CONSENT AGENDA ITEM SUMMARY

April 4, 2024, City Council Workshop
Item Number: 6A

Presented by: William VonDenBosch Public Works - Water/Sewer Department

ITEM SUMMARY:

Request for approval to purchase 100 (one hundred) ¾ Neptune Water Meters with antennas.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a budgeted item. These meters will be used for new development, residential homes, and change outs.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost: $26,500.00

FUNDING SOURCE:

Line Item: 505-5.4440.53.1732

ATTACHMENTS:

Quote from Delta Municipal Company

OTHER DEPARMENTAL REVIEW NEEDED:

_X Yes __No

OTHER DEPARMENTAL REVIEW

_X__Finance

DELTA MUNICIPAL SUPPLY

Quote

Date	Quote #
3/13/2024	14851

408 Jesse Cronic Road
Braselton, GA 30517

Bill To	Ship To
City of McDonough E-Mail ALL Invoices	City of McDonough 305 Racetrack Rd. McDonough, GA 30252

Your No.	Terms	Rep	FOB	Ship Via
	Net 30 Days	JW		

Quantity	Description	Unit Price	Total
100	5/8" x 3/4" Neptune T-10 Water Meter ProCoder)R900i Pit GAL w/6' Ant	265.00	26,500.00T

Subtotal	$26,500.00
Sales Tax (0.00)	$0.00
Total	**$26,500.00**

WE APPRECIATE YOUR BUSINESS! Please contact our office with any questions reguarding this quote.
Pricing Subject to Change. Standard Quotes are valid for 30 Days. Copper Quotes are valid for 24 hours.

Phone: 770-277-0211 Fax: 770-277-2412 Toll Free: 1-800-273-0574

"We Supply Service"

AGENDA ITEM SUMMARY
April 4, 2024, City Council Workshop
Item Number: 9

Presented by: Steve Morgan — Administration

ITEM SUMMARY:

Request authorization for GT Restoration LLC to perform renovations to 88 Keys Ferry Street (aka Fire Station 1). The work will include repainting the walls and trimming throughout the building. Remove and replace the carpet. Install LVT flooring in requested areas. Remove and replace ceiling tiles in the garage area with cleanable ceiling tiles. Demo Cabinets. Paint Ceiling grid in garage areas, rent Scissorlift equipment, and miscellaneous patchwork throughout the facility.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

STAFF RECOMMENDATION:

Staff recommends approving the GT Restoration proposal dated October 05, 2023.

FINANCIAL IMPACT:

There will be a payment/s disbursed to GT Restoration LLC not to exceed $88,450.00.

FUNDING SOURCE:

Line Item: 230-5.1300.54.1201 | ARPA Beautification

ATTACHMENTS:

GT Restoration LLC

OTHER DEPARMENTAL REVIEW NEEDED:

✓ Yes No

OTHER DEPARMENTAL REVIEW

✓ **Finance**

Submitted and approved by:
Steve Morgan, City Administrator

GT RESTORATION LLC

Greg Thornton

Business Number 4044301153

922 highway 81E Suite 191, Mcdonough ga 30252

cbt987@live.com

ESTIMATE

EST0114

DATE

10/05/2023

TOTAL

USD $88,450.00

TO

City of McDonough

Fire station 1

DESCRIPTION	RATE	QTY	AMOUNT
-Repaint walls and trim throughout the building -Remove and replace carpet, New carpet tiles throughout building -Replace requested areas with LVT flooring -Remove and replace ceiling tiles in the garage area with cleanable ceiling tile -Demo cabinets where necessary -Paint ceiling grid in garage area -Scissorlift rental -Miscellaneous patch work	$88,450.00	1	$88,450.00

TOTAL USD $88,450.00

Steve Morgan

From: Andy Wilson <aww105@yahoo.com>
Sent: Thursday, January 25, 2024 8:29 AM
To: Steve Morgan
Subject: Quote

CAUTION * This email originated from OUTSIDE of the City of McDonough. Do not click links or open attachments unless you recognize the sender or know the content is safe.**

FIRE STATION #1 CITY OF MCDONOUGH 1-25-2024

TOWN & COUNTRY CONSTRUCTION
142 Glen Eagle Way
McDonough, Ga 30253 678-878-8991

SCOPE OF WORK

Garage area - ceiling tiles will be removed hard ceiling tiles will be installed
ceiling grid will be painted

Building area - existing carpet will be removed and new carpet to be installed. new carpet tiles put throughout the building area
replace areas with new lvt planks as requested
will repaint all walls and trim in building area - offices to far right excluded

miscellaneous patch work is included

quote includes rental of a scissorlift

TOTAL BID FOR SCOPE OF WORK LISTED ABOVE $93,250.00 pricing good for 30 days from quoted date

Thank-you for the opportunity

Alan Williams

AGENDA ITEM SUMMARY
April 4, 2024, City Council Workshop
Item Number: 10

Presented by: Steve Morgan — Administration

ITEM SUMMARY:

Request consideration of the recommended changes to the Holiday and Leave Policy, Section 8, with relation to eligibility, request for leave, return to duty, and bereavement.

SPECIAL CONSIDERATIONS OR CONCERNS:

Our current policy considers potential drawbacks, and we have measures in place to address abuse and chronic absenteeism. We will continue to communicate expectations, monitor sick leave usage, and address any misuse through disciplinary action, which gives us the balance between employee flexibility and business needs.

STAFF RECOMMENDATION:

Staff recommends approving.

FINANCIAL IMPACT:

None.

FUNDING SOURCE:

N/A

ATTACHMENTS:

OTHER DEPARMENTAL REVIEW NEEDED:

___Yes _X_No

OTHER DEPARMENTAL REVIEW

- ✓ Human Resource

Submitted and approved by:
Steve Morgan, City Administrator

SECTION VIII HOLIDAYS AND LEAVE

1. Holidays

The Mayor and City Council designate paid holidays for employees of the City. Regular full-time employees are entitled to the following paid Holidays:

- New Year's Day
- Martin Luther King, Jr. Day
- Good Friday
- Memorial Day
- Juneteenth
- Independence Day
- Labor Day
- Veteran's Day
- Thanksgiving Day
- Friday after Thanksgiving
- Christmas Eve
- Christmas Day

Other holidays may be declared by the Mayor and City Council at their discretion. Early departures the day before a designated Holiday will be at the discretion of the City Administrator.

a. If a Holiday falls on a Saturday, it will be observed the preceding Friday. If it falls on a Sunday, it will be observed on the following Monday.

b. All non-exempt regular service employees who work eight (8), ten (10), or twelve (12) hour days *(equivalent to 80 hours bi-weekly/2080 hours annually)* will receive compensation for eight (8) hours for all observed holidays at their regular hourly rate of pay. All non-exempt shift firefighter employees will receive compensation for twelve (12) hours for all observed holidays at their regular hourly rate of pay. Hours of holiday pay shall be reduced for full-time employees whose normal work schedule is fewer than 36 hours per week (between 32 and 35 hours per week). Reduced schedule employees will be compensated for 6.5 hours for all observed holidays at their regular hourly rate of pay.

c. Some employees may be required to work holidays (as defined herein) at the discretion of the City. All regular service non-exempt employees who work an 8 hour day and are required to work on a holiday shall be paid overtime (time and one half) for hours worked up to the first eight (8) hours on that day and will receive pay at their regular hourly rate for all hours worked over eight (8) on a holiday unless they have reached the minimum hours worked for overtime for their department.

d. Regular service non-exempt employees who work a 10 hour day and are required to work on a holiday shall be paid overtime (time and one half) for hours worked up to the first ten (10) hours on that day and will receive pay at their regular hourly rate for all

hours worked over ten (10) on a holiday unless they have reached the minimum hours worked for overtime for their department.

e. Regular service non-exempt employees who work a 12 hour day and are required to work on a holiday shall be paid overtime (time and one half) for hours worked up to the first twelve (12) hours on that day and will receive pay at their regular hourly rate for all hours worked over twelve (12) on a holiday unless they have reached the minimum hours worked for overtime for their department.

f. Non-Exempt shift firefighter personnel who are required to work on a holiday shall be paid overtime (time and one half) for hours worked up to the first twelve (12) hours on that day and will receive pay at their regular hourly rate for all hours worked over twelve (12) on a holiday unless they have reached the minimum hours worked for overtime for their department.

g. Shift employees who work on a holiday will be paid the time and one half for hours worked on the day on which the holiday actually falls (not on the day City Hall may observe the holiday if the holiday falls on a weekend) based on the above-listed overtime criteria.

h. Employees who are on paid FMLA leave will receive holiday pay. Employees on unpaid FMLA leave, or employees who are on unpaid medical leave, if FMLA has been exhausted, are not eligible to receive holiday pay.

1. Part-time employees are not eligible for holiday pay.

2. <u>Annual Leave</u>

Annual leave is leave that is earned to be used for vacations, personal business activities, and other personal activities. Taking annual leave is a privilege that must be approved by the Department Head or his or her designee in advance. Regular and working test employees are entitled to accrue annual leave.

a. **Accumulation Rate.** Annual leave is accrued at the following rate with the exception of employees who work a reduced full-time schedule between 32 and 35 hours per week. In those cases the employees will accrue at a reduced rate equal to 80%. As an example, an employee who has worked less than 5 years will earn 80% of 3.7 hours which would be 2.96 hours bi-weekly.

FULL-TIME PERSONNEL

Length of Service	Accrued Hours bi-weekly	Days per Year
0 through 4th year	3.70	12
5th through 9th year	4.62	15
10th through 14th year	5.54	18
15th year and up	6.46	21

FULL-TIME NON-EXEMPT PERSONNEL WHO ARE SHIFT FIREFIGHTERS

Length of Service	Accrued Hours bi-weekly	Days per Year
0 through 4th year	5.54	12
5th through 9th year	6.92	15
10th through 14th year	8.31	18
15th year and up	9.70	21

b. **Maximum Accumulation.** Annual leave may not be accrued in excess of 120 hours at the end of a calendar year for regular personnel and 180 for regular personnel who are non-exempt firefighters. Any unused leave in excess of 120 hours for regular personnel and 180 for personnel who are non-exempt firefighters at the end of each calendar year will be banked and counted as credited service as outlined in the City's Defined Benefit Retirement Plan.

c. **Request for Leave.** All use of annual leave must be requested and approved by the Department Head before the leave is taken. Requests for annual leave should be made at least two weeks in advance. Failure to acquire leave approval in advance may result in denial of leave. If more than one employee requests annual leave for the same date(s) the employee who first requested the leave dates(s) will be granted the time off. Exceptions may be allowed at the discretion of the Department Head.

d. **Eligibility.** Employees are eligible to use annual leave upon approval of supervisor/manager. Employees that fail to receive prior approval before using leave are subject to being placed on leave without pay status and disciplinary action up to and including termination. Any employee who separates from the City within the first six (6) months of employment will not be compensated for any accrued annual leave.

e. **Part-time employees.** Part-time employees are not eligible to accrue annual leave.

f. **Separation and reemployment.** Employees who separate from the City and are reemployed within 12 months will be allowed to count previous years of service towards their current annual leave rate of accrual. Employees who separate from the City and are reemployed after a 12 month absence will be treated as a new employee in regard to the rate of accrual for annual leave. Exceptions for extraordinary circumstances may be made with the approval of the City Administrator.

g. **Separation from employment.** Upon separation, the employee will be paid for all accumulated annual leave up to 120 hours for regular personnel and 180 for personnel who are non-exempt shift firefighters. All leave accumulated in excess of the allowed maximum (120 hours for regular full-time personnel and 180 for non-exempt shift firefighters) will be forfeited upon separation. However, if the employee is vested in the City's retirement plan, then the excess leave will be banked for retirement purposes as outlined in the City's Defined Benefit Retirement Plan.

3. <u>Sick Leave</u>

Sick leave is leave accumulated to be taken for bona fide illness and injury, and other

medical related necessities such as:

- Medical appointments
- Dental appointments
- Exposure to a contagious disease, which would make his/her presence at work a danger to the health of others
- For any time period an employee is out of work due to a workers' compensation covered injury, or in order to make up any difference in pay between Workers' Compensation disability benefits and his/her normal salary, or in lieu of receiving Workers' Compensation disability benefits. (It is the employee's responsibility to inform the Human Resources Department of his/her desire to use sick leave relating to any Workers' Compensation event.)
- Qualifying FMLA injury or illness

Sick leave is available for the employee's personal health care as well as for the care of the employee's spouse, child, or parent.

Sick leave cannot be used to care for grandparents, brothers, sisters, girlfriends, boyfriends, or any family member of a spouse. Except as otherwise stated in this policy, sick leave may not be used for any other relative unless there is proof of guardianship.

Sick leave may not be used as a substitute for annual leave.

Sick leave may not be used to attend a memorial service to honor a deceased loved one in subsequent years after death.

Both regular and working test employees are entitled to accrue sick leave.

a. **Accumulation Rate.** Sick leave will be accumulated at the rate of 3.70 hours bi- weekly for eligible regular employees and 5.54 hours bi-weekly for regular non- exempt employees who are shift firefighters. Sick leave accrual shall be reduced for full-time employees whose normal work schedule is fewer than 36 hours per week (between 32 and 35 hours per week). In those cases the employees will accrue at a reduced rate of 80%. As an example, an employee who accrues at 3.7 hours bi- weekly will earn 80% of 3.7 hours which would be 2.96 hours bi-weekly.

b. **Maximum Accumulation.** Sick leave may not be accrued in excess of 480 hours for regular employees and 720 hours for regular non-exempt employees who are shift firefighters. Any unused sick leave in excess of 480 hours for regular employees and 720 hours for non-exempt employees who are shift firefighters at the end of each calendar year will be banked and counted as credited service as outlined in the City's Defined Benefit Retirement Plan.

c. **Request for Leave.** All sick leave requests should be made at least two (2) weeks in advance if possible. All use of sick leave requires the approval of the Department Head or designee. If all sick leave has been exhausted, employee may substitute annual leave.

d. **Reporting.** All employees should report any sick leave absence prior to his or her scheduled work time. If such reporting is not possible, the employee shall see that his or her absence is reported within 30 minutes after the scheduled time for the employee to begin work absent emergency circumstances. Employees who will be absent from work must report their sick leave absence to their Department Head or the Department Head's designee on each day of absence within 30 minutes after their regularly scheduled work day either verbally or by any variation of reporting criteria set forth by the Department Head. If departmental reporting requirements differ from this policy, employees are required to follow departmental reporting criteria for absences. An exception may be made if employee reports that he/she has a written excuse for a specified number of days by a doctor. In that case, the written excuse must be presented upon returning to work. Violation of the required departmental reporting criteria may result in disciplinary action, up to and including termination.

e. **Eligibility.** Employees are eligible to use sick leave upon approval of supervisor/manager.

f. **Physician's Certificate.** A medical statement signed by a licensed physician may, at the City's sole discretion, be required to substantiate sick leave.

g. **Return to Duty.** Employees who are unable to return to work in any capacity from extended medical leave may be subject to administrative separation without prejudice. A Department Head who wishes to terminate an employee due to the employee's inability to return to work must seek approval through the Human Resources Director and the City Administrator.

h. **Part-time employees.** Part-time employees are not eligible to accrue sick leave.

i. **Separation and reemployment.** Employees who separate from the City and are reemployed within 12 months will have reinstated the number of sick hours accrued prior to original separation. Employees who separate from the City and are reemployed after a 12 month absence will be treated as a new employee in regard to rate of accrual for sick leave. Exceptions may be made with the approval of the City Administrator.

j. **Separation from employment.** Employees who separate employment from the City will not be paid for any accrued sick leave.

4. Administrative Leave

Employees may be placed on paid or unpaid Administrative Leave for purposes other than those that are disciplinary in nature at the discretion of the Department Head and City Administrator. Employees in unpaid Administrative Leave status are prohibited from using sick, annual, or any other leave.

5. Military Leave.

The City complies with all relevant state and federal laws concerning military leave. An employee requesting military leave must notify his/her Department Head and Human Resources Director as soon as possible. Employees will be required to provide supporting documentation of the leave dates.

6. Bereavement Leave

Employees are entitled to bereavement leave up to twenty-four (24) working hours in the event of the death of an immediate family member as outlined in Section II, Definitions, of this policy. Extenuating circumstances other than immediate family members will be handled at the discretion of the City Administrator (e.g., death of a relative serving in active military duty).

Employees are entitled to bereavement leave up to eight (8) working hours in the event of the death of an aunt, uncle, niece, or nephew, whether by blood or marriage. If the bereavement is held on a Saturday the employee may use bereavement leave on Friday.

Deferred bereavement may be approved in those cases where a bereavement is not held at the time of death and the employee does not use bereavement leave at that time. An example of this would be if the family member was cremated and a memorial service is scheduled for a later date to perhaps spread the ashes. In those type circumstances it will be permissible for the employee to use bereavement leave as outlined above. Employee must use deferred bereavement within one year of family member's death. Proof of death will be required before deferred bereavement is approved.

Employees are not entitled to use bereavement leave for memorial services held in subsequent years in honor of a deceased loved one. Employees may request to use annual leave or take unpaid leave upon approval of the Department Head.

Employees are expected to take no more bereavement leave than necessary. However, if more leave is required than is provided for in the above, annual leave, if approved, may be used.

To receive paid bereavement leave, employee must attend the bereavement and the family relationship must be listed on the absence request leave slip. Employee may be asked to submit proof of attendance upon returning to work. A bereavement bulletin is the preferred proof of attendance.

A copy of the death certificate may be required at the City's sole discretion.

7. Leave-of-Absence

a. **Request for leave.** All full-time employees are eligible to request an unpaid leave of absence. Leaves of absence without pay may be granted for good and sufficient reason within the sole discretion of the City Administrator, and provided that no significant disruption to the City's activities will result. Each case will be considered

individually. Requests for a leave of absence must be submitted in writing to the employees' Department Head and the Human Resources Director.

b. Payroll deductions. To continue benefits during an unpaid leave of absence, employees must submit to the City of McDonough at the beginning of each month an amount equal to the monthly premiums that would have been deducted from the employee's pay were the employee not on Leave of Absence. The City of McDonough may cancel all health care benefits if the employee's premium payment is more than thirty days late, if the City of McDonough has provided written notice to the employee 15 days prior to cancellation. The City of McDonough will continue health benefits during these thirty days.

c. Leave accrual. Employees will not earn any sick leave, annual leave, receive holiday pay, or receive a merit increase when on leave without pay status. A leave of absence under this provision may not exceed six (6) months.

d. Return to work. Although the City will try to place the employee in the same or similar position upon return from a personal leave of absence, the City cannot guarantee that the same position or salary will be available upon the employee's return. If no position is available for which the employee is qualified, the employee may be terminated. If an employee does not return to work at the end of a personal leave of absence, the employee will be deemed to have voluntarily resigned.

8. Jury Duty

The City encourages employees to fulfill their civic responsibilities by serving jury duty when required. Employees must present the jury duty summons to their supervisor as soon as possible so that the supervisor may make arrangements to accommodate their absence. Employees are expected to report for work whenever the court schedule permits. Shift employees are expected to return to duty upon release from jury duty regardless of the time of release.

Jury duty pay will be calculated on the employee's base pay rate times the number of hours the employee would otherwise have worked on the day of absence. Full-time and part-time employees qualify for paid jury duty leave up to a maximum eighteen (18) days per calendar year. Paid leave beyond that number of days will be made at the discretion of the City Administrator.

Employees are not required to tum over to the City any fees received for performance of jury duty.

Either the City or the employee may request an excuse from jury duty if, in the City's judgment, the employee's absence would create serious operational difficulties if the employee is required to serve on jury duty beyond a one week period.

The City will continue to provide health and dental insurance benefits for the full term of the jury duty absence. Annual sick leave, and holiday benefits, will continue to accrue during jury duty leave.

9. Witness Duty

Regular full-time or part-time employees who have been subpoenaed or otherwise requested to testify as a witness by City of McDonough or in an official capacity representing the City, will receive pay for the entire period of witness duty.

Under all other circumstances, employees may be granted time off without pay to appear in a personal capacity as a witness at the request of a party other than the City. Employees requesting time off may take leave without pay or may request to use annual leave.

