

CONSENT AGENDA ITEM SUMMARY
June 15, 2026, City Council Meeting
Item Number: 6A



Presented by: Brian Linton

Technology Services

ITEM SUMMARY:

Request for approval to pay the SHI invoice for SolarWinds, in the amount of \$16,538.50.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is the Annual Renewal for SolarWinds Network Monitoring software. We use this software to monitor the network for failures on switches, servers, and all City Buildings.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This is a budgeted expense approved in the FY 25 – 26 budget.

FUNDING SOURCE:

Line 100-5.1535.52.1301

ATTACHMENTS:

SHI invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

X Finance



Pricing Proposal
 Quotation #: 27568183
 Created On: 5/26/2026
 Valid Until: 6/30/2026

GA-City of McDonough

Brian Linton

136 Keys Ferry St.
 McDonough, GA 30253
 United States
 Phone: 678-222-8670
 Email: BLinton@McDonoughGa.org

PubSec Inside Account Executive

Kewanna Vincent

300 Davidson Ave
 Somerset, NJ 08873
 Phone: 732-868-5832
 Email: Kewanna_Vincent@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 SolarWinds Dameware Remote Everywhere - per concurrent user - Subscription (6-10 Units) (1Y)Conversion SolarWinds - Part#: 1230000-B Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Coverage Term: 6/30/2026 - 6/29/2027 Note: MSRP/SHI Advertised List: \$927.00 1ST YEAR	9	\$79.53	\$715.77
2 SolarWinds DameWare Mini Remote Control Per Technician License - Subscription (6-9 Units) (1Y)Conversion SolarWinds - Part#: 2119001-D Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Coverage Term: 6/30/2026 - 6/29/2027 Note: MSRP/SHI Advertised List: \$328.00 1ST YEAR	9	\$61.32	\$551.88
3 SolarWinds Network Topology Mapper - Subscription (1Y) Conversion SolarWinds - Part#: 2132001 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Serial #: SW22194020 Coverage Term: 6/30/2026 - 6/29/2027 Note: MSRP/SHI Advertised List: \$1,977.00 1ST YEAR	1	\$1,357.03	\$1,357.03
4 SolarWinds Observability Self-Hosted Advanced A250 (up to 250 nodes) - Subscription (1Y)Conversion SolarWinds - Part#: 2256104 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Serial #: SW22194020	1	\$10,471.52	\$10,471.52

Coverage Term: 6/30/2026 - 6/29/2027

Note: MSRP/SHI Advertised List: \$28,513.00 1ST YEAR

5	SolarWinds Security Event Manager SEM30 (up to 30 nodes) - Subscription (1Y)Conversion SolarWinds - Part#: 2116002 Contract Name: OMNIA Partners IT Solutions, Products & Services Contract #: 2024056-02 Serial #: SW22194020 Coverage Term: 6/30/2026 - 6/29/2027 Note: MSRP/SHI Advertised List: \$4,858.00 1ST YEAR	1	\$3,442.30	\$3,442.30
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Total \$16,538.50

Additional Comments

Solarwinds has a no returns policy.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

CONSENT AGENDA ITEM SUMMARY
June 15, 2026, City Council Meeting
Item Number: 6B



Presented by: Brian Linton

Technology Services

ITEM SUMMARY:

Request for approval to pay the Henry County invoice for the annual renewal of the Police Incident Management System through Tyler Technologies New World, which is utilized by the City and the County, at a cost of \$31,632.60

SPECIAL CONSIDERATIONS OR CONCERNS:

This system is used to document cases, run car tags, check driver's licenses, and document investigations. This was budgeted and approved in the FY 25 – 26 budget.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$31,632.60

FUNDING SOURCE:

Line 100-5.1535.52.1301

ATTACHMENTS:

Henry County invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance

**HENRY COUNTY BOARD OF
COMMISSIONERS-FINANCE**

140 Henry Pkwy
McDonough, GA 30253 US
sjinks@henrycountyga.gov



INVOICE

BILL TO

City of McDonough Georgia
136 Keys Ferry St
Attn: Accounts Payable
McDonough, GA 30253

INVOICE # 1310

DATE 05/07/2026

DUE DATE 06/06/2026

TERMS Net 30

ACTIVITY	AMOUNT
Tyler New World Public Safety System Software Annual Billing January 1, 2026 - December 31, 2026. billing based on IGA signed July 19, 2022 Resolution 22-189	31,632.60

Please make checks payable to:
Henry County Board of Commissioners
140 Henry Pkwy
McDonough, GA. 30253
Attn: Accounts Receivable
Any questions please call Sloane Jinks at 770-288-6433.

BALANCE DUE

\$31,632.60

CONSENT AGENDA ITEM SUMMARY
June 15, 2026, City Council Meeting
Item Number: 6C



Presented by: Brian Linton

Technology Services

ITEM SUMMARY:

Request for approval to pay for the Tyler Technologies invoice for the annual renewal for INCODE, in the amount of \$47,877.98.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is the accounting software utilized for Utility Billing, Accounting, Business License, Permitting, and Code Enforcement

STAFF RECOMMENDATION:

Staff recommends approval. This is a budgeted expense approved in the FY 25 – 26 budget.

FINANCIAL IMPACT:

\$47,877.98

FUNDING SOURCE:

Line 100-5.1535.52.1301

ATTACHMENTS:

Tyler Technologies invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



Remittance:
 Tyler Technologies, Inc.
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

INVOICE

Document No.	Date	Page
C1100-00285656	06/01/26	1 of 2

Questions:
 Phone: 1-800-772-2260 Press 2
 Email: ar@tylertech.com



Bill To: CITY OF MCDONOUGH
 136 KEYS FERRY ST
 MCDONOUGH, GA 30253-3213

Delivery To: CITY OF MCDONOUGH
 136 KEYS FERRY ST
 MCDONOUGH, GA 30253-3213

Cust # 43824	Bill to Address ID LOC000022009	Delivery Address ID LOC000022009	Currency USD	Terms Net30	Due Date 7/1/2026
Cust PO#	Sales Order SBI1000-000012138		Billing Schedule 211-2006MCDONO		

Contract Date	Description	Quantity	Unit Price	Extended Price
06/05/06	ERP Pro Utilities Annual Fees Utility Access 07/01/2026 - 06/30/2027		\$25,402.57	\$25,402.57
01/01/10	Call Center - Maintenance 07/01/2026 - 06/30/2027			
01/01/10	Service Orders Mobile - Maintenance 07/01/2026 - 06/30/2027			
05/01/10	Laserfiche CRM Suite Interface - Maintenance 07/01/2026 - 06/30/2027			
10/01/09	Utility Meter-Reader Interface - Maintenance 07/01/2026 - 06/30/2027			
01/01/10	Building Projects Online Component 07/01/2026 - 06/30/2027			
09/01/09	Enhanced Utility Bill Printing - Maintenance 07/01/2026 - 06/30/2027			
01/01/10	Building Projects - Maintenance 07/01/2026 - 06/30/2027			
09/01/09	Forms Overlay - Maintenance 07/01/2026 - 06/30/2027			
10/01/09	Utility Billing Water/Gas - Maintenance 07/01/2026 - 06/30/2027			
09/01/09	Output Processor Server - Maintenance 07/01/2026 - 06/30/2027			
01/01/10	Business License - Maintenance 07/01/2026 - 06/30/2027			
01/01/10	Call Center Mobile - Maintenance 07/01/2026 - 06/30/2027			
10/01/09	Cashiering - Maintenance 07/01/2026 - 06/30/2027			
08/12/14	Utility Meter-Reader Interface - Maintenance 07/01/2026 - 06/30/2027			
02/11/14	Address Verification with Presort 07/01/2026 - 06/30/2027			
	ERP Pro Financials Annual Fees		\$17,633.60	\$17,633.60



Remittance:
 Tyler Technologies, Inc.
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

Questions:
 Phone: 1-800-772-2260 Press 2
 Email: ar@tylertech.com

INVOICE

Document No.	Date	Page
CI100-00285656	06/01/26	2 of 2

Contract Date	Description	Quantity	Unit Price	Extended Price
09/01/09	Secure Signatures 07/01/2026 - 06/30/2027			
11/30/10	Additional FO Forms - Maintenance 07/01/2026 - 06/30/2027			
09/01/09	Core Financials - Maintenance 07/01/2026 - 06/30/2027			
11/30/10	Positive Pay - Maintenance 07/01/2026 - 06/30/2027			
05/01/10	Laserfiche Financial Suite Interface - Maintenance 07/01/2026 - 06/30/2027			
09/01/09	Payroll - Maintenance 07/01/2026 - 06/30/2027			
01/13/17	Project Accounting - Maintenance 07/01/2026 - 06/30/2027			
	Third Party Annual Fees		\$1,818.43	\$1,818.43
09/01/09	System Software Non SQL 07/01/2026 - 06/30/2027			
09/01/09	System Software Non SQL 07/01/2026 - 06/30/2027			
	Technical Services Annual Fees		\$1,575.68	\$1,575.68
09/01/09	Basic Network Services 07/01/2026 - 06/30/2027			
	Tyler University		\$1,447.70	\$1,447.70
09/01/09	Tyler University 07/01/2026 - 06/30/2027			

ATTENTION Order your checks and forms from Tyler Business Forms at 877-749-2090 or Tylerbusinessforms.com to guarantee 100% compliance with your software.	Subtotal	\$ 47,877.98
	Sales Tax	\$0.00
	Total	\$ 47,877.98



CONSENT AGENDA ITEM SUMMARY
June 15, 2026, City Council Meeting
Item Number: 6D

Presented by: City Administrator, Keith Dickerson

Administration

ITEM SUMMARY:

Request for approval of the automatic renewal of the Cooperative Agreement between the City of McDonough and Henry County for the Community Development Block Grant (CDBG) for fiscal years 2027-2029; and authorization for the Mayor to sign the agreement.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance

Fire

Stormwater

Highway and Streets

Main Street

Water Distribution

Human Resources

Police

Water/Sewer Operations

Community Development

Technology Services

Other

Department Name:

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Comments:



Henry County Community Development Block Grant (CDBG) Program



Thursday, June 4, 2026

Keith Dickerson, City Manager
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

Sent via email: kdickerson@mcdonoughga.org & ctaylor@mcdonoughga.org

Re: Henry County Community Development Block Grant (CDBG) Program Cooperation Agreement for Fiscal Years (FYs) 2027-2029

Mr. Dickerson,

Please accept this letter as written notification that the Cooperation Agreement between Henry County Board of Commissioners and the McDonough City Council for the Community Development Block Grant (CDBG) Program will automatically be renewed for federal fiscal year (FFYs) 2027-2029, unless the City notifies the County and the HUD Atlanta Field Office of its intent to terminate the agreement effective the end of the current qualification period (Tuesday, June 30, 2026). Such notification to the county and HUD Atlanta Field Office must be made in writing by Wednesday, July 8, 2026.

As a requirement for participation in the HUD entitlement CDBG Program, Henry County must have a total combined population of 200,000 or more from the unincorporated areas and participating incorporated areas. When the County initially qualified for participation in 2011 the Cities of Hampton, Locust Grove, McDonough and Stockbridge agreed to be a part of the Urban County through the execution of the initial Cooperation Agreements for Federal Fiscal Years (FFYs) 2012-2014; subsequent Cooperation Agreements were executed for FFYs 2015-2017, 2018-2020, 2021-2023, and 2024-2026. Similarly, executed Cooperation Agreements are currently required for Henry County's requalification for participation as an Urban County in the CDBG Program for FFYs 2027-2029.

You will find as a separate attachment the existing Cooperation Agreement, set to automatically renew with an effective date of Wednesday, July 1, 2026. Henry County's Community Development staff has reviewed HUD's Community Planning and Development (CPD) notice 26-08 and found no changes or revisions required to the existing Cooperation Agreement at this time.

In requalifying as an Urban County, the County will be entitled to receive funds for three (3) consecutive federal fiscal years, being 2027, 2028, and 2029, regardless of changes in its

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DIRECT: (770) 288-7525 • FAX: (770) 288-6440

population or boundaries during the qualifying period; provided that funds are appropriated by Congress. However, during the period of qualification no included City may withdraw from participation with the County unless the County does not receive a grant allocation for any year during the qualifying period.

The Cooperation Agreement must be approved by both the City and the County. Upon approval by City council please return the renewal signature page with original signature to the Henry County Community Development Office by Wednesday, July 8, 2026 for approval by the Henry County Board of Commissioners and submittal to HUD by Friday, August 7, 2026. A copy of the Board of Commissioners resolution will be provided to the City Clerk's office upon approval for your records.

You will find as a separate attachment the Automatic Renewal or Termination signature page.

Should the City elect not to continue its participation, notification of intent to terminate shall be sent to Henry County at the attention of Shannan Sagnet, Community Development Director at 140 Henry Parkway; McDonough, GA 30253 by Wednesday, July 12, 2023. Notification of intent to terminate shall also be sent to the HUD Atlanta Field Office at the attention of Roxanne McIver Director of CDP at 77 Forsyth St, S.W., Terrace Level, Atlanta, GA 30303 by Wednesday, July 12, 2026.

It is important to note that the Cooperation Agreement remains in effect until the CDBG, HOME funds, and program income received with respect to the current and previous qualification period(s), if applicable, are appropriately expended and the funded activities are completed.

Additionally, the City should understand that it may not apply for CDBG funds under the Small Cities of State CDBG Program and shall not consort with any other local government entity other than Henry County for CDBG, HOME Investment Partnership (HOME) and/or Emergency Shelter Grants (ESG) funding purposes. However, per CPD notice 26-08 (Attachment 3, Requirement 4) if the City remains with the County and if the County does not receive HOME or ESG in the qualifying period of FFYs 2027-2029 the County nor the City are precluded from applying to the State, specifically, the Georgia Department of Community Affairs for HOME or ESG funds.

We appreciate the City's participation in the current qualification period, being FFYs 2024-2026. We look forward to continuing to serve the residents of the City of McDonough and all of Henry County. Should you have any questions regarding the Henry County CDBG Program please contact Community Development Specialist II, Raven Bodine via email at rbodine@henrycountyga.gov or by phone at 770-288-7533.

