



MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
May 7, 2026
6:00 PM

Mayor Kamali Varner called the meeting to order at 6:00 p.m.

The City Clerk called roll for the meeting, as follows:

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| Mayor Kamali Varner | Present |
| Mayor Pro Tem Jamal Burt | Absent |
| Councilmember Larry Blue | (Arrived after roll call) |
| Councilmember Xavier Johnson | Present |
| Councilmember Darryl Payton | Present |
| Councilmember Scott Reeves | Present |
| Councilmember Vanessa Thomas | Present |

Others in attendance: City Administrator, Keith Dickerson; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Fire Chief, David Williams; Police Major, Paul Honacharik; Deputy City Administrator, Sylvia Smith; Finance Director, Dr. Ralph Igwedibie; Senior Planner, Mark Aniadaga; Building Official, Ayiende Toby; Planner, Paige Dunson; and Help Desk Technician, Rob Monnelus.

Councilmember Reeves gave the Invocation; and Councilmember Thomas led the Pledge of Allegiance.

Mayor Varner called for a motion to approve the Agenda, with the amendment to move the Executive Session to Item 16A. Councilmember Reeves made a motion to approve the agenda with the amendment, and Councilmember Johnson seconded. The vote was five in favor. Those voting in favor were Mayor Varner, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt and Councilmember Blue were not present for the vote.

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

6A. Technology Services

Request for approval to pay the Tyler Technologies invoice for Brazos Hosting, in the amount of \$22,666.34. Funding Source: 100-5.1535.52.1301

Brian Linton, Director

6B. Administration

Approval of the April 20, 2026, City Council Meeting Minutes

City Clerk, Christy Taylor

6C. Administration

City Clerk, Christy Taylor

Request to amend the adopted 2026 Regular Meetings Schedule to hold the July Workshop on Thursday, July 2, 2026.

Councilmember Reeves made a motion to approve the Consent Agenda as presented; and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Varner, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt and Councilmember Blue were not present for the vote.

Public Comments:

- Marissa Watts – Resident of Judy Drive, experiencing trespassing and theft
- Michael Williams – Requested that the Council make no changes to Noise Ordinance 12-12-17(B)
- Eddy Smith – Opposed to wastewater expansion
Moratorium on ICE Detention Centers seems like a political move
Where can the M-U zoning be utilized in the City?
- Jason Acadi – Planters on the square are being used as ashtrays and trash continues to be a problem.

The Mayor and Council issued the following Proclamations:

Building Safety Month

57th Annual Professional Clerks Week on May 3-9, 2026

Public Safety Week on May 11-15, 2026

Mayor Varner administered the Oath of the McDonough Housing Authority Commissioner to Todd Bond and Leanette Duffey.

Fire Chief, David Williams presented the request for approval to order and purchase an NFPA 1900 Compliant Spartan FB-94 Custom Pumper Truck per McDonough Fire Department (MFD) Specifications from Fout Fire, at a cost of \$632,113.00. He identified the funding source as SPLOST V Project 10: Fire Trucks 326-5.3520.54.2200. Discussion ensued.

Councilmember Blue made a motion to approve the purchase for one Spartan FB-94 Custom Pumper Truck per MFD Specifications from Fout Fire, at a cost of \$632,113.00, as requested; and Councilmember Johnson seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was absent from the meeting.

City Administrator, Keith Dickerson presented the request for authorization to publish a Request for Proposal for Janitorial Services. Discussion ensued. Councilmember Thomas asked if the Facilities & Assets Department staff would be responsible for janitorial services. Mr. Dickerson explained that the bids received will be compared with the costs associated with the addition of janitorial staff to determine the best option for the City.

Councilmember Blue made a motion to authorize the City Administrator to publish an RFP for Janitorial Services, as requested; and Councilmember Thomas seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was absent from the meeting.

Mr. Dickerson presented the request for authorization to publish a Request for Proposal for City Auditor. Discussion ensued.

Councilmember Johnson made a motion to authorize the City Administrator to publish an RFP for City Auditor; and Councilmember Thomas seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was absent from the meeting.

Mr. Dickerson presented the request for approval to renew the City's annual Property and Liability Coverage with the Georgia Interlocal Risk Management Agency (GIRMA), at a cost of \$774,386.00. He identified the funding source as 100-5.1330.52.3100. He noted for the record that the proposed renewal costs have decreased by approximately \$100,000.00, since last year's renewal. Discussion ensued.

Councilmember Reeves made a motion to approve the renewal of the City's annual Property and Liability Coverage with GIRMA, at a cost of \$774,386.00; and Councilmember Johnson seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was absent from the meeting.

Mr. Dickerson presented the request for the approval of the additions to the Water Pollution Control Plant Agreement with Turnipseed Engineering. Discussion ensued. Councilmember Thomas requested a copy of the agreement be provided to the Governing Body prior to any discussions.

Mr. Dickerson said he would bring the discussion back at the May 18, 2026, City Council Meeting, to allow time for the Governing Body to review the agreement.