The subpoena should be shown to the employee's supervisor immediately after it is received so that operating requirements can be adjusted, where necessary, to accommodate the employee's absence. The employee is expected to report for work whenever the court schedule permits. Upon release from witness duty, the employee is expected to return to work.

10. Leave to Vote

In accordance with O.C.G.A. 21-2-404, all employees are eligible for a maximum of two hours unpaid leave to vote. Time off to vote is not available to employees whose scheduled work hours begin at least two hours after the polls open or end at least two hours prior to the closing of the polls, unless authorized by the Department Head.

Unpaid leave time to vote can be used in any municipal, county, state, or federal political party primary or election for which the employee is qualified and registered to vote.

The employee must give reasonable notice to their supervisor regarding their desire to take unpaid leave time to vote. It is up to the supervisor to specify when the employee may take the leave to vote.

11. Family and Medical Leave Act (FMLA)

A. FMLA compliance. The City of McDonough will comply with the Family and Medical Leave Act of 1993 ("FMLA"), and any amendments thereto, in accordance with the applicable Statutes Regulations, and Department of Labor Guidelines ("FMLA Statutes").

This FMLA policy is intended to explain the FMLA Statutes, and any terms herein used that are defined in the FMLA Statutes carry the same definitions as in the FMLA Statutes. This policy neither adds to nor subtracts from the rights and obligations under the FMLA Statutes, and in the event of any inconsistencies between this policy and the FMLA Statutes, the FMLA Statutes will control.

(1) Eligibility. Provided that the City of McDonough employs at least 50 employees within 75 miles of the requesting employee's worksite, all employees who have been employed by the City of McDonough for one year (not including any period of employment preceding any break in service of at least seven (7) years) and who have worked at least 1,250 hours during the twelve-month period preceding a request for leave, are eligible for FMLA leave for the following reasons:

a. the birth of the employee's child and to care for the newborn child
b. the placement with the employee of a child for adoption or foster care,
c. to care for the employee's spouse, child or parent with a Serious Health Condition,
d. to care for the employee's own Serious Health Condition,
e. to care for a Covered Servicemember who is a spouse, child (any age), parent, or next of kin, and
f. attention to matters arising from an Exigency of Deployment of a spouse, child or parent who is a military member on covered active duty (or has been notified of an impending call or order to covered active-duty status.

Covered Servicemember. Any current member of the US Armed Forces, including National Guard or Reserves, who is undergoing medical treatment, recuperation or therapy, is otherwise in outpatient status, or is otherwise on the temporary disability retired list, for a serious injury or illness incurred in the line of duty on active duty that may render the individual medically unfit to perform the duties of the individual's office, grade, rank, or rating, and also includes a covered veteran who is undergoing medical treatment, recuperation, or therapy for a serious injury or illness.

Next of Kin. The nearest blood relative, not including spouse, parent, son, or daughter, in the following order of priority: A) Blood relatives granted legal custody of the Covered Servicemember, B) brothers and sisters, C) grandparents, D) aunts and uncles, E) and first cousins, unless the Covered Servicemember has specifically designated in writing another blood relative for purposes of this leave, which relative shall be deemed the only blood relative for this purpose. Documentation may be required to establish the qualifying relationship.

Exigency of Deployment. An Exigency of Deployment is a call to Covered Active Duty status (including notification of an impending call to active duty), provided that one of the following exists:

a. **Short Notice deployment.** Leave for up to 7 days may be taken if the servicemember receives 7 or fewer days' notice of the deployment. **Military events and related activities.** Leave may be granted to attend any official ceremony, program, or event sponsored by the military that is related to the covered active duty or call to covered active duty status of the military member; and to attend family support or assistance programs and informational briefings sponsored or promoted by the military, military service organizations, or the American Red Cross that are related to the covered active duty or call to covered active duty status of the military member.

b. **Childcare and school activities.** Leave to arrange, in connection with the child

(including stepchildren and adopted or foster children who are under the age of 18 or are age 18 or older and are incapable of self-care) of the servicemember, for alternative or changed childcare or schooling, to provide urgent or immediate care (as opposed to routine or regular care), or to attend meetings with school or childcare staff when the need to make such arrangements or provide such care arises from the call to active duty.

c. **Financial and legal arrangements.** Leave to make or update financial arrangements in connection with the servicemember's absence or, during active duty status and for a period of 90 days following the termination of the servicemembers' active duty status, to act as the servicemembers representative in connection with obtaining, arranging, or appealing military service benefits.

d. **Counseling.** To attend counseling by someone other than a healthcare provider for the employee, the covered servicemember, or the child of the servicemember in connection with the call to active duty.

e. **Rest and recuperation.** Leave for up to 15 calendar days in connection with each instance in which the servicemember is on short term leave for rest and recuperation.

f. **Post-deployment activities.** Leave to attend arrival ceremonies, reintegration meetings and events, and any other official ceremony or program sponsored by the military within 90 days of termination of the servicemember's active duty status or to address issues arising from the servicemember's death.

g. **Parental care.** Leave, in connection with the parent of the military member who is incapable of self-care, to arrange for alternative care of the parent, to provide care on an immediate basis, to admit or transfer the parent to a care facility, or to attend meetings with staff at the care facility, when the need to make such arrangements or provide such care arises from the call to active duty. The military member must be the spouse, son, daughter, or parent of the employee requesting qualifying exigency leave.

h. **Additional activities.** Leave to address other events which arise out of the call to active duty, provided that the City and the employee agree that such leave qualifies as an exigency and agree on the timing and length of the leave.

(2) Required Use of Paid Leave. Employees will be required to use all accrued leave (starting with sick leave, then annual leave, and then any other leave) to run concurrent with FMLA leave, except that an employee may not use sick leave concurrent with FMLA leave if the employee is taking FMLA leave for any purpose other than that allowed under the City's sick leave policy. Employees receiving pay for the use of accrued leave will be required to comply with all of the requirements of the City of McDonough's paid leave policies. Further, employees will not be required to take paid leave concurrent with FMLA leave if the employee is receiving income benefits under a City of McDonough group disability plan or under workers' compensation law, but they may use accrued leave to off-

set any reduction in salary resulting from the receipt of such income benefits. In no event may an employee use any accrued leave combined with other income benefits to exceed the employee's regular salary.

Employees who have used all of their sick and annual leave are not eligible to accrue additional annual and sick leave after such leave has been exhausted and the employee is on unpaid FMLA leave.

(3) Serious Health Condition. A Serious Health Condition means an illness, injury, impairment, or physical or mental condition that results in an incapacity (i.e., the individual is unable to care for themselves or unable to perform the essential functions of the job or, if a child, unable to attend school). A Serious Health Condition must also involve one of the following:

(a) Hospital Care. At least one night's stay in a hospital, hospice or residential medical care facility, including any period of incapacity or subsequent treatment in connection with or consequent to the inpatient care.

(b) Absence Plus Treatment. A period of incapacity of more than three consecutive calendar days (including any subsequent treatment or period of incapacity relating to the same condition), that also involves either (1) treatment two or more times within 30 days of the onset of the incapacity, provided that the first in-person visit with the healthcare provider occurs within 7 days of the onset of incapacity, by, or under the supervision of or pursuant to referral by a Health Care Provider, or (2) treatment by a Health Care Provider on at least one occasion, provided that the first in-person visit with the healthcare provider occurs within 7 days of the onset of incapacity, which results in a regimen of continuing treatment under the supervision of a Health Care Provider. A regimen of continuing treatment does not include the taking of over-the-counter medications such as aspirin, antihistamines, or salves, or bed-rest, drinking fluids, exercise, and other similar activities that can be initiated without a visit to a Health Care Provider.

(c) Pregnancy. Any period of incapacity due to pregnancy or for prenatal care.

(d) Chronic Condition Requiring Treatment. A chronic condition which (1) requires periodic visits (at least twice a year) for treatment by, or under the direct supervision of, a Health Care Provider, (2) continues over an extended period of time (including recurring episodes of a single underlying condition), and (3) may cause episodic rather than a continuing period of incapacity (examples: asthma, diabetes, epilepsy).

(e) Permanent/Long-term Conditions Requiring Supervision. A period of incapacity which is permanent or long-term due to a condition for which treatment may not be effective. The individual must be under the continuing supervision of, but need not be receiving active treatment by, a Health Care Provider (examples: Alzheimer's, a severe stroke, or the terminal stages of a disease).

(t) Multiple Treatments. Any period of absence to receive multiple treatments (including any necessary recovery period) by a Health Care Provider or by a provider of health care services under orders of, or on referral by, a Health Care Provider, either for restorative surgery after an accident or other injury, or for a condition that would likely result in a period of incapacity of more than three consecutive calendar days in the absence of medical intervention or treatment, such as cancer (chemotherapy, radiation, etc.), severe arthritis (physical therapy), and kidney disease (dialysis).

B. Notice Required of Employee. When use of FMLA leave is foreseeable, an employee must provide 30 days advance notice to the City of McDonough. If the employee becomes aware of the need for leave less than 30 days in advance, notice must be provided as soon as practicable. If an employee fails to provide 30 days advance notice, and it is determined that use of FMLA leave was reasonably foreseeable, then FMLA leave may be denied until 30 days have elapsed from the date notice was given or should have been given. If additional FMLA leave is needed for qualifying reason previously approved, the employee should specifically refer to that reason or specifically request FMLA leave.

When scheduling medical treatment, the employee should consult with the immediate supervisor and department head regarding the schedule so as to minimize undue disruption caused by the employee's absence(s).

If a leave request in connection with an Exigency of Deployment is not accompanied by a copy of the military orders or other acceptable military documentation, such documentation will be requested in connection with the first request for leave for each deployment.

C. Medical Certification. If an employee is taking FMLA leave, the leave request should be accompanied by a medical certification of the need for leave on a form approved by the City of McDonough If the leave request does not include a medical certification, the City of McDonough will request, in writing, that the employee provide medical certification

to the City of McDonough on or before the later of (1) fifteen (15) calendar days after the written request from the City of McDonough for the certification, or (2) the commencement of the leave. Failure to submit the certification may result in denial of FMLA leave or delay of the leave until the certification is submitted. Additional medical opinions may be obtained by the City of McDonough at its option and will be binding in accordance with the FMLA Statutes.

The City of McDonough requires that the employee provide subsequent medical certifications on the approved form. Generally, the re-certifications will be required no more often than every thirty (30) days. However, recertification may be required more or less frequently in accordance with the FMLA Statutes.

D. Medical Benefits. The City of McDonough will continue all health care benefits for the duration of FMLA leave, provided the employee pays the employee's portion of the health care benefit premiums.

Any employee on FMLA leave will be required to continue to pay health care benefit premiums

during the time the employee is on FMLA leave, by either payroll deduction, or if employee is on leave without a paycheck then employee must submit to the City of McDonough on the first day of each month an amount equal to the monthly premiums that would have been deducted from the employee's pay were the employee not on FMLA leave. The City of McDonough may cancel all payroll deducted benefits if the employee's premium payment is more than thirty days late if the City of McDonough has provided fifteen days' written notice to the employee prior to cancellation. The City of McDonough will continue health benefits during these thirty days.

If an employee fails to return to work after the employee's FMLA leave entitlement has been exhausted or expires, the City of McDonough will be entitled under certain circumstances to recover the health care benefit premiums paid by the City of McDonough during the period of unpaid FMLA leave. An employee must return to work for a minimum of thirty days in order to qualify as "returning to work."

E. **(1) 12-Month Period.** Eligible employees are entitled to take up to twelve weeks of FMLA leave during a rolling twelve-month period measured backward from the date an employee uses any FMLA leave. An employee's entitlement to leave for a birth or placement for adoption or foster care expires at the end of the 12-month period beginning on the date of the birth or placement. Spouses who are both employed by the City of McDonough are limited to a combined total of twelve weeks of leave during any 12-month period if the leave is taken for the birth of the employee's child or the placement of a child with the employee for adoption or foster care.

(2) Covered Servicemember Leave. An eligible employee is entitled to twenty-six (26) weeks of Covered Servicemember Leave on a per Covered Servicemember per injury/ illness basis, provided that no more than 26 weeks of FMLA leave for any reason (although no more than 12 weeks may be taken for a qualifying reason other than Servicemember Leave) may be taken during a single 12-month period as measured from the start of each such period of Covered Servicemember Leave. If both spouses intend to care for a Covered Servicemember and are both employed by the City of McDonough, they are limited to a combined total of 26 weeks of leave if the leave is in connection with Covered Servicemember Leave.

F. **Reinstatement.** On return from FMLA leave, the employee is entitled to be returned to the same position the employee held when leave commenced, or to an equivalent position with equivalent benefits pay, and other terms and conditions of employment, provided the employee is able to perform the essential functions of the position. An employee has no greater right to reinstatement or to other benefits and conditions of employment than if the employee had been continuously employed during the leave period.

G. **Return to Work Certification.** An employee with a Serious Health Condition who has been out on FMLA leave must provide certification that the employee is fit to return to work. The employee will be provided with a list of the essential functions of his/her job with the City of McDonough response to a request for FMLA leave. For certain positions, an employee on intermittent leave may be required to submit a fitness-for-duty certification every 30 days due to safety concerns. The employer may delay restoration until the certification is provided.

H. **Intermittent and Reduced Schedule Leave.** FMLA leave for the Serious Medical

Condition of the employee or a family member, for an Exigency of Deployment, or Covered Servicemember, may be taken in increments or result in a reduced schedule of work, provided (except in the case of an Exigency of Deployment) the need for intermittent\reduced-schedule leave is certified by the Health Care Provider on the approved medical certification form. If an employee needs leave intermittently or on a reduced leave schedule for planned medical treatment, then the employee must make a reasonable effort to schedule the treatment so as not to disrupt unduly the employer's operations. In addition, if an employee takes intermittent or reduced-schedule leave, the City of McDonough has the right to assign the employee to an alternative position with equivalent pay and benefits if the alternative position better accommodates the need for such leave. Regardless of the manner in which any leave is taken by an employee pursuant to the City of McDonough policies, leave may not be deducted from an employee's "bank" of FMLA leave in increments of time that are greater than one hour.

I. **Key Employees.** At the time FMLA leave is requested, the City of McDonough will designate a salaried employee as a "key employee" if that employee is among the highest paid ten (10) percent of the City of McDonough employees at the time the FMLA leave is requested.

(1) The key employee will be given a written notice at the time FMLA leave is requested, or as soon as practicable thereafter, that the employee qualifies as a key employee. In addition to informing the employee that he/she qualifies as a key employee, the City of McDonough will also inform the employee of the potential consequences with respect to reinstatement and maintenance of health benefits.

(2) When the City of McDonough makes a determination that substantial and grievous economic injury to its operations will result if a key employee who has requested or is using FMLA leave is reinstated, the City of McDonough will notify the employee as soon as practicable in writing of its determination, stating that it intends to deny restoration to employment on completion of the FMLA leave (Notice of Intent). This Notice of Intent will explain the basis for the City of McDonough's determination and will provide the employee a reasonable time in which to return to work, taking into account the circumstances, such as the length of the leave and the urgency of the need for the employee to return.

(3) If an employee does not return to work in response to the Notice of Intent, the employee will continue to be entitled to maintenance of health benefits during the remainder of the FMLA leave, provided that the requirements of (C), above, are met, and the City of McDonough will not recover its cost of health premiums.

(4) After the Notice of Intent is given to the employee, the employee will remain entitled to request reinstatement at the end of the leave period. The City of McDonough will then again determine whether there will be substantial and grievous economic injury from reinstatement, based on the facts at that time.

(5) Any written notices given to a key employee must be either sent by certified mail or given in person.

AGENDA ITEM SUMMARY
April 4, 2024, City Council Workshop
Item Number: 11

Presented by: William VonDenBosch Public Works Department

ITEM SUMMARY:

Request for approval to purchase a 2024 Isuzu Landscaping truck for Cemetery and Parks Department.

SPECIAL CONSIDERATIONS OR CONCERNS:

Currently we have one 2000 Single Cab Landscaping that is use by Steet Department for easement maintenance.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

$69,395.00

FUNDING SOURCE:

Line Item: ARPA- Beautification.

ATTACHMENTS:

Bellamy Strickland Quote

OTHER DEPARMENTAL REVIEW NEEDED:

_X__Yes ___No

OTHER DEPARMENTAL REVIEW

_X__Finance

BELLAMY STRICKLAND

McDonough,Ga.30253

Office 678-583-3121 / Cell 404-626-1313 jw@bellamystrickland.net

John Winter CHRISTA MOONEY DATE: 3/19/2024

Customer City Of McDonough

Stk # 1024U415 VIN: 54DB4J1D0RS212740

Year: 2024 Isuzu NPR CREW CAB GAS 12,000 GVW

6.6 L GAS Seat covers

Chassis MSRP $70,324.00

DISCOUNT $13,104.00

CHASSIS PRICE $57,220.00

Body Description:

SEE ATTACHED SPEC'S

18FT OPEN LANDSCAPE BED Body Price $12,100.00

weedeater rack shovel rack, shelve cage

Other Locals:

DOT INSPECTION Other Locals: N/C

Documentation and Temporary Operating Permit: $75.00

Sub total: $ 69,395.00

Rebates / Discount: INCLUDED

Pre Tax: $69,395.00

County / Rate: N/A TAVT Tax N/A

Tiltle Fee N/A

$

Total Price $69,395.00

Options: Truck in stock ready for delivery

John Winter

Accepted By:

Date:

BELLAMY-STRICKLAND ISUZU TRUCK
John Winter | 770-954-3017 | jw@bellamystrickland.net

City of McDonough

Current report content is based on data as of 2024-03-19 12:21:13. Any performance-related calculations are offered solely as guidelines. Actual vehicle performance will depend on your operating conditions. All Information, specifications and pricing in this application are based on the latest information available. Isuzu Commercial Truck of America, Inc. reserves the right to discontinue or change, at any time, without prior notice, the pricing, specifications, options, materials, equipment, design and models.

Copyright (c) 2024 Isuzu Commercial Truck of America, Inc.
Initial: _____

City of McDonough

BELLAMY-STRICKLAND ISUZU TRUCK
145 INDUSTRIAL BOULEVARD
MCDONOUGH, GA 30253-6602
770-954-3000

VIN: 54DB4J1D0RS212740

Window Sticker

SUMMARY

Model Year	Description	Engine	Transmission	GVWR	GCWR	GAWR Front	GAWR Rear	Weight Classification
2024	NPR Gas Crew Cab	GMPT L8T 6.6L V8	6L90 GMPT 6-SPEED AT	12,000 lbs.	18,000 lbs.	4,860 lbs.	8,840 lbs.	C3

- **Tires:** LRR (low rolling resistance)
- **Front Tires:** 215/85R16E (10 ply) tubeless Radial, all season tread.
- **Front Wheels:** 16" X 6", 6-hole disc, painted white.
- **Rear Tires:** 215/85R16E (10 ply) tubeless Radial, all season tread.
- **Rear Wheels:** 16" X 6", 6-hole disc, painted white.

