

CONSENT AGENDA ITEM SUMMARY

April 15, 2024, City Council Meeting

Item Number: 6A



Presented by: Steve Morgan, City Administrator

Administration

ITEM SUMMARY:

Request approval to pay the annual contract amount to Otis Elevator Company for regular service maintenance from April 01, 2024, through March 31, 2025, for \$14,745.36.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$14,745.36

FUNDING SOURCE:

100-5.1565.52.2240

ATTACHMENTS:

- Invoice
- Adjusted contractual price for this service for the two elevators in City Hall

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Submitted and approved by:

Steve Morgan, City Administrator

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



Signature
Service

Service Contract INVOICE

Page 1 of 3

CUSTOMER NO.: 407263 City of McDonough Administration
DATE: 3/11/2024 DUE DATE: 4/1/2024
INVOICE NO.: 100401502176

ACCOUNT SUMMARY

BUILDING ADDRESS

CITY OF MCDONOUGH ADMIN B KEYS FERRY STREET MCDONOUGH GA 30253
CONTRACT: 89665 | TAP06757

Maintenance Service from 4/1/2024 to 3/31/2025
Special Billing

\$15,201.36
\$-456.00

Packet No. 32171

APPROVED FOR PAYMENT

DEPT HEAD: Utah Morgan

DATE: 3-27-2024

ACCT NO: 100-5.1565.52.2240

VENDOR NO: 72039
(For Accounting Use Only)

NET SERVICE CONTRACT AMOUNT
Sales Tax

\$14,745.36
\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$14,745.36

IMPORTANT MESSAGES

To automate your payment, opt in to paperless billing, or to change your billing address, please visit <https://otis.payinvoicedirect.com> or scan the QR code below.



ACH Payment Information:

Bank Name: JP Morgan Chase
Acct Name: Otis Elevator Company
Acct #: 55-20622
Routing #: 071000013

QUESTIONS?

AR Rep's Email:
JaneI.deCaceresAbundis@otis.com

AR Rep's Phone#: 1-860-476-5037
OTISLINE®: 1-800-233-6847

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

PAYMENTS NOT RECEIVED BY THE DUE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

DETACH DOCUMENT ALONG PERFORATION. ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

OTIS

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

MB 01 010030 08093 H 37 A



CITY OF MCDONOUGH
ATTN: Joan Clemson
136 Keys Ferry Street
MCDONOUGH GA 30252

CUSTOMER NO.: 407263
DUE DATE: 4/1/2024
INVOICE NO.: 100401502176
TOTAL SERVICE CONTRACT AMOUNT: \$14,745.36

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 730400
Dallas TX 75373-0400



100401502176 0001474536 9



Signature
Service

Service Contract
SERVICE NOTIFICATION

Page 3 of 3

CUSTOMER NO.: 407263 City of McDonough Administration
DATE: 3/11/2024
INVOICE NO: 100401502176

BUILDING INFORMATION

Customer Name	PO Number	Gross Price	Fees/Discount	Net Price	Tax Type	Tax Rate	Tax	Total
Contract Number 07468 - TAP06787								
Building: CITY OF MCDONOUGH ADMIN B - KAYS FERRY STREET MCDONOUGH GA 30283								
Building: MCDONOUGH POLICE DEPT B - 60 LAWRENCEVILLE ST MCDONOUGH GA 30283-2351								
407263 - City of McDonough Administration		15,201.36	-456.00	14,745.36				14,745.36
Total		15,201.36	-456.00	14,745.36				14,745.36

010030 2/2



**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO. _____

GEORGIA CITIES WEEK APRIL 21-27, 2024

**A RESOLUTION OF THE CITY OF MCDONOUGH RECOGNIZING GEORGIA
CITIES WEEK, APRIL 21-27, 2024, AND ENCOURAGING ALL RESIDENTS TO
SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.**

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW, THEREFORE, BE IT RESOLVED that the City of McDonough declares April 21 – 27, 2024, as Georgia Cities Week.

BE IT FURTHER RESOLVED that the City of McDonough encourages all citizens, city government officials and employees to do everything possible to ensure that this week is recognized and celebrated accordingly.

ADOPTED this 15th day of April 2024.

CITY OF MCDONOUGH, GEORGIA

Sandra Vincent, Mayor

ATTEST:

APPROVED AS TO FORM:

Christy L. Taylor, City Clerk

Emilia C. Walker, City Attorney

**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO. _____

**A Resolution of the City Council of City of McDonough Expressing Commitment to
Transparency and Upholding the First Amendment Rights**

WHEREAS the City of McDonough is committed to the principles of transparency and openness in all aspects of governance; and

WHEREAS transparency is a foundational pillar that enhances public trust and confidence in municipal operations; and

WHEREAS, the First Amendment of the Constitution of the United States guarantees the freedoms concerning religion, expression, assembly, and the right to petition; and

WHEREAS the City of [City Name] recognizes the vital role that these freedoms play in a democratic society; and

WHEREAS, it is essential for the City to reaffirm its commitment to these principles, ensuring that all citizens and staff of the City of McDonough are aware of and operate under these guiding tenets;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE
CITY OF MCDONOUGH**

1. **Commitment to Transparency:** The City Council hereby reaffirms its commitment to transparency in all departments and units of the city government. We pledge to ensure that public access to information is broad and unhindered, as per the laws and regulations governing public information.
2. **Support for First Amendment Rights:** The City Council declares its unwavering support for the First Amendment rights of every citizen, ensuring that freedom of speech, freedom of the press, the right to peacefully assemble, and the right to petition the government for a redress of grievances are protected and maintained without interference.
3. **Public Education and Awareness:** The City shall undertake efforts to educate its employees and the public about the importance of transparency and First Amendment rights through workshops, seminars, and public service announcements.
4. **Review of Policies and Procedures:** The City Council directs the City Administrator and Department Heads, and legal to review all current policies and procedures to ensure they are in alignment with the spirit and letter of transparency and First Amendment protections. Any amendments needed to uphold these principles shall be made expeditiously.

5. **Accountability and Enforcement:** The City will enforce these commitments with the highest level of integrity and accountability, ensuring all city employees adhere strictly to these principles.

BE IT FURTHER RESOLVED that this resolution is to take effect immediately upon its adoption, as a declaration of our ongoing commitment to the principles that are essential for the trust and welfare of the citizens of the City of McDonough.

ADOPTED this 15th day of April 2024, by the Mayor and Council of the City of McDonough.

CITY OF MCDONOUGH, GEORGIA

Sandra Vincent, Mayor

ATTEST:

APPROVED AS TO FORM:

Christy L. Taylor, City Clerk

Emilia C. Walker, City Attorney

AGENDA ITEM SUMMARY
April 15, 2024, City Council Meeting
Item Number: 11



Presented by: Steve Morgan

Public Works Department

ITEM SUMMARY:

Request for approval to award the Solid Waste Sanitation bid to Republic Services at an annual increase of 4.5% and authorization for the Mayor to sign all required documents.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends awarding contract to Republic Services

FINANCIAL IMPACT:

FY 24/25 Budget has been administered to cover the increase.

FUNDING SOURCE:

Line Item:

Residential Sanitation Fund: 540 5.4520.52.3860

Commercial Sanitation Fund: 540 5.4520.52.3862

ATTACHMENTS:

Pro's & Con's of the top 3 bidders

Amendment to current contract with new rate schedule

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

AMENDMENT TO MUNICIPAL MATERIALS MANAGEMENT AGREEMENT

This Amendment to the Municipal Materials Management Agreement (the “**Amendment**”) is entered into as of _____, 2024 to be effective as of _____, 2024 (the “**Amendment Effective Date**”) between the City of McDonough, Georgia (the “**City**”), and BF Waste Services, LLC, a Delaware limited liability company d/b/a Republic Services of Georgia (“**Company**”).

Recitals

A. On November 19, 2018, the City and Company entered into that certain Municipal Materials Management Agreement (the “**Agreement**”) pursuant to which the City granted Company the sole and exclusive right and privilege, within the City, to provide residential and commercial waste collection and recycling services (the “**Services**”).

B. In 2023, the City issued a request for proposal number FY 2023-2024 to provide the Services, and the City selected Company as the successful bidder.

C. The parties desire to enter into this Amendment to extend the term of the Agreement and to modify certain of the terms set forth in the Agreement.

Agreement

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the City and Company agree to amend the Agreement as follows:

1. Term. This Agreement begins on the Effective date and expires one (1) year thereafter shall automatically renew for four (4) successive one-year periods (the “Term”) unless the City or Contractor provides written notice of non-renewal at least sixty (60) days prior to the expiration of the then current Term. Or unless otherwise terminated in accordance with the terms of this Agreement. Prior to the end of the Agreement’s fifth year, the parties may agree in writing to extend the Term for five (5) successive one-year periods with each year extended one year at a time upon mutual written agreement of the City and the Company.
2. Pricing. The parties agree that as of the Amendment Effective Date, the pricing set forth on Exhibit B shall be replaced with the pricing set forth on Exhibit B to this Amendment.
3. Capitalized Terms. Capitalized terms used but not otherwise defined in this Amendment shall have the meanings assigned to them in the Agreement.
4. Continuing Effect. Except as expressly modified or amended by this Amendment, all terms and provisions of the Agreement shall remain in full force and effect. In the case of a conflict in meaning between the Agreement and this Amendment, this Amendment shall prevail.
5. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument. Facsimile and/or electronic copies of the parties’ signatures shall be valid and treated the same as original signatures.
6. Annual Rate Adjustments. Annually Automatic on Anniversary Date Flat 4.5%

[Signatures on following page]

IN WITNESS WHEREOF, the parties have entered into this Amendment to be effective as of the Effective Date.