Thank you in advance,



Shannan B. Sagnet

Cc: Christy L. Taylor, City Clerk

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Henry County Community Development Block Grant (CDBG) Program



Keith Dickerson, City Manager
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

HENRY COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
COOPERATION AGREEMENT
[AUTHORITY: CPD NOTICE 26-08; May 15, 2026]
2027-2029
STATE OF GEORGIA – COUNTY OF HENRY COUNTY

- The City of McDonough accepts the Automatic Renewal of the Cooperation Agreement with Henry County for continued participation in the Community Development Block Grant (CDBG) Program

- The City of McDonough intends to terminate the Cooperation Agreement with Henry County at the end of the current Community Development Block Grant (CDBG) Program qualification period (Tuesday, June 30, 2026)

Signature of Authorized Certifying Official X	Contractor City of McDonough
Name and Title Kamali Varner, Mayor	Date

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HENRY COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

COOPERATION AGREEMENT

[AUTHORITY: CPD NOTICE 17-03; April 12, 2017]

2018-2020

STATE OF GEORGIA – COUNTY OF HENRY COUNTY

This Cooperation Agreement made this 19th day of June, 2017, by Henry County, a political subdivision of the State of Georgia (hereinafter referred to as the "County") and the City of McDonough political subdivisions of the State of Georgia (hereinafter referred to as the "City").

The United States Department of Housing and Urban Development (hereinafter referred to as "HUD") has determined that the County is eligible, as an "Urban County", to receive Entitlement Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, to address certain needs of predominantly low and moderate income persons with CDBG funds [and any program income derived from the expenditure of CDBG funds] has been made available during the period beginning with Federal Fiscal Year [hereinafter referred to as "FFY"] 2012 and continuing in place and in full effect until such time in the future as the County and/or City shall elect to exclude itself, in accordance with HUD instructions and schedules. The County agrees to provide written notice to the City of its rights of future exclusion from the County CDBG Program for each successive three (3) year qualification period, in compliance with HUD-required notification dates.

HUD permits Urban Counties and their participating municipalities to execute Cooperation Agreements which are to renew automatically at the end of each three (3) year qualification period unless changes in the Agreement are required by HUD that would necessitate the execution of a new Agreement and/or unless the participating municipality elects to be excluded from the Agreement at the beginning of each three (3) year cycle. The County and the City agree, herein, to execute this automatically renewing Cooperation Agreement, with these special stipulations [and as further described in this Agreement], beginning with FFY 2015. The County is requiring this executed Agreement between the County and the City to continue to be a part of the 2017-2021 Consolidated Plan.

The funds received by the County under this Agreement shall be used to improve the quality of housing, public facilities, public infrastructure, certain public service capital needs, to create and/or retain jobs, and for the provision of public service activities. These funds shall be utilized to meet a national objective; benefit low- to- moderate income persons; aid in the prevention or elimination of slum or blight; or meet an urgent need [as set forth in 24 CFR §570.208].

Participation in this Agreement includes the Community Development Block Grant (CDBG) Program, per HUD requirements. The County invites the participation of the incorporated municipalities located in Henry County in the CDBG Program, upon the respective municipalities dedicating their population counts in support of the County's allocation of funds, and the County agrees to carry out the objectives of the Housing and Community Development Act, as amended, throughout the unincorporated areas of the County and in the City.

The County agrees to make CDBG funds available for eligible projects within the City based on an assessment of needs and priorities performed by the County and the City, the availability of CDBG funds each year, and consideration of the share of the City's population within Henry County.

During each Program Year, the City agrees to make priority decisions and to submit an application(s) for funding assistance for eligible CDBG activities to the County. The CDBG activities shall be submitted to

HENRY COUNTY, GA – COOPERATION AGREEMENT 2018-2020

the County in accordance with the County's schedule for the preparation of the Consolidated Plan(s), which must be approved by HUD. The proposed CDBG activities will be considered by the County, based on eligibility under the federal CDBG Program regulations. The County and the City acknowledge that neither party shall obstruct the implementation of the HUD approved Consolidated Plan(s) during the period covered by this Agreement. The County and City jointly agree to work cooperatively each program year to establish a schedule of implementation, which is responsive to the City's needs, while complying with all federal requirements. The County agrees to submit to the City, for review and comment, any plans, which would affect the City, which will involve the use of CDBG funds for implementation.

This Agreement remains in effect until the CDBG funds and program income received with respect to the qualification period (and any successive qualification periods) are expended and the funded activities are completed. Neither the County nor the City may terminate or withdraw from the Cooperation Agreement while it remains in effect.

The City pledges its willingness to undertake or assist in the undertaking of eligible CDBG activities funded by the Henry County CDBG Program. The City understands that it remains a part of the County CDBG Program since FFY 2012 and shall remain a member until such time, at the end of any HUD-designated three-year period, as the County provides to the City written notice, in accordance with the HUD-established instructions and schedule, and the City elects not to participate in a new qualification period. The failure of either party to adopt an amendment to the Agreement incorporating all changes necessary to meet the requirements for Cooperation Agreements set forth by HUD for a subsequent three (3) year Urban County qualification period and to submit the amendment(s) to HUD, as required by HUD, will void the automatic renewal of such qualification period. The County will notify the City, by HUD prescribed dates, for the next and all subsequent three (3) year qualification periods, of the City's rights to remain a party to the Agreement or elect to choose exclusion from the County CDBG Program.

The City understands that it is ineligible to apply for CDBG funded grants under the Georgia Department of Community Affairs (DCA) Small Cities or CDBG Programs' appropriations for fiscal years during the period in which it is participating in the County's CDBG Program and shall not consort with any local government entity other than the County for HOME purposes, in accordance with Section VIII, Provision C and D. However, this does not preclude the County or the City from applying to DCA for HOME funds, if DCA allows.

The County agrees to actively request the City's involvement in the Community Development Block Grant Program and the County agrees to accept the City's interest in undertaking eligible CDBG activities. The City and the County agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing within the municipal limits of said City should that be a service area of interest to the City.

The City acknowledges that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations. The City acknowledges that it has adopted and is enforcing a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location, which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

The County will have the responsibility for approving projects as eligible for funding, after their recommendation by the Mayor and Council of the City. The County will also have the responsibility for preparing the Consolidated Plan and for other documents and reports to be submitted to HUD. The City will provide the necessary documentation, with technical assistance from the County, for projects funded with CDBG funds. Pursuant to the requirements of 24 CFR 570.501(b), the City agrees that it shall enter

HENRY COUNTY, GA – COOPERATION AGREEMENT 2018-2020

into a CDBG Sub-recipient Agreement [as do all Sub-recipients, as set forth in 24 CFR 570.503] for activities and/or improvements to be assisted with CDBG funding as approved by the County and recommended by the City.

The Mayor of the City is hereby authorized to execute any and all documents necessary as a condition for the City's participation under the terms of the aforementioned Housing and Community Development Act of 1974, as amended. It is hereby agreed to by the parties signed hereto that neither party shall terminate this Cooperation Agreement after the date first written prior to the end of any three year qualifying period. The City may choose to exclude itself from the County CDBG Program only at the beginning of each three year qualifying period. Unless the City has exercised its option to exclude itself from the County CDBG Program - established under the terms of the Housing and Community Development Act of 1974, as amended. The only other options for termination of this Agreement are the cancellation by HUD of its obligation to the County under the aforementioned Act, or if the County fails to qualify as an Urban County, or if the County does not receive a CDBG grant in any year of the three year period previously identified. It is also agreed by the parties signed hereto that this Agreement shall remain valid until such time as: (1) HUD requires changes in the Agreement; or (2) the City shall choose to exclude itself from the County CDBG Program; or (3) the County shall no longer qualify to receive CDBG funds.

The County and the City will take all actions necessary to assure compliance with the County's certification under by Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing. The County and the City will take all actions necessary to assure compliance with Section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975 and other applicable laws.

The County acknowledges that it is prohibited from funding activities in, or in support of, any cooperating city that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certification. Noncompliance by any cooperating city included in the County may constitute noncompliance by the County that can, in turn, provide cause for funding sanctions or other remedial actions by HUD.

The City agrees to affirmatively further fair housing within its jurisdiction and to assist the County in the implementation of its HUD approved Consolidated Plan covering the County and the City throughout the effective term of this Agreement.

A unit of general local government may not sell, trade, or otherwise transfer all or any portion of such funds to a metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

If the City generates any program income as a result of the expenditure of CDBG funds, the provisions of 24CFR 570.500(a), as well as the following specific stipulations, shall apply:

- a. The City acknowledges that it must notify the County of any program income generated through the expenditure of CDBG funds during the calendar month that such program income is generated.
- b. The City acknowledges that any such program income must be expended by the City or paid to the County at the end of the month in which the program income is generated.
- c. The City further acknowledges that the County has the responsibility for monitoring and reporting to the U.S. Department of Housing and Urban Development (HUD) on the generation of any such program income. The responsibility for appropriate recordkeeping by the City and

HENRY COUNTY, GA – COOPERATION AGREEMENT 2018-2020

reporting to the County by the City on the generation of such program income is hereby acknowledged by the City. The County agrees, herein, to provide technical assistance to the City in establishing an appropriate and proper recordkeeping and reporting system, as required by HUD.

- d. In the event of close-out or change in status of the City, any program income that is on hand or received subsequent to the close-out or change in status shall be paid to the County within thirty (30) calendar days following the official date of the close-out or change in status. The County agrees to notify the City, in writing, should close-out or change in status of the City occur as a result of changes in CDBG Program statutes, regulations and/or instructions.

The following standards shall apply to real property (within the control of the City) acquired or improved, in whole or in part, using CDBG funds. The standards are:

- a. The City shall inform the County in writing at least thirty (30) calendar days prior to any modification or change in the use of the real property from that planned at the time of acquisition or improvements including disposition;
- b. The City shall reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG funds) of property acquired or improved with CDBG funds that is sold or transferred for any reason which does not qualify under the CDBG regulations. Said reimbursement shall be provided to the County at the time of sale or transfer of the property referenced, herein.
- c. Any program income generated from the disposition or transfer of property prior to or subsequent to the close-out, change of status or termination of the Cooperation Agreement between the County and the City shall be repaid to the County at the time of disposition or transfer of the property.

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HENRY COUNTY, GA - COOPERATION AGREEMENT 2018-2020

The City of McDonough

This is to certify that the authority to execute the attached Cooperation Agreement with the Henry County Board of Commissioners for participation in the Henry County Community Development Block Grant Program, for Urban County qualification beginning with FFY 2015, and continuing until such time for future Urban County qualification periods as the City might choose to exclude itself from the Henry County Community Development Block Grant Program, was approved and adopted in the ~~special~~ *Regular* meeting of City Council held on:

June 19, 2017

This is to further certify that the attached is a true and correct copy of said "Cooperation Agreement", as approved at the City Council meeting held on the date written above.

Janis E. Price
Signature of City Clerk

6-21-17
Date of Signature

ATTEST:

Leigh C. Hancock
Signature

Leigh C. Hancock
Printed Name/Title of Attester

6-21-17
Date of Signature

HENRY COUNTY, GA – COOPERATION AGREEMENT 2018-2020

CITY OF McDonough GEORGIA

HENRY COUNTY, GEORGIA

Billy Copeland
Billy Copeland Mayor
City of McDonough

June Wood
June Wood, Chairman
Henry County Board of Commissioners

6-20-17
Date of Signature

7/18/17
Date of Signature

Pursuant to an authorization of approval by City Council on:

Said signature pursuant to an authorization approval by said Board on

City Council Meeting
June 19, 2017
Date

7/18/17 BOC mtg.
Date

ATTEST: *Janis E. Price*
Janis E. Price, City Clerk
Name/Title (Typed or Printed)

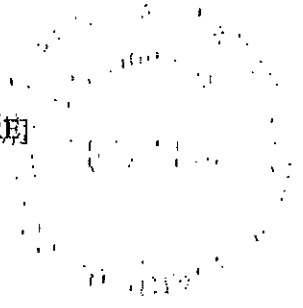
ATTEST: *Stephanie Braun*
Stephanie Braun /County Clerk

6-20-17
Date of Signature

7/18/17
Date of Signature

[AFFIX CITY SEAL HERE]

[AFFIX COUNTY SEAL HERE]



CONSENT AGENDA ITEM SUMMARY
June 15, 2026, City Council Meeting
Item Number: 6E



Presented by: Chief David Williams

Public Safety – Fire Department

ITEM SUMMARY:

Request for approval to pay the \$18,720.00 to Bennett Fire Products for six (6) sets of replacement structural firefighting turnout gear.

SPECIAL CONSIDERATIONS OR CONCERNS:

Budgeted and approved in FYE2026; and funds are available

STAFF RECOMMENDATION:

Staff recommends approval

FINANCIAL IMPACT:

\$18,720.00

FUNDING SOURCE:

GL 100-5.3520.53.1785 - Uniforms

ATTACHMENTS:

Current Price Quote and Invoice

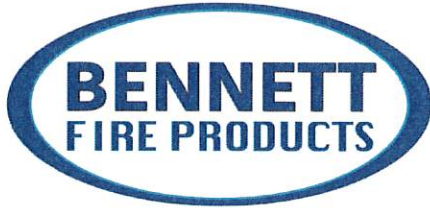
OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



Bennett Fire Products Company Inc.
www.BennettFireProducts.com

Invoice

INV-003849

Balance Due
\$18,720.00

Bill To
McDonough Fire Department
88 Keys Ferry St
McDonough, Georgia 30253

Invoice Date : 02 Jun 2026
Terms : Net 30
Due Date : 02 Jul 2026
P.O.# : 2201

#	Item & Description	Qty	Rate	Amount
1	Globe Jacket and Trousers	6	3,120.00	18,720.00
			Sub Total	18,720.00
			Total	\$18,720.00
			Balance Due	\$18,720.00

Notes

Remit check to:
Bennett Fire Products
PO Box 2458
Woodstock, GA 30188



CONSENT AGENDA ITEM SUMMARY
June 15, 2026, City Council Meeting
Item Number: 6F

Presented by: Cinderella Bennett, Main Street Manager Community & Economic Development

ITEM SUMMARY:

Request for approval of the 2026-2027 annual Memorandum of Understanding (MOU) between the City of McDonough and the Georgia Department of Community Affairs (DCA) for participation in the Georgia Main Street Program.