Code	Model	MSRP
1D404	NPR Gas Crew Cab 176"WB, 114.5"CA	$63,356.00
04	White, Standard model specifications with power windows and power door locks, air conditioning, rear body dome lamp switch, and an AM/FM/CD radio with Bluetooth	$0.00
	Options	

Standard Equipment

066	Ratio, 4.100:1	Inc.
8RP	Accessories, AM/FM stereo with auxiliary input, USB port, and Bluetooth.	Inc.
A17	Fuel Tank, 38.6 gal. rectangular fuel tank. Mounted between frame rail with electric type fuel pump (mounted in tank). Through the rail fuel fill.	Inc.
AQB	Seat, Driver seat is reclining high back. Two single occupant fold down seats with tray backs.	Inc.
C60	Air Conditioning, Air conditioner	Inc.
FNW	Wheelbase, 176 inches, includes ladder type channel frame. Full C section straight frame 33.5 inches wide. Yield strength 44,000 psi; section modulus 7.20 in3 RBM 316,800 lb./ft./in per rail. 114.5"CA	Inc.
I41	Exhaust, Single horizontal aluminized steel with catalytic converter and oxygen sensor devices.	Inc.
I8J	Rear Suspension, 12,900 lbs. Capacity semi elliptical; main and auxiliary multi- leaf spring. Includes shock absorbers.	Inc.
ID2	Front Axle, "I"-beam rated at 6,830 lbs. Includes integral hydraulic power steering. Ratio 18.8-20.9:1.	Inc.
ID3	Rear Axle, Single-speed, 14,550 lb. capacity with oil lubricated rear wheel bearings.	Inc.
ID4	Front Suspension, 6,830 lb. capacity. Semi-elliptical tapered leaf springs. Includes shock absorbers and stabilizer bar.	Inc.
IE1	Brakes, Vacuum + Power Assist; hydraulic 4-wheel disc brakes with 4-channel ABS. Mechanical, transmission mounted parking brake. Non-asbestos semi metallic linings are standard.	Inc.
IL0	Power Windows & Door Locks, Yes	Inc.
IL3	Battery, Single Delco 12-V maintenance free 750 CCA frame mounted battery box	Inc.
IX2	Accessories, Rear body dome lamp switch	Inc.
KNX	Air Cleaner, Dry paper single element. Air cleaner canister standard with air restriction gauge.	Inc.
KW7	Alternator, 170 Amp. output with integral regulator.	Inc.
L8T	Engine, GMPT 6.6L (400 CID) V8 gasoline engine; 350 HP at 4500 RPM; 425 lb-ft torque at 3800 RPM; precise fuel control direct injection technology; electronic throttle control; overhead valves with variable valve timing; heavy duty cast-iron cylinder block with six-bolt main-bearing cap; cast aluminum cylinder heads; forged steel crankshaft; stainless steel exhaust manifold.	Inc.
MYD	Transmission, 6L90-E Hydra-Matic, 6-speed automatic with lock-up converter and overdrive. Ratios: Gear and Ratios 4.027, 2.364 ,1.532, 1.152, 0.0852, 0.667, Rev. 3.064:1	Inc.
RQ2	Vehicle Application, Truck Application	Inc.

Chassis Optional Equipment

IF6	Additional Options, Fire Extinguisher and Triangle Kit mounted in rear organizer on standard cab and under rear seat on crew cab	$88.00
IV9	Additional Options, Seat Covers crew cab	$668.00
UZF	Additional Options, Back up alarm	$112.00
	SUBTOTAL	**$64,224.00**
	DEF Fill Charge	**$0.00**

Code	Model		MSRP
		Tire Weight Tax	$0.00
		Destination Charge	$1,325.00
		Material & Transportation Surcharge	$4,275.00
		TOTAL MSRP PRICE	$70,324.00

BELLAMY-STRICKLAND ISUZU TRUCK

John Winter | 770-954-3017 | jw@bellamystrickland.net

City of McDonough #54DB4J1D0RS212740 (2024 NPR Gas Crew Cab, 1D4 176"WB, 114.5"CA, 12,000 GVWR. White, Standard model specifications with power windows and power door locks, air conditioning, rear body dome lamp switch, and an AM/FM/CD radio with Bluetooth

Standard Equipment Summary

Code	Description
Vehicle Application	
RQ2	Truck Application
Tires	
I5H	LRR (low rolling resistance)
Engine	
L8T	GMPT 6.6L (400 CID) V8 gasoline engine; 350 HP at 4500 RPM; 425 lb-ft torque at 3800 RPM; precise fuel control direct injection technology; electronic throttle control; overhead valves with variable valve timing; heavy duty cast-iron cylinder block with six-bolt main-bearing cap; cast aluminum cylinder heads; forged steel crankshaft; stainless steel exhaust manifold.
Transmission	
MYD	6L90-E Hydra-Matic, 6-speed automatic with lock-up converter and overdrive. Ratios: Gear and Ratios 4.027, 2.364 ,1.532, 1.152, 0.0852, 0.667, Rev. 3.064:1
Wheelbase	
FNW	176 inches, includes ladder type channel frame. Full C section straight frame 33.5 inches wide. Yield strength 44,000 psi; section modulus 7.20 in3 RBM 316,800 lb./ft./in per rail. 114.5"CA
Air Cleaner	
KNX	Dry paper single element. Air cleaner canister standard with air restriction gauge.
Alternator	
KW7	170 Amp. output with integral regulator.
Battery	
IL3	Single Delco 12-V maintenance free 750 CCA frame mounted battery box
Exhaust	
I41	Single horizontal aluminized steel with catalytic converter and oxygen sensor devices.
Front Axle	
ID2	"I"-beam rated at 6,830 lbs. Includes integral hydraulic power steering. Ratio 18.8-20.9:1.
Front Suspension	
ID4	6,830 lb. capacity. Semi-elliptical tapered leaf springs. Includes shock absorbers and stabilizer bar.
Front Wheels	
RBY	16" X 6", 6-hole disc, painted white.
Front Tires	
I53I69	215/85R16E (10 ply) tubeless Radial, all season tread.
Rear Suspension	
I8J	12,900 lbs. Capacity semi elliptical; main and auxiliary multi- leaf spring. Includes shock absorbers.
Rear Axle	
ID3	Single-speed, 14,550 lb. capacity with oil lubricated rear wheel bearings.
Ratio	
066	4.100:1
Rear Wheels	
RBZ	16" X 6", 6-hole disc, painted white.
Rear Tires	
I53I34	215/85R16E (10 ply) tubeless Radial, all season tread.
Fuel Tank	
A17	38.6 gal. rectangular fuel tank. Mounted between frame rail with electric type fuel pump (mounted in tank). Through the rail fuel fill.
Seat	
AQB	Driver seat is reclining high back. Two single occupant fold down seats with tray backs.
Brakes	

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Initial: _____

BELLAMY-STRICKLAND ISUZU TRUCK

John Winter | 770-954-3017 | jw@bellamystrickland.net

City of McDonough #54DB4J1D0RS212740 (2024 NPR Gas Crew Cab, 1D4 176"WB, 114.5"CA, 12,000 GVWR. White, Standard model specifications with power windows and power door locks, air conditioning, rear body dome lamp switch, and an AM/FM/CD radio with Bluetooth

Standard Equipment Summary

Code	Description
IE1	Vacuum + Power Assist; hydraulic 4-wheel disc brakes with 4-channel ABS. Mechanical, transmission mounted parking brake. Non-asbestos semi metallic linings are standard.
Air Conditioning	
C60	Air conditioner
Power Windows & Door Locks	
IL0	Yes
Model Option	
04	White, Standard model specifications with power windows and power door locks, air conditioning, rear body dome lamp switch, and an AM/FM/CD radio with Bluetooth
Accessories	
IX2	Rear body dome lamp switch
8RP	AM/FM stereo with auxiliary input, USB port, and Bluetooth.

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BELLAMY-STRICKLAND ISUZU TRUCK

John Winter | 770-954-3017 | jw@bellamystrickland.net

City of McDonough #54DB4J1D0RS212740 (2024 NPR Gas Crew Cab, 1D4 176"WB, 114.5"CA, 12,000 GVWR. White, Standard model specifications with power windows and power door locks, air conditioning, rear body dome lamp switch, and an AM/FM/CD radio with Bluetooth

Warranty

Warranty Limitations: *Time or Mileage, Whichever Comes First*

New Truck Warranty	*Time in Years*	*Vehicle Miles*
Basic	*3*	*36,000*
Engine *Transmission* *Drive Axle*	*5*	*75,000*
Frame Rails	*3* *5**	*36,000* *Unlimited**
Corrosion (Rust Through)	*4*	*Unlimited*
Roadside Assistance	*3* *5†*	*36,000* *75,000†*
Emission Warranty	***Time in Years***	***Vehicle Miles***
Emissions Defect Warranty - Federal	*5*	*50,000*
Emissions Performance Warranty - Federal	*5*	*50,000*
*Emissions Defect Warranty (NPR model) - California***	*3* *7*	*50,000* *70,000*
*Emissions Defect Warranty (NPR-HD model) - California***	*5*	*50,000*
GHG Emission	*5*	*50,000*
Tires	*2*	*24,000*

*After 3 years or 36,000 miles (whichever comes first), labor and parts coverage is 50% for up to 5 years.

†Tows related to powertrain issues may be covered for up to 5 years or 75,000 miles (whichever comes first).

**Please see warranty booklet for coverage details.

The warranty coverages are determined by the mileage of the vehicle and the number of years from the delivery date. The warranty coverages are limited by whichever occurs first. Please see your authorized Isuzu dealer for warranty details.

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Initial: _____

WOMACK

TRUCK BODY INC.

QUOTE

LANDSCAPE BODY
STANDARD FEATURES

COLOR BLACK OR GREEN Green
60 IN WIRE HEAD BOARD
24" LOCKABLE TOP COM.
16" WIRE RAIL / FOLD DOWN CURB SIDE
DIAMOND PLATE FLOOR
60" SPRING LOADED SPLIT REAR GATES

TOTAL LENGTH

14 FT. BODY

16 FT. BODY

18 FT. BODY ✓

19 FT. BODY

20FT. BODY

OPTIONS:

COLOR CHANGE

BLOWER RACK

WEEDEATER RACK ✓

SHOVEL RACK ✓

RECEIVER HITCH

GAS CAN RACK ✓

W/COOLER RACK

D-RINGS - EA. 4

48 IN. TOOL BOX

60 IN. TOOL BOX

REINFORCED GATES

REINFORCED FLOOR

FOLD DOWN DR. SIDE

SOLID STEEL SIDES

NEW LED TAIL LIGHTS

DEALER - BELLAMY AUTOMOTIVE GROUP,INC.
P.O. BOX 151
145 INDUSTRIAL BLVD.
MCDONOUGH,GA.30253

SALESMAN - John Winter

VIN # -

PHONE - 404-626-1313

TOTAL PRICE - **$12,150.00**

JTK
1024U415

2024 ISUZU Crew Cab
54DB4J1D0RS212740

12-13-23

New 2024 ISUZU Landscape Truck, Flatbed Truck, Cabover Truck - COE

NPR HD For Sale

50 Miles Brand New Stock # 1G4-DOVE

$82,980

Contact MJ TruckNation

View Dealer's Website

1-888-262-1764

Your Email Address

Hello, I am interested in your
2024 ISUZU NPR HD Landscape Truck,Flatbed Truck,Cabover Truck - COE.

Please contact me at your earliest convenience .

You can reach me at Phone (optional) .

Additional Comments

Thank you,

First and Last Name

New 2024 ISUZU Cab Chassis, Stake Bed, Landscape Truck

NPR For Sale

10 Miles NATIONWIDE DELIVERY AVAILABLE! Stock # 24-CC-176

$70,500 Make An Offer

Contact Rush Truck Centers - Smyrna Landscape

View Dealer's Website

1-404-445-5266 Text Us

Your Email Address

Hello, I am interested in your
2024 ISUZU NPR Cab Chassis,Stake Bed,Landscape Truck.

Please contact me at your earliest convenience .

You can reach me at Phone (optional) .

Additional Comments

Thank you,

First and Last Name

Include me on exclusive offers, giveaways, and our monthly newsletter.

AGENDA ITEM SUMMARY
April 4, 2024, City Council Workshop
Item Number: 12

Presented by: William VonDenBosch Public Works Department

ITEM SUMMARY:

Request authorization to pay RDJE $154,700.00 to perform emergency water and sewer line repair at critical creek crossing.

SPECIAL CONSIDERATIONS OR CONCERNS:

The repair is necessary to prevent sanitary sewer overflow into state waterways and to repair water crossing before collapse of water line.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

$154,700.00

FUNDING SOURCE:

Line Item:

ATTACHMENTS:

Quote from RDJE

OTHER DEPARMENTAL REVIEW NEEDED:

__X_Yes ___No

OTHER DEPARMENTAL REVIEW

_X__Finance

William VonDenBosch

From: Joe Webb <JWebb@RDJEInc.com>
Sent: Tuesday, March 5, 2024 2:55 PM
To: William VonDenBosch
Subject: Salem Oaks Sewer & Water Main Repair
Attachments: 20240305153823.pdf

CAUTION *** **This email originated from OUTSIDE of the City of McDonough. Do not click links or open attachments unless you recognize the sender or know the content is safe.**

Billy,

Please see the attached quotes and I listed the options below to clarify.

Replace Ex Sewer from Manhole to Manhole = $128,000.00

Replace Ex Sewer from Manhole to Manhole & Repair Water Main = $154,700.00

Replace Ex Sewer Main at Creek Crossing = $89,941.00

Replace Ex Sewer Main at Creek Crossing & Repair Water Main = $116,641.00

There is a 2 week lead time on materials from time of order.

Thank You,

Joe Webb
COO & VP of Utility Rehab
RDJE, Inc.
678-633-2632
jwebb@rdjeinc.com

"Celebrating 40 years of Commitment to our Employees, Community and Customers"

1415 Hwy 19 South
Thomaston, GA 30286

GA-UC #301625 AL-UC #S-44943

PROPOSAL

ESTIMATE#	Salem Oaks Repair Water & Sewer Repair
Plans:	
Date	3/6/2024

Ben Coggins (770)550-4465
ben@cogginsconstruction.com
Casey Coggins (770)550-1102
casey@cogginsconstruction.com
Sarah Bentley (404)895-6421
sarah@cogginsconstruction.com
Jackson Reddick (706)466-6453
jackson@cogginsconstruction.com

Name/Address:
City Of Mcdonough

ATTN: Billy Vondenbosch

Engineer/Owner:	
Job Name:	Salem Oaks Repair Water & Sewer Repair

Quantity		Unit Total
200 LF	15" SDR 35 PVC	
40 LF	24"x .250/wall Steel Casing	
1 LS	Bypass Pumping	
2 EA	Tie To Ex. MH	
60 LF	8" Class 350 DIP	
40 LF	16"x .250/wall Steel Casing	
2 EA	Tie Into Ex. 8" Main	
100 TON	Class III Rip Rap	
1 LS	Mulching & Grassing	
1 LS	Trench Shoring	
1 LS	Mobilization	
	Traffic Control By Others	
	*** Dirt Bores Only ***	
	*** Bores Do not Hold Retainage	

Due to Unstable Precast Concrete Structure & Pipe Market, Pricing is Only Good For 5 Days and is Subject to Delays in Material Availability
Due to Unstable Steel Market, Casing Prices Are Only Good 15 Days
**Force Majeure
We do not accept liability or pay compensation for any loss, damage or expsense where the performance of our service is prevented or affected by reason of force majeure. This means any event which we could not, even with all due care, foresee or avoid such as war of threat, riots, civil strife, terrorist activity, industrial action, natural or nuclear disaster, fire, adverse weather conditions, closure of airports or ports, technical problems with transports, governmental action and all other similar events which causes material prices to increase above and beyond our control.

UNLESS OTHERWISE NOTED IN BID:

Stream Monitoring to be provided by Others
*** Surveying and Layout*** to be provided by Others
Electrical Power Service to be provided by Others
*** Compaction Testing*** to be provided by Others
Permits and Tapping Fees to be provided by Others
Dewatering by Others
Erosion Control,Silt Fence,Mulching and Grassing To be provided by Others
*** Utilities Stubbed*** to be provided by Others
No Retainage to be held on Jack & Bores
Unsuitable Materials will require additional compensation
If stering head cannot be retreived in its full length-additional charges to replace
*** Any Rock deemed irremovable with equipment provided will require additional compensation***

Ben Coggins
Authorized Signature

Total: $ 183,931.55

AGENDA ITEM SUMMARY
April 4, 2024, City Council Workshop
Item Number: 13

Presented by: William VonDenBosch Public Works Department

ITEM SUMMARY:

Request for authorization to pay Vacutek for needed repair or the sweeper truck, to put the truck back in service.

SPECIAL CONSIDERATIONS OR CONCERNS:

The truck is not operational at this time.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

$15,277.65

FUNDING SOURCE:

Line Item: 506-5.4970.52.2200 Repair and Maintenance.

ATTACHMENTS:

Vacutek quote

OTHER DEPARMENTAL REVIEW NEEDED:

_X__Yes ___No

OTHER DEPARMENTAL REVIEW

_X__Finance

VACUTEK
RENTAL & SALES

6694 Oak Ridge Commerce Way
Austell, GA 30168
Phone: 404-737-8822
Website: vacutek.com

Ship To: Public Works
305 Racetrack Rd
McDonough, GA 30253

Invoice To: City of McDonough
136 Keys Ferry St
McDonough GA 30253

Branch		
AUSTELL		
Date	Time	Page
03/12/24	12:23:57 (Q)	01
Account No	Phone No	Inv No
MCDON001	7709573915	W00079
Ship Via	Purchase Order	
	NA	
Tax ID No		
	Salesperson	
	178	

Attention: William "Billy" Vondenbosch

SERVICE PRELIMINARY

STK#/FLEET#		HRS	PIN/EIN	WARRANTY DATE	HRS
E000120	JOHNSTON SWEEPER SWEEPER	X	VT211341910018		

***** UNIT DESCRIPTION *****
* MISCBASE JOHNSTON SWEEPER *

SEGMENT# 1 5 0071 N/A 02/01/24 02/01/24

RH PICKUP HEAD ASSEMBLY				3.00	
FRT	FREIGHT		2	16.15	32.30
15062230-0	ADAPTOR G1/4		4	63.36	253.44
18-43	Dry Bearing		RETAIL	12.97	
			14	8.80	123.26
21-31	jet-fan 65		3	57.43	172.29
282028-1	PIVOT PIN LWARM		2	125.82	251.64
284017-1	ANT SWG NOZZLE		1	73.79	73.79
29128-1-B	BUSH-ID20.2		2	46.61	93.22
38-1	GREASE NIPPLE		2	3.85	7.70
40272-2	PIVOT HEAD		1	511.76	511.76
40292-1-D	CHAN BRUSH BUSH		4	66.79	267.16
40360-1-E	CH BR PIVOT PIN		2	111.57	223.14
40361-1-D	PIN PIV UPPER A		2	46.44	92.88
40389-1-C	PIN PIVOT		2	68.43	136.86
40420-1-B	PIN CYL G/BRUSH		2	56.60	113.20
40421-1-F	SPACER-CY CBRUS		4	34.61	138.44
6105-1-C	bolt - u m6c		2 N	25.17	50.34
7004696	FLAP CYLINDER		1	1069.35	1069.35
7016372	BUSH - UPPER AR		2	41.24	82.48
7016375	WASH - UPPER AR		4	13.05	52.20
7016376	WAS - UPPER ARM		4	13.05	52.20
7019551	water jet assy		6 N	109.36	656.16
7020074	SPRAYBAR WLD AS		1	395.75	395.75

CONTINUED ON PAGE 02

VACUTEK RENTAL & SALES

X _____
Authorized By

Thank You For Your Business!

VACUTEK
RENTAL & SALES

6694 Oak Ridge Commerce Way
Austell, GA 30168
Phone: 404-737-8822
Website: vacutek.com

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McDonough GA 30253

Branch		
AUSTELL		
Date	Time	Page
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Account No	Phone No	Inv No
MCDON001	7709573915	W00079
Ship Via	Purchase Order	
	NA	
Tax ID No		
	Salesperson	
	178	

Attention: William "Billy" Vondenbosch

SERVICE PRELIMINARY

STK#/FLEET#		HRS	PIN/EIN	WARRANTY DATE	HRS	
E000120	JOHNSTON SWEEPER SWEEPER	X	VT211341910018			
7022068			NOZZLE BRACE	1	67.63	67.63
7035856			END PLT .651/801	1	132.50	132.50
7046802			CRADLE WLD ASSY	1	842.50	842.50
7055980			Center Console	1	571.00	571.00
7056018			UP ARM W, ASSY	2	290.73	581.46
92067471-0			M12CX120 8.8	2	4.71	9.42
92097374-0			M8CX20 8.8	2	2.44	4.88
92097383-0			M8CX55 8.8	2	2.44	4.88
92330027-0			HEX BT M5X20-10	2	2.45	4.90
93056014-0			HEX NUT M8C-8	2	1.20	2.40
93056016-0			M12C-8 HEX	2	1.20	2.40
93085007-0			NYLOC M12C	2	4.39	8.78
93210109-0			M5 WASHER	2	1.20	2.40
93699710-0			SPRING WASHER	4	1.27	5.08
93699712-0			SPR WASH 12.2/2	2	1.20	2.40
94992-2			250D TRUNKING	2	720.23	1440.46
					PARTS	8532.65
					LABOR	570.00
10400000				SEGMENT TOTAL==>		9102.65

SEGMENT# 2 5 0071 NA 02/01/24 02/01/24
RH BROOM HEAD BRACKET. 5.00
LABOR 570.00
10400000 SEGMENT TOTAL==> 570.00

SEGMENT# 3 5 0071 NA 02/01/24 02/01/24
RH FRONT BROOM BRACKET SUPPORT BRACKET FRAME 5.00
LABOR 760.00
10400000 SEGMENT TOTAL==> 760.00

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Thank You For Your Business!