CITY:

COMPANY:

The City of McDonough

BFI Waste Services, LLC

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

EXHIBIT B
PRICING

City of McDonough-Residential & Commercial Collection

Weekly Curbside House-Hold Collection

96 Gallon Trash Cart- 1 ST Cart	\$22.40
Extra Service Trash Cart-2 nd Cart	\$15.37

Commercial Trash Waste 96 GL Cart-1x week

96 Gallon Trash Cart-1 st Cart	\$34.03
96 Gallon Trash Cart-2 nd Cart	\$68.04
96 Gallon Trash Cart-3 rd Cart	\$102.06

96 GL Special Cart

96 Gallon Trash Cart-1 st Cart	\$34.03
96 Gallon Trash Cart-2 nd Cart	\$68.04
96 Gallon Trash Cart-3 rd Cart	\$102.06

<u>Extra Unscheduled Pick up Per Call</u>	\$40.00
Monday-Friday only	

City of McDonough-Residential & Commercial Collection**Commercial Dumpsters (Per Week****Frequency/Week)****2 Yard Dumpster**

Pickups per Week	1	\$58.89
Pickups per Week	2	\$117.78
Pickups per Week	3	\$176.66
Pickups per Week	4	\$235.55

4 Yard Dumpster

Pickups per Week	1	\$104.27
Pickups per Week	2	\$208.53
Pickups per Week	3	\$312.80
Pickups per Week	4	\$417.07

6 Yard Dumpster

Pickups per Week	1	\$146.01
Pickups per Week	2	\$292.02
Pickups per Week	3	\$438.02
Pickups per Week	4	\$584.03
Pickups per Week	5	\$730.05

8 Yard Dumpster

Pickups per Week	1	\$200.57
Pickups per Week	2	\$401.13
Pickups per Week	3	\$601.70
Pickups per Week	4	\$802.26
Pickups per Week	5	\$1002.85
Pickups per Week	6	\$1303.42

Cardboard Recycle Dumpster

Pickups per Week	1	\$214.77
Pickups per Week	2	\$429.54
Pickups per Week	3	\$644.30
Pickups per Week	4	\$859.07
Pickups per Week	5	\$1073.85

Extra Unscheduled Pick Up Per Call**\$75.00**

Monday – Friday only

City of McDonough-Residential & Commercial Collection

Rolloff Containers

Specialized 20,30,40 Yard Temp Open Tops

Per Day Rental	\$4.18
Per Month Rental	\$126.59
Compactor Rental Monthly	\$425.00
Per Haul Rate	\$300.00
Disposal Per Ton	\$53.25

560 Macon Street Only-City Operated Only

Per Haul Rate	\$256.16
Disposal Per Ton	\$50.51

Recyclables Commercial Dumpsters (Per Week Frequency/Week)

8 Yard Dumpster

Pickups per Week	1	\$255.58
Pickups per Week	2	\$511.16
Pickups per Week	3	\$766.74
Pickups per Week	4	\$1022.32
Pickups per Week	5	\$1277.50

Other

Delivery to Griffin	-
Commercial Extra Yard Fee-Per Occurrence	\$65.00
Commercial Dumpster Delivery/Removal	\$70.00
Rolloff Container Delivery	\$98.00
Annual Automatic Rate Adjustment on Anniversary Date Flat	4.50%

AGENDA ITEM SUMMARY
April 15, 2024, City Council Workshop
Item Number: 12



Presented by: Steve Morgan

Public Works Department

ITEM SUMMARY:

Proposal to increase the Water/Sewer/Sanitation fee structure to collect sufficient revenue for the daily operation and maintenance of our water, sewer facilities and sanitation collections. To increase efficiency and to meet compliance and regularity standards.

SPECIAL CONSIDERATIONS OR CONCERNS:

Most cities have an annual increase of 5% - 7% to account for inflation, expansion, and maintenance. This is the first increase of water, sewer fee schedule since 2016, and sanitation since 2018, in City of McDonough.

STAFF RECOMMENDATION:

Staff recommends approving this request.

FINANCIAL IMPACT:

Water/Sewer/Sanitation customer accounts will absorb the full amount of the rate increase.

FUNDING SOURCE:

ATTACHMENTS:

- Rate Comparison
- 3K Average Monthly Bill Old Rate
- 3K Average Monthly Bill New Rate

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

	WATER			SEWER		
	Previous Rate	Proposed Rate	Difference	Previous Rate	Proposed Rate	Difference
Base Fee	\$12.39	\$13.41	\$1.02	\$12.39	\$14.11	\$1.72
VOLUMETRIC CHARGES	WATER (PER 1,000 GALLONS)			SEWER (BASED ON WATER CONSUMPTION PER 1,000 GALLONS)		
	0-6,000 Gallons	\$4.68	\$5.36	\$0.68	\$4.68	\$5.46
	6,001 - 10,000 Gallons	\$6.37	\$7.28	\$0.91	\$6.37	\$7.42
	10,001 Gallons & Up	\$9.31	\$10.64	\$1.33	\$6.37	\$7.42
Residential	SANITATION					
	17.59	24.63	\$7.04			
3K AVERAGE MONTHLY BILL INCREASE						

MANUAL BILLING CORRECTION FORM

Use this form to calculate bills

Address: _____

Account #: _____

Billing Period : _____

WATER

PER 1000 GALLON	USAGE	PRICE PER 1000 GALLON	TOTAL COST FOR USAGE	WATER TOTAL
0-6,000 GALLON	3000	\$4.68	\$14.04	\$14.04
6,001-10,000 GAL	0	\$6.37	\$0.00	\$0.00
10,001 GAL & UP	0	\$9.31	\$0.00	\$0.00
MONTHLY BASE FEE				\$12.39
WATER TOTAL:				\$26.43

SEWER

PER 1000 GALLON	USAGE	PRICE PER 1000 GALLON	TOTAL COST FOR USAGE	SEWER TOTAL
0-6,000 GALLON	3000	\$4.68	\$14.04	\$14.04
6,001 GAL & UP	0	\$6.37	\$0.00	\$0.00
MONTHLY BASE FEE:				\$12.39
SEWER TOTAL:				\$26.43

GARBAGE

CARTS	PRICE PER CART	TOTAL FOR CART'S	GARBAGE TOTAL
1	\$17.59	\$17.59	\$17.59

TOTAL BILLING:

\$70.45

AVERAGE BILL WITH NEW RATES

Use this form to calculate bills

Address: _____

Account #: _____

Billing Period : _____

WATER

PER 1000 GALLON	USAGE	PRICE PER 1000 GALLON	TOTAL COST FOR USAGE	WATER TOTAL
0-6,000 GALLON	3000	\$5.36	\$16.08	\$16.08
6,001-10,000 GAL	0	\$7.28	\$0.00	\$0.00
10,001 GAL & UP	0	\$10.64	\$0.00	\$0.00
MONTHLY BASE FEE				\$13.41
WATER TOTAL:				\$29.49

SEWER

PER 1000 GALLON	USAGE	PRICE PER 1000 GALLON	TOTAL COST FOR USAGE	SEWER TOTAL
0-6,000 GALLON	3000	\$5.46	\$16.38	\$16.38
6,001 GAL & UP	0	\$7.42	\$0.00	\$0.00
MONTHLY BASE FEE:				\$14.11
SEWER TOTAL:				\$30.49

GARBAGE

CARTS	PRICE PER CART	TOTAL FOR CART'S	GARBAGE TOTAL
1	\$24.63	\$24.63	\$24.63

TOTAL BILLING:

\$84.61

AGENDA ITEM SUMMARY
April 15, 2024, City Council Meeting
Item Number: 13



Presented by: William VonDenBosch

Public Works Department

ITEM SUMMARY:

Request authorization for StreetScan to perform sidewalk asset management and ADA ramp management on all of the city's sidewalks and ramps, at a total cost of \$74,817.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Sidewalk asset management -	\$40,461.00
ADA Ramp management -	<u>\$34,356.00</u>
Total	\$74,817.00

FUNDING SOURCE:

Line Item: SPLOST V - Sidewalks

ATTACHMENTS:

StreetScan Proposal

OTHER DEPARTMENTAL REVIEW NEEDED:

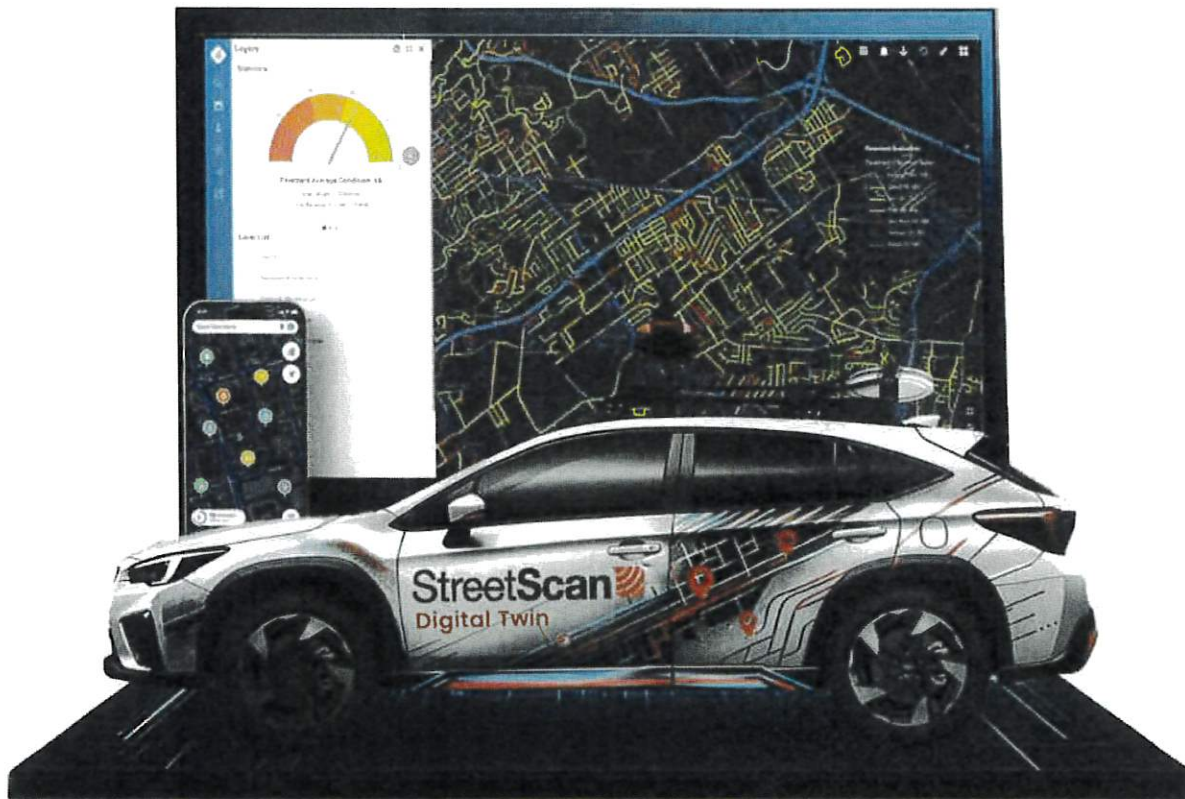
☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