SPECIAL CONSIDERATIONS OR CONCERNS:

Established in June 2001, the McDonough Main Street Program is part of a national network of more than 1,800 active Main Street entities. It is an essential, community-driven initiative that focuses on conscientious revitalization of older, traditional business districts throughout the United States, while remaining centrally focused on economic development and sensitive to historic preservation.

The Georgia Department of Community Affairs is the government entity that oversees Main Street programs across the State. To remain in compliance with the State Main Street Program Standards, every Main Street Program must annually renew its Memorandum of Understanding, which details the criteria upon which the program will be assessed. The City will be required to adhere to the state's ten minimum standards, including maintaining a Main Street Manager position, completing required reports, and following Main Street's Four-Point Approach. DCA will provide technical assistance, training, and promotional support for the McDonough Main Street Program.

STAFF RECOMMENDATION:

The McDonough Main Street Department Manager and staff recommend approval and signing of the annual Memorandum of Understanding between the City of McDonough and the Georgia Department of Community Affairs.

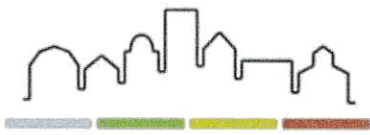
FINANCIAL IMPACT:

N/A

ATTACHMENTS:

Georgia Main Street Memorandum of Understanding (MOU) and Standards.

OTHER DEPARTMENTAL REVIEW NEEDED:



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

2026-2027
Classic Main Street
Memorandum of
Understanding

Due July 1, 2026

Email: Ellen.Hill@dca.ga.gov with any questions.

**GEORGIA CLASSIC MAIN STREET PROGRAM
MEMORANDUM OF UNDERSTANDING
2026-2027 PROGRAM YEAR**

This Memorandum of Understanding (“MOU”) is made and entered into this 12 day of May, 2026 (the “Effective Date”), by and between the Georgia Department of Community Affairs (“DCA”), an agency of the State of Georgia, whose address is 60 Executive Park South, NE, Atlanta, Georgia 30329, and the City/Town of McDonough, Georgia (“Community”), whose address is 136 Keys Ferry Street, McDonough, GA 30253, collectively referred to as the Parties.

WHEREAS, the Office of Downtown Development, an office of DCA, provides technical assistance, training, and strategic planning to help local governments build vibrant, resilient downtown commercial districts;

WHEREAS, the Georgia Main Street Program is the state’s lead initiative for downtown renewal and community development, housed within the DCA’s Office of Downtown Development;

WHEREAS, DCA will enter into this MOU with the Community to provide services in return for active and meaningful participation in the Georgia Classic Main Street Program as specified below;

WHEREAS, communities that participate and meet all requirements of the Georgia Main Street Program will receive a national designation form the National Main Street Center as a Main Street America Classic community; and

WHEREAS, Classic Main Street programs receive annual accreditation through the State of Georgia and are formally designated by the National Main Street Center. Classic Main Street communities emphasize historic preservation education and economic development, leading to an active and vibrant downtown;

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the Parties agree as follows:

Article I: Term:

1. This initial term of this MOU shall commence on the Effective Date and shall be for a period of one (1) year from the 1st day of July 2026 to the 30th day, of June 2027, unless terminated pursuant to the termination provision contained in this MOU.

Article II: The Community's Responsibilities.

- ~~SSP~~ 1. Appoint or contract with an entity to serve as the Board of Directors for the local Main Street Program. The city council may not serve as the Main Street Board.
- ~~SSP~~ 2. Set and review boundaries for the target area of the Main Street Program.
 - a. A copy of these boundaries should remain on file with DCA and be uploaded to the Main Street Boundary Map folder in your program's shared DCA Dropbox folder at all times.
 - b. The Community should work with the Board of Directors to review boundaries at least once every three years.
- ~~SSP~~ 3. Employ a full-time paid professional downtown manager responsible for the daily administration of the local Main Street Program.
 - a. The downtown manager must have a job description that identifies at least seventy-five percent (75%) of their duties that relate directly to the Main Street Program. A copy of the job description should remain on file with DCA at all times.
 - b. The downtown manager should be paid a salary consistent with other community and economic development professionals within the state. The program manager's salary must be paid in excess of minimum wage.
 - c. The Community must notify DCA within one week of any downtown manager vacancy, and the Community must appoint an interim downtown manager until the position is filled. DCA must have accurate contact information for the downtown manager at all times.
 - d. The Community shall be afforded a period of thirty (30) days to assess the vacant position and publish the job opening. Programs with staff vacancies exceeding ninety (90) days may be placed under probationary status or risk forfeiture of their designation.
 - e. Provide an annual evaluation of the downtown manager. If the manager is employed by an entity other than the local government, require that entity to provide an annual evaluation and performance review.
- ~~SSP~~ 4. Provide for local Main Street Program solvency through a variety of direct and in-kind financial support.
 - a. If the downtown manager is an employee of the local Main Street Program and not the Community, the Community assures that the program has the financial means to pay for said manager for the period of this agreement.
 - b. The local Main Street program must maintain an identifiable and publicly accessible office space. DCA recommends this space to be in the local Main Street program area.
 - c. The local Main Street program must have sufficient funding to provide travel and training for the downtown manager and the Board of Directors.
- ~~SSP~~ 5. Assist the downtown manager in compiling data required as part of the monthly reporting process.
 - a. Provide for a positive relationship between the downtown manager and key city staff to access the following information in a timely manner:
 - i. Business license data
 - ii. Building permit data
 - iii. Property tax data
 - iv. Geographic Information Systems data (mapping support when available)
 - b. Review reported data submitted by the downtown manager to assure accuracy.
- ~~SSP~~ 6. Use the "Main Street America™" name and logo in accordance with the Main Street

America® policy on the use of the name “Main Street.”

- ~~116~~ ~~SS~~ 7. Notify DCA in writing prior to any wholesale changes in the local program, including staff changes, major funding changes, changes in organizational structure/placement of the program, or major turnover in the board of directors. Such notice should be received by DCA one month prior to said changes. Changes may result in program probation, the loss of accreditation, or the removal of program designation.

Article III: The Board of Directors' Responsibilities.

- ~~114~~ 1. Assist the downtown manager in creating an annual work plan that incorporates incremental and meaningful goals related to the Main Street Approach™, utilizing Community Transformation Strategies and the Main Street Four Point Approach.
- The work plan should include specific tasks, assignments, or a point of contact for the task, related budget needs, and a timeline.
 - The work plan will serve as a strategic plan for the local program for a period of three years or less.
 - A copy of the work plan must be on file and uploaded to the Work Plan folder in the program's shared DCA Dropbox folder and updated annually with DCA.
- ~~114~~ 2. Provide opportunities for regular public engagement and support of the Local Main Street Program.
- DCA recommends a public downtown visioning event/town hall meeting annually.
 - The Board should identify opportunities for volunteer support and assistance in executing the work plan.
 - The Board should actively engage the community for financial and in-kind support of the local program.
- ~~114~~ 3. Conduct at minimum one board training, orientation, or planning retreat per year for the local program.
- ~~114~~ 4. Meet a minimum of ten (10) times per year and ensure that the minutes of each meeting are maintained and distributed. Such meetings should be open to the public and public notice should be given related to meeting times and agendas.
- ~~114~~ 5. Attend training to become better informed about the Main Street Approach™ and trends for downtown revitalization and to support the downtown manager.
- ~~114~~ 6. All Board Members are required to have at least two (2) hours of continuing education annually. Training must be documented using the required training log template and uploaded to the Training Log folder in your program's shared DCA Dropbox folder.
- ~~114~~ 7. All newly appointed Board Members are required to become Main Street 101 certified within the first six months of their first term. A copy of each Board Member's Main Street 101 certification must be uploaded to the Training Log folder in your program's shared DCA Dropbox folder.
- ~~114~~ 8. All current Board Members must be Main Street 101 certified. A copy of each Board Member's Main Street 101 certification must be uploaded to the Training Log folder in your program's shared DCA Dropbox folder.
- ~~114~~ 9. Assure the financial solvency and effectiveness of the Local Main Street Program.
- Adopt an annual budget that is adequate to support the annual work plan, maintain an office and support staff, and provide training and travel.
 - Maintain current membership of the Local Main Street Program to the National Main Street Center to be eligible for accreditation.
 - Provide for policies to expend funds, enter into debt, and provide programming support for the local Main Street Program.

Article IV: The Downtown Manager’s Responsibilities.

- CE
CB 1. Complete all reporting required by DCA to maintain National Accreditation of the local Main Street Program.

 - CE
CB a. Complete monthly economic and programming activity reports, including portions of said reports that are required as part of the local program assessment process by DCA. These reports must be completed by the last day of the following month. (Example: March report due by April 30th). Failure to complete monthly reports in a timely manner may result in program probation, the loss of accreditation, or the removal of program designation.
 - b. Participate in the annual manager’s survey provided by DCA. Failure to complete the annual manager’s survey by the deadline may result in the loss of accreditation.
 - c. Provide documentation of all meetings, work plans, budgets, job descriptions, and mission/vision statements for the organization.
 - d. Provide documentation to support the work of the organization as it relates to the Main Street Approach™, including information related to historic preservation as required by the National Main Street Center.
 - e. Provide, from time to time, documentation related to local ordinances, plans, codes, and policies that are specific to the Community’s downtown area.
- CE
CB 2. Participate in training to broaden the impact of the local Main Street Program.

 - a. The downtown manager and/or board members are expected to attend at least one preservation or economic development-related training annually.
 - CE
CB b. The downtown manager is required to attend, at minimum, one in-person training offered by DCA Office of Downtown Development.
 - c. DCA requires managers to attend at least thirty (30) hours of training annually (including webinars, annual trainings, statewide workshops, etc.) Eligible training hours can come from both DCA and non-DCA-hosted training events. Training must be relevant to the field of downtown development, historic preservation, planning, community development, and economic development. A record of the manager’s training hours must be uploaded to the Training Log folder in your program’s shared DCA Dropbox folder.
- CE
CB 3. Respond to requests by DCA in a timely manner.
- CE
CB 4. Take advantage of the Georgia Main Street network of professional downtown managers.
- CE
CB 5. All newly hired managers must complete in-person Main Street 101 training with DCA within the first 6 months of employment in the local community. All existing downtown managers must be Main Street 101 certified.
- CE
CB 6. Provide regular updates between the local Main Street Program and the Community.

 - a. Managers are encouraged to provide at least quarterly reports to the local government.
 - b. Managers are encouraged to provide copies of all minutes, budgets, and work plans to the local government in a timely manner.
- CE
CB 7. Maintain and preserve project files. Document downtown projects and other major local program information in a thorough and systematic fashion. All relevant programmatic documentation should be uploaded and stored in the DCA shared Dropbox folder created for your local program, following the organization structure outlined in DCA’s “A Visual Guide to Dropbox Management” document, which is located in the “Resources” folder of the Georgia Main Street website. This is to help ensure a seamless transfer of project files to city representatives or successor managers in the event of personnel changes.

- CE
CB 8. Submit annual assessment documentation by January 15th of the year following the program year being assessed. Documentation will include:
- a. Completed Online Main Street America Self-Assessment
 - b. Signed Annual Assessment Affidavit and Checklist
 - c. Annual Work Plan and budget
 - d. Board Roster, Board Meeting Agendas and Minutes
 - e. Training Log for manager and board
 - f. Organizational Chart, Bylaws, Map, Mission and Vision Statement
 - g. Fully executed MOU

Every third year, the annual assessment review includes all documentation noted above plus an in-person presentation outlining how the local Main Street program meets Main Street America's Six National Community Evaluation Standards. This presentation must be delivered in person and attended by a minimum of three city representatives, including the Main Street Manager—who will lead the presentation, at least one board member, and a city representative or supervisor.

Article V: DCA's Responsibilities.

1. Supervise all communications between the Community, state government agencies and the National Main Street Center as it relates to the local Main Street Program.
2. Conduct a curriculum of training on an annual basis to assist the downtown manager, the Main Street Board, and the Community with the local downtown revitalization program.
3. Assist local Main Street Programs with organizational issues that may prevent the successful progress of the Community's downtown revitalization strategy.
 - a. DCA may assist communities in selecting candidates for the position of downtown manager as requested.
 - b. DCA may require a local Main Street Program to host an on-site assessment visit if the program has had a leadership or organization change, is currently in a probationary status, or is in jeopardy of losing accreditation or designation status.
4. Provide timely assistance and guidance to the Community as a result of requests for service, monthly reports, or the annual assessment process.
 - a. DCA may contact a community upon observation of monthly reporting abnormalities, missing data or missing reports. If a community becomes delinquent in multiple reports, DCA may contact the local board chair or city administrator about the delinquency.
 - b. DCA may assist in training local staff or volunteers in the reporting process.
 - c. DCA will provide unlimited telephone consultations with local programs.
 - d. DCA will attempt to provide on-site assistance as feasible.
5. Provide ongoing press coverage of the Georgia Classic Main Street Program, including social media outreach, to recognize and publicize the work of local programs.
6. Provide access to resource materials, sample codes and ordinances, organizational documents, and templates for local programs.
7. Conduct an annual program assessment for the Community highlighting success and opportunities for improvement.
8. Provide economic development assistance to encourage small business development, real estate development, and property rehabilitation within the downtown area.
9. Provide fee-based strategic planning assistance to the local program.

Article VI: General Provisions.

