



MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
November 6, 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: City Administrator, Steve Morgan; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, Dave Williams; Deputy City Administrator, Andrew Baker; Community & Economic Development Director, Sylvia Smith; Finance Director, Dr. Ralph Igwedibie; Technology Services Director, Brian Linton; Assistant Public Works Director, Andy Butts; Senior 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. Councilmember Burt made a motion to approve, and Mayor Pro Tem Stewart 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 annual renewal MCCI LaserFiche invoice in the amount of \$14,222.37. Funding Source: 100-5.1535.52.1301

B. Administration

Christy Taylor, City Clerk

Approval of the October 20, 2025, City Council Meeting Minutes

Mayor Vincent called for a motion to approve the Consent Agenda. Mayor Pro Tem Stewart made a motion to approve, and Councilmember Thomas seconded. The vote was six in favor.

Public Comments:

1. Yolanda Williams – Thank you Mayor Vincent for your dedicated service to the City.
2. Hope Vincent – Expressed concerns about personal information being released to the public
3. Omega Finney – Decorum in meetings.

Finance Director Dr. Ralph Igwedibie presented the request for the adoption of Resolution 25-11-06, adopting the Capital Improvements Element 2025 Annual Update: FY 2024 Financial Report & Community Work Program. Discussion ensued.

Mayor Pro Tem Stewart made a motion to adopt Resolution 25-11-06, and Councilmember Thomas seconded. The vote was six in favor.

Police Chief Ken Noble stated that to initiate mitigation of traffic related issues, the residents of the Cottages of Avalon must complete a petition of support for the installation of speed humps as requested. Discussion ensued.

Assistant Public Works Director, Andy Butts presented the request for authorization to award the bid for Comprehensive Parks Master Plan to Perez Planning & Design, LLC, at a cost of \$14,800.00. He stated that Perez submitted both the highest scored and lowest cost response to the Request for Proposals. He noted that the costs for the project are allocated through ARPA funds. Discussion ensued.

Councilmember Thomas made a motion to award the bid for Comprehensive Parks Master Plan to Perez Planning & Design, LLC, at a cost of \$14,800.00, which will be paid through ARPA funds. Councilmember Reeves seconded the motion. The vote was six in favor.

Next, Mr. Butts presented a request for approval to authorize Jasper Outdoors to make repairs to Avalon Park Playground equipment, at a cost of \$27,517.00; and he identified the Funding Source as line item 100-5.6220.52.3850. He noted that the equipment was inspected by a Certified Playground Safety Specialist, who determined repairs were required. Discussion ensued.

Mayor Pro Tem Stewart made a motion to approve the request for the playground repairs as stated, and Councilmember Burt seconded. The vote was six in favor.

Public Works Director William VonDenBosch was absent from the meeting, as he was attending a conference; therefore, Mr. Butts presented the request for approval to authorize Signs by Lighting Maintenance, Inc. to make repairs to the road sign at the Cola Welch Building, which was damaged by a tractor trailer accident. He noted that the repairs would cost a total of \$16,500.00; and he identified the Funding Source for the invoice as 100-5.1565.52.2240. Mr. Butts also stated that a claim for the cost of the damage will be filed with the appropriate insurance company, as identified through the police report. Discussion ensued.

Councilmember Burt made a motion to approve the repairs as requested, and Councilmember Thomas seconded. The vote was six in favor.

Community & Economic Development Director, Sylvia Smith briefly reviewed Case #250806, the request for modification of zoning conditions pertaining to allowed uses for 200 Hampton Street.

The Applicant, Joe Watkins for the Watkins property offered a presentation to the Governing Body for the property located at 200 Hampton Street. He stated that the current zoning of C-1 (Neighborhood Commercial) requires that the property's only use be a hair salon; however, he would like to convert the property to be used as office space for medical services. He offered that they are seeking a modification of the current C-1 zoning to include office/medical space as a use.

Case 250806 will come back for Public Hearing and vote at the November 17, 2025, City Council Meeting.

Community & Economic Development Director, Sylvia Smith briefly reviewed Case #250809, the request for Manor Lake Assisted Living and Memory Care to rezone property located at Lake Dow Road and Highway 81 E, from C-3 (Highway Commercial) with conditions, to PUD (Planned Unit Development) for a senior community.

The Applicant, Mr. Will Creekmore was in attendance at the meeting, and he made a presentation depicting the proposed development which will include 64 Assisted Living, 36 Memory Care, and 24 Independent Living units. Discussion ensued.

Case 250809 will come back for Public Hearing and vote at the November 17, 2025, City Council Meeting.

Community & Economic Development Director, Sylvia Smith briefly reviewed Case 250901, for Pulte Group, Inc, for the Hardeman property, to modify several related zoning conditions.

Attorney Andy Welch was in attendance on behalf of the Applicant, and he addressed the Governing Body about the modification request. He stated that the new conditions previously applied to the portion of the development that was annexed in May 2025, did not apply to the remainder of the development; therefore, the current request is to impose the same conditions to the entire development. Discussion ensued.

Case number 250901 will come back for Public Hearing and vote on November 17, 2025.

Director Smith briefly reviewed Case #250903, the request to rezone approximately 54.54 acres on Turner Church Road from RA-200 (Residential Agricultural) to R-75 (Single-Family Residential).

On behalf of the Applicant, Attorney Steven Jones and Mr. Nicolas Whitson addressed the Governing Body about the proposed development of 89 lots. They noted that the planned amenities for the subdivision include a pool, cabana and playground. Discussion ensued.

Case number 250903, will come back for Public Hearing and vote

City Administrator Steve Morgan presented the request for approval to authorize Harding Plumbing, Heating & Cooling to complete the installation of a new sewer line for the City of McDonough at Jonesboro Road Park, as outlined in their estimate #797 dated October 16, 2025, at the cost of \$14,500.00. He noted that the service includes running a new sewer line, approximately 375 feet from an existing building, and tying it into an existing manhole. He said the Funding Source for the project is 327-5.6220.54.1412. Discussion ensued.

Mayor Vincent made a motion to approve the request, and Councilmember Burt seconded. The vote was six in favor.

Councilmember Thomas made a motion to amend the agenda to move Executive Session to Item 18, and Councilmember Burt seconded. The vote was six in favor.

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). Mayor Pro Tem Stewart made a motion and Councilmember Thomas seconded. The vote was six in favor.

Mayor Vincent called for a motion to reconvene. Councilmember Burt motioned 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 left the meeting after Executive Session.

City Attorney Emilia Walker presented a collaborative IGA Between the City of McDonough and Henry County for Development of Old Golf Course Property for adoption by the Council.

Councilmember Reeves made a motion to adopt the IGA for the Development of the Old Golf Course property; and Councilmember Burt seconded. The vote was four in favor and one in opposition. Those voting in favor were Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Vincent voted in opposition. Mayor Pro Tem Stewart was not present for the vote.

Attorney Walker presented a collaborative IGA Between the City of McDonough and Henry County for Development of Jail Property.

Councilmember Burt made a motion to adopt the IGA for Development of Jail Property, and Councilmember Reeves seconded. The vote was four in favor and one abstention. Those voting in favor were Mayor Vincent, Councilmember Burt, Councilmember Payton, and Councilmember Reeves. Councilmember Thomas abstained. Mayor Pro Tem Stewart was not present for the vote.

Mayor Vincent adjourned the meeting at 8:59 p.m.

Christy 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.