**MINUTES**
**City of McDonough**
**City Council Meeting**
McKibben Chambers City Hall
136 Keys Ferry Street
February 17, 2025
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, February 17, 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:

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| Mayor Sandra Vincent | Present |
| Mayor Pro Tem Kamali Varner | (Arrived after the start of the meeting) |
| Councilmember Jamal Burt | Present |
| Councilmember Darryl Payton | Present |
| Councilmember Scott Reeves | Present |
| Councilmember Rufus Stewart | Present |
| Councilmember Vanessa Thomas | (Arrived after the start of the meeting) |

Others in attendance: Deputy City Administrator, Andrew Baker; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, Dave Williams; Community Development Director, Sylvia Smith; Finance Director, Dr. Ralph Igwedibie; Assistant Finance Director, Deborah Upshaw; Senior City Planner, Bill Spivey; City Planner, Aaron Hypolite; and Help Desk Technician, Robinson Monnelus.

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

Mayor Vincent called for a motion to approve the Agenda. Councilmember Burt made a motion to approve, and Councilmember Stewart seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Stewart. Mayor Pro Tem Varner and Councilmember Thomas were not present for the vote.

The City Clerk sounded the Consent Agenda as follows:

6A. Approval of the February 7, 2025, Organizational City Council Meeting Minutes.

Councilmember Stewart made a motion to approve the Consent Agenda as presented, and Councilmember Reeves 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 was not present for the vote.

There were no Public Comments.

Mayor Vincent noted for the record that a Resolution Honoring the Life and Service of Odessa M. Ngoto, had been presented on behalf of the City.

Deputy City Administrator, Andrew Baker presented a request for authorization to award the bid to replace 210 feet of 36-inch storm drainpipe between Keys Ferry Street and John Frank Ward to RDJE INC, at a cost of 48,550.00, on behalf of the Stormwater Department.  He identified the funding source for the project as SPLOST VI Project 28.  Discussion ensued.

Councilmember Burt made a motion to approve the request as presented, and Councilmember Thomas 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 was not present for the vote.

Mr. Baker presented a request for approval to authorize Johnson, Mirmiran & Thompson, Inc. (JMT) to complete Amendment #1 (Stream and Wetland Assessment) near Holly Smith Drive, for the Blacksville Community Improvements Project, at a cost of $33,455.70.  He explained that the ponding of water around the property has resulted in a mosquito problem.  He identified the funding source for the project as SPLOST VI Project 28.  Discussion ensued.  Mayor Vincent noted for the record that Mayor Pro Tem Varner would recuse herself from voting on this matter, as the property is owned by a member of her family.

Councilmember Thomas made a motion to approve the request as presented, 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 was present for the discussion but recused herself from the vote.

Mr. Baker then presented the request for authorization to accept the Alternative 4B Estimate for the Blacksville Community Improvements from Johnson, Mirmiran & Thompson, Inc. (JMT). Mr. David Millen with JMT was in attendance, and he addressed the Governing Body about the proposed estimate for the project.  Discussion ensued.

Councilmember Stewart made a motion to approve the request accept the Alternative 4B Estimate for the Blacksville Community Improvements as presented, and Councilmember Thomas seconded.  The vote was seven in favor.

Senior Planner, Bill Spivey presented case 240902, the petition for a Concept Plan Review by Applicant, Steve Moore, on behalf of Shoppes Lane Gas Station.  He noted that the concept plan is for a gas station which will include an adjoining drive-thru restaurant on the property. Discussion ensued.  Throughout the discussion, there was agreement to include the following additional conditions:

- Verification of the easement prior to any Land Disturbance Permit (LDP) being issued.
- Include cross-buck fencing.
- Compliance with the current landscape plan to the extent that it is consistent with the site.
- Utilize a three-wall concrete dumpster.
- Comply with the current signage code.
- Include geranium theme/colors in the landscaping.

Mayor Vincent opened the Public Hearing. Ms. Omega Finney spoke in opposition. No one spoke in favor. Mayor Vincent closed the Public Hearing.

Mayor Pro Tem Varner made a motion to approve the Concept Plan in case number 240902, with the additional conditions as stated; and Councilmember Stewart seconded. The vote was five in favor and two in opposition. The motion passed. Those voting in favor were Mayor Vincent, Mayor Pro Tem Varner, Councilmember Payton, Councilmember Reeves, and Councilmember Stewart. Councilmember Thomas and Councilmember Burt voted in opposition.

Councilmember Payton made the nomination of Darren Wolfe to serve on the Board of Zoning Appeals.

Mayor Pro Tem Varner and Councilmember Burt deferred their appointments to the Planning Commission to the next meeting.

City Attorney Emilia Walker noted that to consolidate polling places for Municipal and County Elections, the City will adopt an ordinance updating its polling place. She said she has requested language from the Henry County Elections Office relative to the polling precinct for the City of McDonough; and the Ordinance will be drafted to mirror that language once it has been received.

Attorney Walker also presented Ordinance 25-02-17, Amending Chapter 5.24 of the City of McDonough Code of Ordinances, Updating Administrative Proceedings Pertaining to Alcohol Licensing and for Other Lawful Purposes. Discussion ensued.

Mayor Pro Tem Varner made a motion to adopt Ordinance 25-02-17, and Councilmember Burt seconded. The vote was seven in favor.

No Executive Session was held.

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

Christy L. Taylor, CMC
City of McDonough

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.