Mr. Dickerson reviewed the first FY 2026-2027 budget presentation, with the following highlights:

- Revenues consist of LOST funds; property taxes; insurance premium taxes; franchise taxes; and ad valorem taxes.
- Public Safety and Public Works Departments produce the highest expenditures.
- Expenses reviewed in the budget include building repairs; system upgrades; vehicles; computers; new equipment; and a building code update
- Currently there are 241 positions, and seven new positions have been requested.
- A 2% Cost of Living Adjustment is included in the proposed budget.

Deputy City Administrator, Sylvia Smith reviewed case number 250903, the request from Eastwood Homes of Georgia for Anderson Landing to rezone property located on Turner Church Road from RA-200 (Residential Agricultural) to R-75 (Single-Family Residential) with variances. Steven Jones and Nick Whitson were present on behalf of the Applicant, and each addressed the Council about the proposed project, which will include 89 lots with a cabana, pool, walking trail and playground as amenities. Discussion ensued.

Mayor Varner opened the Public Hearing. Wade Anderson and John Cybrian spoke in favor. Teresa Myles, Sophia Cummings and Deborah Atka spoke in opposition. Mayor Varner closed the Public Hearing.

Councilmember Reeves made a motion to deny the rezoning request in case number 250903, and Councilmember Thomas seconded. The vote was three in favor, two abstentions, and one in opposition. The motion failed. Those voting in favor were Councilmember Reeves, Councilmember Blue and Councilmember Thomas. Mayor Varner and Councilmember Payton abstained, and Councilmember Johnson voted in opposition. Mayor Pro Tem Burt was not present. Discussions continued.

Councilmember Reeves made a motion to defer case number 250903, for 30 days to the June 15, 2026, City Council Meeting for a vote; and Councilmember Johnson seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was not present at the meeting.

Deputy Administrator Smith reviewed case number 260903, the request to rezone property at 150 Cola Welch Parkway and Cedar Road from RM-75 (Multi-Family Residential) with conditions, to RTD (Residential Townhomes) with variances. Steven Jones was in attendance on behalf of the applicant, and he reviewed the proposed townhome development. This case is scheduled for Public Hearing and vote at the May 18, 2026, City Council Meeting.

Mayor Varner 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 Johnson made a motion go to into Executive Session for the purposes stated, and Councilmember Blue seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was not present at the meeting.

Councilmember Thomas made a motion to go back into Regular Session, and Councilmember Johnson seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was not present at the meeting.

Councilmember Johnson made a motion to authorize the City Administrator to sell property owned by the City located at 231 Macon Street, McDonough, Georgia; and Councilmember Blue seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was not present at the meeting.

Councilmember Johnson made a motion to authorize the City Administrator to finalize and approve a Health Equity Plan under the City's Health and Human Services MOU; and Councilmember Blue seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was not present at the meeting.

Deputy City Administrator, Sylvia Smith reviewed case number 260209, the request for a zoning modification of conditions for property located at 571 Highway 81 E., to allow a sandwich shop and janitorial business. The Applicant, George Ramcharan for Hoyt, LLC, was in attendance and he addressed the Council about the proposed project. This case is scheduled to come back for Public Hearing and vote at the May 18, 2026, City Council Meeting.

City Attorney, Emilia Walker presented the proposed Smoking Ordinance for adoption. For the record, Attorney Walker added two amendments to the Ordinance, to add an exception to mirror state law, allowing smoking within bars and restaurants, so long as no minors are allowed to enter; and the American Red Cross's suggestion to change the definition of a cigar bar as an establishment that at least 50% of gross sales are for cigars or humidors.

Councilmember Reeves made a motion to adopt Ordinance 26-05-07, as written with the suggested amendments; and Councilmember Burt seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was not present at the meeting.

Attorney Walker presented the proposed Noise Ordinance, amending Title 9, Public Peace, Morals and Welfare, of the City Code of Ordinances, Enacting Noise Regulations within the City and for other lawful purposes. Discussion ensued.

Councilmember Reeves made a motion to adopt Ordinance 25-05-07.1, amending Title 9, Public Peace, Morals and Welfare, Enacting Noise Regulations within the City; and Councilmember Blue seconded. The vote was five in favor and one abstention. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, and Councilmember Reeves. Councilmember Thomas abstained. Mayor Pro Tem Burt was not present at the meeting.

Attorney Walker presented Bylaws for the McDonough Youth Council, to be approved through the adoption of Resolution 26-05-07, as presented.

Councilmember Johnson made a motion to adopt Resolution 26-05-07, establishing the bylaws for the McDonough Youth Council, and Councilmember Reeves seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was not present at the meeting.

Attorney Walker advised that she will bring the discussion back related to the Package Store Referendum once the County establishes the schedule.

Lastly, Attorney Walker presented a proposed Moratorium related to Data Centers and ICE Detention Centers for adoption. Councilmember Johnson made a motion to establish a Moratorium on Data Centers and ICE Detention Centers as presented, and Councilmember Thomas seconded. The vote was six in favor. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt was not present at the meeting.

After closing comments, Mayor Varner adjourned the meeting at 11:06 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 22, 2025; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.