VACUTEK
RENTAL & SALES

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Website: vacutek.com

Ship To: Public Works
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Branch		
AUSTELL		
Date	Time	Page
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Account No	Phone No	Inv No
MCDON001	7709573915	W00079
Ship Via	Purchase Order	
	NA	
Tax ID No		
	Salesperson	
	178	

Attention: William "Billy" Vondenbosch

SERVICE PRELIMINARY

STK#/FLEET#		HRS	PIN/EIN	WARRANTY DATE	HRS
E000120	JOHNSTON SWEEPER SWEEPER	X	VT211341910018		

SEGMENT# 4 5 0071 NA 02/01/24 02/01/24
PICK UP HEAD WATER RAIL AND SPRAYERS 1.00
LABOR 190.00
10400000 SEGMENT TOTAL==> 190.00

SEGMENT# 5 5 0062 NA 02/01/24 02/01/24
RH PICKUP HEAD AIR CYLINDER 1.00
LABOR 190.00
10400000 SEGMENT TOTAL==> 190.00

SEGMENT# 6 5 0071 NA 02/01/24 02/01/24
RH CENTER BROOM AIR CYLINDER 1.00
LABOR 190.00
10400000 SEGMENT TOTAL==> 190.00

SEGMENT# 7 5 0071 NA 02/01/24 02/01/24
LH REBUILD AS A SET 12.00
LABOR 2280.00
10400000 SEGMENT TOTAL==> 2280.00

SEGMENT# 8 5 0071 NA 02/01/24 02/01/24
RH DEBRIS HOSE 2.00
LABOR 380.00
10400000 SEGMENT TOTAL==> 380.00

SEGMENT# 9 5 0071 NA 02/01/24 02/01/24
LH DEBRIS HOSE 2.00
LABOR 380.00
10400000 SEGMENT TOTAL==> 380.00

CONTINUED ON PAGE 04

X _____
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Thank You For Your Business!

VACUTEK
RENTAL & SALES

6694 Oak Ridge Commerce Way
Austell, GA 30168
Phone: 404-737-8822
Website: vacutek.com

Ship To: Public Works
305 Racetrack Rd
McDonough, GA 30253

Invoice To: City of McDonough
136 Keys Ferry St
McDonough GA 30253

Branch		
AUSTELL		
Date	Time	Page
03/12/24	12:23:57 (O)	04
Account No	Phone No	Inv No
MCDON001	7709573915	W00079
Ship Via	Purchase Order	
	NA	
Tax ID No		
	Salesperson	
	178	

Attention: William "Billy" Vondenbosch

SERVICE PRELIMINARY

STK#/FLEET#		HRS	PIN/EIN	WARRANTY DATE	HRS	
E000120	JOHNSTON SWEEPER SWEEPER		X VT211341910018			
SEGMENT#10 5 0071 NA			02/01/24	02/01/24		
RH DOOR ROLLERS					.50	
				LABOR		95.00
10400000				SEGMENT TOTAL==>		95.00
SEGMENT#11 5 0071 N/A			02/01/24	02/01/24		
Center broom brackets					4.00	
				LABOR		760.00
10400000				SEGMENT TOTAL==>		760.00
SEGMENT#12 5 0071 N/A			02/01/24	02/01/24		
RH curtain					1.00	
				LABOR		190.00
10400000				SEGMENT TOTAL==>		190.00
SEGMENT#13 5 0071 N/A			02/01/24	02/01/24		
Center curtain					1.00	
				LABOR		190.00
10400000				SEGMENT TOTAL==>		190.00

VACUTEK
RENTAL & SALES

****** WORK ORDER TOTALS ******	
PARTS	8532.65
LABOR	6745.00
TOTAL AR CHARGE	15277.65

X _____
Authorized By

Thank You For Your Business!

AGENDA ITEM SUMMARY
APRIL 4, 2024, City Council Workshop
Item Number: 14

Presented by: Mike Clark, Consultant | Finance Department

ITEM SUMMARY:

Discussion of the 2024 Capital Improvements Element Annual Update: FY 2023 Financial Report & Community Work Program Draft, dated March 21, 2024. The Draft Report was prepared by ROSS+Associates.

Bill Ross will lead the discussion.

SPECIAL CONSIDERATIONS OR CONCERNS:

The City will hold a public hearing on April 15, 2024, and subsequently consider the adoption of a resolution to transmit the Draft to the Atlanta Regional Commission for Regional and State review.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

FUNDING SOURCE:

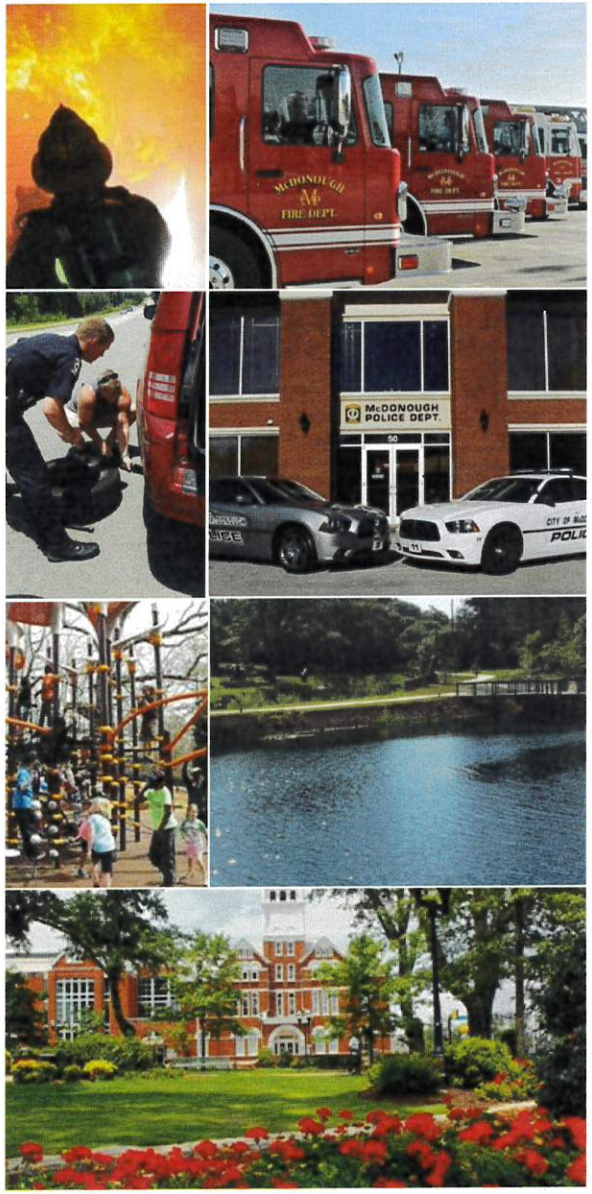
N/A

ATTACHMENTS:

2024 Capital Improvements Element Annual Update: FY 2023 Financial Report & Community Work Program, Draft dated March 21, 2024.

OTHER DEPARMENTAL REVIEW NEEDED:

___Yes ___No



Capital Improvements Element

2024 Annual Update:

FY 2023 Financial Report & Community Work Program

McDonough, Georgia

Draft: March 26, 2024

ROSS+associates
urban planning & plan implementation

in association with HatleyPlans, LLC

This CIE Annual Update covers the fiscal year 2023, and is based on the *Capital Improvements Element* adopted by the City in 2003, and subsequently amended March 18, 2019.

The City's fiscal year runs from July 1 through June 30.

This Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements* and *Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA's Compliance Requirements, the Annual Update:

> "must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

> "As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(c))

The required financial information for each public facility category appears in the main financial table (page 2); all of the public facility categories have a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables beginning on page 3.

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA's Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term [i.e., Community] Work Programs annually."[1]

According to DCA's requirements,[2] the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document beginning on page 7.

[1] Note that DCA's Compliance Requirements specify that the work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the work program requirements in a previous version of the *Standards and Procedures for Local Comprehensive Planning*. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

[2] Chapter 110-12-1-.03(3).

IMPACT FEE FINANCIAL REPORT

City of McDonough GA	Annual Impact Fee Financial Report - Fiscal Year 2023

Public Facility	Fire Department	Police Department	Parks & Recreation	CIE Cost Recovery	Admin-istration	TOTAL
Service Area	City-wide	City-wide	City-wide			
Impact Fee Fund Balance June 30, 2022	$ 638,048.20	$ 468,863.56	$ 1,505,898.63	$ (8,400.00)	$ 45,666.54	$ 2,650,076.93
Impact Fees Collected (July 1, 2022 through June 30, 2023)	$ 418,156.03	$ 444,733.01	$ 896,546.64	$ 3,631.45	$ 52,655.97	$ 1,815,723.10
Accrued Interest	$ 2,122.72	$ 2,257.64	$ 4,551.22	$ 18.43	$ 267.30	$ 9,217.31
Total Net Receipts	**$ 420,278.75**	**$ 446,990.65**	**$ 901,097.86**	**$ 3,649.88**	**$ 52,923.27**	**$ 1,824,940.41**
Impact Fee Project Expenditures	$ (3,161.76)	$ (7,377.43)	$ (1,304,733.00)	$ -	$ -	$ (1,315,272.19)
Transfer of Administrative Funds to City of Mcdonough	$ -	$ -	$ -	$ -	$ (8,400.00)	$ (8,400.00)
Impact Fee Refunds	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ (3,161.76)**	**$ (7,377.43)**	**$ (1,304,733.00)**	**$ -**	**$ (8,400.00)**	**$ (1,323,672.19)**
Net Revenue over (under) Expenditures	$ 417,116.99	$ 439,613.22	$ (403,635.14)	$ 3,649.88	$ 44,523.27	$ 501,268.22
Impact Fee Fund Balance June 30, 2023	$ 1,055,165.19	$ 908,476.78	$ 1,102,263.49	$ (4,750.12)	$ 90,189.81	$ 3,151,345.15
Impact Fees Encumbered	$ 1,055,165.19	$ 908,476.78	$ 1,102,263.49			$ 3,065,905.46

FY 2023 Financial Report: Project Tables

Public Facility: **Parks & Recreation**
Responsible Party: Public Services Department
Service Area: Citywide

Project Description*	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Under CIE adopted in 2003								
Park B Facility Expansion (Avalon)	2018	2022	$ 2,000,000.00	100.00%	$ 2,000,000.00			
Park C Facility Expansion (Alexander)	2018	2022	$ 1,330,000.00	100.00%	$ 1,330,000.00			
Future Park D (Hope Park)	2018	2022	$ 535,000.00	100.00%	$ 535,000.00			
Under CIE adopted March 18, 2019								
Park Acres	2025	2040	$ 17,097,495.74	100.00%	17,097,495.74	$ 1,304,733.00		Acquisitions*
Baseball/Softball Fields	**	**	$ 4,348,423.80	96.96%	4,216,123.71			
Batting Cages	**	**	$ 21,028.31	100.00%	21,028.31			
Football Fields	**	**	$ 884,831.71	100.00%	884,831.71			
Multi-Purpose Fields	**	**	$ 289,960.63	100.00%	289,960.63			
Tennis Courts	**	**	$ 1,740,749.50	96.96%	1,687,775.87			
Pickleball Courts	2025	2026	$ 394,280.75	42.11%	166,023.53		$ 166,023.53	
Basketball Courts (Full Court)	**	**	$ 290,289.20	96.96%	281,456.23			
Basketball Courts (Half Court)	**	**	$ 48,381.53	72.72%	35,182.03			
Playgrounds	2025	2027	$ 1,514,530.92	93.49%	1,416,006.87		$ 373,053.77	
Pavilions	2025	2029	$ 484,636.75	100.00%	484,636.75			
Restroom Buildings	2024	2026	$ 149,485.34	100.00%	149,485.34		$ 149,485.34	
Concessions Stands	**	**	$ 93,428.34	72.72%	67,939.11			
Restroom/Concessions/Storage	2027	2030	$ 603,690.79	96.96%	585,321.58			
Storage Buildings	**	**	$ 215,603.85	72.72%	156,782.57			
Band Shell/Amphitheaters	**	**	$ 1,068,066.16	63.15%	674,470.87			
Splash Pad	**	**	$ 440,773.02	72.72%	320,520.83			
Disc Golf Courses	**	**	$ 147,875.82	42.10%	62,258.85			
Walking Trails	2024	2030	$ 385,029.58	100.00%	385,029.58		$ 385,029.58	
Benches	2024	2036	$ 29,571.06	96.96%	28,671.26		$ 28,671.26	
Parking Spaces	2028	2027	$ 4,529,135.81	99.98%	4,528,240.50			
			$ 34,777,268.61		**$ 33,539,241.86**	**$ 1,304,733.00**	**$ 1,102,263.49**	

** Not yet programmed.

*$451,705.84 for Alexander Park and $853,027.36 for Geranium Park.

Public Facility: **Police Buildings and Equipment**
Responsible Party: Police Department
Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2023	2023	$ 51,904.35	100.00%	$ 51,904.35		$ 51,904.35	
Simpson Street Precinct	2022	2024	$ 582,910.17	100.00%	$ 582,910.17	$ 7,377.43	$ 856,572.43	Underway
Vehicle	2022	2022	$ 35,459.48	100.00%	$ 35,459.48			
Emergency Power Systems	2019	2019	$ 101,312.80	100.00%	$ 101,312.80			
Station 53	2020	--	$ 2,002,852.76	100.00%	$ 2,002,852.76			
Vehicle	2022	2022	$ 36,396.61	100.00%	$ 36,396.61			
Vehicle	2027	2027	$ 37,358.51	100.00%	$ 37,358.51			
Law Enforcement Complex Phase I	2028	2030	$ 2,656,479	100.00%	$ 2,656,478.63			
Vehicle	2028	2028	$ 38,849.24	100.00%	$ 38,849.24			
Vehicle	2030	2030	$ 39,875.96	100.00%	$ 39,875.96			
Vehicle	2032	2032	$ 41,467.13	100.00%	$ 41,467.13			
Law Enforcement Complex Phase II	2033	2033	$ 3,225,782	100.00%	$ 3,225,781.97			
Vehicle	2033	2033	$ 42,563.04	100.00%	$ 42,563.04			
Vehicle	2036	2036	$ 44,261.44	100.00%	$ 44,261.44			
Vehicle	2038	2038	$ 45,431.20	100.00%	$ 45,431.20			
Vehicle	2040	2040	$ 46,631.86	100.00%	$ 46,631.86			
			$ 9,029,535.15		**$ 9,029,535.15**	**$ 7,377.43**	**$ 908,476.78**	

Public Facility: **Fire Stations and Equipment**
Responsible Party: Fire Department
Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2023 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2023	2023	$ 22,302.65	100.00%	$ 22,302.65		$ 22,302.65	
Brush Truck	2023	2023	$ 202,625.59	100.00%	$ 202,625.59		$ 202,625.59	
Command Vehicle	2023	2023	$ 194,520.57	100.00%	$ 194,520.57		$ 194,520.57	
Rescue ATV	2027	2027	$ 19,452.06	100.00%	$ 19,452.06			
Station 53	2020	--	$ 3,719,584.54	100.00%	$ 3,719,584.54		$ 153,818.20	Delayed
Simpson Street Precinct	2021	2022	$ 52,220.00	100.00%	$ 52,220.00	$ 3,161.76	$ 49,058.24	
Ladder Truck	2023	2023	$ 872,464.04	100.00%	$ 872,464.04			
Pumper Truck	2024	2024	$ 359,249.90	100.00%	$ 359,249.90			
Brush Truck	2025	2025	$ 205,285.66	100.00%	$ 205,285.66			
Administrative Vehicle	2026	2026	$ 48,080.89	100.00%	$ 48,080.89		$ 48,080.89	
Pumper Truck	2030	2030	$ 409,298.09	100.00%	$ 409,298.09			
Ladder Truck	2030	2030	$ 872,464.04	100.00%	$ 872,464.04			
Command Vehicle	2030	2030	$ 98,537.12	100.00%	$ 98,537.12			
New Future Station	2030	2030	$ 1,654,302.44	100.00%	$ 1,654,302.44			
Administrative Vehicle	2034	2034	$ 40,288.09	100.00%	$ 40,288.09			
Administrative Vehicle	2040	2040	$ 43,567.48	100.00%	$ 43,567.48			
			$ 8,814,243.17		**$ 8,814,243.17**	**$ 3,161.76**	**$ 1,055,165.19**	

2024-2028 COMMUNITY WORK PROGRAM
Impact Fee Projects only, based on CIE of March 18, 2019

The following impact fee funded projects are contained in this Capital Improvements Element Annual Update Report and amend the Community Work Program contained in the McDonough portion of the Henry County Joint Comprehensive Plan.

Category	Action/Item	2024	2025	2026	2027	2028	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Storage Building Expansion (Fire Dept. portion)	✓					Fire Department	$ 22,302.65	100% Impact Fees
Fire Protection	Purchase Brush Truck	✓					Fire Department	$ 202,625.59	100% Impact Fees
Fire Protection	Purchase Command Vehicle	✓					Fire Department	$ 194,520.57	100% Impact Fees
Fire Protection	Construct Station 53 (Fire Dept. portion) - Delayed						Fire Department	$ 3,719,584.54	100% Impact Fees
Fire Protection	Purchase Ladder Truck	✓					Fire Department	$ 872,464.04	100% Impact Fees
Fire Protection	Purchase Pumper Truck		✓				Fire Department	$ 359,249.90	100% Impact Fees
Fire Protection	Purchase Brush Truck			✓			Fire Department	$ 205,285.66	100% Impact Fees

Category	Action/Item	2024	2025	2026	2027	2028	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Purchase Administrative Vehicle				✓		Fire Department	$ 48,080.89	100% Impact Fees
Law Enforcement	Construct Storage Building Expansion (Police Dept. portion)	✓					Police Department	$ 51,904.35	100% Impact Fees
Law Enforcement	Construct Simpson St. Precinct	✓					Police Department	$ 582,910.17	100% Impact Fees
Law Enforcement	Construct Station 53 (Police Dept. portion) - Delayed						Police Department	$ 2,002,852.76	100% Impact Fees
Law Enforcement	Purchase Police Vehicle		✓				Police Department	$ 36,396.61	100% Impact Fees
Law Enforcement	Purchase Police Vehicle					✓	Police Department	$ 37,358.51	100% Impact Fees
Parks & Recreation	Construct 6 Pickleball Courts		✓	✓			Public Works Department	$ 166,023.53	42.11% Impact Fees; SPLOST
Parks & Recreation	Construct 2 Playgrounds		✓		✓		Public Works Department	$ 166,023.53	93.49% Impact Fees; SPLOST
Parks & Recreation	Construct 5 Pavilions		✓				Public Works Department	$ 484,636.75	100% Impact Fees
Parks & Recreation	Construct 2 Restroom Buildings	✓		✓			Public Works Department	$ 149,485.34	100% Impact Fees

Category	Action/Item	2024	2025	2026	2027	2028	Responsible Party	Cost Estimate	Funding Source
Parks & Recreation	Walking Trails	✓		✓			Public Works Department	$ 385,029.58	100% Impact Fees
Parks & Recreation	Construct 2 Disc Golf Courses		✓				Public Works Department	$ 62,258.85	42.10% Impact Fees; SPLOST
Parks & Recreation	Provide 2 Benches	✓					Public Works Department	$ 28,671.26	96.96% Impact Fees; SPLOST
Parks & Recreation	Add 55 Parking Spaces					✓	Public Works Department	$ 128,278.53	99.98% Impact Fees; SPLOST

AGENDA ITEM SUMMARY
April 4, 2024, City Council Workshop
Item Number: 15

Presented by: Andrew Baker Department: Community Development Department

ITEM SUMMARY:

The request for Case #**240201** (Heritage Montessori) to obtain a Special Use Permit for parcel M18-08004001. The subject property is at the intersection of Judy Drive & Hwy 155 N, which is the 3rd Council District (Scott Reeves).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 3/12/2024 Municipal Planning Commission Workshop
- **4/4/2024 City Council Workshop**
- 4/9/2024 Municipal Planning Commission Public Review
- 4/15/2024 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING FINAL STAFF REPORT and Planning Commission Public Review

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Initial Staff Report

OTHER DEPARMENTAL REVIEW NEEDED:

Yes, comments are pending.

