



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
September 15, 2025
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, September 15, 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 Rufus Stewart	Present
Councilmember Jamal Burt	Present
Councilmember Scott Reeves	Present
Councilmember Vanessa Thomas	Present
Councilmember Darryl Payton	Present

Others in attendance: City Administrator, Steve Morgan; City Attorney, Emilia Walker; Deputy City Clerk, Joani Clemons; Police Chief, Ken Noble; Fire Chief, Dave Williams; Deputy City Administrator, Andrew Baker; Human Resources Director, LaTangela Hill; Community & Economic Development Director, Sylvia Smith; Technology Services Director, Brian Linton; City Planner, Aaron Hypolite; and Help Desk Technician, Rob Monnelus.

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

Mayor Vincent called for a motion to approve the Agenda with the deletion of Item 9: Recognition for 20 years of service - Trisha Morgan; and Item 11: Request for the Council to approve the Budget amendment for the FY 2024-2025 for all accounts. Mayor Pro Tem Stewart made a motion to approve the agenda with the amendments, and Councilmember Burt seconded. The vote was six in favor.

The City Clerk sounded the Consent Agenda as follows:

6A. Technology Services

Brian Linton, Director

Request for approval to pay the Flock Safety LPR (f/k/a Falcon) invoice in the amount of \$33,500.00. Funding Source: 100-5.1535.52.1301

6B. Administration

Christy Taylor, City Clerk

Approval of the September 4, 2025, City Council Workshop Minutes

Councilmember Burt made a motion to approve the Consent Agenda, and Councilmember Reeves seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Payton, and Councilmember Reeves. Councilmember Thomas abstained.

Public Comments:

1. Antonio Ellis – How will the proposed Mighty Hero Homes Development on Legion Road impact the neighborhood?
2. Dr. Ella Thompson – Pickleball at Richard Craig Park
3. Scott Nyman – Presented survey of the Council regarding proposed rezoning considerations
4. Diane Schwendinger – Concerns over rezoning consideration for proposed McDonough Civic Complex
5. Eddy Smith – Who can audit a perceived irregularity in a contracted position with the City and what does that process look like?
The property being considered for McDonough Civic Complex is currently zoned RM-75 and proposed to be zoned M-U; are there any other properties in the City zoned M-U?

Mayor Vincent noted for the record that a Proclamation Honoring Bishop Robin Dease Resident Bishop of the Georgia Episcopal Area was presented on behalf of the City on September 16, 2025.

Mayor Vincent stated that a Proclamation Recognizing the Grand Opening of the Southern Crescent Soccer Foundation Judge Wade Crumbley Mini-Pitch at Alexander Park will be presented at an upcoming event.

The Governing Body presented the Proclamation Celebrating the Next Generation of Young Entrepreneurs in McDonough to the group's leaders and youth who were present at the meeting.

The Governing Body then appointed Dr. Samantha Samuels as Youth Advisory Council Director; Mayor Pro Tem Rufus Stewart as Youth Council Chaperone; and the selected members to the McDonough Youth Council through Resolution 25-09-15, after which Mayor Vincent administered the oath to the selected students.

At the conclusion of the swearing of the 2025-2026 McDonough Youth Council, four of the members came forward to express their gratitude for the opportunity to serve the City of McDonough by reading prepared statements. City Administrator, Steve Morgan presented each of the newly sworn councilmembers with a Commemorative Coin from the City of McDonough's 200th anniversary.

Deputy City Administrator Andrew Baker offered a presentation for a requested Pay and Classification Adjustment due to the unintended consequence that several supervisors in the Police Department are now making less than their subordinates. Human Resources Director, LaTangela Hill reviewed three specific instances of pay gaps that have occurred as a result of the Adopted Compensation Study. She requested approval of the Governing Body to address the pay disparities that were identified in the presentation, and to develop a policy that would address these types of discrepancies in the future. Discussion ensued.

The Governing Body agreed by consensus to allow City Administration and the Human Resources Department to determine an appropriate resolution for the disparities in the three positions that were identified in the presentation, and to report back to the Council.

