



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
October 20, 2025
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, October 20, 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 Darryl Payton	Present
Councilmember Scott Reeves	Absent to attend memorial service for grandson
Councilmember Vanessa Thomas	Present

Others in attendance: Deputy City Administrator, Andrew Baker; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, David Williams; Community & Economic Development Director, Sylvia Smith; Finance Director, Dr. Ralph Igwedibie; Human Resources Director, LaTangela Hill; Municipal Court Clerk, Trisha Morgan; Public Works Director, William VonDenBosch; Technology Services Director, Brian Linton; Senior Planner, Aaron Hypolite; and Help Desk Technician, Rob Monnelus.

Paster Nathaniel Long gave the Invocation; and Mayor Pro Tem Stewart led the Pledge of Allegiance.

Mayor Vincent called for a motion to approve the agenda with the addition of a discussion related to the Cottages of Avalon by Chief Noble as Item 8A, and a Proclamation Honoring Dana A. Watkins. Councilmember Burt made a motion to approve the agenda with the additions, and Mayor Pro Tem Stewart 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 was absent from the meeting.

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

6A. Technology Services

Brian Linton, Director

Request for approval to pay the Civic Plus annual maintenance renewal invoice for \$10,347.75. Funding Source: Line Item 100-5.1535.52.1301

6B. Technology Services

Brian Linton, Director

Request for approval to pay the JotForm annual renewal invoice in the amount of \$19,146.00. Funding Source: Line Item 100-5.1535.52.1301

6C. Technology Services

Brian Linton, Director

Request for approval to pay the SHI invoice for Barracuda in the amount of \$26,040.00. Funding Source: Line Item 100-5.1535.52.1301

6D. Water Plant

Antoinette Odoms, Director

Request for approval to pay the yearly contract labor invoice for Georgia Environmental Protection Division Drinking Water compliance analysis, in the amount of \$13,621.20. Funding Source: Line Item: 505-5.4420.52.3850

6E. Administration

Christy Taylor, City Clerk

Approval of the October 2, 2025, City Council Workshop Minutes

Mayor Vincent called for a motion to approve the Consent Agenda. Mayor Pro Tem Stewart made a motion to approve, 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 was absent from the meeting.

Public Comments:

1. Dr. Ella Thompson – Pickleball and lighting issues at Richard Craig Park
2. Darlene DeSheers – Trash at Richard Craig Park
3. Pam Ray – President of Cottage Place 55+ Community – Vote no on McDonough Civic Complex.
4. Xavier Johnson – Deny the request to purchase a side-by-side for Public Works. Parks need basic services.
5. Eddy Smith – Still has questions of Councilmembers related to The Helper Bee invoices, Executive Assistant to Mayor and Council contract, and reimbursement for gift cards. Is Game Changers Media a vendor for the City?

Mayor Vincent noted that the following Proclamations were being issued on behalf of the City:

- Celebrating the 100th Birthday of Deacon L.C. Goodman
- In Recognition of the 26th Anniversary of Pastor Lucius and Donna McDowell, and Agape International Ministries, Inc.
- Celebrating Extra Mile Day

The Governing Body presented a Proclamation Honoring Dana A. Watkins to Mr. Watkins, who was in attendance at the meeting.

Police Chief Ken Noble led a discussion related to a speed study and traffic in the Cottage of Avalon Subdivision. He stated that six streets were identified and should be considered for speed humps to deter speeding and traffic in the neighborhood. Resident Sylvia Holmes was in attendance at the meeting, and she addressed the safety concerns that residents have expressed related to the additional traffic as well as street parking. Discussion ensued. It was determined that Chief Noble will work with the Public Works Director to determine the number of speed humps that should be installed, and bring the item back at the November 6, 2025, City Council Workshop.

Chief Ken Noble recognized Municipal Court Clerk, Patrisha Morgan, for 20 years of dedicated service to the City of McDonough.