City of McDonough
Community Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665

MEMORANDUM

March 1, 2024

TO: City and County Reviewing Agencies

CC: Municipal Planning Commission Members

FROM: Tina Tebo, Executive Assistant to Community Development Director TT

SUBJECT: Initial Review of Proposed Petition(s) Request – Case #240201

Please see the below information along with the attached supporting documents for your review and comments. Please contact me with any questions.

Applicant: Chase Hardin for Heritage Montessori School

Request: Special Use Permit (SUP) to allow a school

Zoning History: R-100 (Single-Family Residential)

Tax-Parcel ID#: M18-08004001

Address: Judy Dr. & Hwy. 155 N. (vacant lot)

Tract Size: 6.018

Location: Land Lot(s) 123 of the 7th District

Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Georgia Power
Telephone: AT & T
Cable: AT & T

Attachments:

HERITAGE
MONTESSORI
EST. 2003

Good afternoon,

Heritage Montessori School was created 23 years ago to foster the young hearts and minds of children. Our school initiative was created out of one single mothers' passion for education. In 2006 Kimberly Morey started a small school with about 18 students in downtown McDonough Ga. Through hard work and the help of her current husband, Larry Morey, they have created an amazing K-12 School that has been serving Henry County for over 20 years. Ms. Morey's son, Chase Hardin, is now the Director and is continuing with Ms. Morey's passion to serve the community. After two decades our school will be building a new K-12 Montessori School here in McDonough Ga at 0 Judy Drive. Our project will bring added value to the residents in our community by increasing property values, providing a wholesome educational pathway, beautification of existing agriculture, protecting existing ecosystems, and preventing unwanted apartment developments at the site. In addition, our program provides healthy leadership opportunities, personal growth, and creates a vehicle for families to feel the love of humanity.

It is our goal to collaborate with current residents in order to best serve our community. We would like to meet with you over the phone or in person to discuss your feedback on our proposal. As a community we all can ensure a better quality of life for everyone.

Thank you,

Chase Hardin
Director
Heritage Montessori
328 GA 42 N McDonough, 30253

Founder
Just Kingdom Sports
328 GA 42 N McDonough, 30253

HERITAGE MONTESSORI EST. 2003

Impact Statement

We are proposing a K-12 Montessori School located at 0 Judy Dr, McDonough. This project will include a daycare building, 1-12 educational center, and an indoor gym. The total square footage of all buildings is 23,268 with a use occupancy of 283 students and 19 staff totaling 322. These buildings will be aesthetically pleasing and will resemble a high-end residential look with greenspace and landscaping along Hwy 155.

The potential impacts on traffic will be minimal due to the small volume of day-to-day traffic. We estimate 50 – 75 cars entering and exiting onto Hwy 155 twice a day. During drop off from 8:00 – 8:30 am Monday through Friday and from 3:30 – 3:45pm Monday through Friday. The DOT has recommended the main access to the school be located on Judy Drive due to the low traffic on Judy Drive.

We are proposing the minimal requirement for parking spaces required by the ICC. 1 per 3.5 seats (283) in assembly rooms and 1 per faculty (19) totaling 100 spaces. In addition, we are proposing the use of a swales storm drainage system that we keep the greenspace aesthetics of the current property and surrounding areas. This system will service roughly 12,000 square ft of parking space and 23,268 square feet of roof drainage. These systems are recommended for various reasons for under 1 acre of space and our project is well under the recommended use requirements along with the storm drainage water being approved.

There a no potential adverse impacts for land values on our project as our school will increase the value of surrounding land due to the benefits of proximity to a school. Our school is compatible with surrounding land use activities and is adjacent to a city owned park, a small pond and 1 residential home to the north. Our facility will be mostly green space and will complement the nearby park, pond, and residential properties. Our school is roughly 2 miles from any other daycare or 1-12th school. There will be no adverse effects to these existing businesses.

This project will increase the quality of life for students and families enrolled. This will also provide additional educational opportunities to the local neighborhoods and increase home values. Our school inherently focuses on the safety and well being of our families and there are no adverse effects regarding safety and the wellbeing of surrounding neighborhoods.

Chase Hardin

Heritage Montessori School Director

404-242-6464

Authentisign ID: 626F6B48-8D8D-EE11-8925-6045BDD88161

11/27/2023

To Whom it may concern:

Chase Hardin and Larry Morey are authorized to proceed in the rezoning of the 6.019 acres located on Judy Dr. in Henry County, Georgia.

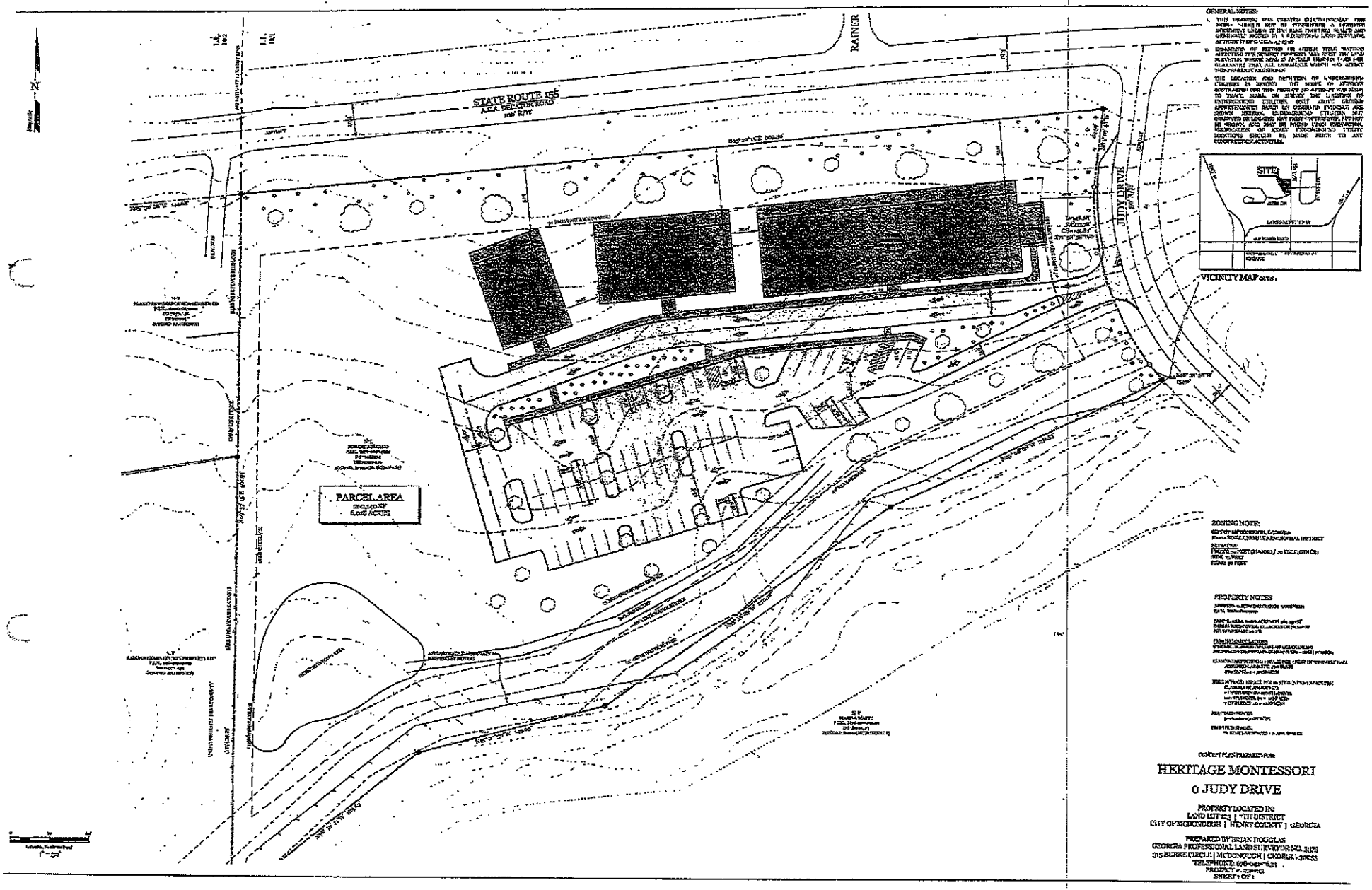
Property identified as Parcel Number M18-0800400

Please reach out to me if you have any questions or concerns.

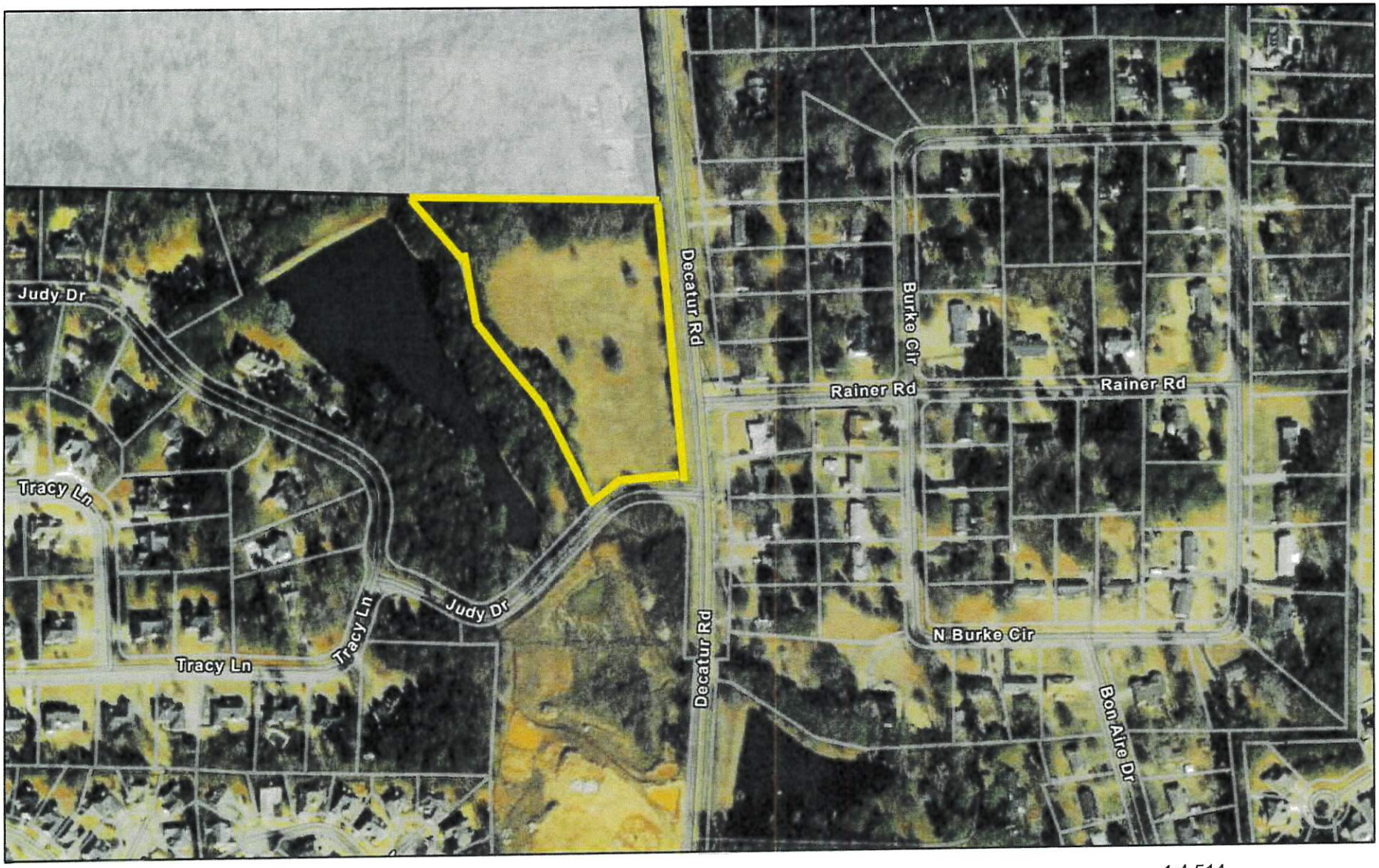
Authenti

Eddie Ausband 11/28/23

Eddie Ausband
easuband@revanta.com
678-485-0909


STATE ROUTE 155
AKA DECATUR ROAD
RAINER
JUDY DRIVE
PARCEL AREA
SITE
VICINITY MAP
GENERAL NOTES:
ZONING NOTE:
PROPERTY NOTES
CONCEPT PLAN PREPARED FOR:
HERITAGE MONTESSORI
0 JUDY DRIVE
PROPERTY LOCATED IN:
LAND LOT 253 | 7TH DISTRICT
CITY OF MCDONOUGH | HENRY COUNTY | GEORGIA
PREPARED BY BRIAN DOUGLAS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3125
315 BURKE CIRCLE | MCDONOUGH | GEORGIA | 30253
TELEPHONE: 678-
PROJECT #:
SHEET 1 OF 1

McDonough GIS



2/21/2024, 9:51:56 AM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Parcels

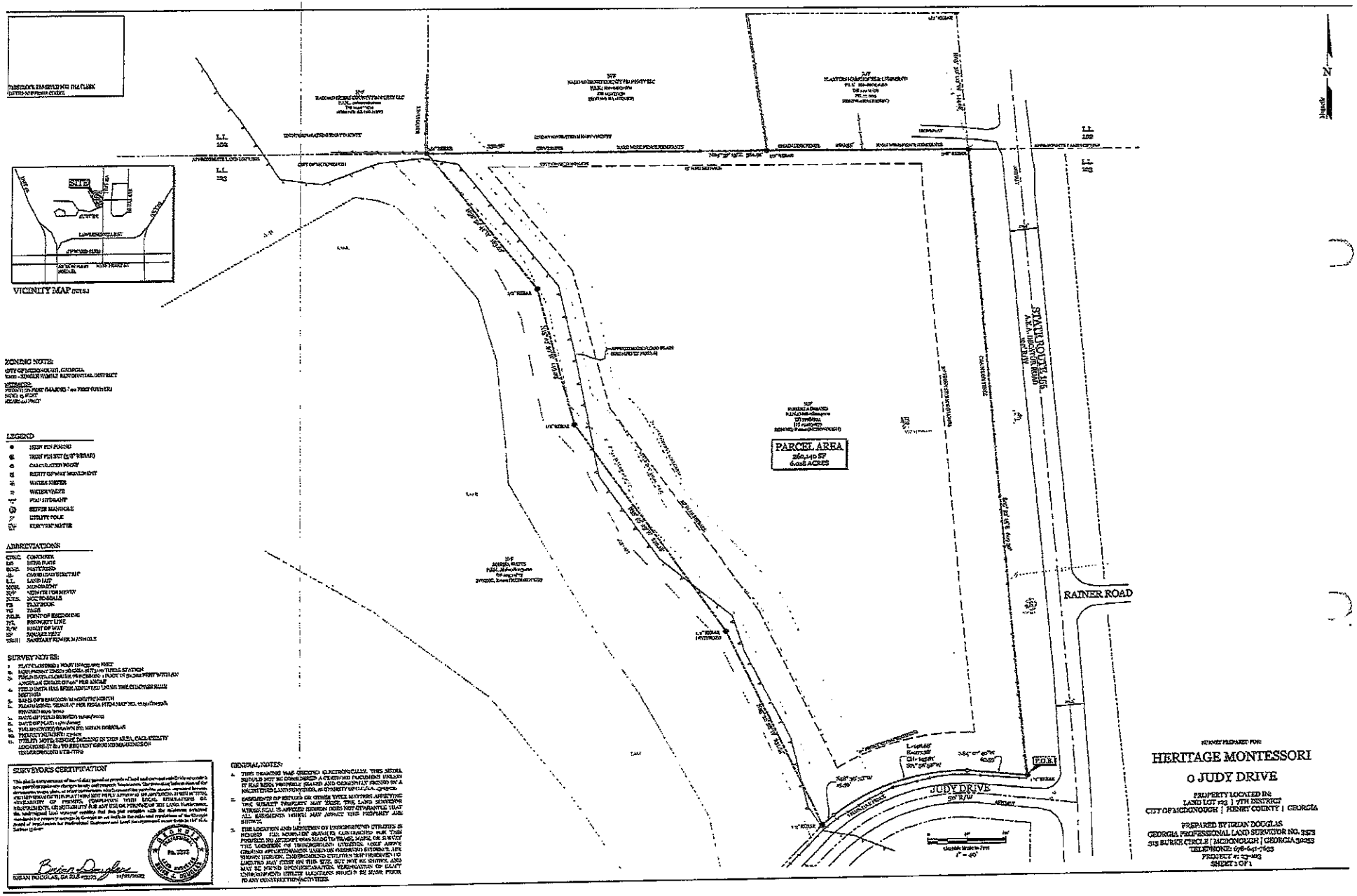
City Limits

Streets

Outside City

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap,

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census



ZONING NOTE:
CITY OF MCDONOUGH, GEORGIA
R-60 - SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACKS:
FRONT 35 FEET CORNER
SIDE 15 FEET
REAR 40 FEET

LEGEND

- IRON PIN FOUND
- IRON PIN SET (5/8" REBAR)
- CALCULATED POINT
- RIGHT-OF-WAY MONUMENT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC METER

ABBREVIATIONS

CONC.	CONCRETE
DI	DRAIN INLET
EOW	EDGE OF WATER
GM	GAS MANIFOLD METER
L.L.	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SF	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE

SURVEY NOTES:

- a. PLAT CLOSURE IS MORE THAN 1 FOOT IN [illegible] FEET.
- b. EQUIPMENT USED: [illegible] TOTAL STATION
- c. FIELD DATA: CLOSED BY PROCESSING 1 POINT IN [illegible] FEET WITH AN ANGULAR ERROR OF [illegible] PER ANGLE
- d. FIELD DATA HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD
- e. BASIS OF BEARINGS: MAGNETIC NORTH
- f. ELEVATIONS: "GNSS" PER NSRS FIDO MAP NO. [illegible]
- g. [illegible]
- h. DATE OF FIELD SURVEY: [illegible]
- i. DATE OF PLAT: [illegible]
- j. PLAT DRAWN BY: BRIAN DOUGLAS
- k. PREVIOUS SURVEYS: [illegible]
- l. UTILITY NOTE: BEFORE DIGGING IN THIS AREA, CALL UTILITY LOCATORS AT 811 TO REQUEST GROUND MARKINGS OF UNDERGROUND UTILITIES

SURVEYORS CERTIFICATION

This plat is a true and accurate representation of the property lines and lot dimensions as established by actual survey made by me or under my supervision; that all monuments shown hereon actually exist or will be placed and that their location, size, type and material are correctly shown; that all engineering requirements of the Georgia Plat Act, O.C.G.A. 15-6-67 have been fully complied with; and that the error of closure as calculated by the compass rule method is [illegible] feet.