1. **Termination:**

- a. If the Community, Board of Directors, and/or Downtown Manager violate any of its responsibilities under this MOU, DCA shall thereupon have the right to terminate this MOU; however, DCA must give a written notice of this intention to do so by providing at least thirty (30) days notice to the Community.
- b. Once this MOU is terminated, the Community will lose its Classic designation and must formally reapply to participate in the Main Street Program as a Start-up program should they wish to have their previous designation reinstated.

2. **Amendments:**

- a. Either party may request changes to this MOU. Any changes, modifications, revisions, or amendments to this MOU, who are mutually agreed upon by and between the Parties to this MOU, shall be incorporated by written instrument, and effective when executed and signed by all Parties to this MOU.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the date first written above.

McDonough

Local Government (Community)

Sylvia Smith

06/02/2026

By: Authorized Representative

Date

Sylvia Smith

Printed Name of Authorized Representative

Deputy City Administrator

Title of Authorized Representative

Main Street Board of Directors


Morrelle McCrary (May 12, 2026 21:24:24 EDT)

05/12/2026

By: Board Chair

Date

Morrelle McCrary

06/10/2026

Printed Name of Board Chair

Date Term Expires

Downtown Manager

Cinderella Bennett

Cinderella Bennett (Jun 3, 2026 12:45:56 EDT)

06/03/2026

By: Manager

Date

Cinderella Bennett

Printed Name of Manager

Please check here if this position is vacant.

DCA:

Cherie Bennett

cherie bennett (May 4, 2026 11:55:21 EDT)

05/04/2026

By: ODD Director

Date

Cherie Bennett

Printed Name of ODD Director



CONSENT AGENDA ITEM SUMMARY
June 15, 2026, City Council Meeting
Item Number: 6G

Presented by: Emilia Walker, City Attorney

Administration

ITEM SUMMARY:

Adoption of a Resolution Authorizing the Appointment of Commissioners to the McDonough Urban Redevelopment Authority, Designating Officers Thereof and for Other Lawful Purposes

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance

Fire

Stormwater

Highway and Streets

Main Street

Water Distribution

Human Resources

Police

Water/Sewer Operations

Community Development

Technology Services

Other

Department Name:

Comments:

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

STATE OF GEORGIA
CITY OF MCDONOUGH

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MCDONOUGH, GEORGIA, AUTHORIZING THE APPOINTMENT OF COMMISSIONERS TO THE MCDONOUGH URBAN REDEVELOPMENT AUTHORITY, DESIGNATING OFFICERS THEREOF AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of McDonough (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City of McDonough, Georgia, are the Mayor and Council (“City Council”) thereof;

WHEREAS, on or about August 17, 2015, the City adopted Resolution 15-8-17(A), confirming and ratifying its prior activation and authorization of the City of McDonough Urban Redevelopment Agency (“URA”) under the Urban Redevelopment Law of Georgia, O.C.G.A. § 36-61-1, et seq.;

WHEREAS, pursuant to Res. 15-8-17(A), the URA shall “consist of nine (9) voting members, who ...serve for terms of office of three (3) years” and “hold office until [their] successor has been appointed and has qualified”;

WHEREAS, the “Finance Director and City Clerk” serve as the URA “Treasurer and Secretary.” URA Bylaws Art. IV, Sec. 2;

WHEREAS, the Mayor and City Council desire through this Resolution to establish reappointments and other matters pertaining to the URA as set forth herein; and

WHEREAS, this Resolution is in the best interest and general welfare of City residents, the general public and City.

NOW, THEREFORE, BE IT RESOLVED, by the governing authority of the City of McDonough, Georgia, as follows:

Section 1.

- a. URA Composition, Officers and Terms.** The Board of Commissioners of the URA shall hereby consist, in totality, of the seven members of the City Council who shall serve for the length of their term as a City Councilmember and until their successor takes office as a Councilmember. A City Councilmember shall stand automatically appointed to the URA upon the commencement of their City Council term. The Mayor shall serve as the Chairperson and shall appoint a member from among the URA to serve as the Vice Chairperson. The Vice Chairperson shall serve as Vice Chairperson for the duration of their City Council term, or until an alternate Vice Chairperson is appointed by the Mayor.

Section 3. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 4. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 5. This Resolution shall serve as certificate of the appointment and reappointment of City Councilmembers to the URA, and shall be filed with the City Clerk and be conclusive evidence of the due and proper appointment of such Commissioners and their successors.

Section 6. The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO RESOLVED, this ____ day of _____, 2026.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

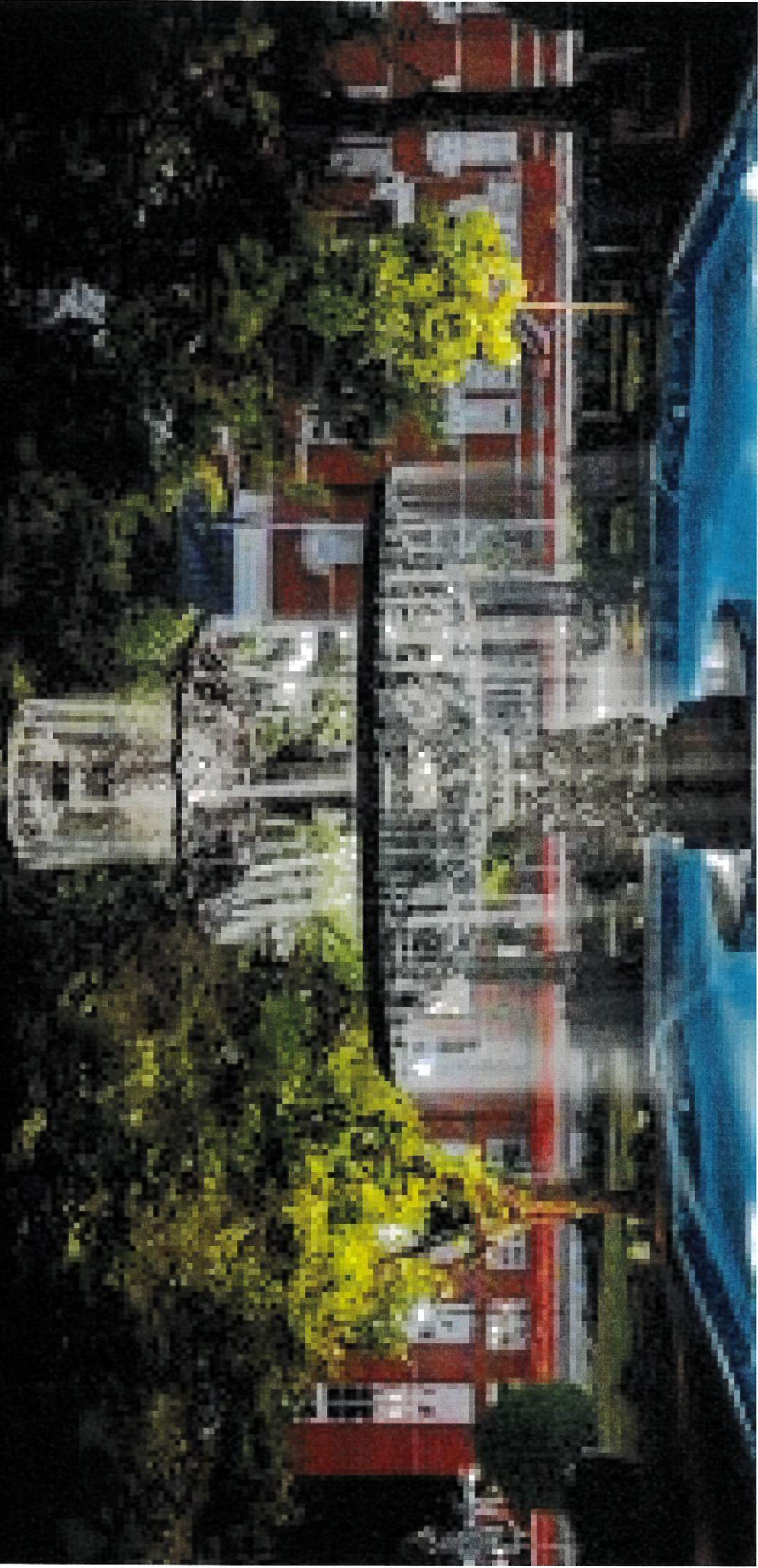
Christy L. Taylor, City Clerk

Kamali Varner, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, City Attorney