Finance Director, Dr. Ralph Igwedibie presented the request for approval to engage James L. Whitaker, P.C., Certified Public Accountant to provide financial services to the City of McDonough for the year ending on June 30, 2025, in the form of the year-end audit and internal control related report, and other necessary reports related to compliance; and authorization for the Mayor and City Administrator to sign the engagement letter. Discussion ensued.

Mayor Pro Tem Stewart made a motion to approve the engagement letter and authorize the Mayor to sign, 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 was absent from the meeting.

Public Works Director, William VonDenBosch presented a request for approval to purchase one Kubota side by side to be used in the Parks Department to help maintain parks and trails, at a cost of \$23,934.19. He identified the funding source for the purchase as SPLOST VI 327-5.6220.54.1316.

Councilmember Burt made a motion to approve the purchase as requested, and Mayor Pro Tem Stewart 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 was absent from the meeting.

Community & Economic Development Director Sylvia Smith reviewed the petition in case number 250709, to rezone property at 67 Jonesboro Street from R-100 (Single-Family Residence) to C-2 (Central Commercial), with conditions restricting the use to office space. The Applicants were present for the meeting, and they addressed the Governing Body about the proposed rezoning.

Councilmember Burt shared his continued concerns about the property being zoned C-2 in lieu of O/I (Office Institutional), as he believed would be more appropriate for the area of the project. Discussion ensued. After the discussion, the Applicant requested to defer the vote to the November 17, 2025, City Council Meeting, for the project to be considered under the O/I zoning.

Councilmember Burt made a motion to defer case 240709, to the November 17, 2025, City Council Meeting as requested, and Councilmember Payton 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 was absent from the meeting.

Community Development Director stated that the city-initiated petition in case number 250805 to rezone property at the area of 122 Legion Road from R-75 (Single-Family Residential) to PUD (Planned Unit Development) for a Homeless Veterans Community was withdrawn by the Applicant in the case. Discussion ensued.

Councilmember Thomas made a motion to suspend the parliamentary rules in consideration of case 250805, and Mayor Pro Tem Stewart 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 was absent from the meeting.

Councilmember Thomas made a motion to reconsider the previous zoning decision in case number 250805, 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 was absent from the meeting.

Councilmember Thomas made a motion to approve the zoning from PUD (Planned Unit Development) to its previously designated zoning of R-75 (Single-Family Residential), 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 was absent from the meeting.

Deputy City Administrator, Andrew Baker offered an update on the progress of the Community Work Program, which was presented by Department Directors from Community & Economic Development, Public Works, Public Safety – Police, Public Safety - Fire, and Health and Human Services.

Public Works Director, William VonDenBosch presented the request for approval to purchase and install a prefabricated Cortez double flush toilet building with various features, including ADA compliance at Jonesboro Road Park, at a cost of \$112,579.76. He identified the funding source as SPLOST VI. Discussion ensued.

Councilmember Burt made a motion to approve the request as presented, and Councilmember Payton seconded. The vote was four in favor. The motion passed. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, and Councilmember Thomas. Mayor Pro Tem Stewart was not present for the vote, and Councilmember Reeves was absent from the meeting.

Public Works Director, William VonDenBosch presented a request for approval to pay Invoice #27397-18286 from Georgia Power Company in the amount of \$17,650.45, due by November 2, 2025. He noted that the charge is for "ADDITIONAL FACILITIES: OUT OF RATIO BILL" (Work Order GP141E14425), which is typically a charge to the municipality for infrastructure costs associated with new or upgraded electrical facilities that fall outside of standard cost-to-consumption ratios. He identified the Funding Source as Line Item 327-5.6220.54.1412. Discussion ensued.

Councilmember Thomas made a motion to approve the request as presented, and Councilmember Payton seconded. The vote was four in favor. The motion passed. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, and Councilmember Thomas. Mayor Pro Tem Stewart was not present for the vote, and Councilmember Reeves was absent from the meeting.

No Executive Session was held.

Mayor Vincent adjourned the meeting at 8:36 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.