StreetScan



Pavement and Asset Management Proposal

McDonough, GA

March 19, 2024



Proposal for the City of McDonough, GA

Prepared for:

**William VonDenBosch
Public Works Director
City of McDonough, GA
305 Racetrack Rd
McDonough, GA 30252
(404)520-9465**

Prepared by:

**StreetScan USA Inc.
605 Salem Street
Wakefield, MA 01880
617.399.8236**

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Pavement and Asset Management Proposal
McDonough, GA

March 19, 2024

William VonDenBosch, Public Works Director
City of McDonough, GA
305 Racetrack Rd
McDonough, GA 30252
678-614-4287

Thank you for your interest in StreetScan. Municipalities worldwide are faced with aging infrastructure and limited budget resources to repair and maintain them. Having the ability to monitor the health of your street network utilizing comprehensive and repeatable data, collected via vehicles equipped with imaging systems allows your staff to optimally allocate repair and maintenance budgets. This is now made possible in an affordable, objective way utilizing StreetScan's advanced mobile sensing vehicles and Streetlogix cloud-based asset management software.

Our service offering includes:

- Data Collection: automated vehicle survey of paved CL miles.
- Data Processing of Right-of-Way transportation infrastructure condition.
- Data Visualization: pavement monitoring system including StreetScan's Pavement Rating (PCI).
- Pavement Management Planning: maintenance and budget options, suggestions and scenarios; via our optional cloud-based software Streetlogix.

Also available (see Appendices for more details):

- 360° Imagery Viewer
- Optional asset extractions including pavement markings, traffic signs, sidewalks, curbs, trees, etc.

On behalf of the team at StreetScan, we are pleased to submit this proposal for your review. We strive to be as accurate as possible in our initial projections and cost estimates and look forward to meeting with you soon to discuss any questions you may have.

Yours truly,



Kim Roemer
Senior Account Manager

1. ABOUT US

At StreetScan/Streetlogix, we come to work each day because we want to solve our clients' biggest problems when it comes to managing their street assets. We have a Smart City Service Offering that provides clients with an intelligent, objective, and affordable way to manage those assets.

Throughout the history of business, people have used data to make more informed decisions. Streetlogix enables exactly this for our municipal clients.

Municipalities no longer must spend months working within complicated excel spreadsheets. Now, they can leverage the power of AI to improve their decision-making abilities with a few clicks of the mouse.

StreetScan made a name for itself when it received an \$18 Million dollar U.S. federal grant to develop a new sensing and analytics platform to monitor roads. At the time, this was a 5-year Research project overseen by Northeastern University. Throughout this five-year process, the group worked with numerous Boston area municipalities in perfecting the service offering. In 2015, StreetScan spun out of Northeastern and since then has been offered commercially across the U.S. & Canada.

The StreetScan Smart City Service Offering combines critical transportation infrastructure assessments with the leading industry pavement and asset management platform, saving our clients time and money. Our data collection vehicles, ScanCars and E-scooters, enable municipalities to extract and monitor critical assets such as sidewalks, streets, traffic signage, pavement markings, and other transportation infrastructure assets.

The robust and highly customizable, AI and web-based GIS asset management platform, Streetlogix, has changed the landscape in the industry. Municipalities can now optimize their budget within a user-friendly GIS environment. The system provides objective information on the current state of their infrastructure and makes maintenance and repair recommendations, including prioritization of sidewalk projects. Using unparalleled data visualization and budget optimization tools, our clients have created defensible data-driven Capital Improvement Plans while successfully justifying their budgeting requests. Plus, our Work Order Module has helped municipalities go from inefficient in-house emailing systems and spreadsheets to an easy-to-use platform that allows users to effectively schedule, track, and manage all work orders at the office and in the field.

StreetScan has grown to service nearly 300 customers throughout the U.S. and Canada. To date, we have assessed approximately 48,500 centerline miles of road, 9,750 miles of sidewalk, and 55,000 ramps. With a team of 50+ professionals stationed throughout two countries, we continue to expand and grow, bringing on new municipal customers all over North America.

As our customers' needs evolve, so do our services and resources. StreetScan will change how you maintain your infrastructure assets – for the better and for the future.

2. OUR TEAM

Kim Roemer – Sr. Account Manager – Kim holds a Bachelor of Science degree in Business Management from the University of Missouri Columbia and is passionate about working with organizations to get more bang for their buck. Before joining Streetlogix, Kim was an advocate for organizational design efficiency via automation software, SmartDesignServer. Her deeply rooted interest in advocating for efficient organizations stems from an early and robust alignment with Bizlibrary, a then start-up organization in St. Louis, MO, established to meet the specific training and budgetary needs of small and mid-sized organizations in both the public and private sectors. At Streetlogix, Kim strives to provide innovative software solutions to local government, creating long-term positive impact.



Ahmad Hassan – Director of Operations – At StreetScan, Ahmad is responsible for overseeing our North American operations and ensuring our customers' needs are met. Ahmad graduated from The Lebanese American University with an MBA in Business Management as well as a BS in Computer Science and gathered over 20 years of experience in the world of IT, most of which was in the GIS field. He co-founded Orion Middle East, a leader in the GIS mapping industry working throughout the Middle East region and consulted for several IT and GIS projects. Prior to joining StreetScan, Ahmad created iCare, a management system designed for schools and daycares currently in use in 15 countries around the world.

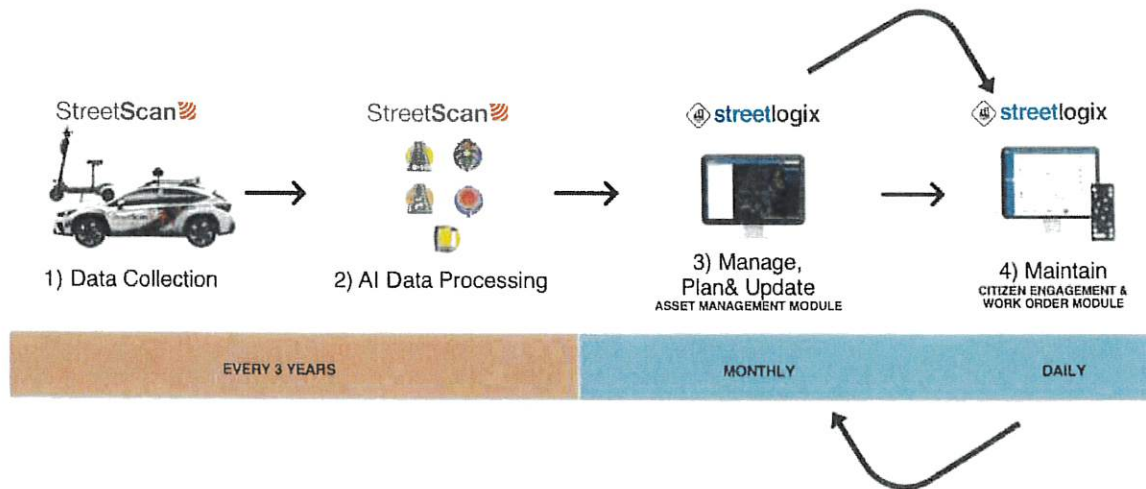


Chris Hahn – Director of Customer Success – Chris works closely with our customers throughout their implementation of Streetlogix and on-going customer care, helping to ensure that clients reach their goals for integrating asset management technologies to enhance their operations. Chris brings over 16 years of progressive experience in the software industry, most recently focusing on municipal enterprise level software solutions. Chris is primarily responsible for streamlining business operations, using his vast experience to ensure that consistent delivery and client satisfaction are the cornerstones of our customer's experience. Using his business analyst background, Chris is well positioned to understand customers' needs and goals to help tailor solutions that optimize their operations and workflows.



3. THE STREETSCAN/STREETLOGIX SYSTEM

StreetScan's vehicle-based data collection and cloud-based asset and work order management platform optimize your road budget and provide user-friendly analytics about the status of your street assets.



Data Collection/Processing

StreetScan's vehicles equipped with imaging systems detect pavement & sidewalk surface distresses without interrupting traffic flow.

Optimized algorithms evaluate and prioritize repairs of assets, including pavement, sidewalks, traffic signs, and more.

See Annex for more details on Data Collection.

Data Management

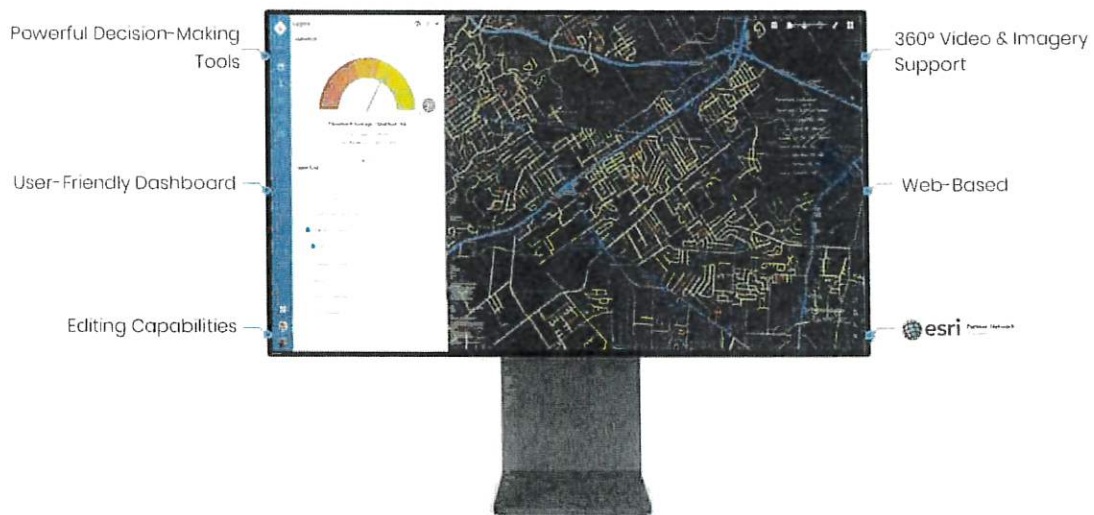
Collected data goes into Streetlogix, our unique **cloud-based software**, allowing municipalities to visualize and manage road assets to schedule maintenance within a user-friendly GIS environment.