City of McDonough 2026-2027 Budget

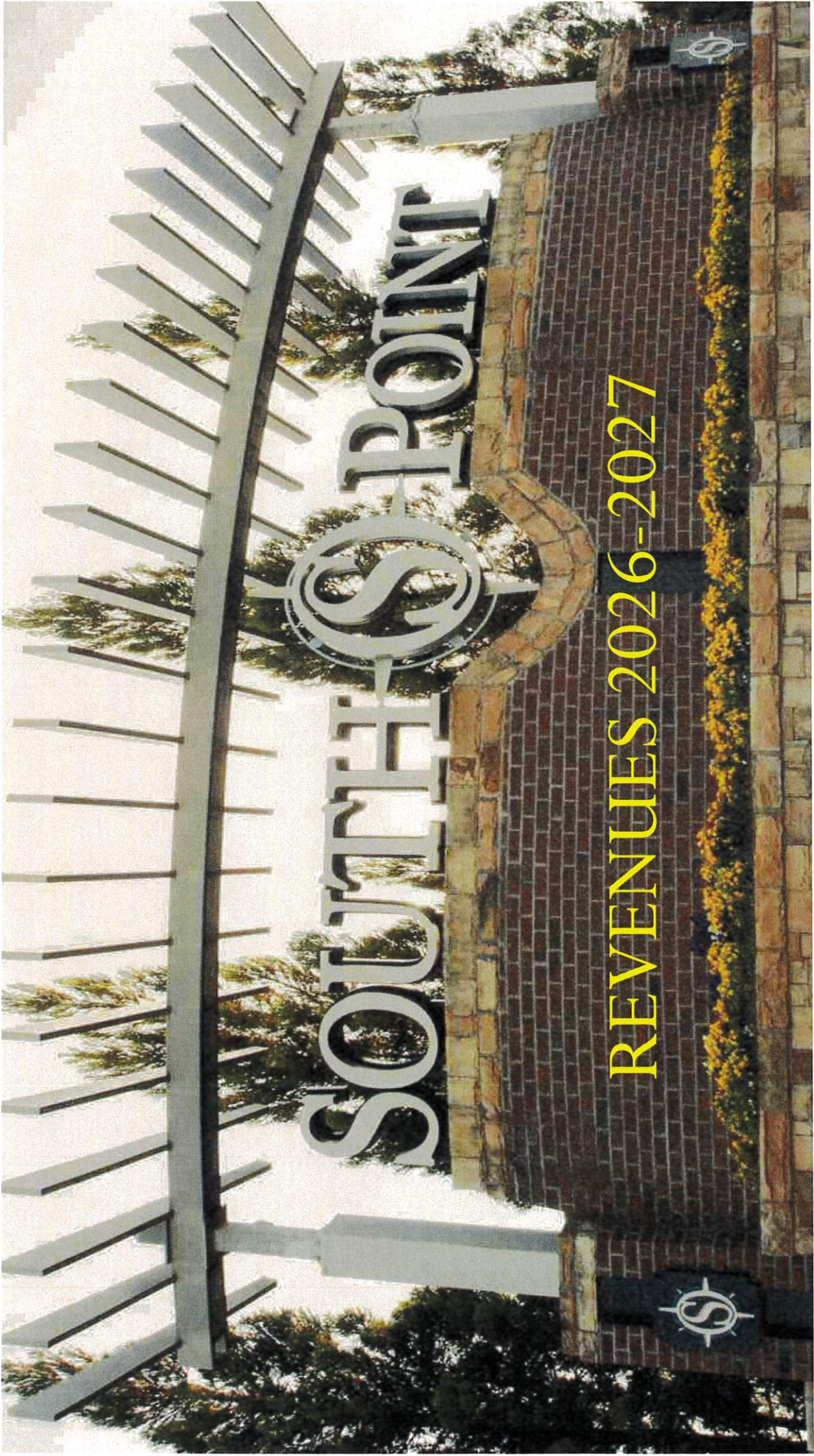


CURRENT 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

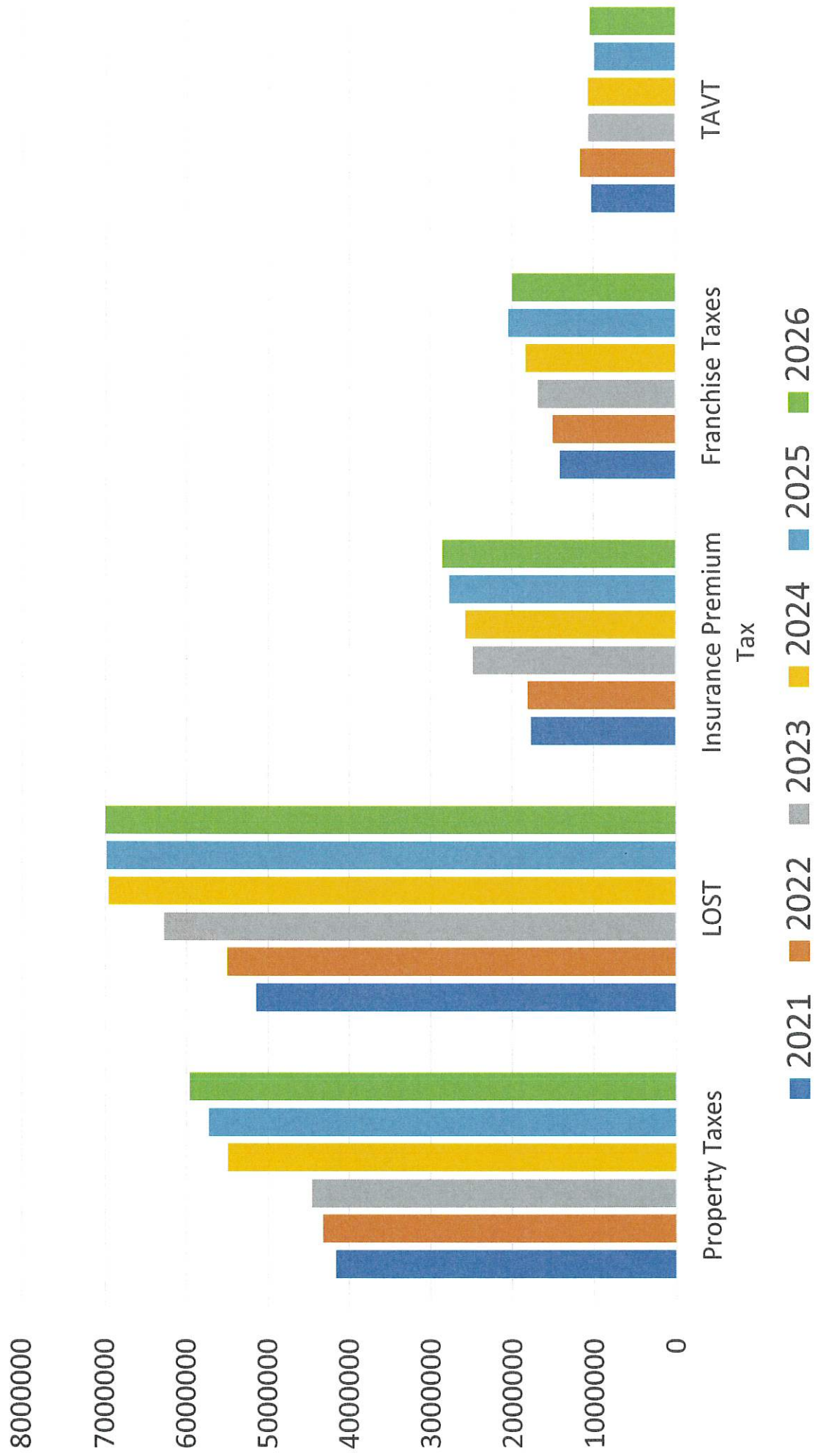
CITY OF MCDONOUGH		2020	2021	2022	2023	2024	2025	
V A L U E	Real & Personal	1,173,821,138	1,268,623,976	1,562,987,703	1,936,331,484	2,032,183,444	2,133,980,070	
	Motor Vehicles	5,786,670	4,801,440	4,223,400	4,194,730	3,694,230	3,117,830	
	Mobile Homes	2,948	2,948	2,948	2,948	8,452	6,384	
	Timber - 100%	0	0	0	0	0	0	
	Heavy Duty Equipment	22,195	33,984	31,660	30,051	9,378	13,058	
	Gross Digest	1,179,632,951	1,273,462,348	1,567,245,711	1,940,559,213	2,035,895,504	2,137,117,342	
	Less Exemptions	63,508,977	71,328,919	90,296,409	111,021,478	120,354,149	142,172,678	
	R A T E	Gross Maintenance & Operation Millage	3.8060	3.6150	3.0330	3.0330	3.0330	3.0330
		Less Rollback (Local Option Sales Tax)						
NET M&O MILLAGE RATE		3.8060	3.6150	3.0330	3.0330	3.0330	3.0330	
TAX	TOTAL M&O TAXES LEVIED	\$4,247,968	\$4,345,712	\$4,479,587	\$5,548,988	\$5,809,837	\$6,050,667	
	Net Tax \$ Increase	\$373,633	\$97,745	\$133,875	\$1,069,401	\$260,849	\$240,830	
	Net Tax % Increase	9.64%	2.30%	3.08%	23.87%	4.70%	4.15%	

Current Millage Rate 3.0330
Last Years Digest 1,994,944,664

The actual Millage Rate will not be set
until later in the year once the
actual figures come in.



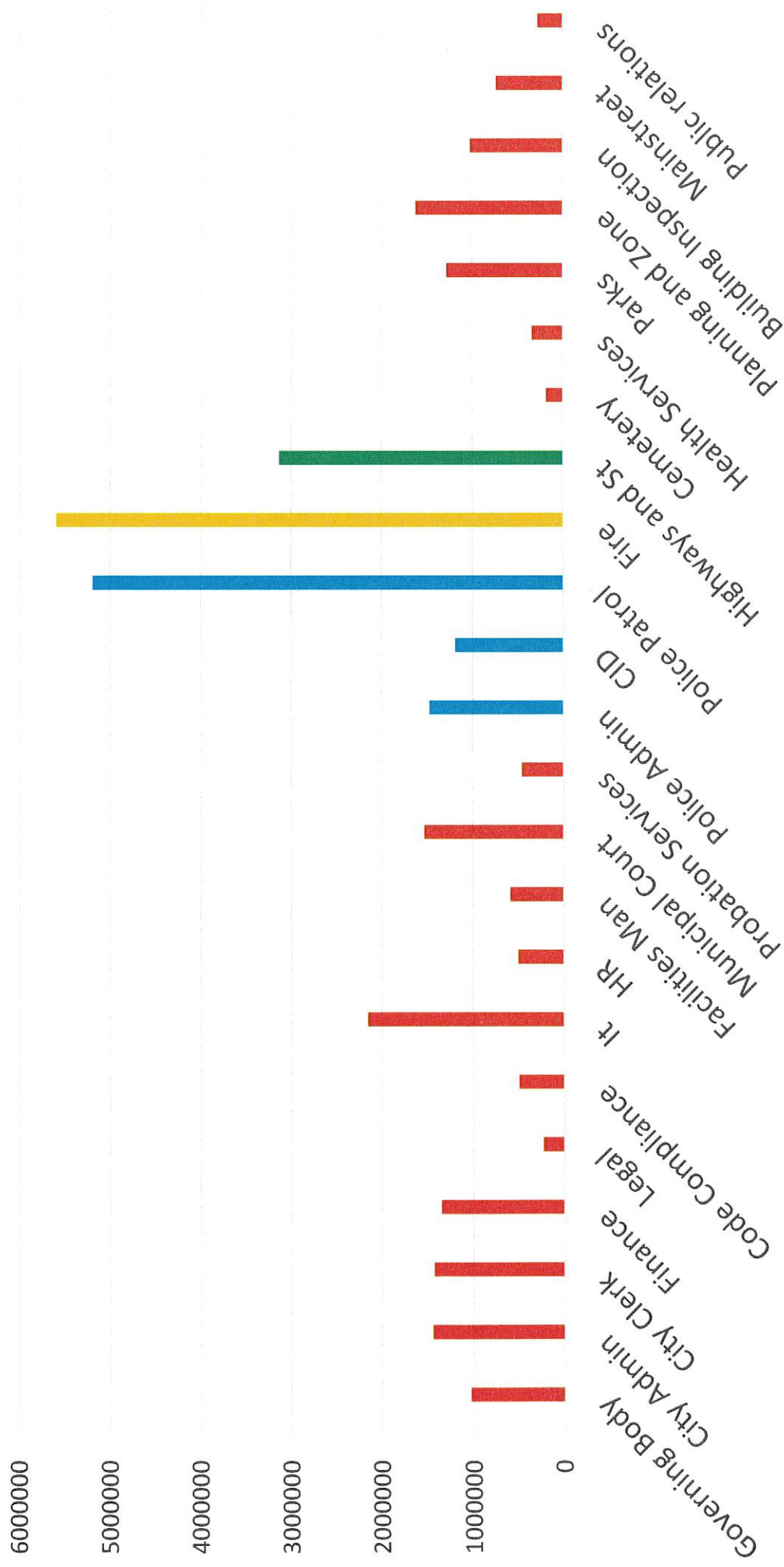
REVENUES 2026-2027



EXPENDITURES



Chart Title



Series1 Series2 Series3

	Adopted 2026	Proposed 2027
Governing Body	899,577.00	1,138,896.00
City Admin	1,286,919.00	1,444,245.00
City Clerk	1,509,451.00	1,352,031.00
Finance	1,409,845.00	1,350,187.00
Legal	257,475.00	227,475.00
Code Compliance	280,825.00	495,228.00
IT	1,806,132.00	2,151,778.00
HR	491,350.00	488,306.00
Facilities Maint.	534,620.00	572,779.00
Municipal Court	1,031,584.00	1,533,966.00
Probation Services	715,006.00	460,227.00
Police Admin	1,452,035.00	1,474,155.00
CID	1,020,342.00	1,189,860.00
Police Patrol	4,919,257.00	5,164,796.00
Fire	5,004,159.00	5,574,808.00
Highways and Streets	3,088,948.00	3,097,140.00
Cemetery	140,000.00	185,750.00
Health Services	360,615.00	0.00
Parks	1,128,608.00	1,316,829.00
Planning and Zoning	1,549,086.00	1,517,387.00
Building Inspections	629,236.00	1,024,239.00
Mainstreet	620,221.00	640,810.00
Public Relations	55,237.00	306,013.00
Façade Grants	18,000.00	50,000.00
Transfers (Salary Savings & MCD URA)	-1,303,824.00	-1,279,137.00
Total	28,904,704.00	31,477,768.00

The proposed 2027 total municipal budget is **\$31,477,768.00**, representing an overall net increase of **\$2,573,064.00 (or +8.90%)** compared to the \$28,904,704.00 adopted in 2026.

Strategic Overview of Budget Changes

The upcoming fiscal projections highlight a shift in municipal priorities toward public safety, administrative modernization, infrastructure oversight, and civic engagement.

Top 5 Departmental Increases

- **Fire:** +\$570,649.00 (+11.40%)
- **Municipal Court:** +\$502,382.00 (+48.70%)
- **Building Inspections:** +\$395,003.00 (+62.78%)
- **IT:** +\$345,646.00 (+19.14%)
- **Public Relations:** +\$250,776.00 (+454.00%)

Top 5 Departmental Decreases

- **Health Services:** -\$360,615.00 (-100.00% / completely defunded)
- **Probation Services:** -\$254,779.00 (-35.63%)
- **City Clerk:** -\$157,420.00 (-10.43%)
- **Finance:** -\$59,658.00 (-4.23%)
- **Planning and Zoning:** -\$31,699.00 (-2.05%)

1. Public Safety Expansion

- **Fire & Patrol:** Gains over **\$816,000** combined to support localized emergency response teams.
- **Judicial Shift:** Municipal Court spikes by **\$502,382**, while Probation drops by **\$254,779**.
- **Investigation:** CID receives a **\$169,518** boost to strengthen active case capabilities.

2. Infrastructure Oversight & Compliance

- **Building Inspections:** Surges by **\$395,003 (+62.78%)** to support rapid city development.
- **Code Compliance:** Funding grows by **\$214,403** to enforce local municipal ordinances.
- **Facilities Maintenance:** Earns an extra **\$38,159** to preserve public physical assets.

3. Administrative Modernization

- **IT Infrastructure:** Increases by **\$345,646** to fund software, cybersecurity, and hardware.
- **Governing & Admin:** Executive leadership and City Admin gain **\$396,645** combined.
- **Operational Cuts:** Financed partially by trimming City Clerk, Legal, and HR accounts.

4. Community Development & Outsource Shifts

- **Public Relations:** Jumps by **454%** (+\$250,776) to centralize community outreach.
- **Health Services:** Cut completely to **\$0.00**, indicating a total transition to county or state health programs.
- **Parks & Appearance:** Parks and Façade Grants gain a combined **\$220,221** for civic beautification.

Some of the Expenses

- City Admin - \$140,000 for Building repairs
- Finance Department - Financial systems upgrades including card readers \$40,000
- Code Compliance – Truck \$55,000 (Replacement)
- Technology Services – Computers \$30,000
- Facilities Asset Management - \$500,000 repairs, HVAC systems, roofs, and remodels of current buildings
- Municipal Court – Court renovations including painting and new sink in bathroom \$6,500
- Police Patrol Division – New weapons, ammo, kennel for Benny, Radio Equipment, upgrade to evidence room, Axon \$202,080
(Police Cars lease, and Axon equipment to be paid from SPLOST)

- Fire Department – New SCBA equipment, fire hose, extraction equipment \$40,000
- Highway and Streets – New Truck \$55,000 (replacement)
- Parks Department – Repairs to Parks \$45,000
- Planning and Zoning – Blacksville Action Item initiative, Freight Cluster Study, Town Center LCI update, Preservation study, Arts District for Placemaking \$400,000
- Building and Inspections – Building Code Update \$300,000
- Main Street – Beautification Projects \$70,000 Façade Grants \$50,000

Enterprise Funds

- Water Pollution Control Plant – Truck \$55,000 (replacement)
Gearbox, Electric Gates, Pumps, Dump Truck (New), Landfill fees for Biosolids, Removal of old Caustic Tank and install new Caustic Tank \$599,999
- Water Treatment Plant – Truck \$25,000 (replacement), Get Big Spring Well back in service, Natural Gas Generator \$959,699
- Water Distribution – New Meters \$128,370 New truck (replacement) \$55,000
- Sewer Maintenance – New Truck (replacement) \$56,995
- Stormwater – Stormwater Master Plan \$500,000



