



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
January 20, 2026
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Tuesday, January 20, 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	Present
Councilmember Xavier Johnson	Present
Councilmember Darryl Payton	Present
Councilmember Scott Reeves	Present
Councilmember Vanessa Thomas	Present

Others in attendance: City Attorney, Emilia Walker; City Clerk, Christy Taylor; Police Chief, Ken Noble; Fire Chief, David Williams; Interim Deputy City Administrator/Community & Economic Development Director, Sylvia Smith; Human Resources Director, LaTangela Hill; Finance Director, Dr. Ralph Igwedibie; Technology Services Director, Brian Linton; Wastewater Plant Director, Jeremy Newton; Assistant Public Works Director, Andy Butts; Assistant Finance Director, Deborah Upshaw; Open Records Officer, Kathy Story; 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. Councilmember Reeves made a motion to approve the Agenda, and Councilmember Thomas 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 Civic Plus Next Request invoice in the amount of \$11,097.32. Funding Source: 100-5.1535.52.1301

6B. Technology Services

Brian Linton, Director

Request for approval to pay the Delta Municipal Neptune 360 invoice for \$23,212.14. Funding Source: 100-5.1535.52.1301

6C. Public Works

William VonDenBosch, Director

Request for authorization to ratify agreement with approved contractor from Harding Plumbing (\$14,500.00) to Barfield Underground for the installation of a new sewer line for the City of McDonough at Jonesboro Road Park, at a cost of \$12,540.00. The service includes running a new sewer line, approximately 380 feet of 4” sewer line from an existing building and tying into an existing manhole.

Funding Source: 327 – 5.6220.54.1412

6D. Human Resources

LaTangela Hill, Director

Request authorization for the Mayor to execute the Employee Assistant Program Services Agreement with CuraLinc Healthcare.

6E. Administration

Christy Taylor, City Clerk

Approval of the January 5, 2026, Organizational City Council Meeting Minutes

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

Public Comments:

1. Marshall Blizzard – Read concerns from the Mountain Brook Villages HOA regarding the proposed Eastwood Homes Development.
2. Eddy Smith – Still have questions related to The Helper Bee and will be emailing those to Council. When will the C.O. Polk Museum reopen?

Mayor Varner stated that she would provide her appointment to the Board of Zoning Appeals (BOZA), at the February 5, 2026, City Council Workshop.

Councilmember Johnson appointed Calvin McLendon to the Planning Commission (PC); and he made the appointment of Jerry Edmund to BZA.

Councilmember Blue appointed Dr. Henry H. Washington, III, to BZA.

Councilmember Thomas appointed Marissa Watts to BZA.

Councilmember Payton will offer his appointment to BZA at the February 5, 2026, Workshop.

Assistant Public Works Director, Andy Butts presented a request for approval to purchase a 2026 Chevrolet Silverado EV truck from Bellamy Strickland at a cost of \$45,230.00; and authorize the Mayor to sign all related documents. He identified the Funding Source as SPLOST VI 327-5.4210.4.2245. Discussion ensued.

Mayor Pro Tem Burt made a motion to approve the request to purchase a 2026 Chevrolet Silverado EV truck for the Parks Department, at a cost of \$45,230.00; and authorize the Mayor to sign all of the related documents. Councilmember Thomas seconded the motion. The vote was six in favor and one in opposition. Those voting in favor were Mayor Varner, Mayor Pro Tem Burt,

Councilmember Blue, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Councilmember Johnson voted in opposition.

Mr. Butts presented a request for authorization to purchase a 2026 Isuzu NPR Crew Cab 176 W/B Gas landscape truck for the Parks Department, from Bellamy Strickland at a cost of \$72,995.00; and authorize the Mayor to sign all related documents. He verified the Funding Source as SPLOST VI 327-5.6220.54.2213. Discussion ensued.

Councilmember Thomas made a motion to authorize the purchase of a 2026 Isuzu NPR Crew Cab landscape truck for the Parks Department, from Bellamy Strickland at a cost of \$72,995.00; and authorize the Mayor to sign all related documents. Councilmember Reeves seconded the motion. The vote was seven in favor.

On behalf of Public Works – Highways & Streets Department, Mr. Butts presented a request for approval to accept the Proposal and Contract from Blount Construction Company Inc. for Travis Drive resurfacing project in the amount of \$234,700.37 and authorization for the Mayor to sign all required documents. He identified the Funding Source for the resurfacing project as SPLOST VI Project 26, 327-5.4210.54.1426. Discussion ensued.

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

Mr. Butts presented a request for authorization to engage Jericho Design Group, LLC to provide Architectural Design Services for the South Police Precinct, at a cost of \$292,000; and authorization for the Mayor to sign all required documents. He noted the Funding Source as SPLOST VI Project 21 South Point Police Precinct - 327 5.3210.54.1321. Discussion ensued.

Councilmember Johnson made a motion to approve the request to engage Jericho Design Group, as presented, and Councilmember Burt seconded. The vote was seven in favor.

Community & Economic Development Director Sylvia Smith reviewed case #250809, the request to rezone 10.157 +/- total acres 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, Tom Kane for Manor Lake Assisted Living, Memory Care & Cottages was in attendance for the Public Hearing and vote.

After the presentation was concluded, discussion ensued relative to the completed Water/Sewer Capacity Study and proposed landscaping conditions for the development.

Mayor Varner opened the Public Hearing. No one spoke in favor or in opposition. Mayor Varner closed the Public Hearing.

Councilmember Reeves made a motion to approve case number 250809, for Manor Lake Assisted Living, Memory Care & Cottages, with the recommended conditions, and the adoption of Ordinance 26-0120001(Z). Councilmember Blue seconded the motion. The vote was six in favor and one in opposition. Those voting in favor were Mayor Varner, Councilmember Blue, Councilmember Johnson, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Pro Tem Burt voted in opposition.

Councilmember Thomas requested a roll-call vote, as follows:

Mayor Varner	In Favor
Councilmember Thomas	In favor
Councilmember Payton	In favor
Councilmember Johnson	In favor
Mayor Pro Tem Burt	In opposition
Councilmember Reeves	In favor
Councilmember Blue	In favor.

Director Smith reviewed case number #250903, the request by Eastwood Homes of GA for Anderson Landing, to rezone 54.54 acres on Turner Church Road from RA-200 (Residential Agricultural) to R-75 (Single-Family Residential). Attorney Steven Jones and Engineer Brian Howell with the Applicant, and they offered information related to stormwater run-off and other concerns cited by neighboring residents. Councilmember Thomas commented for the record that the City should provide company names for traffic studies to be conducted to prevent bias in any of the studies. Discussion ensued.

After the discussion was concluded, Mayor Varner called for a vote to defer case number 250903, to the March 5, 2026, City Council Workshop. Mayor Pro Tem Burt made a motion to defer the case as stated, and Councilmember Johnson seconded.

Human Resources Director, LaTangela Hill provided a presentation offering the 2025 Annual Report from the Human Resources Department.

Main Street Manager, Cinderella Bennett then provided a presentation of the 2025 Annual Report from Main Street.

Mayor Pro Tem Burt made a motion to formally name Keith Dickerson as the sole finalist for the City Administrator position, and Councilmember Thomas seconded. The vote was seven in favor.

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 to go into Executive Session for the purposes stated, and Councilmember Thomas seconded. The vote was seven in favor.

Mayor Varner called for a motion to go back into Regular Session. Mayor Pro Tem Burt made a motion to reconvene, and Councilmember Thomas seconded. The vote was seven in favor.

After the conclusion of closing comments, Mayor Varner adjourned the meeting at 9:42 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.