



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
November 17, 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; Human Resources Director, LaTangela Hill; Technology Services Director, Brian Linton; Assistant Finance Director, Deborah Upshaw; Budget Manager, Dana Strickland; Senior Planner, Aaron Hypolite; Help Desk Technician, Rob Monnelus.

Mayor Pro Tem Stewart gave the Invocation; and Councilmember Thomas led the Pledge of Allegiance.

Judge Andrew Boyd administered the Oath of Office to Councilmember Elect District 4 Larry Blue.

Mayor Vincent called for a motion to approve the agenda with the deferral of Item 10, Swearing of McDonough Youth Council Officers to the December 15, 2025, City Council Meeting; and the addition of Native American Heritage Month in Honor of the Creek Muskogee Indian Tribes. Mayor Pro Tem Stewart made a motion to approve the agenda as stated, and Councilmember Burt seconded. The vote was seven in favor.

The City Clerk sounded the Consent Agenda as follows:

6A. Public Safety – Fire Department

Request approval to pay Ten-8 Fire & Safety LLC \$13,474.24 for emergency repairs to Truck 52 after being damaged at a commercial fire.

Chief Dave Williams

6B. Administration

Approval of the November 07, 2025, City Council Workshop Minutes

Christy Taylor, City Clerk

Mayor Vincent called for a motion to approve the Consent Agenda as presented. Mayor Pro Tem Stewart made a motion to approve, and Councilmember Thomas seconded. The vote was six in favor and one abstention. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Councilmember Blue abstained.

Public Comments:

(1) Preston Diggs – Cottages at Avalon

- Homelessness
- Speed mitigation options
- Police Precinct

Mayor Vincent noted for the record that Proclamations Honoring Congresswoman Maxine Waters; Recognizing National Alzheimer’s Awareness Month and National Family Caregivers Month; and Acknowledging Native American Heritage Month would be issued on behalf of the City.

Deputy Administrator Andrew Baker offered a presentation on the downtown assessment of “Your City Is Sick” Author Jeff Seigler.

Deputy Baker also offered a presentation regarding the bids received for the plantings and maintenance of the landscaping in the medians and roundabout on Jonesboro Road. He stated that of the bids received, Segrest Properties was selected by the committee as the lowest and most responsive bid, of \$157,000.00; and asked for a motion for approval.

Councilmember Burt made a motion to approve the contract with Segrest Properties to plant and maintain the medians and roundabout on Jonesboro Road, at a cost of \$157,000.00; and Mayor Pro Tem Stewart seconded. The vote was seven in favor.

Councilmember Thomas offered a motion to rename the Jonesboro Road Park “The Sandra Vincent Children’s Memorial Park”, through the adoption of a Resolution that would be made a part of the record. Councilmember Stewart seconded. The vote was six in favor. Those voting in favor were Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Blue, Councilmember Payton, Councilmember Reeves, and Councilmember Thomas. Mayor Vincent did not vote.

Mayor Vincent acknowledged that Mr. Mark Walhimer was unable to attend the meeting due to the death of a family member and deferred the C.O. Polk Museum Update to the December 15, 2025, City Council Meeting.

Contractor/SPLOST Manager, Bruce Homes presented an update on the progress of several SPLOST Projects, to include improvements to Jonesboro Road Park; Geranium Park; Alexander Park West; Travis Drive; Highway 155 sidewalks; the Blacksville Drainage Project; and the McDonough Parkway collaboration with Henry County.

Finance Director, Dr. Ralph Igwedibie and Budget Manager, Dana Strickland presented a request for approval of Budget amendment #2 for the FY 2024-2025 for all accounts by the adoption of Resolution 25-11-17. Discussion ensued.

Mayor Pro Tem Stewart made a motion to adopt Resolution 25-11-07, amending the FY 2024-2025 Budget as requested, and Councilmember Thomas seconded. The vote was seven in favor.

Dr. Ralph Igwedibie then presented the request for approval to submit a Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG) Application for Fiscal Year 2026, and for the authorization for the Mayor to sign all related documents. He noted that the streets identified for LMIG were within Clearwater Point Subdivision. Discussion ensued.

Councilmember Thomas made a motion to approve the submission of a G-DOT LMIG Application for Fiscal Year 2025, and to authorize the Mayor to sign all related documents, and Councilmember Reeves seconded. The vote was seven in favor.

Community Development Director Sylvia Smith reviewed case #250709, Carlos Maeau for the Mateu Project, with the request to rezone property located at 67 Jonesboro Street from R-100 (Single-Family Residential) to O/I (Office Institutional) for the use of professional office space.

Mayor Vincent opened the Public Hearing. No one spoke in opposition; and no one spoke in favor. Mayor Vincent closed the Public Hearing.

Councilmember Burt made a motion to approve case 250709, for the use of professional office space as requested, and Councilmember Reeves seconded. The vote was seven in favor.

Director Smith presented case number 250509, the request from Joe Watkins for the Watkins property to modify the zoning conditions pertained to allowed uses for property located at 200 Hampton Street. The current zoning is C-1 (Neighborhood Commercial) w/conditions per ORD #04-03-01003(Z) & 05-12-05003(ZM). She stated the intended purpose for the modification is for the building to be used for professional office space for a medical office. Discussion ensued. The Applicant requested that the conditions state that any structural changes come back to Community Development instead of “all” changes; and staff agreed to the change.