Our Work Order module, with its easy-to-use interface, allows municipalities to schedule, track and manage work orders, both in the office and in the field.

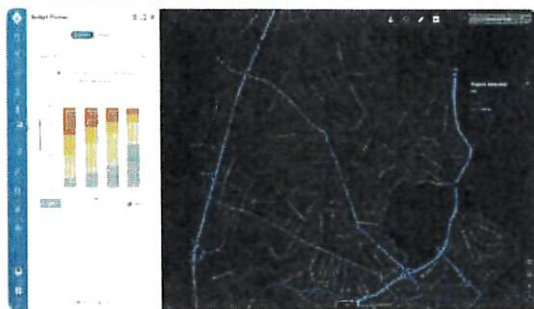
4. ASSET MANAGEMENT SOFTWARE

Streetlogix's **Asset/Pavement Management Module** is a cloud-based mapping, analysis, and decision-making tool for the public sector. Use it to create maps, analyze data and plan road repairs, sidewalk projects, traffic signs and right-of-way budgeting decisions. Your data and maps are stored in a secure and private infrastructure and can be configured to meet your mapping and IT requirements.

Asset Management Key Features:



OPTIMIZE YOUR BUDGET



BUILD DECISION TREES



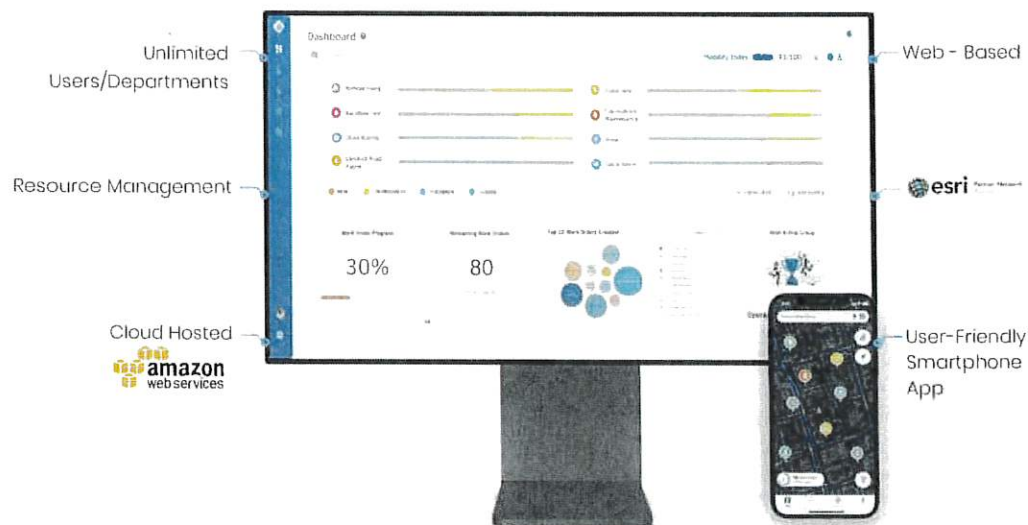
SOFTWARE INTEGRATION

Streetlogix uses a RESTful API to integrate with your other asset management, accounting, or financial systems and ensures a seamless information flow between different systems.

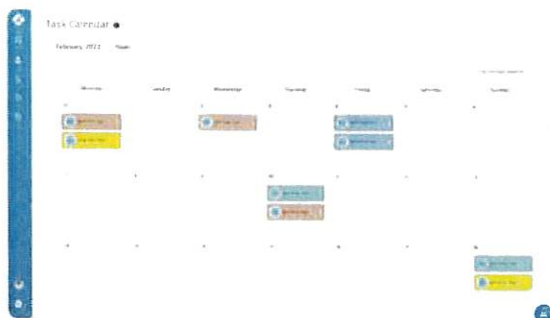
5. WORK ORDER MANAGEMENT SYSTEM

Streetlogix's **Work Order Management System** brings greater organization, efficiency, and accountability to your task management planning, allowing you to effectively schedule, track and manage all work orders, as well as monitor work order performance metrics in a centralized dashboard. Plus, you can track and complete work orders in the field using our app on your mobile device.

Work Order Key Features:



TASK CALENDAR

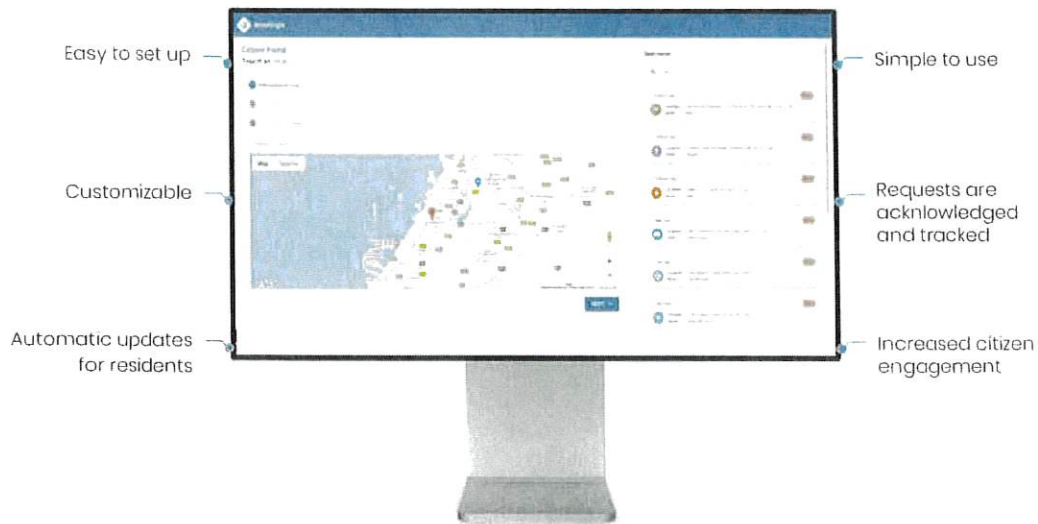


MOBILE APPLICATION



6. CITIZEN ENGAGEMENT APP

Streetlogix's **Citizen Engagement App** empowers your residents to submit service requests while enabling you to easily monitor the submissions. Our 311 application ensures your residents that each request is heard, acknowledged, and tracked. It is simple to use, easy to set up, and allows automatic updates for residents on efforts to keep their community functioning. Streetlogix Citizen Engagement app helps you build a collaborative, transparent and stronger community.



Complete work order integration



7. PRICING OVERVIEW

7.1 DATA COLLECTION (STREETSCAN)

SIDEWALK MANAGEMENT				
	SERVICES INCLUDED	SIDEWALKS MILES	\$/MI	TOTAL
StreetScan 	E-Scooter Data Collection	100 mi	\$255	\$25,500
	Data Processing (Videos & Results)			
	Sidewalk Project Management		\$20	\$2,000
	Sidewalk Width (Avg. Width – 2 Measurements)		\$40	\$4,000
Mobilization and Setup Cost				\$8,961
TOTAL				\$40,461*

ADA RAMP MANAGEMENT				
	SERVICES INCLUDED	RAMPS	\$/RAMP	TOTAL
StreetScan 	ADA Ramp Data Collection	1500	\$18	\$27,000
Mobilization and Setup Cost				\$7,356
TOTAL				\$34,356*

*Prices are valid for 60 days from proposal date. Sidewalk and ramps are estimated. Billing is based on actual quantities.

TOTALSTREETS (N/A- INCLUDED UNDER EXISTING CONTRACT)

It's a struggle to keep up with maintenance & repairs when upfront costs are prohibitive and often leave you with short-term fixes rather than a long-term strategy. With **TotalStreets**, your community can now benefit from a cost-effective, end-to-end pavement management solution while spreading the cost in equal payments over three years.

How much does it cost?

**Other StreetScan and Streetlogix assets and modules can be added upon request. Contact us for information and pricing.*

What's included?

1. Data Collected
every 3 Years*



Standard PCI Rating Scale	
85-100	Good
70-85	Satisfactory
55-70	Fair
40-55	Poor
25-40	Very Poor
10-25	Serious
0-10	Failed

2. PCI Score



3. 360 HD Imagery



4. Maintenance &
Repair Strategies



5. Asset Management Software
Data Hosting, Support,
Advanced Analytics (3 years)



APPENDIX A – SCOPE OF WORK AND DELIVERABLES

ROAD AND SIDEWALK ASSESSMENT SERVICE

StreetScan offers a technology-based Pavement Management approach for continuous health monitoring of your road network. Combining years of R&D at Northeastern University, StreetScan's vehicles and cloud-based software, Streetlogix, save you time and make your repair dollars go further. We have developed a four-step process to effectively Scan, Process and Manage your road data.

STEP 1: DATA COLLECTION

Roads

Vehicle Deployed: ScanCar



StreetScan collects LiDAR/imagery data and utilizes 360° imaging technology to measure road defects, such as cracking, bumps, and potholes. The 360° imaging camera provides a 8' of lateral road coverage and seamless road scanning in the direction of travel at speeds up to 65 mph., supplying imagery of the road surface and Right-of-Way assets. An Inertial Measurement Unit (IMU) enabled GNSS position system provides position location, even in the event of intermittent GPS satellite coverage.

Data collected is processed to assign an overall condition rating for each road (PCI). The rating ranges from 0-100, where 0 is the worst possible road and 100 is the best.