Brian Douglas
BRIAN DOUGLAS, GA RLS #3373 [illegible]/2022

GENERAL NOTES:

1. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SURVEY IS NOT TO BE CONSIDERED A CERTIFIED PAGE/PRINT UNLESS IT HAS BEEN PROPERLY SIGNED AND ORIGINALLY SEALED IN A RAISED EMBOSSED LANDSCAPE SEAL, AS CURRENTLY REQUIRED BY LAW.
2. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. THIS LAND SURVEYOR WITHOUT THE BENEFIT OF A TITLE OPINION DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
3. THE LOCATION AND DEPTHS OF UNDERGROUND UTILITIES IS REQUIRED BY GEORGIA LAW. THE UTILITIES FOR THIS SURVEY WERE LOCATED BY MARKING THE LOCATIONS OF UNDERGROUND UTILITIES AS PROVIDED BY THE UTILITY COMPANIES AND/OR BY OTHERS. THE LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY AND ON INFORMATION FURNISHED BY UTILITY COMPANIES. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED AND MAY NOT BE ALL INCLUSIVE. THE LOCATIONS SHOWN MAY BE APPROXIMATE OR INACCURATE. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SURVEY PREPARED FOR:

HERITAGE MONTESSORI

0 JUDY DRIVE

PROPERTY LOCATED IN:
LAND LOT 123 | 7TH DISTRICT
CITY OF MCDONOUGH | HENRY COUNTY | GEORGIA

PREPARED BY BRIAN DOUGLAS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3373
315 BURKE CIRCLE | MCDONOUGH | GEORGIA 30253
TELEPHONE: 678-641-7633
PROJECT #: 22-103
SHEET 1 OF 1

AGENDA ITEM SUMMARY
April 4, 2024, City Council Workshop
Item Number: 16

Presented by: Andrew Baker Department: Community Development Department

ITEM SUMMARY:

Case #240204 (Southside Community Marketplace) requests a zoning modification to permit an open-air market in parcel 094-01052000. The address of the subject property is 2050 Avalon Pkwy (POD T), the 4th Council District (Kam Varner).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 3/12/2024 Municipal Planning Commission Workshop
- **4/4/2024 City Council Workshop**
- 4/9/2024 Municipal Planning Commission Public Review
- 4/15/2024 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING FINAL STAFF REPORT and Planning Commission Public Review

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Initial Staff Report

OTHER DEPARMENTAL REVIEW NEEDED:

Yes, comments are pending.

City of McDonough
Community Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665

MEMORANDUM

March 1, 2024

TO: City and County Reviewing Agencies

CC: Municipal Planning Commission Members

FROM: Tina Tebo, Executive Assistant to Community Development Director

SUBJECT: Initial Review of Proposed Petition(s) Request – Case #240204

Please see the below information along with the attached supporting documents for your review and comments. Please contact me with any questions.

Applicant: Tan Bowers for Southside Community Marketplace

Request: A Zoning Modification petition to allow an open-air dining and retail park

Zoning History: C-2 (Central Commercial) with conditions per ORD #05-02-07003(Z) & ORD #05-06-20001(ZM).

Tax-Parcel ID#: Parcel #094-01052000

Address: 2050 Avalon Pkwy., (POD T)

Tract Size: 1.21 +/- acres

Location: Land Lot(s) 194 of the 7th District

Infrastructure: Water & Sewer Service: Henry County Water Authority
Electrical Service: Georgia Power
Telephone: N/A
Cable: N/A

Attachments:

To: City of McDonough
Community Development
c/o Tine Tibo

From: Tan Bowers

Re: Letter of Intent, Avalon Pool T

Date: February 12, 2024

The Southside Community Marketplace is a unprecedented community of entrepreneurs, a platform for quality products and services and a unique open air dining and retail experience. An impressionable convenience for the Avalon and surrounding community to be within walking distance of farm fresh produce, juices and healthy prepared foods, while also shopping handmade items by local artisans. The market would also like to include a few Food Trucks.

This affords convenience to local homeowners, provides a gathering location for neighbors to break bread, a platform for local entrepreneurs to prosper and eliminates the need for many to walk or commute miles to area options.

The Marketplace will open each week Thursday (4-9P), Fri (4-9P), Sat & Sun 2-9P. Additional days of operation will extend as the concept matures. There will also be a resident only event held monthly on Tuesday evening.

The Marketplace will be a place where you can bring your kids, family, or significant other. This is a family friendly environment. Designed for the neighborhood at large.

This concept has been proven in other areas and we are excited for the possibility of extending it to the McDonough community.

Tan Bowers

SOUTHSIDE MARKETPLACE

A Community Market

Submitted by Tan Bowers

In 2012, we launched the Atlnta Food Truck Park & Market.

The AFTP was the first Food Truck Park in the state of Georgia; showcasing a wide array of mouthwatering food & beverages from French Crepes, Jamaican, Italian, Arepas, Bubble Tea, Filipino and more.

The AFTP quickly became the go to for family outings, date nights, celebrations and more. Continually ranked by Creative Loafing & Eater Atlanta as the Best of Atlanta.

The open-air concept, was also voted as Best First Date location in Atlanta for six consecutive years 2012-2018.

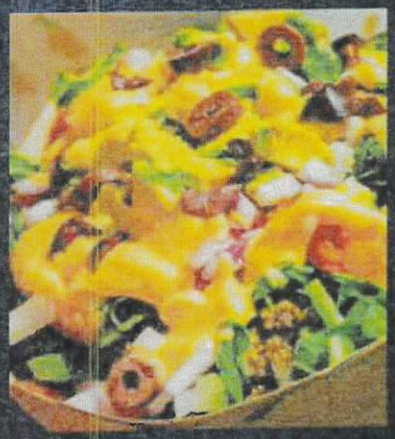
GREAT FOOD. GREAT FUN.
FOR EVERYONE.

An unprecedented
outdoor open-air dining &
shopping experience.

GREAT FOOD. GREAT FUN.
FOR EVERYONE.

An unprecedented
outdoor open-air dining &
shopping experience.

Convenience. Quality. Walking Distance



The AFTP quickly became the popular place for family outings, date nights, celebrations and more.

Surrounding businesses were flourishing; including restaurants and business as the park drew more income to the area.

The open-air concept, was voted as Best Date Night location in Atlanta six consecutive years 2012-2018.

In 2019, AJC listed it as one of the top places to eat for prom night.

As popularity grew, we worked with other cities to expand the experience.

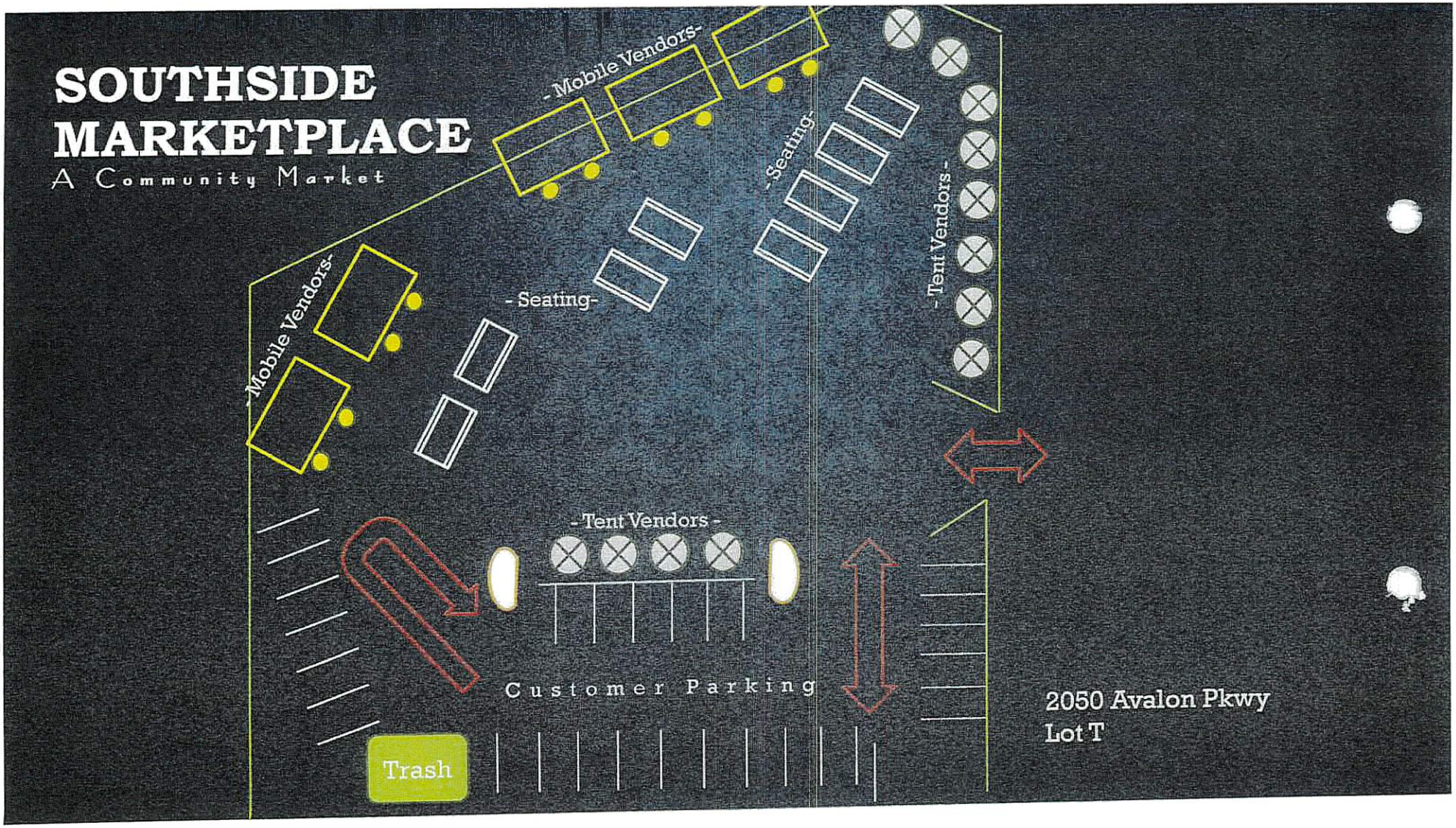
- We collaborated with Tanger Outlet to bring Food Trucks to Locust Grove in 2012.
- We collaborated with City of Smyrna to launch Food Truck Tuesday in 2013
- We collaborated with City of Stockbridge to launch Tasty Tuesdays in 2016.
- We collaborated with Spelman College to provide Food Trucks in 2017-Present.
- We launched Vegan Tour in 2019.
- We launched VEGANish ATL in Jonesboro in 2021.

SOUTHSIDE MARKETPLACE

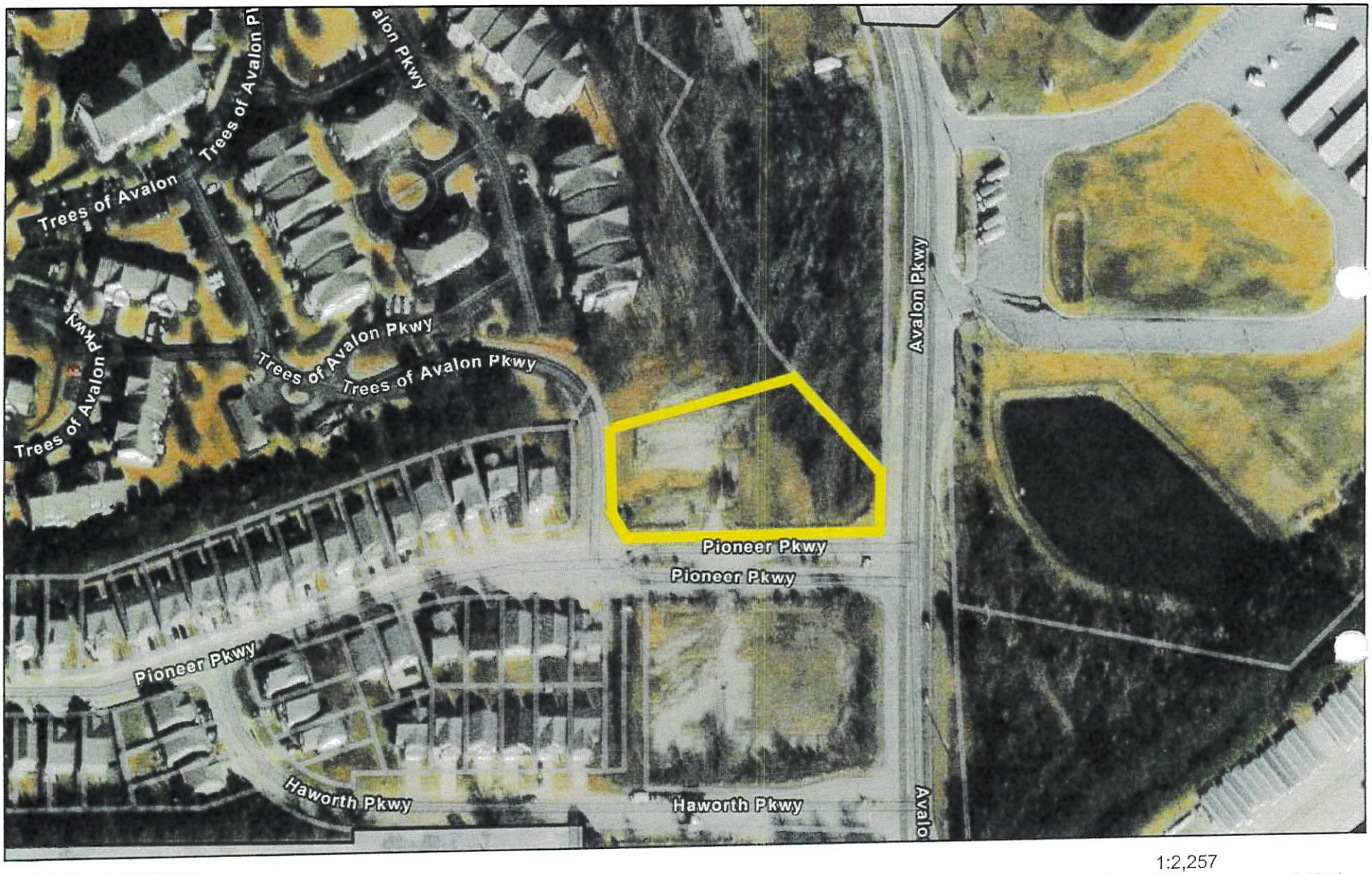
A Community Market

Our goals for the SOUTHSIDE MARKETPLACE:

- To provide a community centric platform for local Chefs, Farmers, Artisans and Small Businesses
- To provide quality food, beverage and retail within walking distance of over 300 households
- To eliminate the need for people to walk dangerously up and down Avalon Pkwy to purchase food & beverage
- To strengthen the community, by providing a quaint gathering place that supports locally grown and locally made.


SOUTHSIDE
MARKETPLACE
A Community Market
- Mobile Vendors-
- Seating-
- Tent Vendors -
- Mobile Vendors-
- Seating-
- Tent Vendors -
Customer Parking
Trash
2050 Avalon Pkwy
Lot T

McDonough GIS



2/12/2024, 3:19:47 PM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Parcels

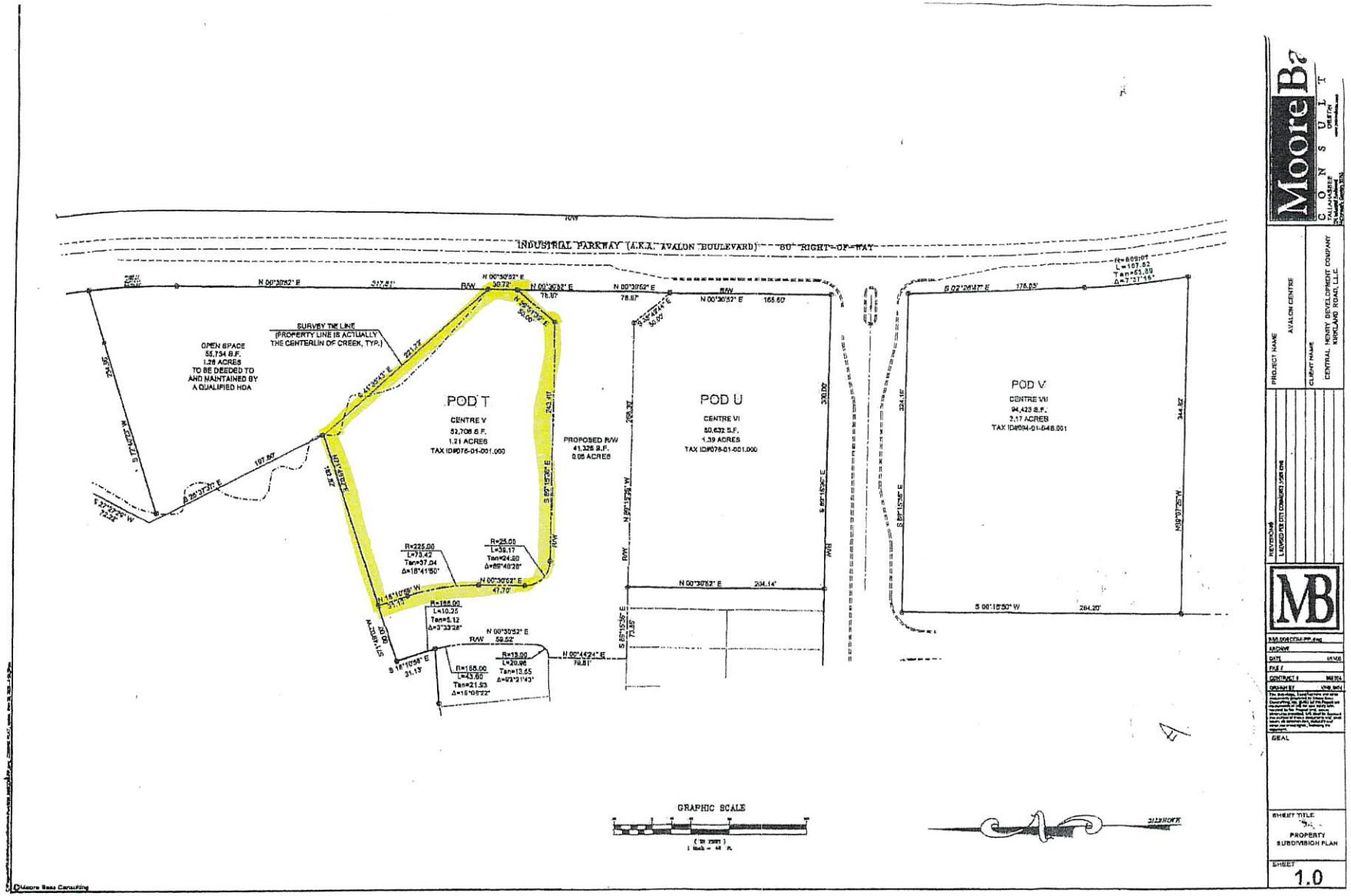
Streets

City Limits

Outside City

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap,

Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census


INDUSTRIAL PARKWAY (A.K.A. AVALON BOULEVARD) 80' RIGHT-OF-WAY
OPEN SPACE
55,734 S.F.
1.28 ACRES
TO BE DEEDED TO
AND MAINTAINED BY
A QUALIFIED HOA
SURVEY TIE LINE
(PROPERTY LINE IS ACTUALLY
THE CENTERLIN OF CREEK, TYP.)
POD T
CENTRE V
52,706 S.F.
1.21 ACRES
TAX ID#076-01-001.000
PROPOSED R/W
41,326 S.F.
0.05 ACRES
POD U
CENTRE VI
50,632 S.F.
1.39 ACRES
TAX ID#076-01-001.000
POD V
CENTRE VII
94,423 S.F.
2.17 ACRES
TAX ID#094-01-048.001
GRAPHIC SCALE
Moore Bass Consulting
PROJECT NAME
AVALON CENTRE
CLIENT NAME
CENTRAL HENRY DEVELOPMENT COMPANY
KIRKLAND ROAD, L.L.C.
REVISIONS
MB
SEAL
SHEET TITLE
PROPERTY
SUBDIVISION PLAN
SHEET
1.0

AGENDA ITEM SUMMARY
April 4, 2024, City Council Workshop
Item Number: 17

Presented by: Andrew Baker Department: Community Development Department

ITEM SUMMARY:

The request for Case **#240205** (Lake Dow Storage Facility) to obtain a Special Use Permit for parcels 107-01004000. The address of the subject property is Lake Dow Rd, which is the 3rd Council District (Scott Reeves).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 3/12/2024 Municipal Planning Commission Workshop
- **4/4/2024 City Council Workshop**
- 4/9/2024 Municipal Planning Commission Public Review
- 4/15/2024 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING FINAL STAFF REPORT and Planning Commission Public Review

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS: N/A

OTHER DEPARMENTAL REVIEW NEEDED:

Yes, comments are pending.

