



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
May 19, 2025
6:00 PM

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; Finance Director, Dr. Ralph Igwedibie; Main Street Director, Cinderella Bennett; Technology Services Director, Brian Linton; Assistant Finance Director, Deborah Upshaw; Budget Manager, Dana Strickland; Building Official, Ayiende Toby; City Planner, Aaron Hypolite; 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. Councilmember Thomas made a motion to approve the Agenda, and Councilmember Burt seconded. The vote was seven in favor.

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

6A. Main Street

Cinderella Bennett, Director

Request for authorization for the Mayor to execute the 2025-2026 Classic Main Street Memorandum of Understanding for the City of McDonough

B. Public Works

William VonDenBosch, Director

Request approval to renew the annual contract with 120Water, at a cost of 12,869.00. Funding Source: Line Item 505-5.4440-52.3860

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

There were no public comments.

The Mayor and Council issued the following Proclamations:

Proclamation Honoring Helping Other Obtain Direction - Joseph V. Bailey
Proclamation Recognizing Community Volunteer Breonna Ryle
Life Beyond Water Global Outreach – Melissa Ellis
Proclamation Honoring Amoah Enterprises – Shanna Amoah
Proclamation Honoring Zion Aislee Middleton

City Administrator, Steve Morgan presented a request for approval to award the Road Resurfacing Contract 1 bid to CW Matthews, to resurface the Roads and Street listed on Exhibit A (Heartwood Avenue, Presley Lane, Mariposa Lane, Nostalgia Way, Blue Ash Court, Colin Place, Weatherstaff Lane, Dickons Gardens, Medlock Lane, Misselthrush Lane, Lennox Lane, Burnett Lane, Marcelina Lane, Cosmo Lane, Veranda Lane, Aminity Area, Clubhouse and Alley) within the City of McDonough; approval of the contract between the City of McDonough and C W Matthews; and authorization for the Mayor to sign all required documents. He noted that the total amount of the contract is \$1,075,869.91, and identified the funding source as SPLOST V.

Mayor Pro Tem Varner made a motion to award the Road Resurfacing Contract 1 bid to CW Matthews, to resurface the Roads and Street listed on Exhibit A within the City of McDonough; approval of the contract between the City of McDonough and CW Matthews; and authorization for the Mayor to sign all required documents. Councilmember Stewart seconded. The vote was seven in favor.

Mr. Morgan presented a request for approval to award the Road Resurfacing Contract 2 bid to CW Matthews, to resurface the Roads and Street listed on Exhibit A (Parkside Place Drive, Parkside Place Avenue, Parkside Lane, Parkside Way, Parkside Place Drive, Clubhouse and South Point Blvd.) within the City of McDonough; approval of the contract between the City of McDonough and C W Matthews, and authorization for the Mayor to sign all required documents. He stated the amount of the contract is \$709,995.55, which will be paid from SPLOST V.

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

Next Mr. Morgan presented a request for approval to award the Road Resurfacing Contract 3 bid to CW Matthews, to resurface the Roads and Street listed on Exhibit A (Pioneer Parkway, Haworth Parkway, Beau Joulais Court, Magna View Drive, Galveston Way, Alley, Parking Areas and Clubhouse Parking Lot) within the City of McDonough; approval of the contract between the City of McDonough and CW Matthews, and authorization for the mayor to sign all required documents. The amount of the contract is \$569,830.67, which will be paid from SPLOST V.

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

Deputy City Administrator, Andrew Baker introduced Mr. Ayiende Toby as the City's Building Official. After the introduction, Mr. Toby offered a Power Point presentation regarding the City's Code Enforcement Department the areas of focus throughout the City. Discussion ensued. Mr. Toby explained

that the Department is currently staffed under Community Development and no longer under the jurisdiction of the Police Department; and Mayor Vincent reiterated that force of badge is required in some instances and that an integration of departments should be considered. A copy of the presentation is on file with the Clerk's Office.

City Planner, Aaron Hypolite reviewed case number 240501, the request by Whit Porter of PLG, LLC for Racetrack Road Townhomes to rezone property on Racetrack Road from RA-200 (Residential Agricultural) to RTD (Residential Townhouse District). The proposed development includes the following:

- Approximate 14.08-acre tract
- 84 Townhouse Units
- Proposed development complies with updated Chapter 17 Zoning Requirements
- Amenities include a playground; a pavilion with a fireplace; a dog park; and a walking trail
- Rear-entry garages with alley access.
- Safety lighting at mail kiosk
- Homeowners' Association shall be professionally managed, and will maintain the common areas
- All lessees shall be equal voting members of the HOA
- The Planning Commission recommends approval with staff conditions and the added condition that the development be 75 percent owner-occupied and not a full rental community.
- Rent is proposed to be approximately \$2,400 per month
- Declarant will register with the City of McDonough Community Development Department to ensure communication with the City

Mr. Kurt Felstool (ph) was in attendance on behalf of the Applicant and he addressed the Governing Body about the proposed project. Ms. Brooklyn Johnson from Salem Oaks spoke about the benefits of built-to-rent communities. Mr. Whit Porter also came forward to address questions of the Governing Body related to the development. Discussion ensued.

