



AGENDA
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
November 17, 2025
6:00 PM

1. Call to Order Mayor Sandra Vincent
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Oath of Office - Councilmember Elect District 4 Larry Blue
6. Approval of Agenda
7. Consent Agenda
 - A. Public Safety – Fire Department** **Chief Dave Williams**
Request approval to pay Ten-8 Fire & Safety LLC \$13,474.24 for emergency repairs to Truck 52 after being damaged at a commercial fire.
 - B. Administration** **Christy Taylor, City Clerk**
Approval of the November 07, 2025, City Council Workshop Minutes
8. Public Comments
9. Proclamations
Honoring Congresswoman Maxine Waters
Recognizing National Alzheimer’s Awareness Month and National Family Caregivers Month
10. Swearing of McDonough Youth Council Officers **Mayor Sandra Vincent**
11. Your City Is Sick Downtown Assessment **Deputy Administrator Andrew Baker**
12. Jonesboro Road Park and Plantings **Deputy Administrator Andrew Baker**
13. C.O. Polk Museum Update **Mark Walhimer**
14. SPLOST Update **Bruce Holmes, Contractor/SPLOST Manager**

15. **Finance** **Dr. Ralph Igwedibie and Dana Strickland**
Request for approval of Budget amendment #2 for the FY 2024-2025 for all accounts.
16. **Finance** **Dr. Ralph Igwedibie, Director**
Request for approval to submit a Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG) Application for Fiscal Year 2026 and approval for the Mayor to sign all related documents.
17. **Community Development** **Sylvia Smith, Director and Aaron Hypolite, Sr. Planner**
Case #250709 **District 2: Jamal Burt**
Applicant: Carlos Mateu for the Mateu Project
Address: 67 Jonesboro St.
Request: **To rezone property to O/I (Office Institutional)**
Zoning: **R-100 (Single -Family Residential)**
Land Lot(s): 133 0.6 +/- acres total
MPC Workshop (9/9/25)
MCC Workshop (10/2/25)
MPC Public Review (10/14/25)
MCC Public Hearing & Vote (10/20/25) – **Deferred to 11/17/2025 Meeting**
18. **Community Development** **Sylvia Smith, Director and Aaron Hypolite, Sr. Planner**
Case #250806 **District 1: Rufus Stewart**
Applicant: Joe Watkins for the Watkins property
Address: 200 Hampton St.
Request: Modification of zoning conditions pertaining to allowed uses.
Zoning: C-1 (Neighborhood Commercial) w/conditions per ORD #04-03-01003(Z) & #05-12-05003(ZM)
Land Lot(s) **156 of the 7th District** **0.32 +/- total acres**
MPC Workshop (10/14/25)
MCC Workshop (11/06/25)
MPC Public Review (11/10/25)
MCC Public Hearing & Vote (11/17/25)
19. **Community Development** **Sylvia Smith, Director and Aaron Hypolite, Sr. Planner**
Case #250809 **District 3: Scott Reeves**
Applicant: Tom Kane for Manor Lake Assisted Living, Memory Care & Cottages
Address: Lake Dow Rd. & Hwy. 81 E.
Request: Rezoning to a PUD (Planned Unit Development) for a senior community.
Zoning: C-3 (Highway Commercial) w/conditions per ORD #07-08-06006(Z) & #23-03-20001(Z)
Land Lot(s) **152 & 153 of the 7th District** **10.157 +/- total acres**
MPC Workshop (10/14/25)
MCC Workshop (11/06/25)
MPC Public Review (11/10/25)
MCC Public Hearing & Vote (11/17/25)

20. **Community Development** **Sylvia Smith, Director and Aaron Hypolite, Sr. Planner**
Case #250901 **District 3: Scott Reeves**
Applicant: PulteGroup, Inc. for Hardeman property
Address: 705 Tomlinson St.
Request: Modification of several zoning conditions.
Zoning: R-75/R-85 (Single-Family Residential) with conditions per ORD #05-12-19001(A)(Z)
Land Lot(s) 120, 136 & 137 of the 7th District **169.26 +/- total acres**
MPC Workshop (10/14/25)
MCC Workshop (11/06/25)
MPC Public Review (11/10/25)
MCC Public Hearing & Vote (11/17/25)
21. **Community Development** **Sylvia Smith, Director and Aaron Hypolite, Sr. Planner**
Case #250903 **District 3: Scott Reeves**
Applicant: MTS ATL, LLC c/o Eastwood Homes of GA for Anderson Landing
Address: Turner Church Rd.
Request: Rezoning to R-75 (Single-Family Residential)
Zoning: RA-200 (Residential Agricultural)
Land Lot(s) 89 of the 7th District **54.54 +/- total acres**
MPC Workshop (10/14/25)
MCC Workshop (11/06/25)
MPC Public Review (11/10/25)
MCC Public Hearing & Vote (11/17/25)
22. **Public Works – Highways & Streets** **Steve Morgan, City Administrator**
Request for approval to engage Falcon Design to provide consulting services and develop a comprehensive bid package for resurfacing and milling, including construction engineering inspection services; and authorization for the Mayor to sign related documents, for the current project at the following locations:
- Mountain Brook Village and Clubhouse
 - Preserve Mountain Brook, Townhomes and White Mountain Pass
 - Brush Arbor Subdivision Clubhouse
23. **Public Works – Highways & Streets** **Steve Morgan, City Administrator**
Requesting approval for the mayor to sign all necessary documents related to the underground utility and lighting agreement with Central Georgia EMC. Seeking authorization to disburse \$24,399.09 for the Contribution in Aid of Construction (CIAC) fee covering the lighting installation at Jonesboro Road Park.
24. **Administration** **Steve Morgan, City Administrator**
Request approval for one-time closure of city offices on Friday, December 26, 2025.
25. **Administration** **Steve Morgan, City Administrator**
Request for approval of the employee year-end retention bonus

26. **Christy Taylor, City Clerk**
November 4, 2025, Municipal Election and District 4 Special Election Results
27. **Administration** **Christy Taylor, City Clerk**
Approval of the 2026 City of McDonough Council Meetings and Workshops Schedule
28. **Administration** **Christy Taylor, City Clerk**
Approval of the 2026 Holiday Schedule
29. Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b)(1)
Personnel O.C.G.A. 50-14-3 (b)(2)
30. Project Updates:
District I | Rufus Stewart District III | Scott Reeves At-Large | Darryl Payton
District II | Jamal Burt District IV | Larry Blue At-Large | Vanessa Thomas
31. City Administrator, City Clerk, City Attorney, and Mayor Comments
32. Adjournment

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.

11/14/2025 @ 1:30 p.m.