City of McDonough
Community Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665

MEMORANDUM

March 1, 2024

TO: City and County Reviewing Agencies

CC: Municipal Planning Commission Members

FROM: Tina Tebo, Executive Assistant to Community Development Director

SUBJECT: Initial Review of Proposed Petition(s) Request – Case #240205

Please see the below information along with the attached supporting documents for your review and comments. Please contact me with any questions.

Applicant: Steve Moore of Moore Bass for Storage Units McDonough (Lake Dow Self Storage).

Request: A Special Use Permit to allow for a multistory climate-controlled self-storage facility.

Zoning History: C-3 (Highway Commercial) with conditions per ORD #07-08-06006(Z)

Tax-Parcel ID#: 107-01004000

Address: Lake Dow Rd.

Tract Size: 5.15 +/- acres

Location: Land Lot(s) 152 of the 7th District

Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Snapping Shoals EMC
Telephone: AT & T
Cable: Charter

Attachments:

MOORE BASS CONSULTING

LAND USE PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION ADMINISTRATION
DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

January 22, 2024

Andrew Baker
Interim Community Development Director
City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

RE: Parcel #107-01004000
Your Storage Units McDonough
Letter of Intent for Special Use Permit

Dear Andrew:

Please allow this document to serve as the required Letter of Intent for the above Special Use Permit request.

The subject property consists of 10.16 acres of land, is currently zoned C-3 and is located within the incorporated limits of the City of McDonough. A portion of the above referenced tract, consisting of 5.15 acres of land, is proposed to be developed as a self-storage facility. In accordance with Code Section 17.68.020 – Special Uses, Self-storage, multi-story climate-controlled uses are permitted as a special use, which is the purpose of this letter of intent.

Your Storage Units McDonough is proposed as a multi-story, climate controlled, self-storage facility, located southeast of the intersection of Georgia Highway 81 and Lake Dow Road. Primary access to the development is proposed via a new frontage road being constructed by Trinity Development, LLC. A secondary, exit-only access is proposed to Lake Dow Road.

The overall development consists of 3 enclosed buildings and 2 canopies for covered RV and Boat Storage. Building areas are as follows:

Building A	3-stories	109,725 square feet
Building B	1-story	12,6000 square feet
Building C	1-story	13,300 square feet
Total		135,625 square feet

Canopy 1	10,687 square feet
Canopy 2	8,130 square feet
Total	18,817 square feet

MOORE BASS CONSULTING

LAND USE PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION ADMINISTRATION
DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

The proposed site plan complies with the requirements of Section 17.20-100 Buffer Strip Requirements as well as 17.20.020 Off-street Parking.

Should you have any questions or need to discuss further, please do not hesitate to call me at (770) 616-7094.

Sincerely,

Moore Bass Consulting, Inc.

Steve Moore

MOORE BASS CONSULTING

LAND USE PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION ADMINISTRATION
DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

Your Storage Units McDonough
McDonough, GA
Special Use Permit Statement of Impact

A. Potential adverse impacts on traffic

There are two accesses proposed to the development site. The primary access will be from the new frontage road from Georgia Highway 81 to Lake Dow Road being constructed by Trinity McDonough, LLC. The proposed development site proposes a secondary, exit only access to Lake Dow Road.

The new frontage road will minimize new driveway cuts onto Highway 81 and will provide additional traffic distribution away from the Highway 81 / Lake Dow Road intersection. The proposed development will generate very little daily traffic as there are only 4 employees and occasional customers visiting the office and/or rented storage units. Based on similarly sized facilities, we estimate daily traffic generated by the proposed development at 200 Average Daily Trips per Day.

B. Potential adverse impacts on storm drainage

A regional stormwater management facility is proposed adjacent to the development site. This pond will be designed to meet the stormwater detention and treatment requirements of the City of McDonough for the current proposal and future development on the 10.16 acre tract of land

C. Potential adverse impacts on surrounding land values

The subject property is currently zoned C-3, which supports a variety of highway commercial uses. The proposed development is consistent with the uses permitted under this zoning district as well as the existing commercial uses along Highway 81. Landscaping and buffering is proposed to mitigate any potential adverse impacts to the residential subdivision east of the site.

D. The compatibility with surrounding land use activities

The subject property is currently zoned C-3. The proposed use is permitted within this district and is compatible with the existing and future commercial land uses intended for the properties immediately south and west of the site.

E. The adequacy of parking

A total of 11 parking spaces are proposed with the plan.

Code Section 17.20.020 – Off-street Parking requires one space for each two employees and one space for each 200 square feet of dedicated office space. Parking for the development is proposed as follows:

- 4 employees / 2 spaces per employee = 2 spaces
- 1,755 square feet of office space / 200 square feet = 9 spaces

- Total parking required = 11 spaces

F. The location or proximity of other similar uses

General Storage McDonough on Zack Hinton Parkway is the closest similar use and is approximately 1.4 miles from the proposed site.

G. The adequacy of landscaping plans to ensure appropriate transition

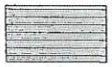
A 50' wide buffer strip is proposed along the eastern property line and 25' wide landscape buffers are provided along the northern, southern, and western boundaries. Prior to obtaining an approved development permit, The City will be provided with detailed landscape plans, prepared in accordance with the landscape regulations of the City of McDonough.

H. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely impacted

Final development plans will be prepared by a Professional Engineer, licensed in the State of Georgia. Plans will be designed to ensure that the public health, safety and welfare of the surrounding neighborhoods are protected and not adversely impacted.

LEGEND MATERIALS:

Vertical PBU Panel


Horizontal PBU Panel

Exterior Brick

Horizontal PBU Color Panel

Horizontal PBU Color Panel

CLIMATE CONTROLLED UNITS					
(1) 5 x 5	(5) 5 x 12	(9) 10 x 10	(13) 10 x 25	(17) 15 x 25	(21) 20 x 30
(2) 5 x 7	(6) 5 x 15	(10) 10 x 12	(14) 10 x 30	(18) 15 x 30	(22) 25 x 25
(3) 5 x 7.5	(7) 7 x 7	(11) 10 x 15	(15) 12.5 x 20	(19) 20 x 20	(23) 25 x 30
(4) 5 x 10	(8) 7 x 12	(12) 10 x 20	(16) 15 x 20	(20) 20 x 25	(24) 25 x 40

NON-CLIMATE CONTROLLED UNITS					
(A) 5 x 5	(E) 5 x 12	(I) 10 x 10	(M) 10 x 25	(Q) 15 x 25	(U) 20 x 30
(B) 5 x 7	(F) 5 x 15	(J) 10 x 12	(N) 10 x 30	(R) 15 x 30	(V) 25 x 25
(C) 5 x 7.5	(G) 7 x 7	(K) 10 x 15	(O) 12.5 x 20	(S) 20 x 20	(W) 25 x 30
(D) 5 x 10	(H) 7 x 10	(L) 10 x 20	(P) 15 x 20	(T) 20 x 25	(X) 25 x 40

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JOB NAME:
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McDOUNOUGH, FL.

JOB NUMBER:
2352-23-GA-R-1

NO.	DATE	DESCRIPTION	APP
1	08/31/23	ELEV + HUC	JS
2	09/21/23	ELEV - HUC - ELEV	MR

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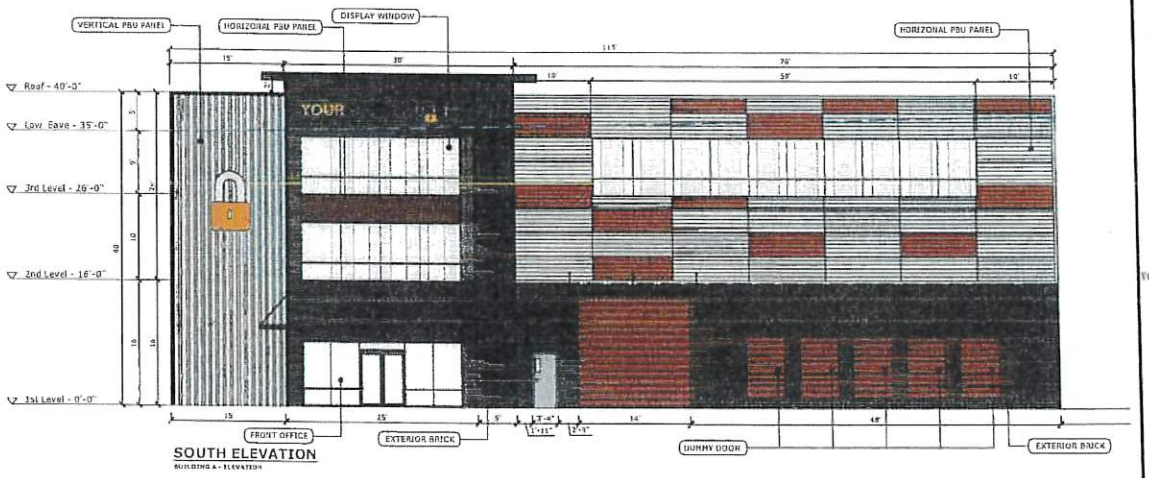

SOUTH ELEVATION

BUILDING A - ELEVATION

CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
(1) 5 x 5	(5) 5 x 12	(9) 10 x 10	(13) 10 x 25	(17) 15 x 25	(21) 20 x 30	(A) 5 x 5	(E) 5 x 12	(I) 10 x 10	(M) 10 x 25	(Q) 15 x 25	(U) 20 x 30
(2) 5 x 7	(6) 5 x 15	(10) 10 x 12	(14) 10 x 30	(18) 15 x 30	(22) 25 x 25	(B) 5 x 7	(F) 5 x 15	(J) 10 x 12	(N) 10 x 30	(R) 15 x 30	(V) 25 x 25
(3) 5 x 7.5	(7) 7 x 7	(11) 10 x 15	(15) 12.5 x 20	(19) 20 x 20	(23) 25 x 30	(C) 5 x 7.5	(G) 7 x 7	(K) 10 x 15	(O) 12.5 x 20	(S) 20 x 20	(W) 25 x 30
(4) 5 x 10	(8) 7 x 12	(12) 10 x 20	(16) 15 x 20	(20) 20 x 25	(24) 25 x 40	(D) 5 x 10	(H) 7 x 10	(L) 10 x 20	(P) 15 x 20	(T) 20 x 25	(X) 25 x 40

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REV	DATE	DESCRIPTION	APP
1	01/31/23	LAY + MUC	JS
2	02/21/23	LAY + MUC - ELEV	MB

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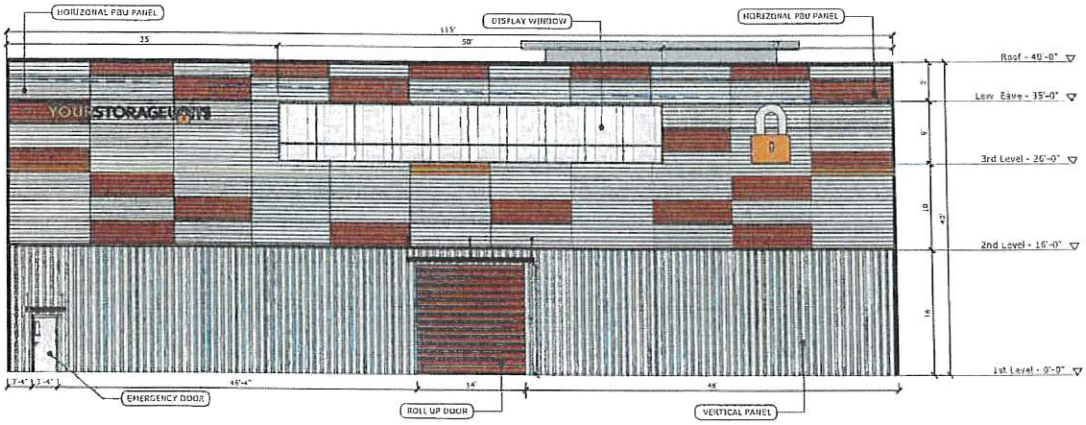

NORTH ELEVATION

BUILDING A - ELEVATION

CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
1 5 x 5	5 5 x 12	9 10 x 10	13 10 x 25	17 15 x 25	21 20 x 30	A 5 x 5	E 5 x 12	I 10 x 10	M 10 x 25	Q 15 x 25	U 20 x 30
2 5 x 7	6 5 x 15	10 10 x 12	14 10 x 30	18 15 x 30	22 25 x 25	B 5 x 7	F 5 x 15	J 10 x 12	N 10 x 30	R 15 x 30	V 25 x 25
3 5 x 7.5	7 7 x 7	11 10 x 15	15 12.5 x 20	19 20 x 20	23 25 x 30	C 5 x 7.5	G 7 x 7	K 10 x 15	O 12.5 x 20	S 20 x 20	W 25 x 30
4 5 x 10	8 7 x 12	12 10 x 20	16 15 x 20	20 20 x 25	24 25 x 40	D 5 x 10	H 7 x 10	L 10 x 20	P 15 x 20	T 20 x 25	X 25 x 40

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REV	DATE	DESCRIPTION	APP
1	06/11/23	LAY + MUC	JS
2	01/11/23	LAY - MUC - ELEV	MR

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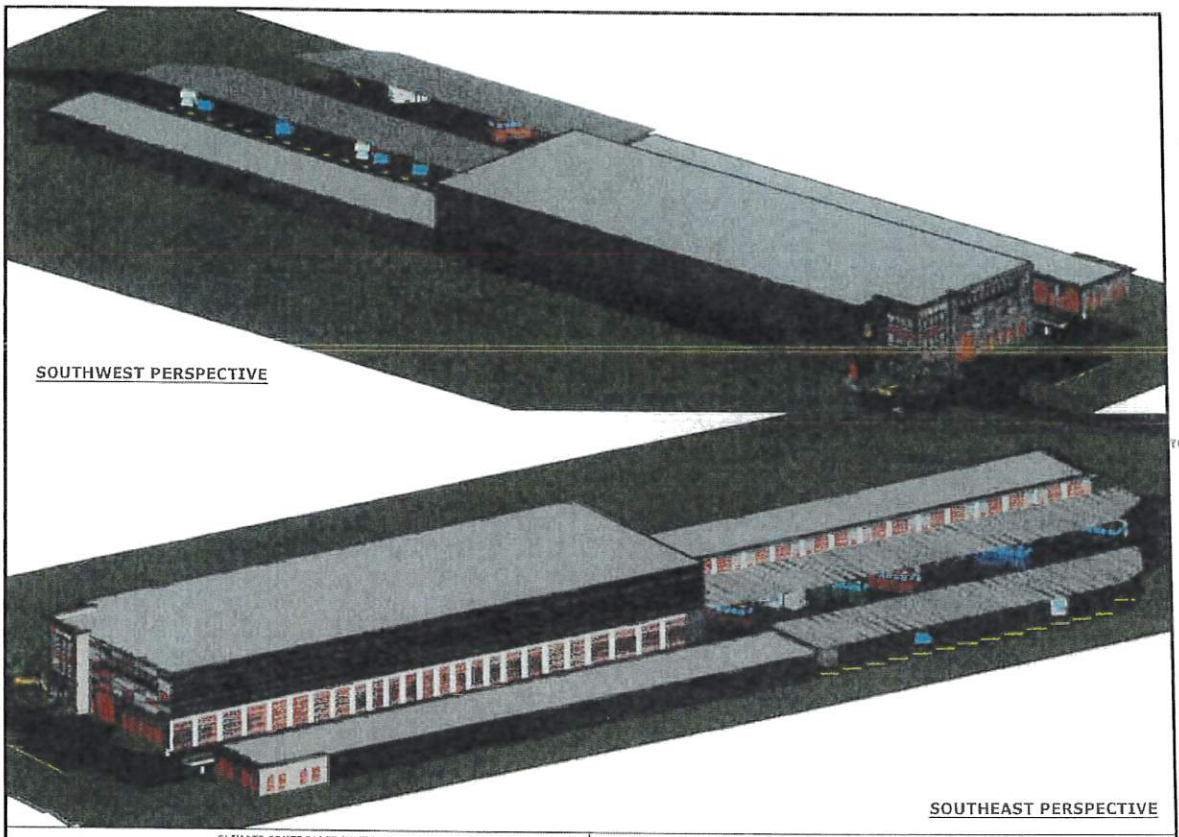

SOUTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE

CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
(1) 5 x 5	(6) 5 x 12	(9) 10 x 10	(13) 10 x 25	(17) 15 x 25	(21) 20 x 30	(A) 5 x 5	(E) 5 x 12	(I) 10 x 10	(M) 10 x 25	(Q) 15 x 25	(U) 20 x 30
(2) 5 x 7	(6) 5 x 15	(10) 10 x 12	(14) 10 x 30	(18) 15 x 30	(22) 25 x 25	(B) 5 x 7	(F) 5 x 15	(J) 10 x 12	(N) 10 x 30	(R) 15 x 30	(V) 25 x 25
(3) 5 x 7.5	(7) 7 x 7	(11) 10 x 15	(15) 17.5 x 20	(19) 20 x 20	(23) 25 x 30	(C) 5 x 7.5	(G) 7 x 7	(K) 10 x 15	(O) 12.5 x 20	(S) 20 x 20	(W) 25 x 30
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REV	DATE	DESCRIPTION	APP
1	01/11/23	LAY + MUC	TS
2	01/11/23	LAY - MUC - ELEV	TS

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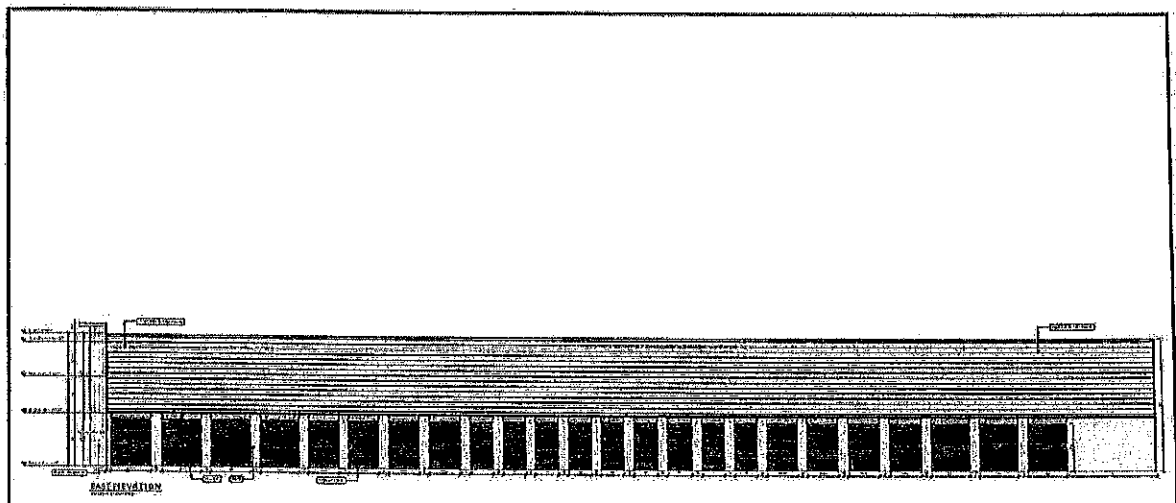

EAST ELEVATION

CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
(1) 5 x 5	(5) 5 x 12	(9) 10 x 10	(13) 10 x 25	(17) 15 x 25	(21) 20 x 30	(A) 5 x 5	(E) 5 x 12	(I) 10 x 10	(M) 10 x 25	(Q) 15 x 25	(U) 20 x 30
(2) 5 x 7	(6) 5 x 15	(10) 10 x 12	(14) 10 x 30	(18) 15 x 30	(22) 25 x 25	(B) 5 x 7	(F) 5 x 15	(J) 10 x 12	(N) 10 x 30	(R) 15 x 30	(V) 25 x 25
(3) 5 x 7.5	(7) 7 x 7	(11) 10 x 15	(15) 12.5 x 20	(19) 20 x 20	(23) 25 x 30	(C) 5 x 7.5	(G) 7 x 7	(K) 10 x 15	(O) 12.5 x 20	(S) 20 x 20	(W) 25 x 30
(4) 5 x 10	(8) 7 x 12	(12) 10 x 20	(16) 15 x 20	(20) 20 x 25	(24) 25 x 40	(D) 5 x 10	(H) 7 x 10	(L) 10 x 20	(P) 15 x 20	(T) 20 x 25	(X) 25 x 40

