



AGENDA
City of McDonough
City Council Workshop
McKibben Chambers City Hall
136 Keys Ferry Street
November 6, 2025
6:00 PM

1. Call to Order Mayor Sandra Vincent
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Approval of the Agenda
6. Consent Agenda
 - A. **Technology Services** **Brian Linton, Director**
Request for approval to pay annual renewal MCCI LaserFiche invoice in the amount of \$14,222.37. Funding Source: 100-5.1535.52.1301
 - B. **Administration** **Christy Taylor, City Clerk**
Approval of the October 20, 2025, City Council Meeting Minutes
7. Public Comments
8. **Finance** **Dr. Ralph Igwedibie, Director**
Request for adoption of a Resolution adopting the Capital Improvements Element 2025 Annual Update: FY 2024 Financial Report & Community Work Program.
9. **Public Safety/Public Works** **Chief Ken Noble & William VonDenBosch**
Cottages at Avalon Traffic Mitigation Plan
10. **Public Works** **Andy Butts, Assistant Director**
Request authorization to award the bid for Comprehensive Parks Master Plan to Perez Planning & Design, LLC. The funds are allocated ARPA funds.

11. **Public Works** **Andy Butts, Assistant Director**
 Request for approval to authorize Jasper Outdoors to make repairs to Avalon Park Playground equipment, at a cost of \$27,517.00. Funding Source: 100-5.6220.52.3850
 The equipment was inspected by a Certified Playground Safety Specialist. We have reached out to other companies, and they are not able to get to us now or do not service our area.
12. **Public Works** **William VonDenBosch, Director**
 Request for approval to authorize Signs by Lighting Maintenance, Inc. to make repairs to the sign at the Cola Welch Building, which was damaged by a tractor trailer, at a cost of \$16,500.00. Funding Source: 100-5.1565.52.2240. A claim for the cost of the damages will be filed with the appropriate insurance company.
13. **Community Development** **Sylvia Smith, Director and Aaron Hypolite, Sr. Planner**
Case #250806 **District 1: Rufus Stewart**
Applicant: Joe Watkins for the Watkins property
Address: 200 Hampton St.
Request: Modification of zoning conditions pertaining to allowed uses.
Zoning: C-1 (Neighborhood Commercial) w/conditions per ORD #04-03-01003(Z) & #05-12-05003(ZM)
Land Lot(s) 156 of the 7th District **0.32 +/- total acres**
 MPC Workshop (10/14/25)
MCC Workshop (11/06/25)
 MPC Public Review (11/10/25)
 MCC Public Hearing & Vote (11/17/25)
14. **Community Development** **Sylvia Smith, Director and Aaron Hypolite, Sr. Planner**
Case #250809 **District 3: Scott Reeves**
Applicant: Tom Kane for Manor Lake Assisted Living, Memory Care & Cottages
Address: Lake Dow Rd. & Hwy. 81 E.
Request: Rezoning to a PUD (Planned Unit Development) for a senior community.
Zoning: C-3 (Highway Commercial) w/conditions per ORD #07-08-06006(Z) & #23-03-20001(Z)
Land Lot(s) 152 & 153 of the 7th District **10.157 +/- total acres**
 MPC Workshop (10/14/25)
MCC Workshop (11/06/25)
 MPC Public Review (11/10/25)
 MCC Public Hearing & Vote (11/17/25)

21. Project Updates:
District I | Rufus Stewart District III | Scott Reeves At-Large | Darryl Payton
District II | Jamal Burt District IV | Kam Varner At-Large | Vanessa Thomas
22. City Administrator, City Clerk, City Attorney, and Mayor Comments
23. Adjournment

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 30, 2024; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.

10/30/2025 @ 11:45 a.m.