Mayor Vincent opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Vincent closed the Public Hearing.

Mayor Pro Tem Stewart made a motion to approve case number 250509, and Councilmember Burt seconded. The vote was seven in favor.

Director Smith presented case number 250809, Manor Lake Assisted Living, Memory Care & Cottages, and stated the request is to rezone from C-3 (Highway Commercial) with conditions, to PUD (Planned Unit Development) for a senior community. Councilmember Reeves shared his concerns about wastewater capacity for the project. Discussion ensued.

Mayor Vincent called for a consensus from the Council on whether to move forward with the public hearing and vote as advertised. Councilmember Reeves, Councilmember Burt, and Councilmember Blue supported postponement; and Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Payton and Councilmember Thomas supported moving forward with the actions as advertised. Discussion continued. The Applicant requested a postponement until a wastewater capacity update can be completed.

Councilmember Reeves made a motion to postpone case 250809, for Manor Lake Assisted Living pending an update on the wastewater capacity; and Mayor Pro Tem Stewart seconded. The vote was seven in favor.

Director Smith presented case number 250901, Pulte Homes, Inc. for the Hardeman property, and stated that the request is for modification of several zoning conditions for the remaining 169.26 +/- acres. Attorney Andy Welch was in attendance on behalf of the Applicant, and he stated that the request is to modify the remaining acreage to be zoned under the conditions that were applied to the parcel annexed in May of 2025. He requested the removal of condition 7: Verification must be made that the City of McDonough has water and sewer capacity for the property. A sewer capacity study will be required. Discussion ensued.

Mayor Vincent opened the Public Hearing. No one spoke in favor; and no one spoke in opposition. Mayor Vincent closed the Public Hearing.

Councilmember Reeves made a motion to approve case 250901, Pulte Homes, Inc. for the Hardeman Property and that condition 7 be removed. Councilmember Thomas seconded. The vote was seven in favor.

Director Smith briefly reviewed case number 250903, MTS ATL, LLC c/o Eastwood Homes of GA for Anderson Landing; and she noted that the Applicant has requested a deferral of the case to the December 15, 2025, City Council Meeting.

Councilmember Reeves made a motion to defer case number 250903, MTS ATL, LLC c/o Eastwood Homes of GA for Anderson Landing, to the December 15, 2025, City Council Meeting as requested; and Councilmember Thomas seconded. The vote was seven in favor.

City Administrator, Steve Morgan presented a request for approval to engage Falcon Design to provide consulting services and develop a comprehensive bid package for resurfacing and milling, including construction engineering inspection services; and authorization for the Mayor to sign related documents, for the current project at the following locations, at a cost not to exceed \$19,000.00:

- Mountain Brook Village and Clubhouse
- Preserve Mountain Brook, Townhomes and White Mountain Pass
- Brush Arbor Subdivision Clubhouse

He stated that the City also received a quote from JMT; however, the bid from Falcon was lower; and identified the funding source as SPLOST 5 Project 14 Road Improvements 326-5.4210.54.1402.

Councilmember Reeves made a motion to approve the request to engage Falcon Design as presented, at a cost not to exceed \$19,000.00; and Councilmember Burt seconded. The vote was seven in favor.

City Administrator Morgan presented the request for approval for the Mayor to sign all necessary documents related to the underground utility and lighting agreement with Central Georgia EMC. Seeking authorization to disburse \$24,399.09 for the Contribution in Aid of Construction (CIAC) fee covering the lighting installation at Jonesboro Road Park. He identified SPLOST VI 327-5.6220.54.1412 as the funding source for the project.

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

City Administrator Morgan presented the request approval for one-time closure of city offices on Friday, December 26, 2025. Councilmember Thomas made a motion to approve the one-time closure; and Mayor Pro Tem Stewart seconded. The vote was seven in favor.

City Administrator Morgan presented a request for approval of the year-end employee retention bonus. Mayor Pro Tem Stewart made a motion to approve the year-end retention bonus as requested, and Councilmember Thomas seconded. The vote was seven in favor.

City Clerk Christy Taylor read the November 4, 2025, Municipal Election and District 4 Special Official Election Results into the record, as follows:

Mayoral Election:

Kamali “Kam” Varner received 2,839 votes

Sandra Vincent received 2,253 votes

Councilmember At Large Election:

Montina Young Fraiser received 2,156 votes

Vanessa Thomas received 2,782 votes.

Councilmember District 1 Election:

Omega Finney received 345 votes.

James Xavier Johnson received 444 votes.

Councilmember District 2 Election:

Jamal Burt received 962 votes.

Councilmember District 4 Special Election:

Larry Blue received 1,071 votes.

The City Clerk presented the draft 2026 City of McDonough Council Meetings and Workshops Schedule and requested approval. Discussion ensued.

Councilmember Burt made a motion to approve the 2026 City of McDonough Council Meetings and Workshops Schedule, with one change in the month of July, to move the Workshop to Wednesday, July 1, 2025; and Councilmember Thomas seconded. The vote was seven in favor.

The City Clerk presented the draft 2026 Holiday Schedule and requested approval. Councilmember Reeves made a motion to approve the 2026 Holiday Schedule as presented, and Councilmember Thomas seconded. The vote was seven in favor.

No Executive Session was held.

Mayor Vincent adjourned the meeting at 9:43 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.