



**MINUTES**  
**City of McDonough**  
**City Council Workshop**  
McKibben Chambers City Hall  
136 Keys Ferry Street  
October 2, 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 Rufus Stewart	Present
Councilmember Jamal Burt	Present
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Present
Councilmember Vanessa Thomas	Present

Others in attendance: Deputy City Administrator, Andrew Baker; City Attorney, Emilia Walker (Arrived after the start of the meeting); City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Battalion Chief, Greg Moore; Community & Economic Development Director, Sylvia Smith; Public Works Director, William VonDenBosch; Technology Services Director, Brian Linton; City Planner, Aaron Hypolite; and Help Desk Technician, Rob Monnelus.

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

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

Councilmember Reeves stated that he requested via email that the agenda be amended to include a discussion about contracts, policies and practices; and stated that the Mayor should recuse herself from the discussion about contracts and yield the chair to Mayor Pro Tem Stewart for the approval of the agenda. Mayor Vincent responded that the referenced discussions had taken place in Executive Session; and that she would request guidance from the City Attorney when she arrived at the meeting. Discussion ensued.

Mayor Vincent called for the vote. The vote was four in favor; one in opposition; and one abstention. The motion passed. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, and Councilmember Payton. Councilmember Reeves voted in opposition; and Councilmember Thomas abstained.

The City Clerk sounded the Consent Agenda as follows:

**6A. Public Safety – Fire Department**

**Chief Dave Williams**

Request for approval to add the Flow MSP Pre-fire planning web-based module to the current Fire Department Incident Reporting System and for Mayor to sign any necessary agreements. Costs include \$1350 initial one time set up fee, transfer, & training, \$3780 annual use & service totaling \$5130 for first year with a three-year agreement. Possible 7% uplift at renewal time(s); Year 2 = \$4044.60, Year 3 = \$4327.72, but this is negotiable depending on number of calls, number of businesses, & length of time.

Funding Source: 100-5.1535.52.1301

**6B. Public Works**

**William VonDenBosch, Director**

Ratify Emergency Road repair on Hwy 81 E due to the development of a sink hole, at a cost of \$33,628.00. Funding Source: 326-5.4210.54.1402 SPLOST 5 Project 14

**6C. Public Works**

**William VonDenBosch, Director**

Request for approval for Onsite Paving to make emergency curb & road replacement @ the intersection of 81 Woodruff St & Low St. and authorize the Mayor to sign all documents associated with the project, at a cost of \$31,585.00.

Funding Source: 326-5.4210.54.1402 SPLOST 5 Project 14

**6D. Public Works**

**William VonDenBosch, Director**

Request for authorization to pay Barfield Underground Invoice # 0926251 for emergency repairs to water main and subsequent valve insertions at the intersection of Sims Street and Lawrenceville Street, in the amount of \$54,620.00. Funding Source: 327-5.4210.54.1434 SPLOST VI 6 Project 34

**6E. Administration**

**Christy Taylor, City Clerk**

Approval of the September 15, 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 six in favor.

**Public Comments:**

1. Scott Nyman – What is the procedural difference in a Town Hall and a Special-Called Meeting?
2. Eddy Smith – Still seeking communication from Reeves, Payton and Thomas related to The Helper Bee; the Charlot Mural Covenant; the land purchase on Judy Drive; the contract for the Assistant to the Governing Body; the McDonough Civic Complex; and the Chapter 17 Zoning Code.
3. Evonne Thompson Jones – Shared concerns related to the Mighty Hero Homes Development and the potential issues that could arise for homeowners and veterans if the project moves forward.

Mayor Vincent noted that a Proclamation In Recognition of First Baptist Church of McDonough in their 200<sup>th</sup> Bicentennial was presented on Sunday, September 28, 2025.

Deputy City Administrator, Andrew Baker and Museum Curator, Mark Walhimer made a presentation on the status of the C.O. Polk Museum and discussed possibilities for the future of the museum. Some of the items reviewed in the presentation are listed as follows:

- Soft Opening was held on September 20, 2025.
- The new website for the museum is [www.mcdonoughmuseum.org](http://www.mcdonoughmuseum.org).
- There is no fee to visit the museum.
- Current hours of operation are Friday and Saturday, 10:00 a.m. to 5:00 p.m.; and Sunday from 12:00 p.m. to 5:00 p.m.

Community & Economic Development Director, Sylvia Smith and City Planner, Aaron Hypolite reviewed case number 250709, the request to rezone property located at 67 Jonesboro Street from R-100 (Single -Family Residential) to C-2 (Central Commercial), for the purpose of an office building.

The Applicant, Maria Mateu addressed the Governing Body about the proposed project. She stated that the property is currently zoned for residential use; however, the request is to rezone the property to be utilized as an office building. She stated that the proposed rezoning is to allow for five office spaces and one conference room and will include ten parking spaces and one handicap parking space. Discussion ensued.

Councilmember Burt asked why the proposed rezoning is for C-2 (Central Commercial) instead of O/I (Office Institutional) since the request is for office space. The Community Development Department agreed to review the project and determine the proper zoning before bringing the item back to the Council.

Next, the Community Development Department reviewed case 250502, the request to rezone property located at 310 Griffin Street, from M-1 (Light Industrial) to C-1 (Neighborhood Commercial) for a medical office.

The Applicants, Rigoberto & Karla Galindo were in attendance for the meeting; and they discussed their plans for McDonough Community Chiropractic. The current structure is approximately 996 square feet, and the Applicant proposes to increase the structure to 1,200 square feet. The property includes an out-building that is approximately 350 square feet, which will be utilized as a break room for staff. An ADA-compliant ramp with railing will be constructed at the back entrance, and new steps will be constructed at the front entrance. There will be a parking lot consisting of 16 spaces to include one ADA parking space. Discussion ensued.

Mayor Pro Tem Stewart made a motion to approve the rezoning in case 250502, to include a condition that the property only be used for professional office space; and Councilmember Reeves seconded. The vote was six in favor.

Public Works Director, William VonDenBosch presented a request for approval per City of McDonough policy to take over the street light monthly bill for the Iris Landing subdivision. (27 streetlights) and authorization for the Mayor to sign the Ga Power Lighting Agreement, at an estimated monthly cost of \$841.73. He identified the Funding Source as 100-5.4210.52.1301 General Fund - Street Department.

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

Deputy City Administrator, Andrew Baker made a presentation providing an update on the Small Business Expo that was sponsored by the City of McDonough and Southern Crescent Technical College. He noted that “Is Your City Sick?” Author Jeff Siegler spoke to those in attendance and offered an assessment of the City of McDonough the Main Street District. He noted that the expo also included discussions about apprenticeship/internship opportunities for students at Southern Crescent to gain experience through partnerships with various City of McDonough departments.

Mayor Vincent called for a motion to go into Executive Session 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 Burt motioned and Mayor Pro Tem Stewart seconded. The vote was six in favor.

Mayor Vincent called for a motion to reconvene Regular Session. Councilmember Burt motioned and Councilmember Payton seconded. The vote was four in favor. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, and Councilmember Reeves. Mayor Pro Tem Stewart left the meeting during Executive Session; and Councilmember Thomas was not present for the vote.

No action items were reported from Executive Session.

Mayor Vincent adjourned the meeting at 9:33 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.