



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

Mayor Sandra Vincent called the meeting to order at 6:00 p.m.

Mayor Vincent opened the meeting with a statement about the history of her service to the City of McDonough, acknowledging the Administration, staff, family members, and her fellow Councilmembers for their support and dedication; and she asked that those comments be made a part of the record.

The City Clerk called roll for the meeting as follows:

Mayor Sandra Vincent	Present
Mayor Pro Tem Rufus Stewart	Present
Councilmember Larry Blue	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; Fire Chief, Dave Williams; Deputy City Administrator, Andrew Baker;

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 seven in favor.

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

6A. Technology Services

Brian Linton, Director

Request for approval to pay the annual renewal Civic Plus invoice for \$11,568.34.

Funding Source: 100-5.1535.52.1301

6B. Technology Services

Brian Linton, Director

Request for approval to pay the SHI invoice for the Pure Storage Appliance, in the amount of \$53,077.68. Funding Source: 100-5.1535.52.1301

6C. Public Works

Andy Butts, Deputy Director

Request to increase the cost of the Comprehensive Parks Master Plan by \$16,105.00, bringing the total costs to \$130,905.00 (\$114,800+\$16,105=\$130,905) for the entire project. This increase is for Perez Planning & Design to conduct a Statistically Valid Parks and Recreation Needs Assessment Survey in addition to the mailer survey to allow further citizen input regarding the development of parks. Funding Source: ARPA Funds

6D. Public Works

Andy Butts, Deputy Director

Request for the approval to Purchase six six-inch valve bodies and 6 cartridges to be installed on the fire hydrants on Ben Horton Drive. Currently there is no way to shut these hydrants down without shutting off complete neighborhoods. This is also needed to replace the older two-ear hydrants in this neighborhood, at a cost of \$29,094.00. Funding Source: 327 5.4210.54.1434 SPLOST VI Project 34

6E. Administration

City Clerk, Christy Taylor

Request approval to correct the 2026 Holiday Schedule to include New Year’s Eve: Thursday, December 31, 2026.

6F. Administration

City Clerk, Christy Taylor

Approval of the November 17, 2025, City Council Meeting Minutes

Mayor Vincent called for a motion to approve the Consent Agenda as presented. Discussion ensued. Councilmember Reeves made a motion to approve the Consent Agenda, and Councilmember Burt seconded. The vote was seven in favor.

Public Comments:

1. Morelle McCrarey – Siegler report on the Downtown was not accurate.
Two days is not enough to assess the area.
It feels like the Main Street Board received a bad report card.
2. Rosemary Spence – Primary property owner to be impacted by proposed Anderson Landing Development.
Developer has not had discussions with residents.
3. Dr. Ella Thompson – Will approved projects be upheld by new Administration?
Pickleball and playground are needed at Richard Craig Park
4. Joyce Lemon – Please approve the Boundaries of the Blacksville overlay
5. Eddy Smith – The Helper Bee, LLC invoices
No response from Councilmembers
6. Yolanda Williams – Acknowledged Mayor Vincent’s dedicated years of service to the City of McDonough.

The following Proclamations were issued on behalf of the City of McDonough:

- Honoring Alpha Kappa Alpha Sorority, Incorporated® Psi Alpha Omega Chapter and Declaring December 10, 2025, as “Psi Alpha Omega Day”
- Celebrating Connecting Henry 30 Years of Service
- Recognizing the 156th Anniversary of Shiloh Baptist Church
- Proclamation Honoring “Girls First” Community Garden
- Proclamation Honoring Family
- Proclamation Honoring Dr. Shirelle Bryant
- Proclamation Honoring Marlene Lemons (Hope House)

- Proclamation Honoring Dick Van Dyke’s 100th Birthday
- Proclamation Honoring Cairo James Watson
- Proclamation Honoring Girl Scout Troup 24178
- Proclamation Honoring the McDonough Woman’s Club
- Proclamation Honoring Veteran’s Support Group
- Proclamation Honoring Pastor Shunnae McBride
- Proclamation Honoring “Break-N-Bread”
- A Proclamation Recognizing Cultural and Faith Traditions of Light
- Proclamation Honoring Public Service to the City of McDonough
 - Rufus Stewart, Councilmember District 1
 - Steve Morgan, City Administrator
 - Andrew Baker, Deputy City Administrator

Mayor Vincent recognized the 2025 Christmas Parade Winners, as follows:

First Place – Community Christian School

Second Place – The Paw Pad

Third Place – Henry County Animal Initiative

Mayor Vincent collectively administered the oath to the Officers of the McDonough Youth Council.