Community & Economic Development Director, Sylvia Smith along with City Planner, Aaron Hypolite reviewed case 250502, the request by Rigoberto & Karla Galindo for McDonough Community Chiropractic to rezone property located at 310 Griffin Street from M-1 (Light Industrial) to C-1(Neighborhood Commercial) for a medical office. Councilmember Reeves asked if the Planning Commission (PC) had reviewed the case, and Mr. Hypolite advised the PC reviewed the case last week, and they unanimously recommended approval.

Councilmember Stewart shared concerns about how close the building is to the roadway and the incline of the stairway, and Mr. Hypolite advised that there will be improvements to the entire property to include a new stairs and additional parking. Mr. Hypolite noted that the Applicant could not make it to the meeting.

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

Mayor Pro Tem Stewart made a motion to defer the vote on case 250502, to the October 2, City Council Workshop; and Councilmember Payton seconded. The vote was six in favor.

Mayor Vincent confirmed with Community Development that case #250613 was withdrawn by the Applicant.

Community & Economic Development Director, Sylvia Smith then reviewed case 250805, the City-initiated petition for Mighty Hero Homes to rezone to PUD (Planned Unit Development) for a Homeless Veterans Community at 122 Legion Road (area). She noted that the current zoning is R-75 (Single-Family Residential).

Ms. Smith then introduced the Applicant, Mr. Drew Walston for Mighty Hero Homes, who offered a presentation about the proposed project, along with Veteran Kendra Piper, who is the contractor for the proposed project. Some of the items reviewed in the presentation are:

- Henry County has more than 500 homeless veterans.
- Mighty Hero Homes will provide affordable permanent housing for homeless veterans.
- This project is a public/private partnership with Mighty Hero Homes, American Legion Post 516, and the City of McDonough.
- 12-home community on the campus of American Legion Post 516, consisting of 1- and 2-bedroom homes
- Target date of Ribbon-Cutting on December 23, 2025, for “Operation: Home for the Holidays”

Discussion ensued. Next, Director Sylvia Smith offered a presentation from the Community Development Department, and Planner, Aaron Hypolite provided staff recommendations, as follows:

- The development shall be in substantial conformance with the concept plan
- The use of the property shall be restricted to a housing community for veteran and operations for American Legion Post 516.
- Extend 10-foot undisturbed landscape buffer to 20 feet.
- All proposed amenities shall be completed prior to final Certificate of Occupancy will be issued.

Mayor Vincent opened the Public Hearing. Mr. Antonio Ellis, Ms. Consuella Crawford, and Ms. Gail Lawrence stated they were not opposed to the need to support veterans, but shared concerns about the lack of information provided to residents and the timeframe of the proposed development.

Veteran James Beal and McDonough Youth Councilmember Alanah Tolbert spoke in favor. Mayor Vincent closed the Public Hearing.

Discussion continued. Councilmember Thomas motioned to approve the City-Initiated for Mighty Hero Homes to rezone to PUD (Planned Unit Development) for a Homeless Veterans Community with Conditions as recommended by staff, as follows:

1. The development shall be in substantial conformance with the concept plan submitted for the Mighty Hero Homes community, including the provision of 12 tiny home units, walking trails, and associated amenities.
2. The use of the property shall be restricted to a supportive housing community for veterans and operations for American Legion Post 516.
3. Architectural facades for all proposed tiny homes and the upgraded American Legion building shall be submitted to the Community Development Director for review and compatibility with the surrounding neighborhood
4. A 20-foot undisturbed landscape buffer shall be established and maintained along all property lines adjacent to existing residential uses. All landscaping material shall be in compliance with Chapter 17.120.023
5. An additional two amenities to be added in Phase 2 (community garden, trails etc)
6. All proposed amenities shall be completed prior to the issuance of the final Certificate of Occupancy for the 12th residential unit.
7. For all occupants in the development, certified clearance for independent living will be provided to the City by Mighty Hero Homes.
8. The development will have ongoing communication with the public.

Mayor Pro Tem Stewart seconded the motion. The vote was five in favor and one in opposition. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Councilmember Burt voted in opposition.

Mayor Vincent called for a motion to go into Executive Session for Litigation O.C.G.A. 50-14-2; and Personnel O.C.G.A. 50-14-3 (b)(2). Mayor Pro Tem Stewart motioned, and Councilmember Reeves seconded. The vote was six in favor.

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

No action items were reported out of Executive Session.

Mayor Vincent adjourned the meeting at 10:42 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.