a cost of \$268,655.12. Mr. Williams provided the information related to two other bids, and noted that the proposal from Crab Apple was the most responsive of those that were submitted. He identified Line Item 110-5.7540.53.3325 as the funding source for the project. Discussion ensued.

Councilmember Reeves made a motion to award the bid for BeSpoke Garden Landscape Plan for the McDonough Town Square Project to Crab Apple Turf Management, Inc. at a cost of \$268,655.12; and Councilmember Burt seconded. The vote was seven in favor.

Deputy City Administrator Andrew Baker and Brandon Williams offered an update on the Concept Plan for Avalon Park. Mr. Williams noted that the concept plan for the park was reviewed as was requested, and that the placement of the fitness court will not interfere with the original park plan. Mayor Pro Tem Varner noted that the original plan for the park included walking paths, and she wants to ensure that those trails are installed.

Mr. Williams also made a request for the City of McDonough to participate in a project with Leadership Henry to build and install an open-access playhouse for small children at a one of the parks located within the City. Ms. Tracey Monk-Shadee with Southern Crescent Habitat Humanity was in attendance as a member of the 2025 Leadership Henry Class. She stated that the group has \$4,000.00 raised of the \$5,000.00 it was originally seeking in support from the City; therefore, the funding requested from the City would be reduced to \$1,000.00. Additionally, the request would be for the City to choose the designated park for the playhouse, prepare the spot for installation by Leadership Henry, and provide a meal for the volunteers who will be constructing and decorating the playhouse. Discussion ensued.

Councilmember Burt made a motion to authorize the Mayor to sign the Memorandum of Understanding with Leadership Henry, for the City to provide \$1,000.00 in funding for the project, and provide one meal for the volunteers who will be constructing and decorating the playhouse. Councilmember Thomas seconded the motion. The vote was seven in favor.

City Administrator, Steve Morgan presented a request for authorization for Duncan Family Homes, Inc. to remove the existing upper parking lot and landscaping at Alexander Park to allow for the construction of a soccer Mini Pitch, at a cost of \$75,000.00. He identified ARPA as the funding source for the project.

Councilmember Reeves made a motion to approve the authorization for Duncan Family Homes, Inc. to remove the existing upper parking area and landscaping at Alexander Park to allow for the construction of a soccer mini pitch, at a cost of \$75,000; and Councilmember Burt seconded. The vote was seven in favor.

Community Development Director, Sylvia Smith reviewed a presentation on the Henry County Comprehensive Transportation Safety Action Plan. A copy of the presentation is filed with the Clerk's Office.

Christy Taylor, City Clerk requested the adoption of Resolution 25-02-06, which sets forth the dates for Qualifying for the November 2025 Municipal Elections, as well as the fees for qualifying. Councilmember Stewart made a motion to adopt Resolution 25-02-06, and Councilmember Reeves seconded. The vote was seven in favor.

Nominations for the Planning Commission and Board of Zoning Appeals Board Members for 2025 were deferred to the next meeting.

Mayor Vincent called for a motion to go into Executive Session (if needed) 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 Thomas motioned, and Councilmember Stewart seconded. The vote was seven in favor.

Councilmember Burt made a motion to return to the Regular Session, and Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Reeves, Councilmember Stewart and Councilmember Thomas. Mayor Pro Tem Varner left the meeting after the Executive Session was concluded.

There were no action items reported from Executive Session.

City Attorney Emilia Walker said that the Public Notices for the Public Hearings related to House Bill 581 would be published in the legal organ on February 12, 2025, stating that the three Public Hearings will take place at City Hall on February 26, 2025, at 6:00 p.m.; on February 27, 2025, at 10:00 a.m.; and on February 27, 2025, at 6:00 p.m.

Mayor Vincent adjourned the meeting at 8:47 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.