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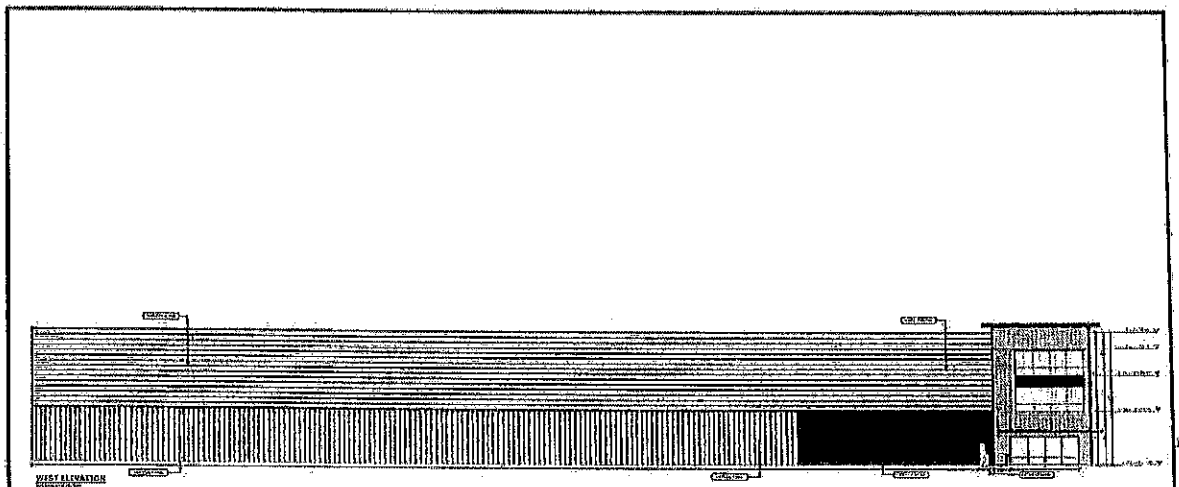

WEST ELEVATION

CLIMATE CONTROLLED UNITS					
1 5 x 5	5 5 x 12	9 10 x 10	13 10 x 25	17 15 x 25	21 20 x 20
2 5 x 7	6 5 x 15	10 10 x 12	14 10 x 30	18 15 x 20	22 25 x 25
3 5 x 7.5	7 7 x 7	11 10 x 15	15 12.5 x 20	19 20 x 20	23 25 x 30
4 5 x 10	8 7 x 12	12 10 x 20	16 15 x 20	20 20 x 25	24 25 x 40

NON-CLIMATE CONTROLLED UNITS					
A 5 x 5	B 5 x 12	I 10 x 10	N 10 x 25	Q 15 x 25	U 20 x 30
C 5 x 7	D 5 x 15	J 10 x 12	O 10 x 30	R 15 x 30	V 25 x 25
E 5 x 7.5	H 7 x 7	K 10 x 15	P 12.5 x 20	S 20 x 25	W 25 x 30
F 5 x 10	H 7 x 10	L 10 x 20	P 15 x 20	T 20 x 25	X 25 x 40

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McDONOUGH, FL

JOB NUMBER:
2352-23-GA-R-1

REV	DATE	DESCRIPTION	BY
1	10/31/23	PER 1ST RESP	JZ
2	01/03/24	PER 1ST RESP - ELEV	MB

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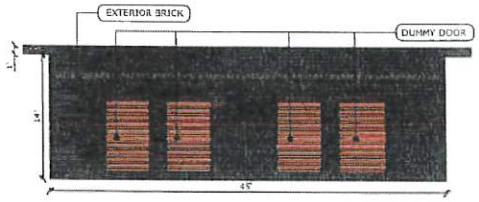
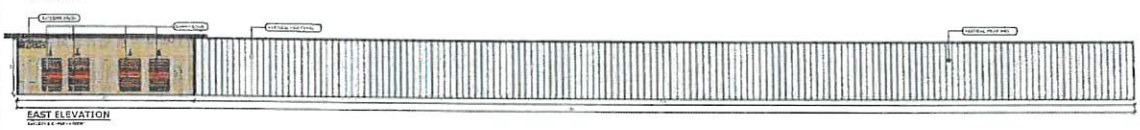


NORTH ELEVATION

BUILDING C - ELEVATION

WEST ELEVATION



EAST ELEVATION

CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
1 5 x 5	5 5 x 12	9 10 x 10	13 10 x 25	17 15 x 25	21 20 x 30	A 5 x 5	E 5 x 12	I 10 x 10	N 10 x 25	Q 15 x 25	U 20 x 30
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3 5 x 7.5	7 7 x 7	11 10 x 15	15 12.5 x 20	19 20 x 20	23 25 x 30	C 5 x 7.5	G 7 x 7	K 10 x 15	O 12.5 x 20	S 20 x 20	W 25 x 30
4 5 x 10	8 7 x 12	12 10 x 20	16 15 x 20	20 20 x 25	24 25 x 40	D 5 x 10	H 7 x 10	L 10 x 20	P 15 x 20	T 20 x 25	X 25 x 40

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REV	DATE	DESCRIPTION	APPR
1	06/21/23	LAY + MUC	JS
2	01/11/23	LAY + MUC + ELEV	MR

ISSUE DATE: 1/4/23
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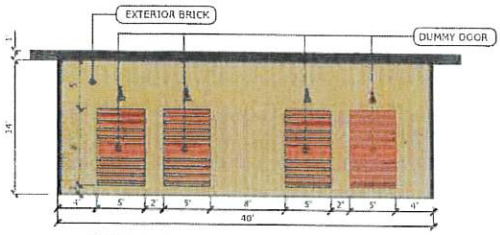
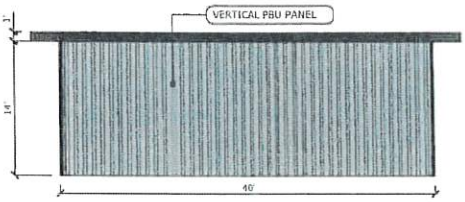


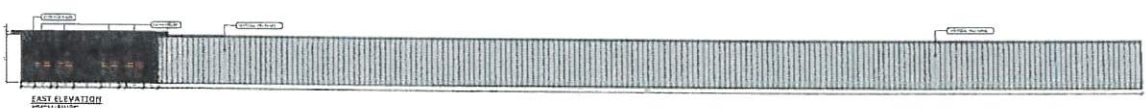
SOUTH ELEVATION

BUILDING B - ELEVATION



NORTH ELEVATION

BUILDING B - ELEVATION



EAST ELEVATION

WEST ELEVATION

CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
1 5 x 5	5 5 x 12	9 10 x 10	13 10 x 25	17 15 x 25	21 20 x 30	A 5 x 5	E 5 x 12	I 10 x 10	M 10 x 25	Q 15 x 25	U 20 x 30
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4 5 x 10	8 7 x 12	12 10 x 20	16 15 x 20	20 20 x 25	24 25 x 40	D 5 x 10	H 7 x 10	L 10 x 20	P 15 x 20	T 20 x 25	X 25 x 40

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JOB NUMBER:
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REV	DATE	DESCRIPTION	DATE
1	06/21/23	LAY - MUC	TS
2	07/11/23	LAY - MUC - ELEV	HR

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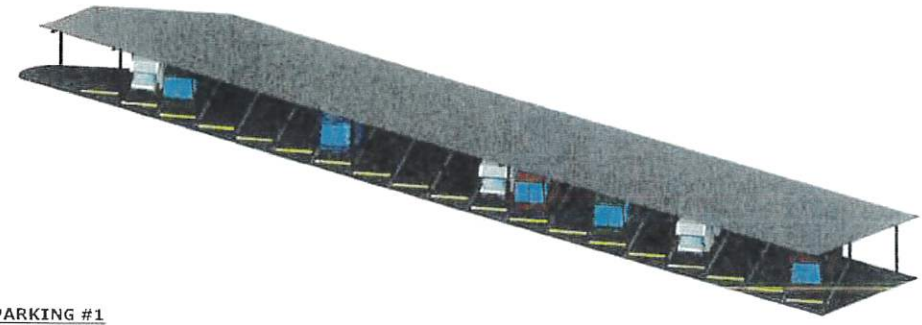
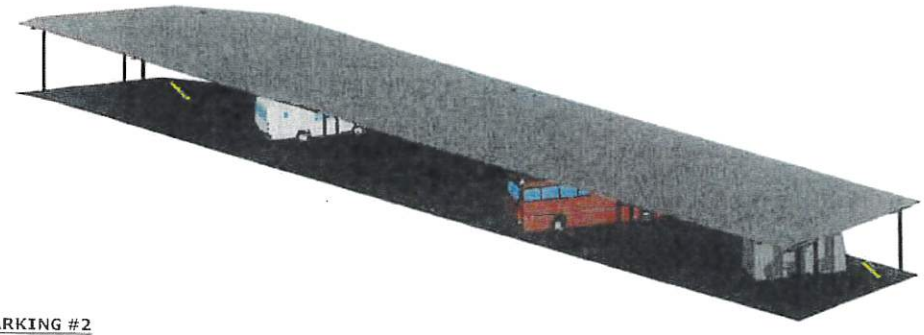


CANOPY PARKING #1
ELEVATION



CANOPY PARKING #2
ELEVATION

CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
1 5 x 5	5 5 x 12	9 10 x 10	13 10 x 25	17 15 x 25	21 20 x 30	A 5 x 5	E 5 x 12	I 10 x 10	M 10 x 25	Q 15 x 25	U 20 x 30
2 5 x 7	6 5 x 15	10 10 x 12	14 10 x 30	18 15 x 30	22 25 x 25	B 5 x 7	F 5 x 15	J 10 x 12	N 10 x 30	R 15 x 30	V 25 x 25
3 5 x 7.5	7 7 x 7	11 10 x 15	15 12.5 x 20	19 20 x 20	23 25 x 30	C 5 x 7.5	G 7 x 7	K 10 x 15	O 12.5 x 20	S 20 x 20	W 25 x 30
4 5 x 10	8 7 x 12	12 10 x 20	16 15 x 20	20 20 x 25	24 25 x 40	D 5 x 10	H 7 x 10	L 10 x 20	P 15 x 20	T 20 x 25	X 25 x 40

bennett&pless

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SEALS

RAPID

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Info@
rapidbuildingsolutions.com

JOB NAME:
YOUR STORAGE UNITS MCDONOUGH
McDOUNOUGH, FL.

JOB NUMBER:
2352-23-GA-R-1

REV'S	DATE	DESCRIPTION	APP
1	06/21/23	LAY + MUC	JS
2	01/11/23	LAY - MUC - ELEV	MR

ISSUE DATE: 04/18
DESIGNED BY: | DRAWN BY: JS
CHECKED BY: | SUBMITTED BY: JS

FOR APPROVAL ONLY
NOT FOR FIELD USE

SIGNATURE

DATE

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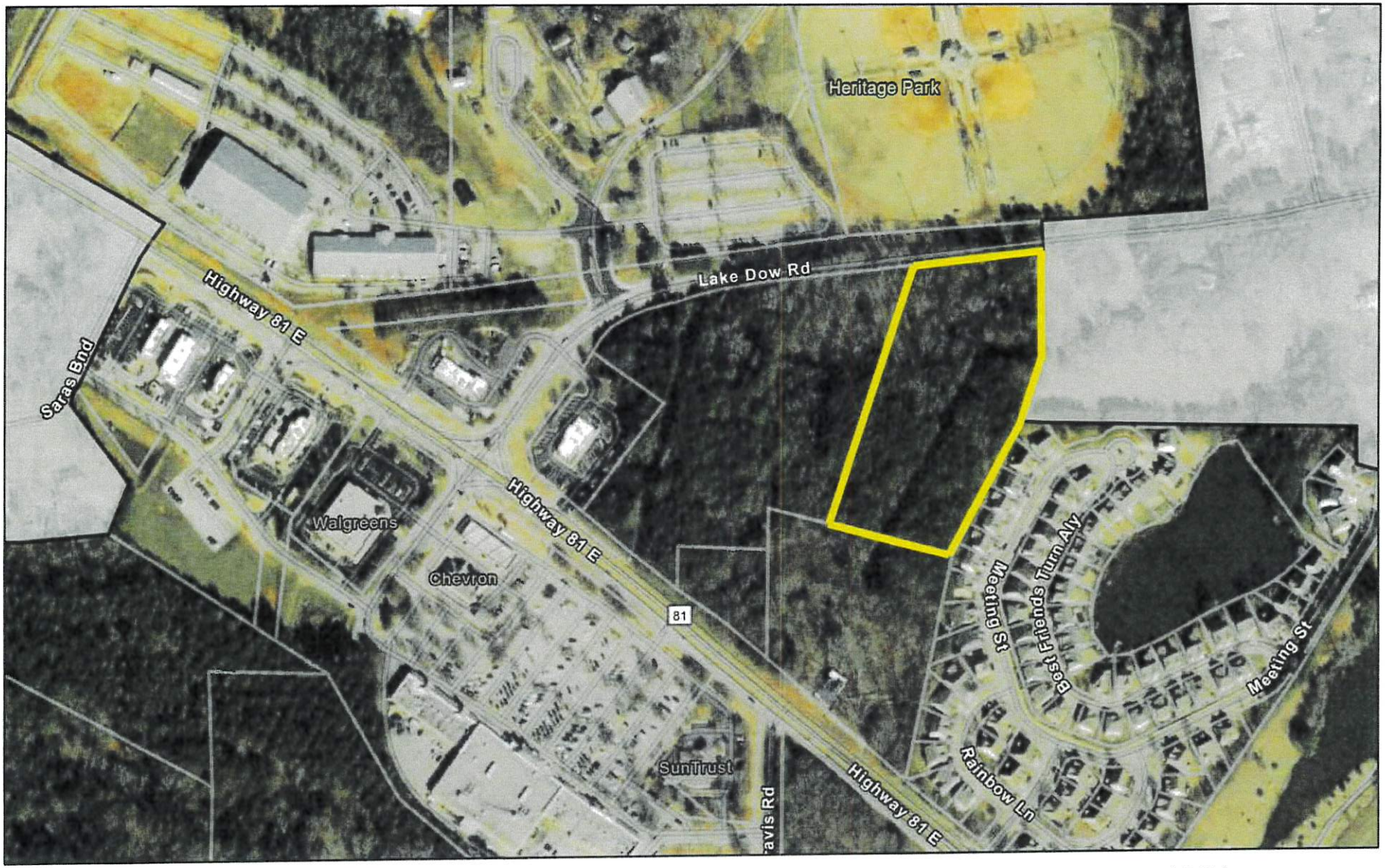
McDonough GIS



2/21/2024, 9:46:52 AM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Parcels

Streets

City Limits

Outside City

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap,

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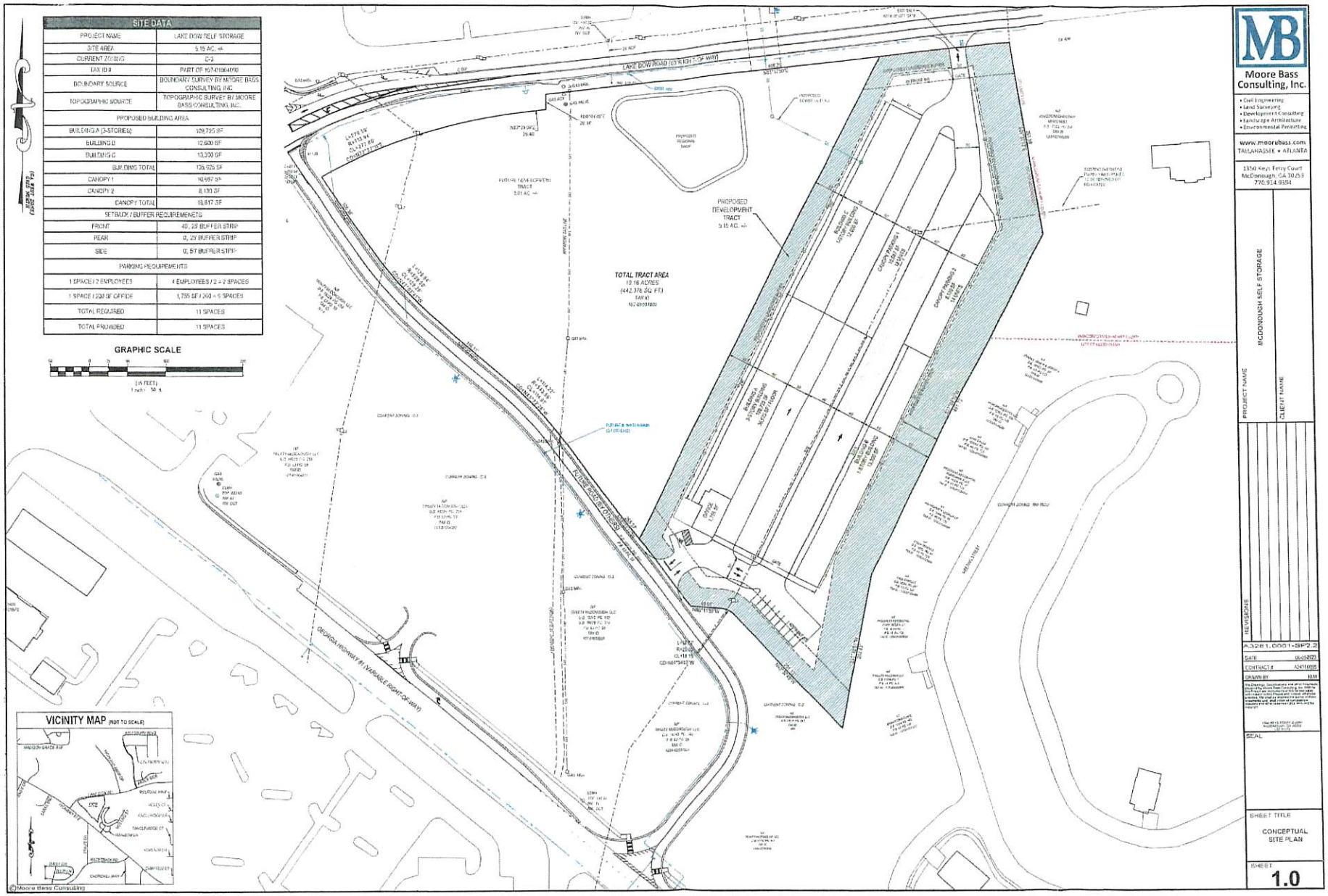
SITE DATA	
PROJECT NAME	LAKE DOW SELF STORAGE
SITE AREA	5.15 AC. +/-
CURRENT ZONING	C-3
TAX ID #	PART OF 107-01004000
BOUNDARY SOURCE	BOUNDARY SURVEY BY MOORE BASS CONSULTING, INC
TOPOGRAPHIC SOURCE	TOPOGRAPHIC SURVEY BY MOORE BASS CONSULTING, INC.
PROPOSED BUILDING AREA	
BUILDING A (3-STORIES)	109,725 SF
BUILDING B	12,600 SF
BUILDING C	13,300 SF
BUILDING TOTAL	135,625 SF
CANOPY 1	10,687 SF
CANOPY 2	8,130 SF
CANOPY TOTAL	18,817 SF
SETBACK / BUFFER REQUIREMENETS	
FRONT	40', 25' BUFFER STRIP
REAR	0', 25' BUFFER STRIP
SIDE	0', 5' BUFFER STRIP
PARKING REQUIREMENTS	
1 SPACE / 2 EMPLOYEES	4 EMPLOYEES / 2 = 2 SPACES
1 SPACE / 200 SF OFFICE	1,755 SF / 200 = 9 SPACES
TOTAL REQUIRED	11 SPACES
TOTAL PROVIDED	11 SPACES

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



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- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: MCDONOUGH SELF STORAGE

CLIENT NAME

REVISIONS

A3281.0001-SP2.2

DATE 06-05-2023

CONTRACT # A3281.0005

DRAWN BY RLM

SEAL

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET

1.0