Mayor Vincent presented the following Resolutions and asked for a motion to adopt each:

- Resolution Naming Victor Itege Honorary City Ambassador
- Resolution Honoring Gail Welch Talmadge Notti (Former Councilmember)
- Resolution Receiving the Dedication of Buddy Welch Portrait

Mayor Pro Tem Stewart made a motion to adopt all three Resolutions as presented; and Councilmember Reeves seconded. The vote was seven in favor.

Assistant Finance Director Deborah Upshaw and Budget Manager Dana Strickland presented the request for the approval the Budget amendment #1 for the FY 2025-2026 for all Accounts, through the adoption of Resolution 25-12-15. Discussion ensued.

Mayor Vincent requested that notes be added to describe the increase in the Police Budget as increase in patrol. Councilmember Thomas made a motion to adopt Resolution 25-12-15, Budget Amendment 1 for FY 2025-2026; and Mayor Pro Tem Stewart seconded. The vote was seven in favor.

Public Works Director William VonDenBosch discussed the speed mitigation plan for the Cottages of Avalon; and requested that the Council approve the installation of speed tables at up to five locations within the subdivision. Councilmember Blue made a motion to approve the request as presented, and Councilmember Reeves seconded. The vote was seven in favor.

Mr. VonDenBosch also presented a request for approval to authorize Troy Custom Builders to demolish and remove the house and block building at 117 Jonesboro Road, for future expansion of Alexander Park West, at a cost of \$24,500.00. Discussion ensued.

Councilmember Burt made a motion to approve the request as presented, and Mayor Pro Tem Stewart seconded. The vote was seven in favor.

Community & Economic Development Director Sylvia Smith noted that case #250903, MTS ATL, LLC c/o Eastwood Homes of GA for Anderson Landing at Turner Church Road was advertised for Public Hearing and Vote; however, the Applicant has not yet met with the residents in the area as requested. As a result, she said that the Applicant made a request to postpone the case to the January 20, 2026, City Council Meeting. Discussion ensued.

Councilmember Reeves made a motion to postpone the Public Hearing and vote in case number 250903, as requested by the Applicant; and Councilmember Blue seconded. The vote was seven in favor.

Deputy City Administrator, Andrew Baker offered a presentation on the Accomplishments of the Administration. A copy of the presentation is on file with the Clerk's office.

Community & Economic Development Director Sylvia Smith presented the 2024 ADR (Annual Development Report). A copy of the report is filed with the Clerk's office.

Director Smith presented Council District Profiles for District 1 and District 3 at the meeting. She provided profiles for District 2 and 4, to the respective Councilmembers; and provided an overall profile to the Mayor and At Large Councilmembers.

Community & Economic Development presented a map for the development of the McDonough Nature Preserve @ Autumn Lakes and requested the adoption of a Resolution Establishing the McDonough Nature Preserve @ Autumn Lakes and Defining Its Boundaries. Discussion ensued.

City Attorney Emilia Walker noted that the language in paragraph six that the lake is located entirely within the corporate limits of the City of McDonough be stricken prior to execution.

Councilmember Burt made a motion to adopt the Resolution with the edits to the language as requested by the City Attorney, and Councilmember Reeves seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Councilmember Blue, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Stewart left the meeting prior to the vote.

Director Smith also presented a map for the proposed Blacksville Cultural Overlay District, and she requested the adoption of a Resolution Establishing the Blacksville Cultural Overlay District. Discussion ensued.

Councilmember Thomas made a motion to approve the adoption of a Resolution Establishing the Blacksville Cultural Overlay District as presented, and Councilmember Payton seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Councilmember Blue, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Stewart was not present for the vote.

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 Thomas motioned and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Vincent, Councilmember Blue, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Stewart was not present for the vote.

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

No action items were reported from Executive Session.

After closing remarks, Mayor Vincent adjourned the meeting at 10:50 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.