City Employees

**City of McDonough has 241
Current Positions in all Departments
Departments Requested 7 new positions**

**2 of the new positions are in the
Enterprise Fund**

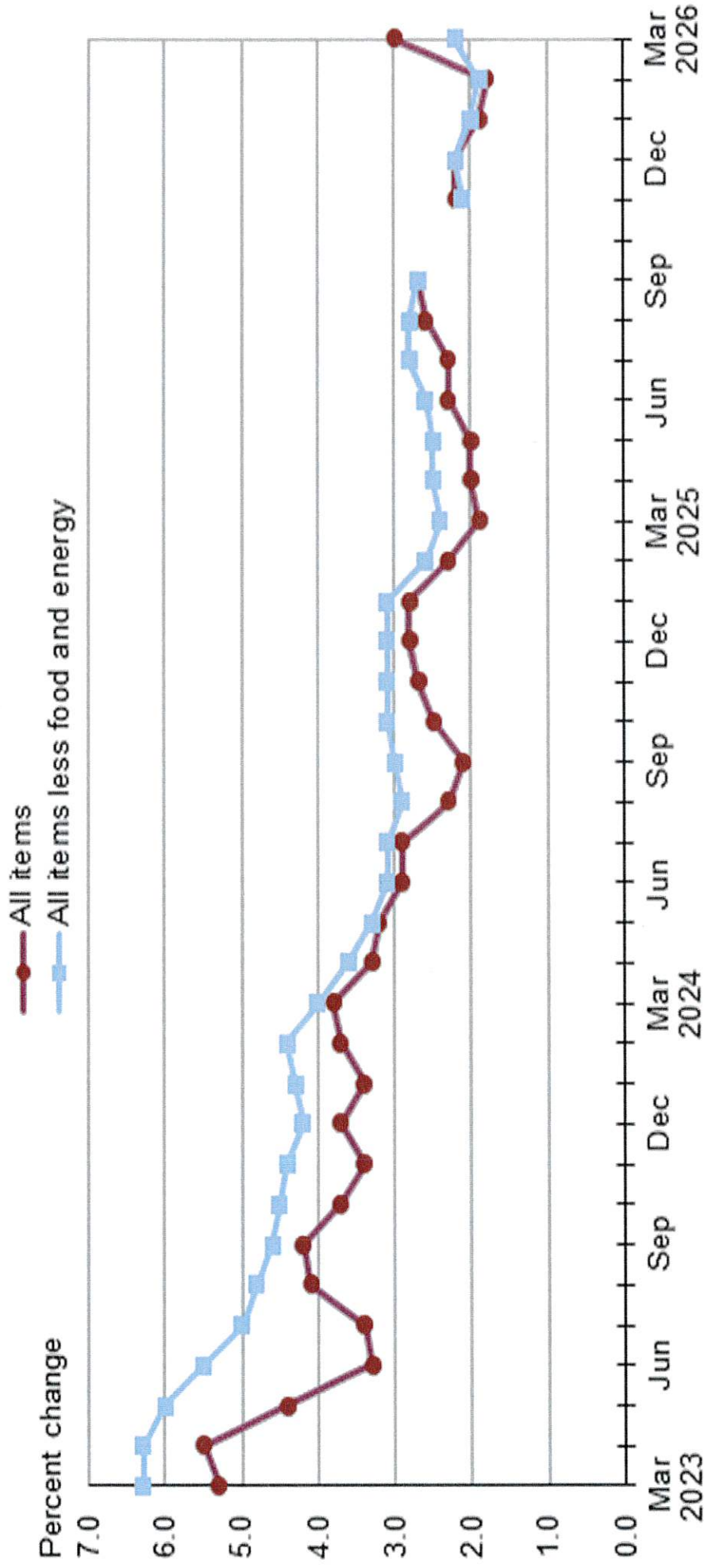
Name	Name	Grade	Position	Job	Code	Department
New	ZZNew	109	Special Events and Facilities Mgr	New	100-1300	City Administration
New	ZZNew	108	Code Enforcement Officer, Supv.	New	100-1532	Code Enforcement
New	ZZNew	101	Custodian	New	100-1565	Facilities
New	ZZNew	306	Fire Lieutenant	New	100-3520	Fire Will not backfill fire fighter positions
New	ZZNew	306	Fire Lieutenant	New	100-3520	Fire Will not backfill fire fighter positions
New	ZZNew	306	Fire Lieutenant	New	100-3520	Fire Will not backfill fire fighter positions
New	ZZNew	104	Foreman (Facilities)	New	100-6220	Parks
New	ZZNew	101	Operations Support Worker	New	100-6220	Parks
New	ZZNew	101	Customer Services Rep	New	505-4440	Public Works-Water Distribution
New	ZZNew	101	Operations Support Worker	New	505-4440	Public Works-Water Distribution

Department	GL Code	EE	Vac	New	Total
Governing Body	100-1110	1	1		2
City Administration	100-1300	2	4	1	7
City Clerk	100-1330	2			2
Finance	100-1512	7	2		9
Code Enforcement	100-1532	2		1	3
IT	100-1535	2	1		3
HR	100-1540	4			4
Facilities	100-1565			1	1
Courts	100-2650	11			11
Probation	100-2660	3	1		4
Police-Admin	100-3210	9	1		10
Police-CID	100-3221	9			9
Police-Patrol	100-3230	47	6		53
Fire	100-3520	41	3		44
Public Works-Hwys/St	100-4210	13	1	2	16
HHS	100-5410	0			0
Parks	100-6220	3	4		7
CED	100-7400	7	3		10
Building Inspections	100-7450	4		1	5
Mainstreet	100-7540	4			4
Public Relations	100-7541		2		2
Wastewater	505-4335	5	2		7
Water Treatment	505-4420	9			9
Water Dist	505-4440	15	2	1	18
Stormwater	506-4970	6			6
Sanitation	540-4520	2			2
Total EE		208			
Total Vac			33		
Total New				7	
TOTAL					248

COST OF LIVING ADJUSTMENT



Chart 1. Over-the-year percent change in CPI-U, South region, March 2023–March 2026



Note: The October 2025 data values are not available due to the 2025 lapse in appropriations.
 Source: U.S. Bureau of Labor Statistics.

**Current proposed budget
includes 2% COLA**

MCDONOUGH BLOOM



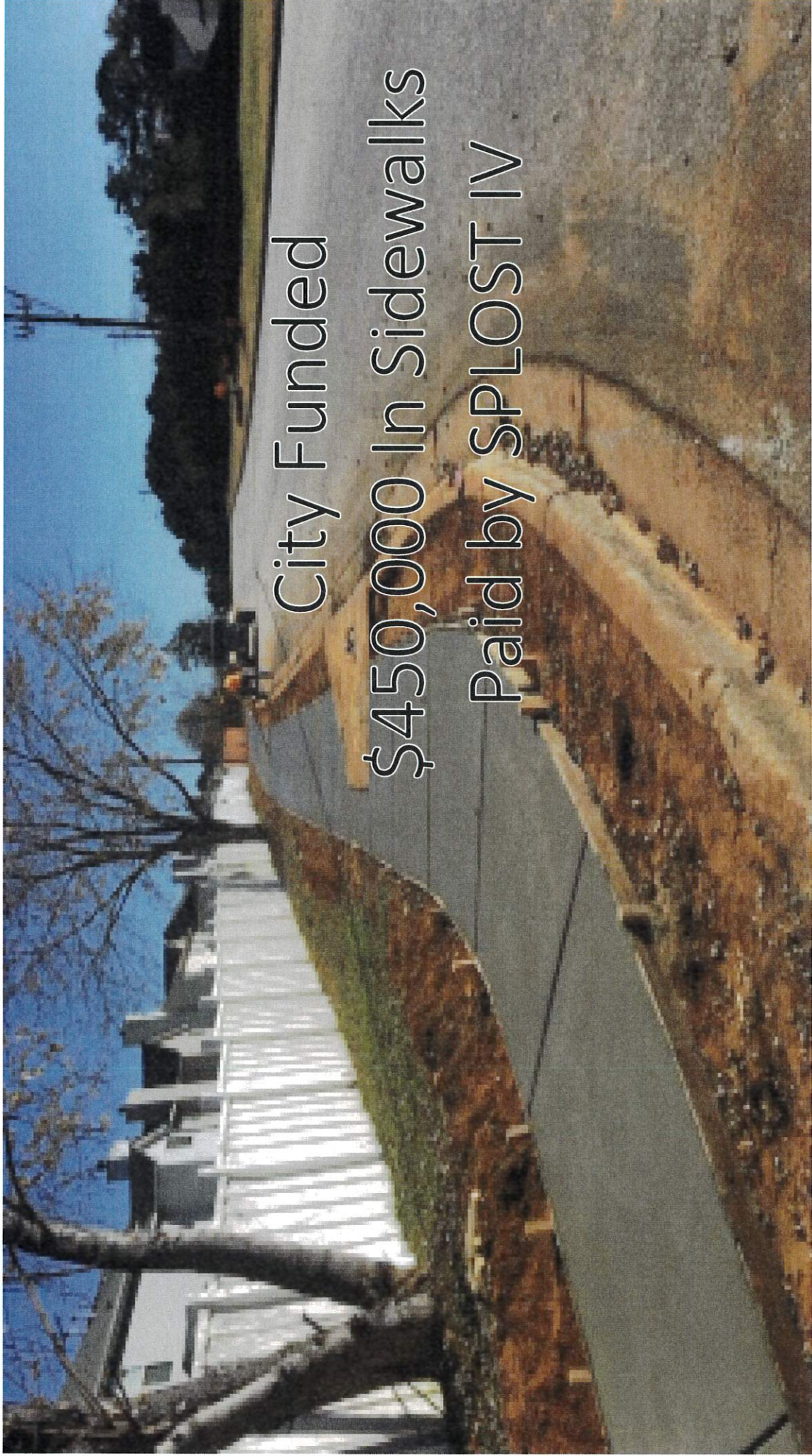




Other Projects for 2026-2027



Infrastructure Upgrades



City Funded

\$450,000 In Sidewalks

Paid by SPLOST IV



HWY 155



HWY 20

Need \$2,000,000 to Complete Sidewalk Connectivity Plan

Rosewood Dr

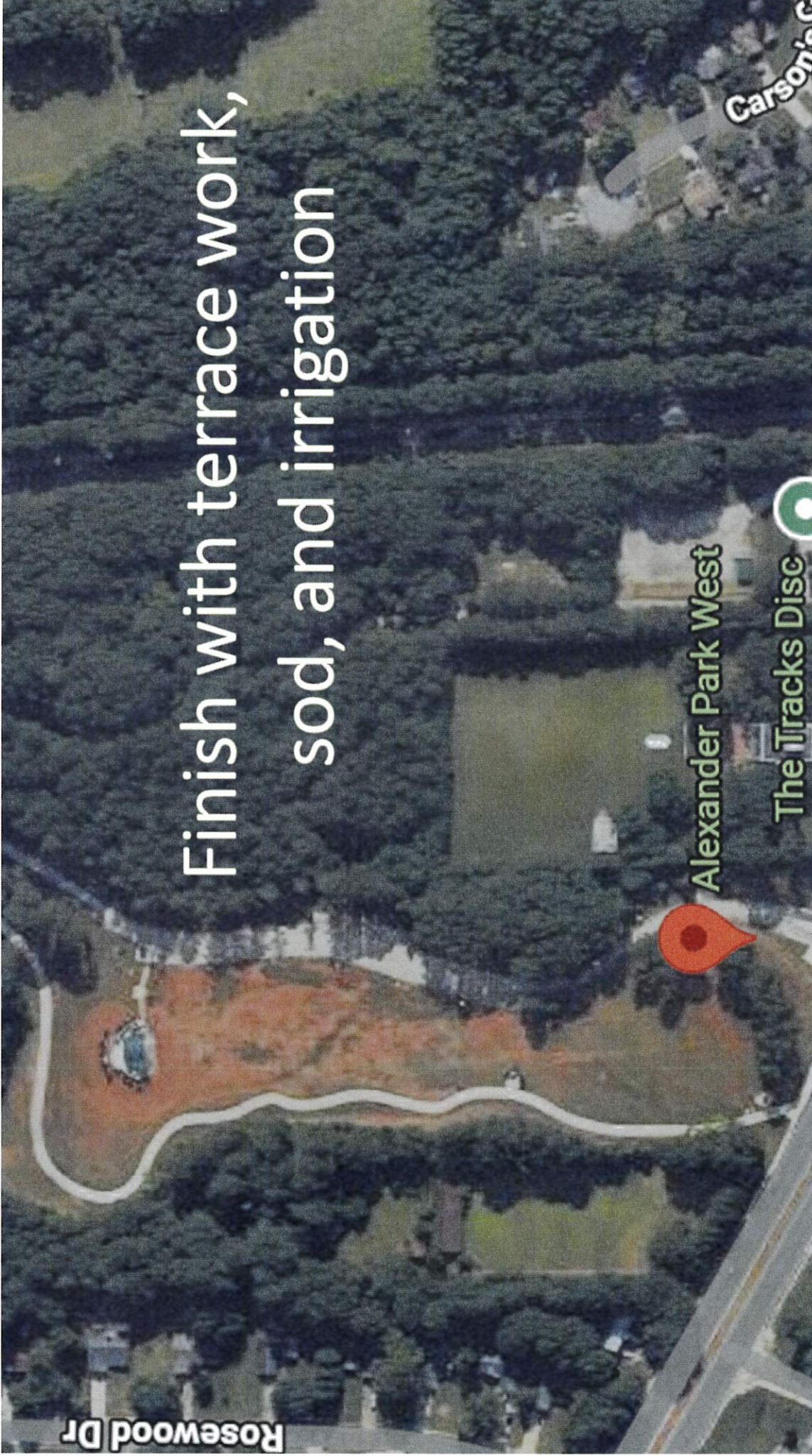
Finish with terrace work,
sod, and irrigation