Mayor Vincent opened the Public Hearing. No one spoke in opposition; and no one spoke in favor. Mr. Michael Lewis commented that the City needs to consider traffic control with any future developments. Mayor Vincent closed the Public Hearing.

Councilmember Reeves made a motion to approve case number 240501, for Racetrack Road Townhomes, with staff conditions and the conditions recommended by the Planning Commission as stated; and Councilmember Payton 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 Stewart, Councilmember Payton, and Councilmember Reeves. Councilmember Burt and Councilmember Thomas voted in opposition.

Mr. Hypolite reviewed case number 240903, the request by Andy Welch for the Hardeman property to annex and rezone property at 705 Tomlinson Street to R-75/R-85 (Single-Family Residential) - City. The proposed development includes the following:

- Approximate 16.45-acre tract
- Proposed development reduced from 292 to 251 homes

- Mandatory Homeowners' Association with 5% rental cap and covenant submission to Community Development.
- 3-D Architectural shingles required on all structures.
- Unified fencing throughout – no vinyl or perimeter fencing allowed.
- All underground utilities shall be required.
- 25-foot buffer required along property lines.
- Sidewalks to be required on both sides of interior streets
- 8-foot unpaved walking trail is required
- Street trees required every 50 feet where property abuts Tomlinson and McGarity Road
- Traffic Impact Study and sewer capacity verification required prior to development

Mr. Andy Welch was in attendance on behalf of the Applicant, and he further reviewed the proposed project, as follows:

- Proposed development has been reduced by 41 lots, from 292 to 251.
- Homeowners' Association to maintain the lake.
- Walking path around the lake shall be in the buffer and shall be constructed prior to the issuance of the building permit.
- Statement of walking path will be disclosed in HOA provisions.
- Minimum lot sizes range from 12,000 square feet to 14,000 square feet
- Amenities include pickleball courts, a club house, a pool, and a playground for children
- Engineer will review the opportunity to provide a larger park amenity on lake-facing lots
- Required engineer's report on the dam

Mayor Vincent opened the Public Hearing related to the annexation request. No one spoke in favor; and no one spoke in opposition. Mayor Vincent closed the Public Hearing.

Councilmember Reeves made a motion to approve the annexation request in case number 240903; and Mayor Pro Tem Varner seconded. The vote was seven in favor.

Mayor Vincent opened the Public Hearing on the rezoning request in case number 240903. No one spoke in favor; and no one spoke in opposition. Mayor Vincent closed the Public Hearing.

Councilmember Reeves made a motion to approve the rezoning request in case number 240903, with staff conditions, including Walking path around the lake shall be in the buffer and shall be constructed prior to the issuance of the building permit; and a statement of walking path will be disclosed in HOA provisions. Councilmember Stewart seconded the motion. The vote was seven in favor.

Finance Director, Dr. Ralph Igwedibie introduced Budget Manager, Dana Strickland who offered a presentation of the City of McDonough Draft Budget for the Fiscal Year 2025-2026, as required by Georgia Code, O.C.G.A. 36-81-5 (2010).

- The proposed budget represents an increase of 7.99% over the current FY 2024-2025 budget.
- FY 2025-2026 proposed budget revenues for all funds total \$85,550,106.
- FY 2025-2026 proposed expenditures for all funds total \$85,550,106.
- There are 20 new positions in the proposed budget.

City Administrator, Steve Morgan presented the request for authorization for the Mayor to execute the Department of Transportation Request for Traffic Signal at Atlanta Street at Huntington Drive/Chantilly Place. He explained that the installation would consist of a flashing beacon and not an actual traffic signal at this time. Discussion ensued. Councilmember Reeves made a motion to approve the request as presented, and Councilmember Stewart seconded. The vote was seven in favor.

City Attorney, Emilia Walker presented a request to authorize the Mayor to execute an update to the Intergovernmental Agreement between the Henry County Board of Elections and Voter Registration and Municipalities. Councilmember Burt made a motion to approve the request as presented, and Councilmember Thomas seconded. The vote was seven in favor.

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 made a motion to go into Executive Session, and Councilmember Reeves seconded. The vote was seven in favor.

Mayor Vincent called for a motion to go back into Regular Session. Mayor Pro Tem Varner motioned to reconvene, and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Councilmember Stewart left the meeting prior to Executive Session.

Mayor Vincent called for a motion to approve May 1, 2025, City Council Workshop Minutes. Councilmember Burt made a motion to approve, and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Varner did not vote, as she was not present at the May 1, 2025, City Council Workshop; and Councilmember Stewart was not present for the vote.

Mayor Vincent called for a motion to approve the February 28 – March 2, 2025, City Council Retreat Minutes. Councilmember Reeves made a motion to approve, and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Varner, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Councilmember Stewart was not present for the vote.

Mayor Vincent adjourned the meeting at 10:39 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.