Sidewalks

Vehicle Deployed: E-Scooter



StreetScan has developed a scooter-based approach which captures all the necessary distresses. StreetScan utilizes high resolution 2D imaging technology to collect sidewalk video, and identify distresses such as cracks, surface distortions, general uplifts, and tree uplifts. A mobile phone and high-grade GPS device are used for controlling data collection.

Data collected is processed to assign an overall condition rating for each sidewalk. The rating ranges from 0-100, where 0 is the worst possible sidewalk and 100 is the best.

STEP 2: DATA EXTRACTION

StreetScan 

 streetlogix

Roads

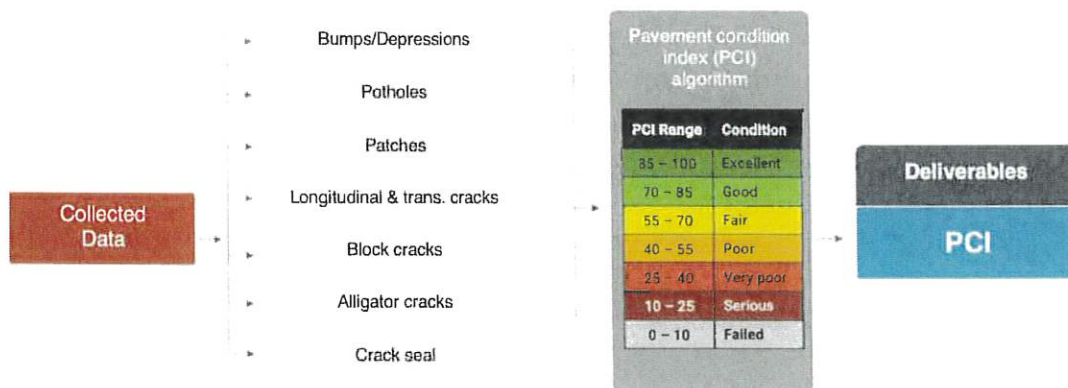
The collected data (TBs/day) is uploaded to the StreetScan server, where automated software processes the raw sensor data. Using advanced processing algorithms, the sensors' raw data is converted into meaningful parameters representing different aspects of pavement condition. Several of our key indicators are fused to determine the **StreetScan Pavement Condition Index (PCI)** for each road segment. StreetScan's GIS specialists segment the pavement evaluation data based on our clients historical street segmentation or from intersection to intersection in the absence of that data.

Sidewalks

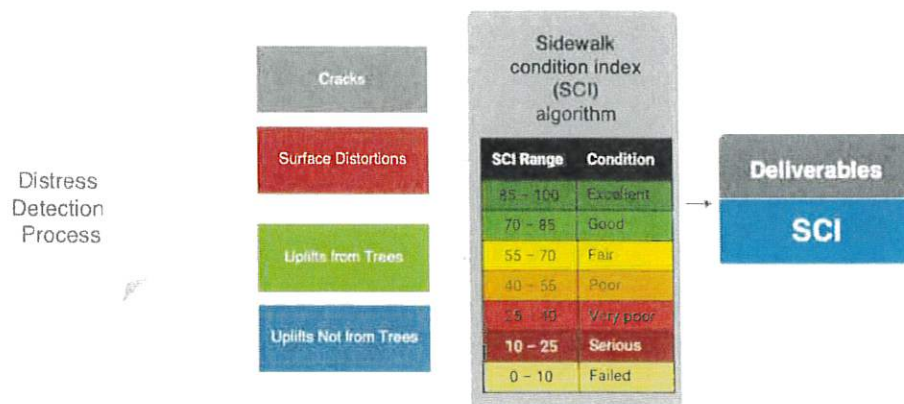
Data collected from the E-Scooter system is processed to identify the following for each sidewalk: material, quantity, location, and severity of distresses such as cracks, surface distortions, general uplifts, and tree uplifts. The distress information for each sidewalk is input to StreetScan's proprietary algorithm to calculate the sidewalk's condition rating.

StreetScan's basic approach uses a weighted failures scheme per linear distance for a given sidewalk segment. Individual failure or feature types are given various weightings depending on their contribution to perceived sidewalk condition. As an example, an uplift is considered to have more impact to the sidewalk quality than grass, so it is given a greater weighting in the rating formula.

Roads Algorithm



Sidewalk Algorithm



STEP 3: DATA VISUALIZATION AND ANALYTICS

Roads

Municipal staff will be given access to Streetlogix, our GIS web-based application, to view and analyze all collected survey data in addition to data from other sources to assist in decision making.

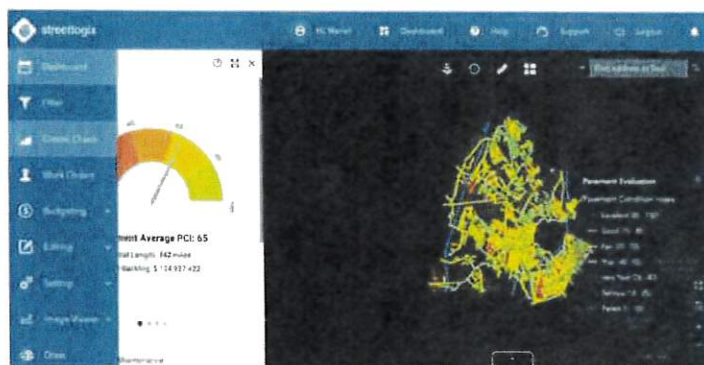
This provides staff an easy-to-use tool to quickly review PCI results, distress data and 360° images along with pavement history and other data that the municipality wants to be integrated. All data is hosted in the cloud, allowing users to login from anywhere on any computer to view the results. Streetlogix has many data import and export features making it compatible with any existing GIS solution concerning asset management. Streetlogix provides powerful data visualization and management tools including 360° viewer and extensive charts and dashboards (example below).

Sidewalks

Municipalities are given access to our GIS web-based application, Streetlogix, to view and analyze all collected survey data in addition to data from other sources to assist in decision making.

This provides clients an easy-to-use tool to quickly review sidewalk condition results, distresses, and sidewalk images. All data is hosted in the cloud allowing users to login from anywhere on any computer to view the results. Streetlogix has many data import and export features making it compatible with any existing GIS solution. Streetlogix provides powerful data visualization and management tools including 360 viewer and extensive charts and dashboards (example below).

Portal view: Overall stats and available layers



STEP 4: MAINTENANCE PLANNING

Roads

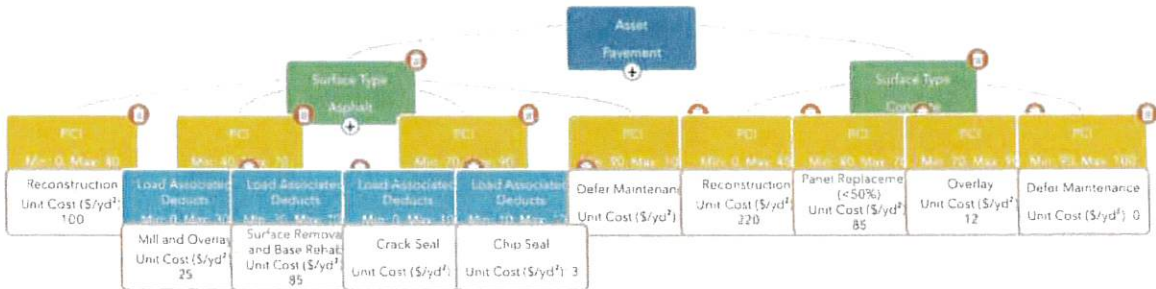
Once the inventory condition database and GIS web-app have been finalized, the work on implementing the pavement management side of the software begins. While pavement condition indicators are concerned with the current condition of the network, the management side of the process concerns itself with the analysis of condition, prediction of future condition, generation of maintenance options and pavement management scenarios. At this stage, the Client's preferred repair methods and associated costs are used to customize our Streetlogix asset management module. The results are compiled and reported to the client in our Streetlogix software and as a digital storymap.

Sidewalks

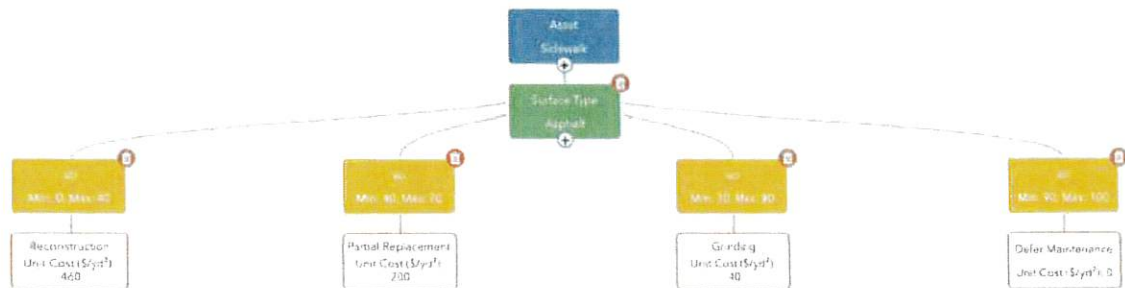
Once the inventory condition database and GIS web-app have been finalized, the work on implementing the sidewalk management side of the software begins. While sidewalk condition indicators are concerned with the current condition of the network, the management side of the process concerns itself with the analysis of conditions, prediction of future conditions, generation of maintenance options and sidewalk management scenarios. At this stage, the Client's preferred repair methods and associated costs are used to customize our sidewalk management modules. The results are compiled and reported to the client in our Streetlogix software & digital storymap.

Our decision-trees are highly configurable and we work with staff to tailor it to ensure our AI will provide the necessary maintenance and repair suggestions. All decision trees & underlying data will be editable by staff.