Alexander Park West

The Tracks Disc 

Carson's C

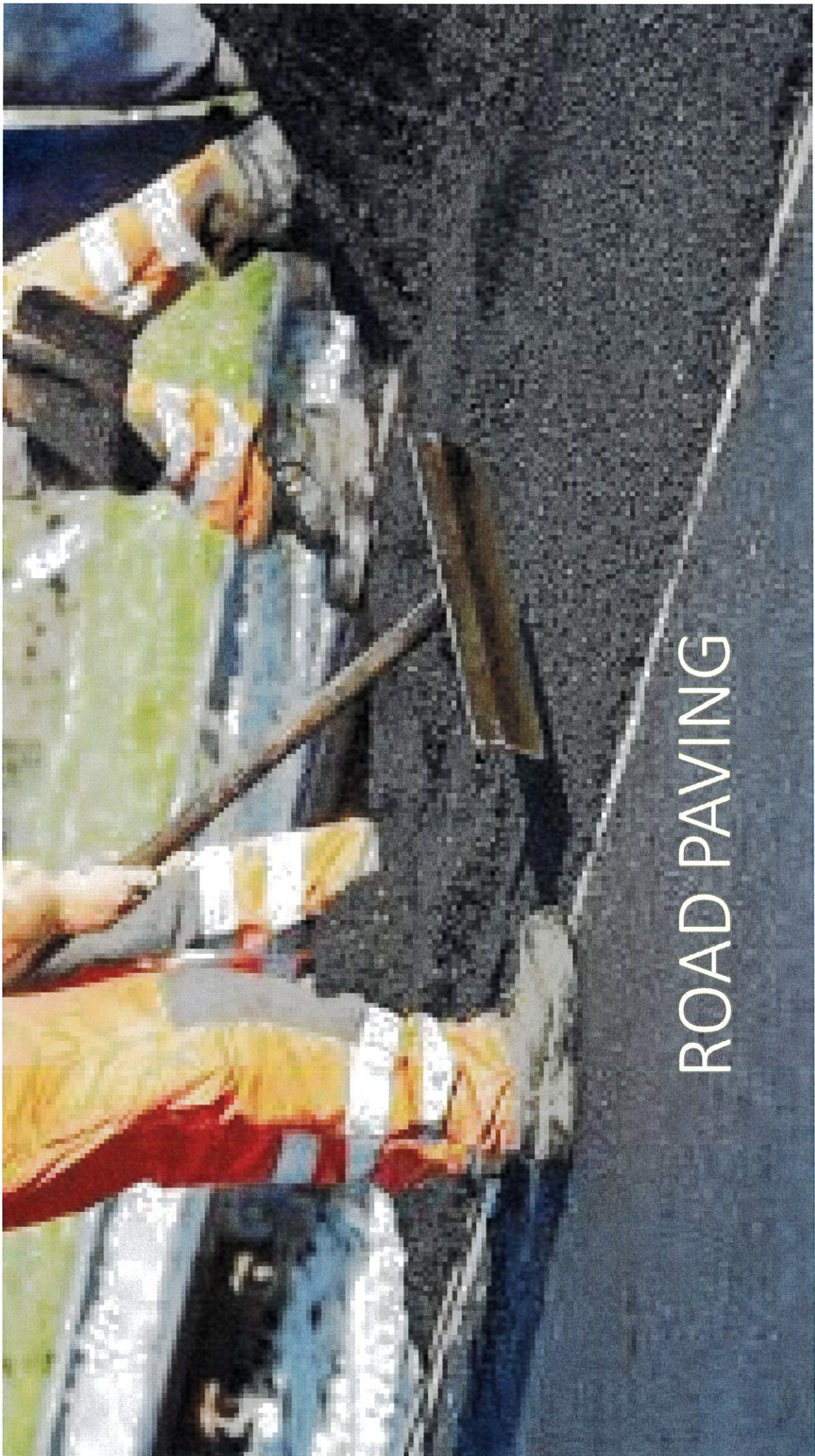




Wastewater Plant Upgrade

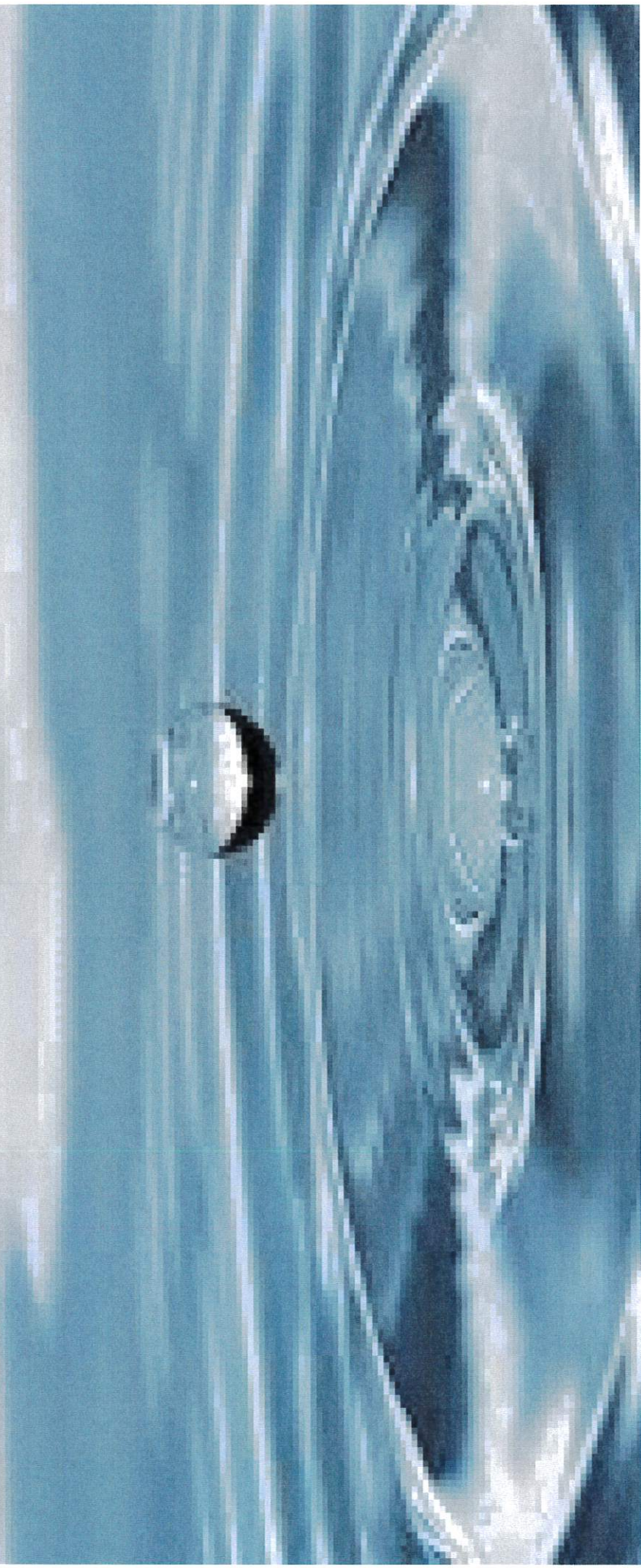
Wayfinding Signage





ROAD PAVING

Water and Sewer Department
balanced budget and No rate increase

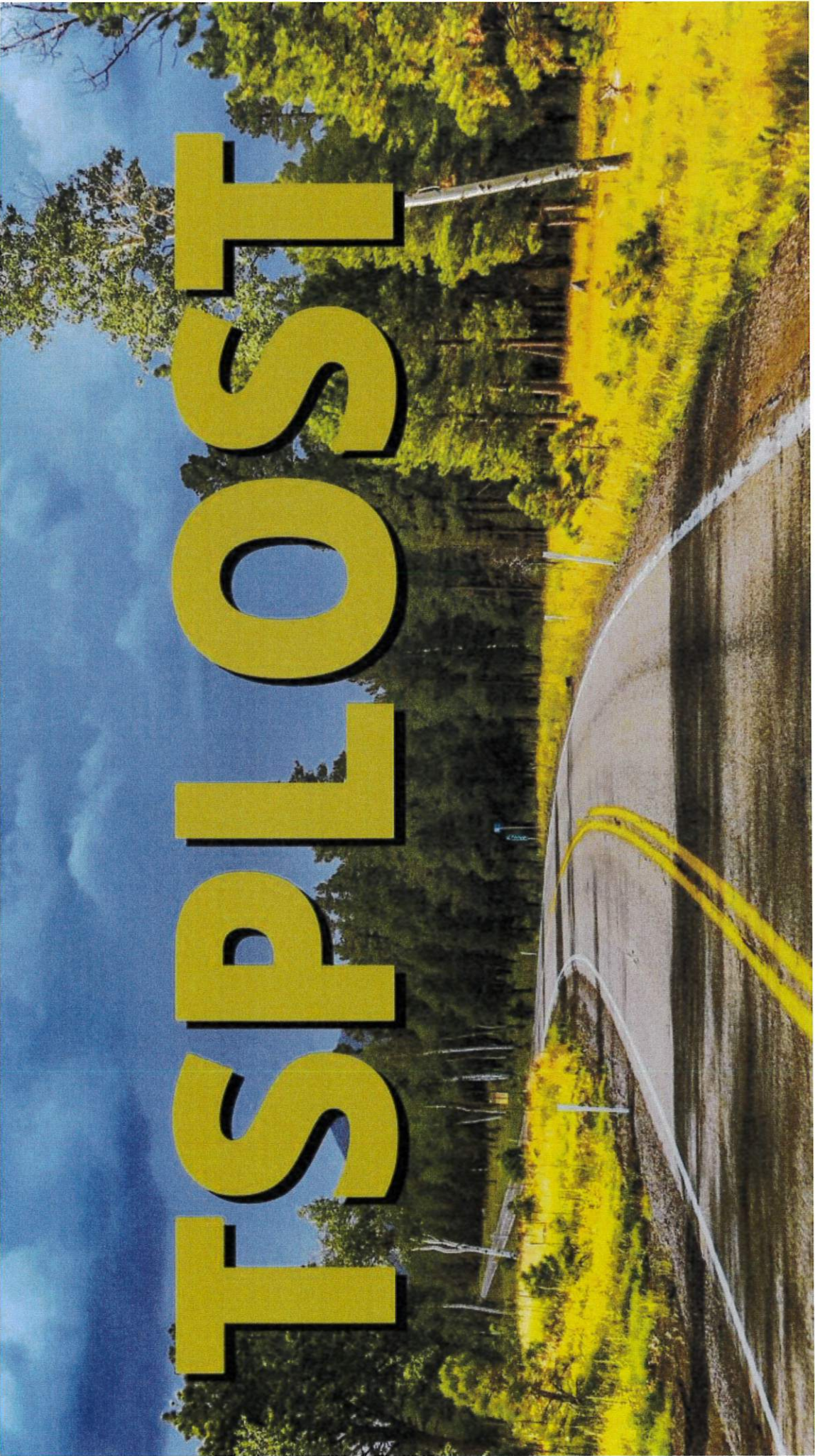


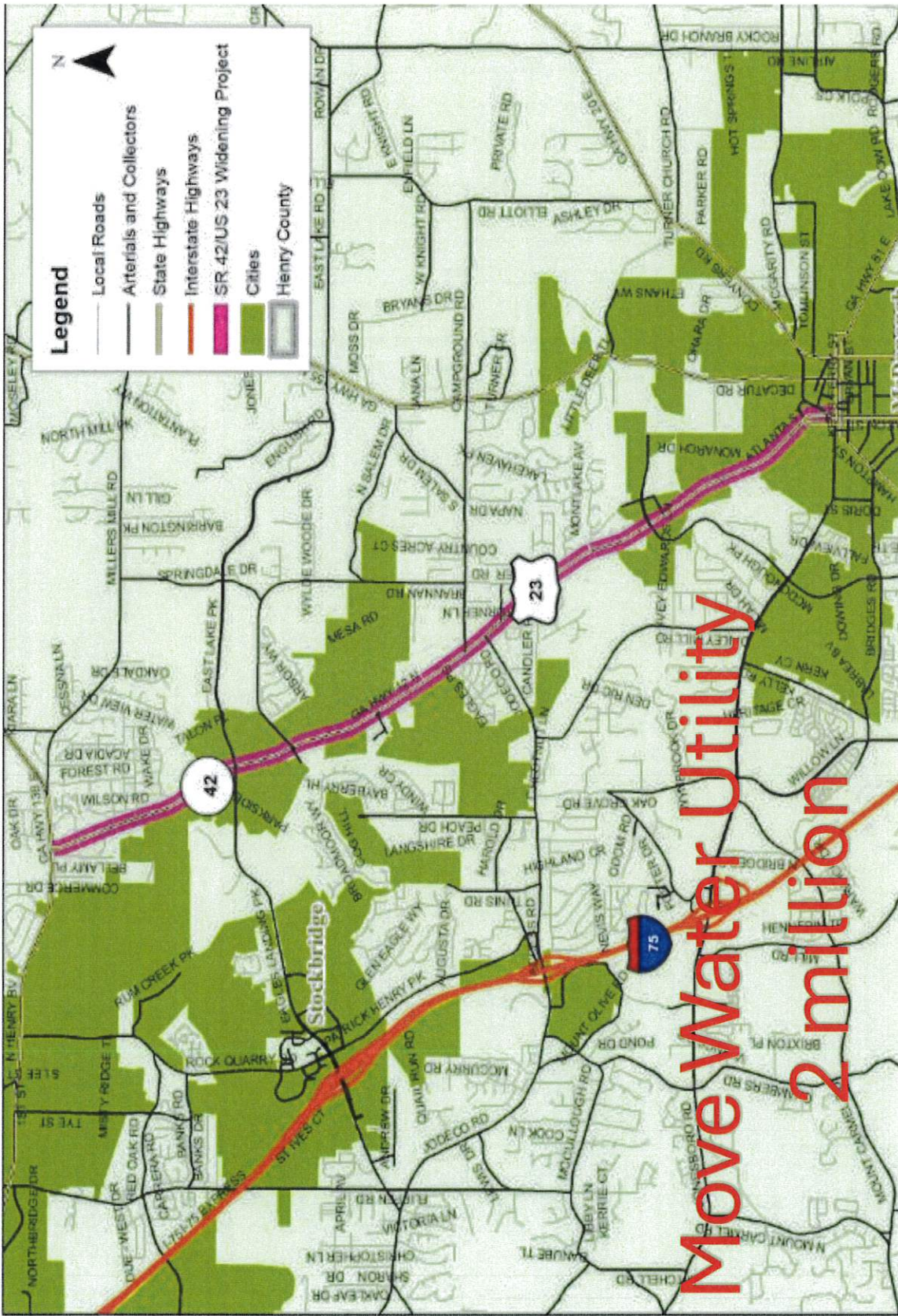


**Solid Waste Department
3% increase to balance budget
\$0.76 per household customer/month**



TSPLOST







McDonough Pkwy Extension

1.5 million

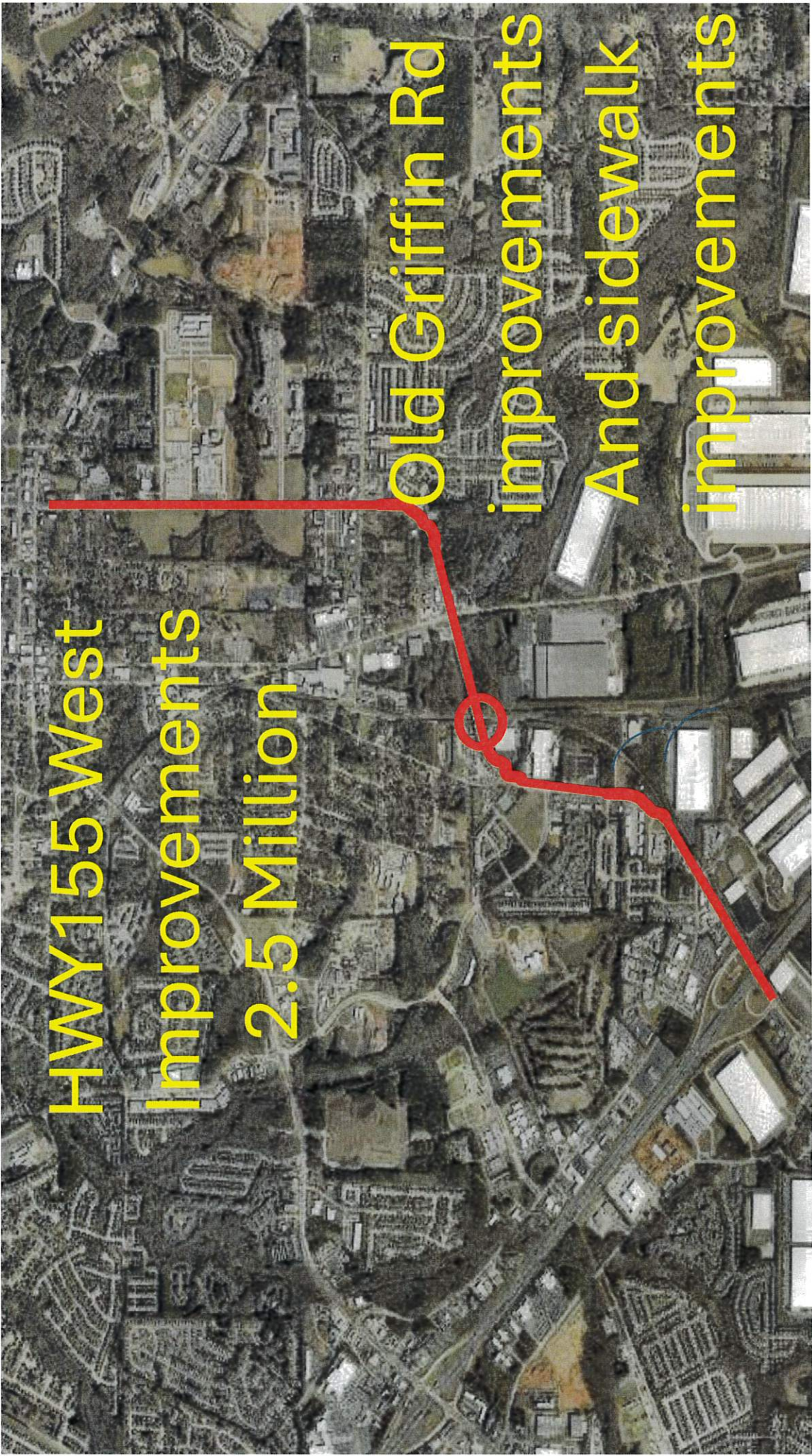
Avalon Pkwy

3million



HWY 155 West
Improvements
2.5 Million

Old Griffin Rd
improvements
And sidewalk
improvements



Distribution of Collections (2024 Census)

	Population 2024	Percent 2024	Share of Collections Tier 1 (100%)	if Collections exceed the Forecast Tier 2 (+20%)
Henry County	259,315	100.000%	\$340,000,000	\$68,000,000
Unincorporated	169,669	65.430%	\$222,460,945	\$44,492,189
Hampton	9,201	3.548%	\$12,063,861	\$2,412,772
Locust Grove	11,749	4.531%	\$15,404,662	\$3,080,932
McDonough	32,803	12.650%	\$43,009,544	\$8,601,909
Stockbridge	35,893	13.841%	\$47,060,988	\$9,412,198

object Id	cxL_id	Street Name	From Street Name	To Street Name	PCI	Iri	Maintenace Suggestio n	Estimated Cost (\$)	Width (ft)	Length (ft)	Area (sq)
791	281	ANASTASIA	OAK PARK TR	CUL DE SAC	44		0 Mill & Ove \$	512,040	24	251	6024
612	282	ANASTASIA	OAK PARK TR	CUL DE SAC	66		0 Mill & Ove \$	991,440	24	486	11664
379	283	BRADFORD STATION	OAK PARK TR	CUL DE SAC	61		0 Mill & Ove \$	418,200	24	205	4920
163	22	BROOKSIDE DR	VILLAGE DR	CUL DE SAC	85		2 Crack Seal \$	62,064	24	862	20888
209	20	BROOKSIDE DR	FIELDCREST DR	REGENCY PARK DR	88		3 Crack Seal \$	20,880	24	296	6960
229	26	EDGEWOOD DR	EDGEWOOD TC	EDGEWOOD TC	34		2 Reconstru \$	1,068,000	24	356	8544
44	27	EDGEWOOD DR	EDGEWOOD DR	VILLAGE DR	34		0 Reconstru \$	1,224,000	24	408	9792
1159	28	EDGEWOOD CT	EDGEWOOD DR	CUL DE SAC	30		0 Reconstru \$	417,000	24	139	3336
1252	25	FIELDCREST DR	EDGEWOOD DR	CUL DE SAC	33		1 Reconstru \$	615,000	24	205	4920
568	24	FIELDCREST DR	BROOKSIDE DR	EDGEWOOD DR	35		0 Reconstru \$	870,000	24	290	6960
909	23	FIELDCREST DR	CUL DE SAC	BROOKSIDE DR	49		2 Mill & Ove \$	2,258,280	24	1107	26568
546	207	GRACIOUS WAY	PINNACLE LN	CUL DE SAC	33		0 Reconstru \$	702,000	24	234	5616
1089	1095	GRACIOUS WAY	PINNACLE LN	CUL DE SAC	47		0 Mill & Ove \$	165,240	24	81	1944
625	1308	GRACIOUS WAY	PINNACLE LN	CUL DE SAC	61		0 Mill & Ove \$	165,240	24	81	1944
816	205	GRANDIOSE TR	PINNACLE LN	CUL DE SAC	35		0 Reconstru \$	531,000	24	177	4248
420	1309	GRANDIOSE TR	CUL DE SAC	CUL DE SAC	45		0 Mill & Ove \$	150,960	24	74	1776
860	206	GRANDIOSE TR	CUL DE SAC	CUL DE SAC	76		0 Crack Seal \$	5,760	24	80	1920
841	290	OAK PARK CT	OAK PARK DR	CUL DE SAC	44		0 Mill & Ove \$	510,000	24	250	6000
797	288	OAK PARK CT	OAK PARK TR	OAK PARK CT	49		0 Mill & Ove \$	361,080	24	177	4248
473	289	OAK PARK CT	OAK PARK CT	OAK PARK CT	58		0 Mill & Ove \$	289,880	24	147	3528
1094	291	OAK PARK CT	OAK PARK CT	CUL DE SAC	31		0 Reconstru \$	930,000	24	310	7440
840	277	OAK PARK TR	OAK PARK CT	SOMERSET DR	39		0 Reconstru \$	241,000	24	240	5760
274	278	OAK PARK TR	SOMERSET DR	CUL DE SAC	44		0 Mill & Ove \$	302,000	24	156	3744
571	278	OAK PARK TR	SOMERSET DR	CUL DE SAC	44		0 Mill & Ove \$	302,000	24	156	3744
777	279	OAK PARK TR	CASEY'S FIND	BRADFORD STATION	52		0 Mill & Ove \$	199,560	24	289	6936
335	280	OAK PARK TR	BRADFORD STATION	ANASTASIA	70		0 Mill & Ove \$	1,158,720	24	568	13632
1171	203	PINNACLE LN	PROMINENT LP	GRACIOUS WAY	32		3 Reconstru \$	1,149,000	24	383	9192
1132	202	PINNACLE LN	PINNACLE LN	PROMINENT LP	33		4 Reconstru \$	1,894,000	24	628	15072
543	204	PINNACLE LN	GRACIOUS WAY	PROMINENT LP	36		3 Reconstru \$	1,005,000	24	335	8040
