



**MINUTES**  
**City of McDonough**  
**City Council Workshop**  
McKibben Chambers City Hall  
136 Keys Ferry Street  
July 1, 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	Absent (Due to death in the family)
Councilmember Jamal	Present
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Present
Councilmember Rufus Stewart	(Arrived after roll call)
Councilmember Vanessa Thomas	(Arrived after the start of the meeting)

Others in attendance: City Administrator, Steve Morgan; Attorney Wallace Washington, on behalf of Denmark-Ashby Law Firm; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, Dave Williams; Deputy City Administrator, Andrew Baker; Community Development Director, Sylvia Smith; Finance Director, Dr. Ralph Igwedibie; Public Works Director, William VonDenBosch; City Planner, Aaron Hypolite; and Open Records Officer, Kathy Story.

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

Mayor Vincent called for a motion to approve the Agenda with the addition of Item 9A, the adoption of a Resolution Authorizing participation in an Amicus Brief in the Chang v. City of Milton appeals pending before the Georgia Supreme Court. Councilmember Burt made a motion to approve the Agenda, as stated. Councilmember Payton 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 items on the Consent Agenda, as follows:

**6A. Technology Services**

**Brian Linton, Director**

Request for approval to pay the Power DMS renewal invoice in the amount of \$15,256.32. Funding Source - Line Item 100-5.1535.52.1301

**6B. Public Works - Highway & Streets Department William VonDenBosch, Director**

Request for authorization to approve repairs made to 2014 Bandit Industries Chipper Machine Model # 1590XP Serial # 2992, at a cost of \$28,116.86. Funding Source: Line Item 540-5.4520.52.2250

**6C. Approval of the June 16, 2025, City Council Meeting Minutes**

Mayor Vincent called for a motion to approve the Consent Agenda. Councilmember Stewart made a motion to approve, and Councilmember Burt 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.

**Public Comments:**

(1.) Matthew Tognazinni, owner of Southern Roots

- Why is the Smoking Ordinance not being proposed city-wide?
- Patrons will go to other businesses that allow smoking.
- When will this be up for a vote?

(2.) Kathy Rutledge, resident

- The music on the square is so loud and it disrupts the enjoyment at other businesses.
- The music contains vulgarity.
- Youth group has stopped visiting the square due to the noise and vulgar music.
- Car racing is happening on Highway 20.
- McDonough needs more pickleball courts at Richard Craig Park.

(3.) David Valentine, owner of Crust and Craft

- We have found a solution to the trash and parking issue in the alleyway after meeting with Republic.
- How do we move forward with making the necessary changes?
- Sales are up at Crust and Craft, Scoops and 1942.
- Events need to return to the square to sustain the downtown businesses.

Mayor Vincent responded that to move forward with the recommended solution, the City would need a letter of agreement from all 13 businesses who will be impacted.

(4.) Beau Kelley, resident and business owner

- After sending an email to the entire Governing Body regarding the Smoking Ordinance, Mr. Kelley has only received a response from Councilmember Reeves.
- The Council needs to take action about the issues on the square.
- Music at 1942 saturates downtown McDonough.
- Calls have been placed to non-emergency, however there is no report of those complaints.
- Not in support of a total ban on smoking, but it must be curbed.
- The debate about music and smoking has been turned into a racial issue on social media.

(5.) Dr. Ella Thompson, resident

- The music on the square brings a new vibe.
- Smoking should be banned in the historic downtown.

A Proclamation Celebrating the 40<sup>th</sup> Birthday of Pastor Jarvis Alls will be issued on June 13, 2025.

Mayor Vincent discussed the Resolution Authorizing the City's participation in an Amicus Brief in the Chang v. City of Milton appeals pending before the Georgia Supreme Court. Discussion ensued.

Councilmember Reeves made a motion to adopt the Resolution, and Councilmember Stewart seconded. The vote was five in favor and one abstention. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Stewart. Councilmember Thomas abstained. Mayor Pro Tem Varner was not present at the meeting.

Public Works Director, William VonDenBosch presented a request for authorization to grant a sewer easement on city property at parcel # 094-0105300 2040 Avalon Pkwy to JBE Realty Holdings, LLC, for development of an auto dealership. Discussion ensued.

Mayor Vincent called for a motion to approve the easement and authorize the Mayor to negotiate the agreement to include beautification. Councilmember Burt made a motion to approve, and Councilmember Reeves seconded. The vote was five in favor and one in opposition. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Stewart. Councilmember Thomas voted in opposition. Mayor Pro Tem Varner was not present.

Police Chief Ken Noble reviewed the proposed Draft Noise Ordinance. He noted that noise levels would be measured with the use a Reed R-8050 decibel meter. Additionally, he said that the Governing Body could establish specific times that sound level limits would be enforced. Discussion ensued.

Mayor Vincent noted after the discussion that the next step would be for the Council to put together questions and concerns related to the Draft Noise Ordinance, after reviewing the existing Ordinance for the City of Forest Park for possible amendments, as was recommended by Attorney Washington.

Attorney Washington reviewed some of the provisions of the Proposed Entertainment District Smoking Ordinance. Discussion ensued. Councilmember Thomas stated that the Ordinance should be established throughout the entire City and not just in the Entertainment District. Councilmember Reeves added that the Entertainment District is within District 3, and he has received several complaints and concerns regarding the noise and smoking downtown.

After the discussion, Mayor Vincent said that policies should be made in fairness and equity; and that the Council should come together and reason to create a way forward. She advised that a task force would be created to review the Ordinance and work together with the community to create a compromise to come back before the Council for consideration.

She requested representatives from 1942, Crust and Craft, Southern Roots, along with Mr. Beau Kelley to become a part of the task force, which will come together and meet to discuss smoking and vaping in the Entertainment District.

After the discussion, the owners of 1942 were given the opportunity to speak. Nikita Lee and Brandi Reed came to the podium to comment on the issues around noise complaints. They stated that the music is not meant to be harmful, and that no one has come to the business to address any issues with the volume of the music. Ms. Lee offered her personal contact information for anyone who needs to reach out to her in the future.

Community Development Director, Sylvia Smith presented case 250502, a request by Rigoberto and Karla Gilindo to rezone the property located at 310 Griffin Street from M-1 (Light Industrial) to C-1 (Neighborhood Industrial), to open McDonough Community Chiropractic at the location. Mr. Galindo addressed the Governing Body to present the plans for the property if the rezoning is approved, to include 15 parking spaces and adding square footage to the existing structures on site. Case 250502 is scheduled to come back before the Council for a Public Hearing and vote at the July 21, 2025, City Council Meeting

No Executive Session was held.

Mayor Vincent adjourned the meeting at 8:20 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 30, 2024; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.