Roads:



Sidewalks:



APPENDIX B – OPTIONAL SERVICES AND ASSET COLLECTION

360° Imagery

Asset	Description
360° Imagery	• Georeferenced 360 panoramic images • Esri-Compatible • .jpg format

Traffic Signage

Attributes	Description
Sign Category	Regulatory, Warning, Guide, School, Recreation, Information, General
Sign Name	Federal or State MUTCD designation or custom designation for specialized signs
GPS Location	Global Positioning System (GPS) location (+/- 5 meters)
Sign Condition	Good, Fair, Critical rating assessed through review of daytime digital images

Pavement Markings

Attributes	Description
Category	Point Layer: Left Turn, Right Turn, Crosswalk, Lane Divider, etc. Line layer: Shoulder, Centerline, etc.
Location	Global Positioning System (GPS) location (+/- 5 meters)
Condition	• Assessment through review of daytime digital images • Based on remaining visibility of marking • Customer segmentation is used or default as intersection to intersection • Rating "Good" No noticeable wear on paint "Fair" Wear on paint with moderate line visibility "Critical" Substantial and impactful wear on paint with low level of marking visibility

Catch Basins

StreetScan provides catch basin locations, determined from existing data sources (satellite imagery, Google StreetView or ScanCar images) if available. All data is provided as a GIS layer.

Deliverable:

- GIS Layer of catch basins

Manholes

StreetScan

 streetlogix

StreetScan provides location of circular manhole access points which are visible in the road imagery data. All data is provided as a GIS layer.

Deliverable:

- GIS layer of manhole locations

Trees

StreetScan provides tree locations which are situated in the right of way (between Curb of Street to Edge of Sidewalk), determined from existing data sources satellite imagery, Google StreetView or ScanCar images if available. All data is provided as a GIS Layer.

Deliverable:

- GIS layer of tree location

Roads GIS Database

StreetScan creates a Roads GIS Database by using a list of target roads or any State DOT database. Road segmentation will be intersection to intersection unless directed otherwise by the client. All data is provided as a GIS layer.

Deliverable:

- GIS layer of Roads segmented intersection to intersection

Sidewalk GIS Database

StreetScan provides sidewalk locations, determined from existing data sources (satellite imagery, Google StreetView or ScanCar images) if available. All data is provided as a GIS layer.

Deliverable:

- GIS layer of sidewalk locations

Curb GIS Database

StreetScan provides curb locations, determined from front or side facing imagery. Data is provided as a GIS layer.

Deliverable:

- GIS layer of the linear features where curbs are present

Sidewalk Width

StreetScan will take 2 measurements for every sidewalk (Start & End Point) and average the width for the entire segment.

ADA Ramp Compliance Survey

StreetScan's ADA ramp compliance criteria is based on both the 2010 Americans with Disabilities Act (ADA) standards

and on discussions between StreetScan and engineers from the municipality. StreetScan measures all ADA ramp slopes associated with compliance using the digital level M-D Building Products 93975 Smart Tool Adam Digital Slope Walker. In addition, StreetScan uses its E-Scooter system, equipped with a high-resolution video camera and a mobile phone with Global Positioning System (GPS). Dimension measurements, such as the width of the ADA ramp and landing area are measured using a handheld Lufkin Wheel measurement tool. All measurements are reviewed by quality control technicians and compliance is determined.

StreetScan determines ADA ramp compliance based on the measurements shown below:

Attributes	Compliance
Presence of Detectable Warning Surface	Yes/No
Surface Condition	(Good/Fair/Poor)
Ramp Obstruction	Yes/No
Slope – Running	< 4.8° (8.3%)
Slope – Cross	< 1.2° (2.08%)
Slope – Left Flare	< 5.7° (10%)
Slope – Right Flare	< 5.7° (10%)
Slope – Street Running	< 2.9° (5%)
Ramp Width	> 36" wide
Landing compliance	Landing must be present*

If any of the above criteria is not met, the ramp is considered ADA non-compliant.

**If a ramp landing is absent, it is typically not compliant. However, there is an exception to this rule. Specifically, if both ramps flares exist and their slopes are 10% or less, then it's acceptable for the landing to be absent and it's possible for the ramp to be COMPLIANT even though it's missing a landing.*

Deliverables:

- GIS Layer with ramp location & missing ramps
- Image of ramps/missing ramp:
- Compliance as per attributes above

Additional measurements beyond the scope of work for ADA compliance can be taken, if requested. Contact us for information and pricing.

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AGENDA ITEM SUMMARY
April 15, 2024, City Council Meeting
Item Number: 14



Presented by: Mike Clark, Consultant

Finance Department

ITEM SUMMARY:

A Public Hearing before the Mayor and Council will be held prior to any decision on the request for adoption of the Ordinance to consider comments from any persons wishing to be heard. Request for adoption of a Resolution authorizing the transmittal of the 2024 Draft Annual Update Report for the Fiscal Year Ended June 30, 2023, to the City's adopted Capital Improvements Element, relating to the City's Impact Fee Program to the Atlanta Regional Commission for Regional and State Review.

SPECIAL CONSIDERATIONS OR CONCERNS:

None.

STAFF RECOMMENDATION:

Adopt the Resolution to transmit the 2024 Draft Annual Update Report for the year ended June 30, 2023, to the Atlanta Regional Commission after consideration of comments made during the Public Hearing.

FINANCIAL IMPACT:

None.

FUNDING SOURCE:

Line Item: N/A

ATTACHMENTS:

Resolution of Transmittal
2024 Draft Annual Update Report for the Year Ended June 30, 2023

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

**CITY OF MCDONOUGH
STATE OF GEORGIA**

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF A DRAFT CAPITAL
IMPROVEMENTS ELEMENT ANNUAL UPDATE REPORT FOR 2024 TO THE
ATLANTA REGIONAL COMMISSION FOR REGIONAL AND STATE REVIEW**

WHEREAS the City of McDonough previously adopted a Capital Improvements Element as an amendment to the *McDonough Comprehensive Plan*; and

WHEREAS, the City of McDonough has drafted a Capital Improvements Element 2024 Annual Update report, which incorporates an impact fee financial report for FY 2023 along with an updated Community Work Program; and

WHEREAS the draft Capital Improvements Element 2024 Annual Update was prepared in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on April 15, 2024, at 6:00 p.m. in the City of McDonough City Hall, 136 Keys Ferry Street, McDonough, Georgia;

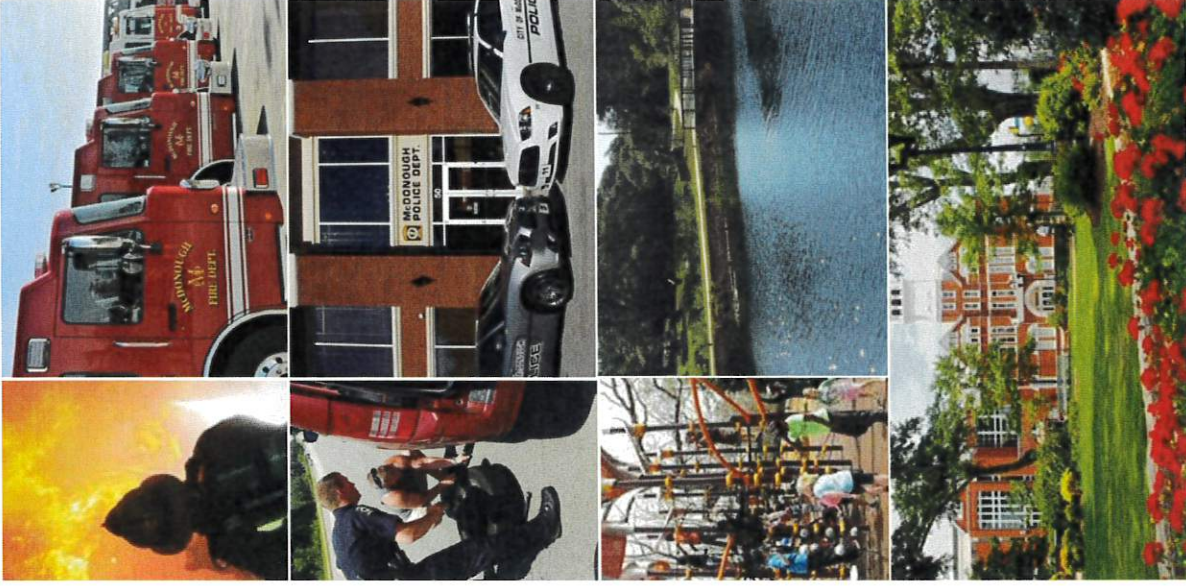
BE IT HEREBY RESOLVED that the Mayor and Council does authorize the transmittal of the draft Capital Improvements Element 2024 Annual Update report to the Atlanta Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989.

ADOPTED this 15th Day of April 2024.

Sandra Vincent, Mayor

ATTEST:

Christy L. Taylor, City Clerk



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.

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

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.

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 City-wide	Police Department City-wide	Parks & Recreation City-wide	CIE Cost Recovery	Admin-istration	TOTAL
Service Area						
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 Fire 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% Im-pact Fees
Law Enforcement	Construct Storage Building Expansion (Police Dept. portion)	✓					Police Department	\$ 51,904.35	100% Im-pact Fees
Law Enforcement	Construct Simpson St. Precinct	✓					Police Department	\$ 582,910.17	100% Im-pact Fees
Law Enforcement	Construct Station 53 (Police Dept. portion) - Delayed						Police Department	\$ 2,002,852.76	100% Im-pact Fees
Law Enforcement	Purchase Police Vehicle		✓				Police Department	\$ 36,396.61	100% Im-pact Fees
Law Enforcement	Purchase Police Vehicle					✓	Police Department	\$ 37,358.51	100% Im-pact Fees
Parks & Recreation	Construct 6 Pickleball Courts		✓	✓			Public Works Department	\$ 166,023.53	42.11% Im-pact Fees; SPLOST
Parks & Recreation	Construct 2 Playgrounds		✓		✓		Public Works Department	\$ 166,023.53	93.49% Im-pact Fees; SPLOST
Parks & Recreation	Construct 5 Pavilions		✓				Public Works Department	\$ 484,636.75	100% Im-pact Fees
Parks & Recreation	Construct 2 Restroom Buildings	✓		✓			Public Works Department	\$ 149,485.34	100% Im-pact 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% Im-pact Fees
Parks & Recreation	Construct 2 Disc Golf Courses		✓				Public Works Department	\$ 62,258.85	42.10% Im-pact Fees; SPLOST
Parks & Recreation	Provide 2 Benches	✓					Public Works Department	\$ 28,671.26	96.96% Im-pact Fees; SPLOST
Parks & Recreation	Add 55 Parking Spaces					✓	Public Works Department	\$ 128,278.53	99.98% Im-pact Fees; SPLOST

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



Presented by: Interim Director, Andrew Baker

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:

MPC

Special Use Permit

- Motion made for a 30-day deferral by Stanley Head and seconded by Jerry Hayes.
- Motion passed 7-0

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Initial Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

NA



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Case Petition: 240201

Applicant: Chase Hardin for Heritage Montessori School
Address/Location: Judy Dr. & Hwy 155 N (0 Judy Drive)
Council District 3: Scott Reeves
Request: Special Use Permit (SUP) to allow a school
Land Lot District: 123 of the 7th District
Tract Size: Approximately 6.018 +/- (Parcel M18-08004001)

Meetings:

03/12/24 Planning Commission Workshop
04/4/24 City Council Workshop
04/9/24 Planning Commission "Public Review"
4/15/24 City Council "Public Hearing"

Background Information:

The current zoning for the property is R- 100 (single-family residential).