902	215	PINNACLE LN	PINNACLE LN	HWY 155	58		0 Mill & Ove \$	322,320	24	158	3792
649	201	PINNACLE LN	PINNACLE LN	PINNACLE LN	79		0 Crack Seal \$	11,304	24	157	3768
1261	211	PROMINENT LP	PROMINENT LP	GLORIOUS CT	32		0 Reconstru \$	489,000	24	163	3912
1198	212	PROMINENT LP	GLORIOUS CT	PINNACLE LN	36		0 Reconstru \$	1,894,000	24	628	15072
1203	213	PROMINENT LP	PINNACLE LN	PINNACLE LN	40		6 Reconstru \$	4,239,000	24	1413	33912
268	214	PROMINENT LP	PROMINENT LP	PROMINENT LP	49		0 Mill & Ove \$	263,160	24	129	3096
362	210	PROMINENT LP	PINNACLE LN	PROMINENT LP	51		0 Mill & Ove \$	1,642,200	24	805	19320
444	8	REGENCY PLAZA BLVT	REGENCY PLAZA BV	REGENCY PLAZA BV	34		4 Reconstru \$	2,196,000	24	732	17968
868	10	REGENCY PLAZA BLVT	REGENCY PARK DR	HIGHWAY 20/81 W	34		3 Reconstru \$	501,000	24	167	4008
1044	7	REGENCY PLAZA BLVT	REGENCY PARK DR	REGENCY PLAZA BV	50		6 Mill & Ove \$	340,680	24	167	4008
765	11	REGENCY PLAZA BLVT	REGENCY PARK DR	REGENCY PLAZA BV	63		5 Mill & Ove \$	424,320	24	208	4962
778	9	REGENCY PLAZA BLVT	REGENCY PARK DR	REGENCY PARK DR	72		4 Crack Seal \$	14,832	24	206	4944
38	285	SOMERSET DR	OAK PARK TR	SOMERSET RG	43		1 Mill & Ove \$	769,080	24	377	9048
468	286	SOMERSET DR	SOMERSET RG	CUL DE SAC	49		2 Mill & Ove \$	289,680	24	142	3408
836	287	SOMERSET RG	SOMERSET DR	CUL DE SAC	36		0 Reconstru \$	1,074,000	24	358	8592
1153	17	VILLAGE DR	VILLAGE OVERLOOK	BROOKSIDE DR	34		1 Reconstru \$	2,964,000	24	988	23712
354	18	VILLAGE DR	BROOKSIDE DR	EDGEWOOD DR	36		0 Reconstru \$	906,000	24	302	7248
339	19	VILLAGE DR	EDGEWOOD DR	CUL DE SAC	39		0 Reconstru \$	1,104,000	24	368	8932
991	15	VILLAGE OVERLOOK	REGENCY PARK DR	VILLAGE DR	31		0 Reconstru \$	970,000	24	290	6960
1229	16	VILLAGE OVERLOOK	VILLAGE DR	CUL DE SAC	32		2 Reconstru \$	1,539,000	24	513	12312

\$92 Million in road pavements identified



McDonough Pkwy

Jonesboro Rd & Bridges Rd

Joint with the County

Next Steps

- The county attorney will follow-up regarding the Intergovernmental agreement form and language.
- Staff will continue to finalize the county project list and discuss any joint projects with the cities.
- The county asks the city councils to consider approving the IGA by July 15. The BOC plans to consider adopting the IGA and calling the referendum at the July 21 meeting.
- Election Day is on November 3, 2026

FLOST Tax



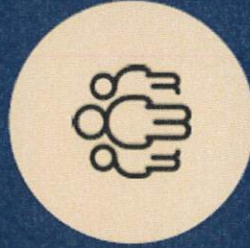
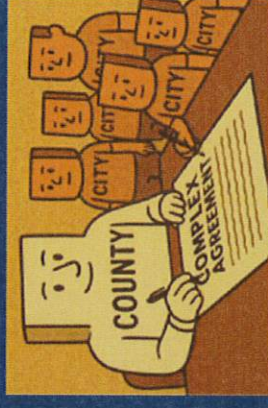
SB 33 - Mandating the Floating Base Year Homestead Exemption Statewide

- Applies the HB 581 (2024) Base Year Floating Homestead Exemption to all local governments and school districts.
- Eliminates any prior opt-outs of the HB 581 exemption.
- Effective for Tax Year 2027
- Caps annual increases in assessment at the rate of inflation.
- Limited to primary residence + five acres.
- If newly applicable for 2027, the base year value would be based on the 2026 value of the home.
- Must utilize FLOST proceeds available as of July 1 each year, rather than the total from the prior calendar year.



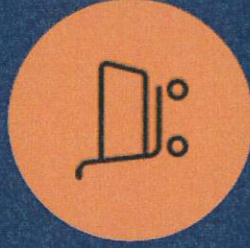
Implications of FLOST

Impact on Revenue and Operations



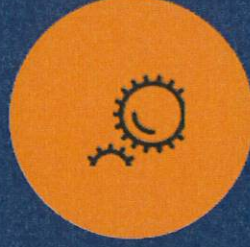
Primary Beneficiaries

All taxable property within the special district.



Potential Economic Impact

Effects on consumer spending by shifting property tax to consumption tax.



Administrative Considerations

Complexity of IGA negotiation and referendum process.

Proceeds must be included in rollback millage rate calculation.



- FLOST reduces millage rates across the board, in a uniform manner, for all property owners. (residential, commercial, industrial, etc.)
- Requires a negotiated agreement between the county and municipalities.
- Revenue sharing is up for negotiation.

**Your Millage Rate in the
City of McDonough
Could go from 3.033 to 1.200**