



MINUTES
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
July 02, 2026
6:00 PM

The Regular Scheduled Workshop of the City of McDonough City Council was held on Thursday, July 02, 2026, at 6:00 p.m.

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

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

Mayor Kamali Varner	Present
Mayor Pro Tem Jamal Burt	Present
Councilmember Larry Blue	Absent
Councilmember Xavier Johnson	Present
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Absent
Councilmember Vanessa Thomas	Arrived after the start of the meeting

Others in attendance: City Administrator, Keith Dickerson; City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, David Williams; Communications Director, Andrew Cauthen; Community & Economic Development Director, Tarika Peeks; Public Works Director, Billy VonDenBosch; Planner, Paige Dunson; and Help Desk Technician, Rob Monnelus.

Councilmember Johnson gave the Invocation; and Mayor Pro Tem Burt led the Pledge of Allegiance.

Mayor Varner called for a motion to approve the Agenda. Mayor Pro Tem Burt made a motion to approve the Agenda, and Councilmember Johnson seconded. The vote was four in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Johnson, and Councilmember Payton. Councilmember Blue and Councilmember Reeves were absent from the meeting. Councilmember Thomas was not present for the vote.

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

6A. Administration

City Clerk, Christy Taylor

Request for authorization to pay the Lockton invoice (37111141) for Excess Cyber Security Coverage, in the amount of \$12,280.00. Funding Source: 100-5.1330.52.3100

6B. Administration

City Clerk, Christy Taylor

Approval of the June 15, 2026, City Council Meeting Minutes

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

Public Comments:

Michael Williams – 176 Regency Park Drive

- Cited for cutting after approved time per Ordinance 26-05-07.1
- Address is in unincorporated Henry County, which allows for grass cutting up to 10 p.m.
- City Ordinance should allow for grass cutting until 9:30 p.m.

Fire Chief David Williams introduced newly promoted McDonough Fire Department Lieutenants Matt Payne, Scott Thames, and Richard Williams, and presented badges to each.

Public Works Director, William VonDenBosch presented a request for the approval to authorize the Mayor to sign all documents for Onsite Paving to complete asphalt milling and pave back approximately 2,713 square yards, and to asphalt and overlay approximately 146 square yards on Lakemont Drive, at a cost of \$94,498.00. He identified the funding source as SPLOST V - 326-5.4210.54.1402 (Highways & Street Improvements). Discussion ensued.

Councilmember Johnson made a motion to approve the request for Onsite Paving to complete the improvements on Lakemont Drive as requested, at a cost of \$94,498.00; and Mayor Pro Tem Burt seconded. The vote was five in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Johnson, Councilmember Payton, and Councilmember Thomas. Councilmember Blue and Councilmember Reeves were absent from the meeting.

Mr. VonDenBosch presented the request for the approval to allow for an access, temporary construction, maintenance, and stormwater improvements easement to McDonough Leased Housing Associates, LLLP for Willow Place community; and authorize the Mayor to sign all documents.

Mayor Pro Tem Burt made a motion to allow for an access, temporary construction, maintenance and stormwater improvements easement to McDonough Leased Housing Associates, LLLP, for the Willow Place Community as requested; and Councilmember Payton seconded. The vote was five in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Johnson, Councilmember Payton, and Councilmember Thomas. Councilmember Blue and Councilmember Reeves were absent from the meeting.

Next Mr. VonDenBosch presented a request for the approval of Georgia Department of Transportation (GDOT) Form D.O.T. 401 ("Request for Traffic Signal") for warning flashers at the intersection of State Route 42 and Lawrenceville Street. He noted that GDOT has already installed the flashers on the right shoulder and mounted a "Stop Ahead" sign on SR 42 South approaching Lawrenceville Street as an immediate safety measure. Discussion ensued.

Councilmember Thomas made a motion to approve the request for traffic signal for warning flashers at the intersection of State Route 42 and Lawrenceville Street, as requested; and Councilmember Johnson seconded. The vote was five in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Johnson, Councilmember Payton, and Councilmember Thomas. Councilmember Blue and Councilmember Reeves were absent from the meeting.

Lastly, Mr. VonDenBosch presented a request for the approval of the Georgia Department of Transportation (GDOT) Form D.O.T. 401 ("Request for Traffic Signal") for the intersection of State Route 155 at Old Griffin Road. He noted that GDOT is currently finalizing the signal plans and preparing to move forward with the permitting and installation phase; however, formal authorization by the City Council is required to permit the Mayor to execute the application on behalf of the Municipality. Discussion ensued.

Councilmember Johnson made a motion to approve the request as presented, and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Johnson, Councilmember Payton, and Councilmember Thomas. Councilmember Blue and Councilmember Reeves were absent from the meeting.

Community & Economic Development Director, Tarika Peek reviewed case number 260307, the request for annexation and rezoning to PUD (Planned Unit Development) of approximately 79.04 acres at 964 and 820 Racetrack Road.

The Applicant presented an overview of the proposed farming community and stated that the homes would be priced around \$400,000. Discussion ensued.

This case is scheduled to come back for Public Hearing and vote at the July 20, 2026, City Council Meeting.

Director Peek reviewed the petition in case number 260402, the request to rezone approximately 11.82 acres on Avalon Parkway from C-2 (Central Commercial) to C-3 (highway Commercial) with conditions. Mr. Steve Goodsell was in attendance on behalf of the Applicant, and he briefly discussed the rezoning request.

Case number 260402 is scheduled for Public Hearing and vote at the July 20, 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). Mayor Pro Tem Burt made a motion to go into Executive Session for the purposes stated, and Councilmember Thomas seconded. The vote was five in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Johnson, Councilmember Payton, and Councilmember Thomas. Councilmember Blue and Councilmember Reeves were absent from the meeting.

Mayor Pro Tem Burt made a motion to go back into Regular Session, and Councilmember Johnson seconded. The vote was four in favor. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt, Councilmember Johnson, and Councilmember Payton. Councilmember Thomas had not returned to the dais when the vote was taken; and Councilmembers Blue and Reeves were absent from the meeting.

No action items were reported from Executive Session.

After closing comments, Mayor Varner adjourned the meeting at 7:49 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.