North Boundary

Zoned: Henry County
Land Use: Vacant

East Boundary

Zoned: R-100 Single Family Residential
Land Use: Residential

South Boundary

Zoned: R-50 Single Family Residential
Land Use: Vacant

West Boundary

Zoned: R-100 Single Family Residential
Land Use: Residential



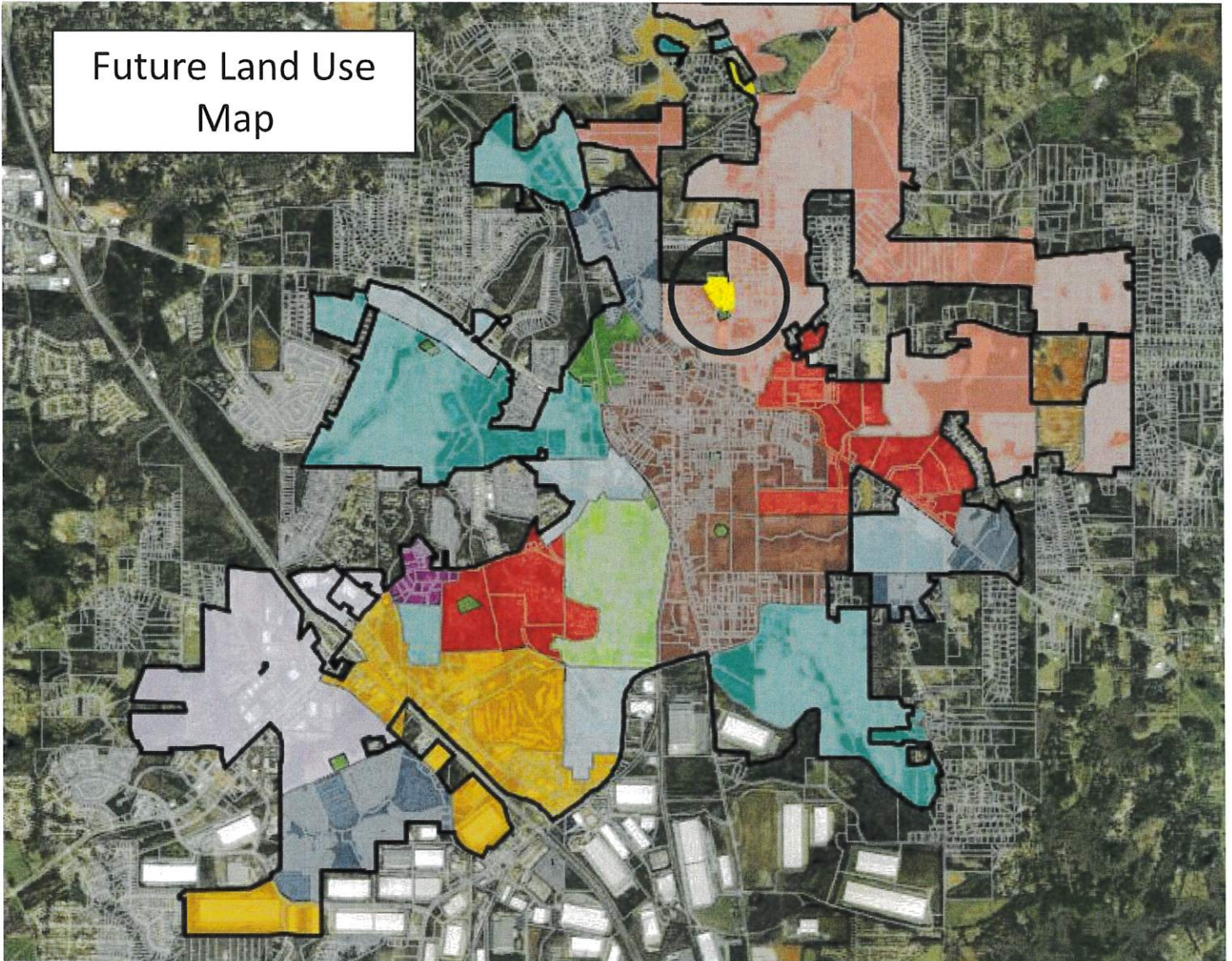
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Future Land Use
Map





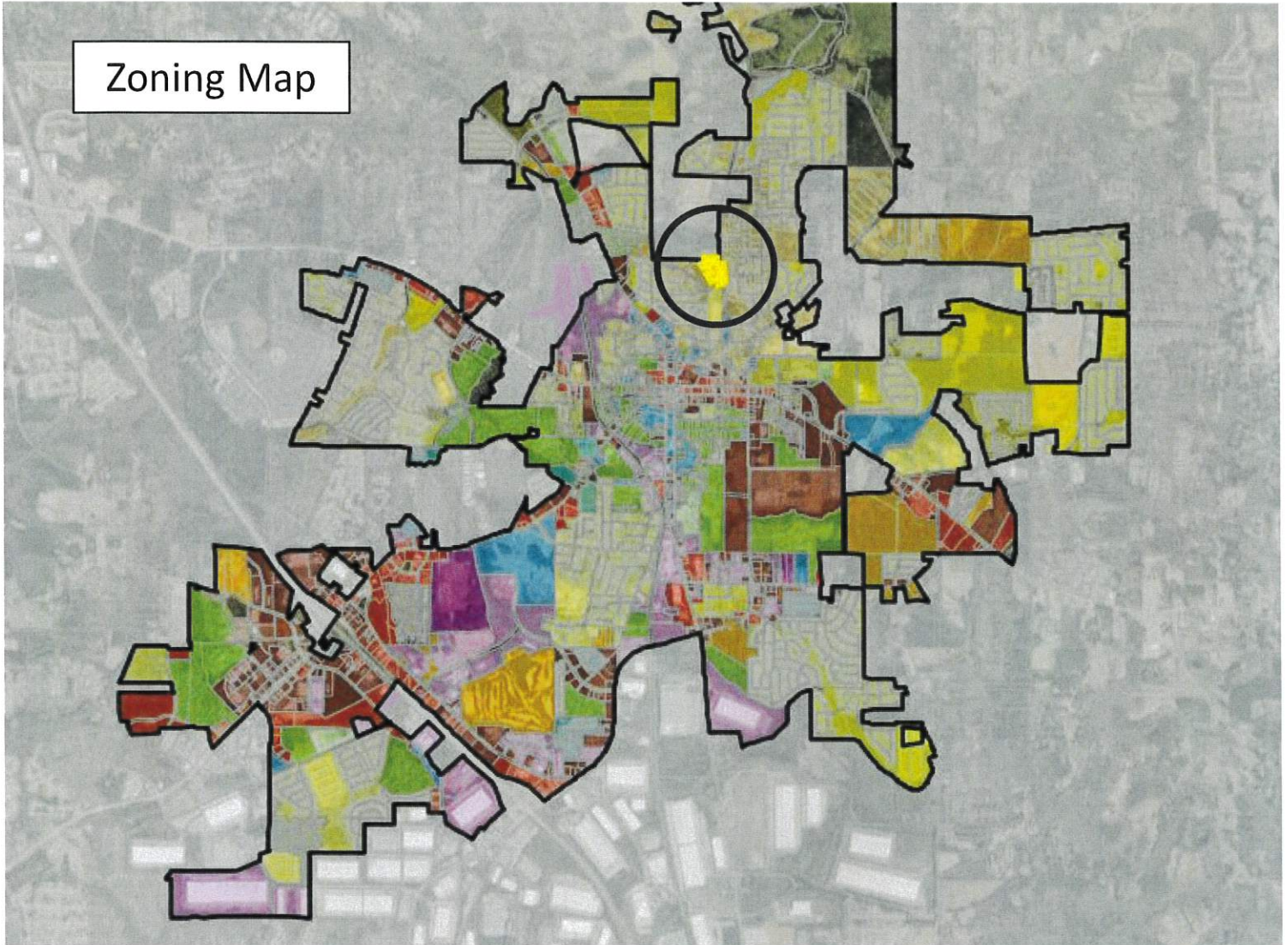
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Zoning Map



Parcels	C-2/M-1	C-3/M-1/R-50	M-1	D-Lowlands & M-1	R-75/R-85	RA-200	Outside City
City Limits	C-2/RCD/RM-75	C-3/R-50	M-1/R-10	R-100	R-75/R-85/RM-75/RA-200	RGP	
Zoning Classifications	C-2/RTD	C-3/RA-200	M-1/RA-200	R-50	R-75/RA-200	RGP/R-50	
C-1	C-3	C-3/RCD	M-2	R-50/RA-200	R-75/RGP	RM-75	
C-1/RA-200	C-3/C-2	C-4	MCDZ	R-75	R-75/RTD	RM-75CU	
C-2	C-3/M-1	FUTURE R/W	O-I	R-75/R-50	R-85	RTD	



City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

▶ Isolated District	No
▶ Possible overtaxing load on public facilities	No
▶ Cost increase to the City (<i>Public Utilities, schools streets, other public safety measures</i>)	Yes
▶ Impact on environment	No
▶ Amendment will be a deterrent to adjacent properties	No
▶ Current zoning may be used for the purpose intended	Yes
▶ Property to stay compatible with adjacent properties	Yes
▶ Property is consistent with FLUM	Yes
▶ Any character change to the Zoning District	Yes
▶ Does the amendment follow the zoning regulations	Yes
▶ Applicant submitted all information	Yes
▶ Any impact to neighboring residential properties	No
▶ Buffers have been adhered to	Yes



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Professional Staff (City/Henry County/State) Analysis:

Department Name: McDonough Police

Comments: Not a reviewing agency.

Department Name: McDonough Fire

Comments: Approval based on review for code compliance.

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

Comments: No initial comments returned – official plan review required.

Department Name: Stormwater

Comments: No initial comments returned – official plan review required.

Department Name: Water Distribution

Comments: No initial comments returned – official plan review required.

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Infrastructure:	Water Service:	City of McDonough
	Sewer Service:	City of McDonough
	Electricity:	Georgia Power
	Telephone:	AT & T
	Cable Television:	AT & T
	Schools:	Henry County Schools

Final Staff Recommendation by: Andrew Baker, Interim Community Development Director

The request is for a special use permit to allow the construction of a private school. Heritage Montessori School was founded in McDonough, GA over 23 years ago. The school is a K-12 educational institution proposing a 23,263 sq. foot development that includes a daycare and indoor gym. At full capacity, the proposed school will have up to 283 students and 19 staff persons. The current zoning is R-100 single-family residential district that permits single-family and customary accessory buildings, parks, playgrounds, community centers, home occupations, swimming pools, and other recreation facilities. According to section 17.28.020 within any R-100 districts, the following uses may be allowed upon obtaining a Special Use Permit from the City Council. Special Uses include Churches, Cemeteries, Schools, and public buildings. In other words, this is NOT a rezoning. It should be noted that staff received a petition in "opposition" from the neighborhood residents. Examples of the concerns include: traffic, storm drainage, surrounding land values, compatibility, parking, landscape buffers, etc. During the presentations, the following were major concerns:

Access - As located, it appears that Henry County will not allow the school to have an access point on SR 155. As a result, the entrance to the school is proposed on Judy Drive. The applicant has offered to provide a letter from HCDOT to validate that no access can be provided on SR 155.

Traffic – As proposed, staff needs further clarification on the traffic impact on Judy Lane. Preliminarily, the applicant provided some trip generation numbers based on the ITE manual but has offered to have a traffic engineer provide more concrete information. It is my understanding that a school patrol monitor will be assigned to assist with traffic during am and pm peak hours.

Elevations – there is interest in graphic illustrations of the proposed school to ensure neighborhood compatibility.

Staff recommends **Deferral** of the Special Use Permit until the applicant has:

- Host a community meeting with the residents;
- Conducted a full traffic study & draft a traffic mitigation plan
- Submit a conceptual building façade



City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

GENERAL CODE COMPLIANCE DISCLAIMER

The proposed project shall be developed consistent with the conditions in this report, all codes and ordinances of the City of McDonough, the State of Georgia, and all other applicable regulatory agencies.

NOTE: *All Concept Plans are accepted as illustrative drawings to represent an idea only and are not approved during the rezoning process as an official review and approval by Staff showing compliance with City Codes, State Laws, and Zoning conditions which are required during the plan review process.*

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 24-04-15001(SUP)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(1), AMENDING THE ZONING MAP OF THE CITY OF MCDONOUGH; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY HEREOF:

SECTION 1.

This ordinance applies to the following real property per the application filed by **Chase Hardin for the Heritage Montessori School**:

All that lot, tract or parcel of land, located on Judy Dr., otherwise known as Parcel #M18-08004001, lying and being in Land Lot(s) 123 of the 7th District of Henry County, Georgia, consisting of 6.018 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned R-100 (Single-Family Residential) with a Special Use Permit (SUP), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 15th day of April, 2024.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT

AGENDA ITEM SUMMARY
April 15, 2024, City Council Meeting
Item Number: 16



Presented by: Interim Director, Andrew Baker

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:

MPC

Zoning Modification

- Motion made to recommend Approval of the request with conditions by Stanley Head and seconded by Jerry Hayes.
- Motion passed (6-1)

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Final Staff Report
- Zoning Ordinance

OTHER DEPARTMENTAL REVIEW NEEDED:

NA



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Case Petition: 240204

Applicant: Tan Bowers
Address/Location: 2050 Avalon Pkwy (POD T)
Council District 4: Kam Varner
Request: A zoning modification petition to allow an open-air dining (Food Truck) and retail park.
Land Lot District: 194 of the 7th District
Tract Size: Approximately 1.21 +/- (Parcel 094-01052000)

Meetings:

03/12/24 Planning Commission Workshop
04/04/22 City Council Workshop
04/09/24 Planning Commission "Public Review"
04/15/24 City Council "Public Hearing"

Background Information:

In 2005, the subject property was rezoned to C-2 (Central Commercial) with conditions per ORD. #05-02-07003(Z). The conditions state that all proposed development shall require the review and approval of the conceptual site plans by the Mayor and City Council.



North Boundary

Zoned: O-I (Office-Institutional)
Land Use: Office Building

East Boundary

Zoned: M-1 (Light Industrial)
Land Use: U-Haul Storage Facility

South Boundary

Zoned: C-2 (Central Commercial)
Land Use: Vacant

West Boundary

Zoned: R-50 (Single Family Residential)
Land Use: Residential



City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

▶ Isolated District	No
▶ Possible overtaxing load on public facilities	No
▶ Cost increase to the City (<i>Public Utilities, schools streets, other public safety measures</i>)	No
▶ Impact on environment	No
▶ Amendment will be a deterrent to adjacent properties	No
▶ Current zoning may be used for the purpose intended	No
▶ Property to stay compatible with adjacent properties	Yes
▶ Property is consistent with FLUM	Yes
▶ Any character change to the Zoning District	No
▶ Does the amendment follow the zoning regulations	No
▶ Applicant submitted all information	Yes
▶ Any impact to neighboring residential properties	Yes
▶ Buffers have been adhered to	Yes



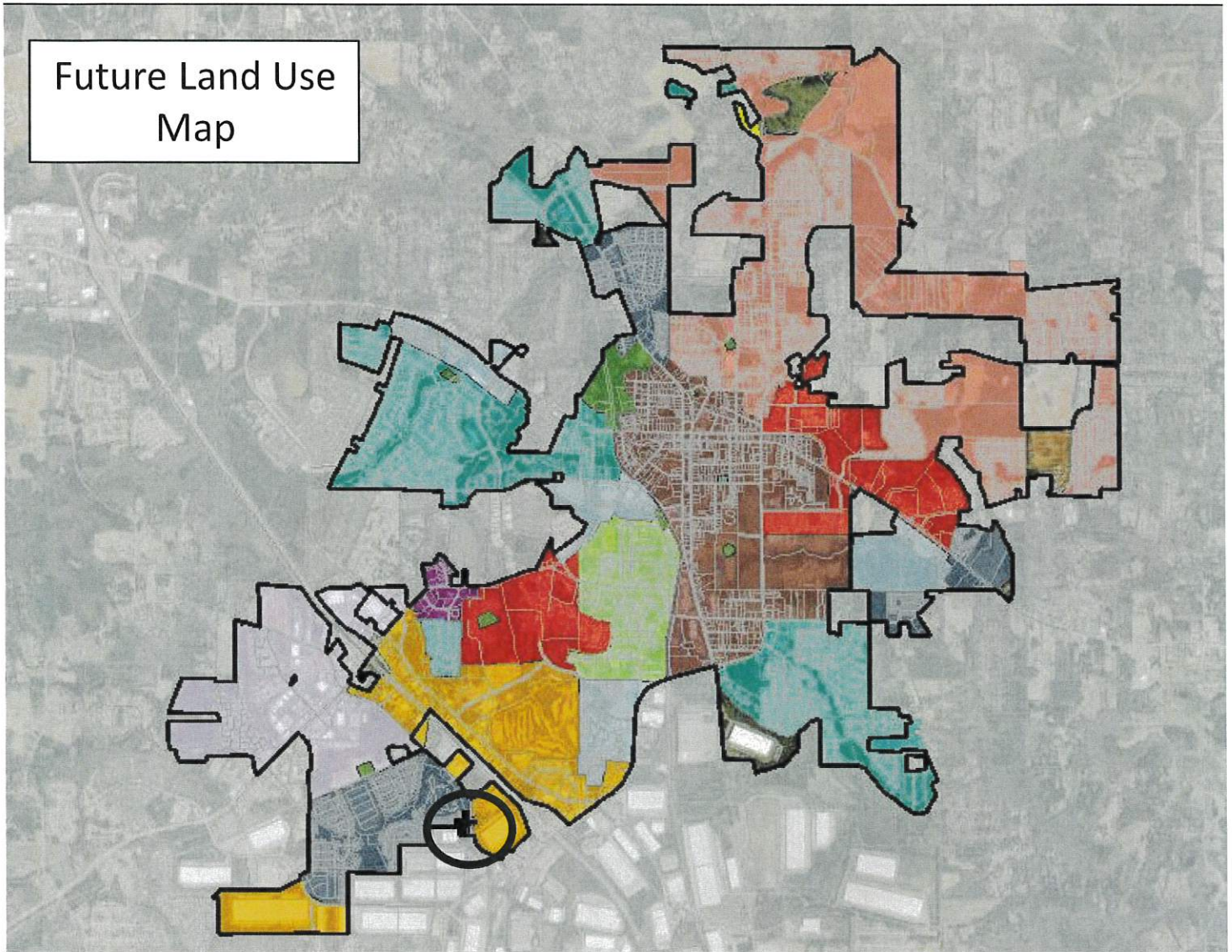
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Future Land Use
Map



Parcels	Greenspace	TCU	Office Park
City Limits	Highway Activity Center	Town Center	Regional Activity Center
Streets	Institutional/Public	Traditional Neighborhood Development	Gateway Industrial
Future Land Use	Suburban Residential	Suburban Mixed Use	Outside City
Estate Residential			



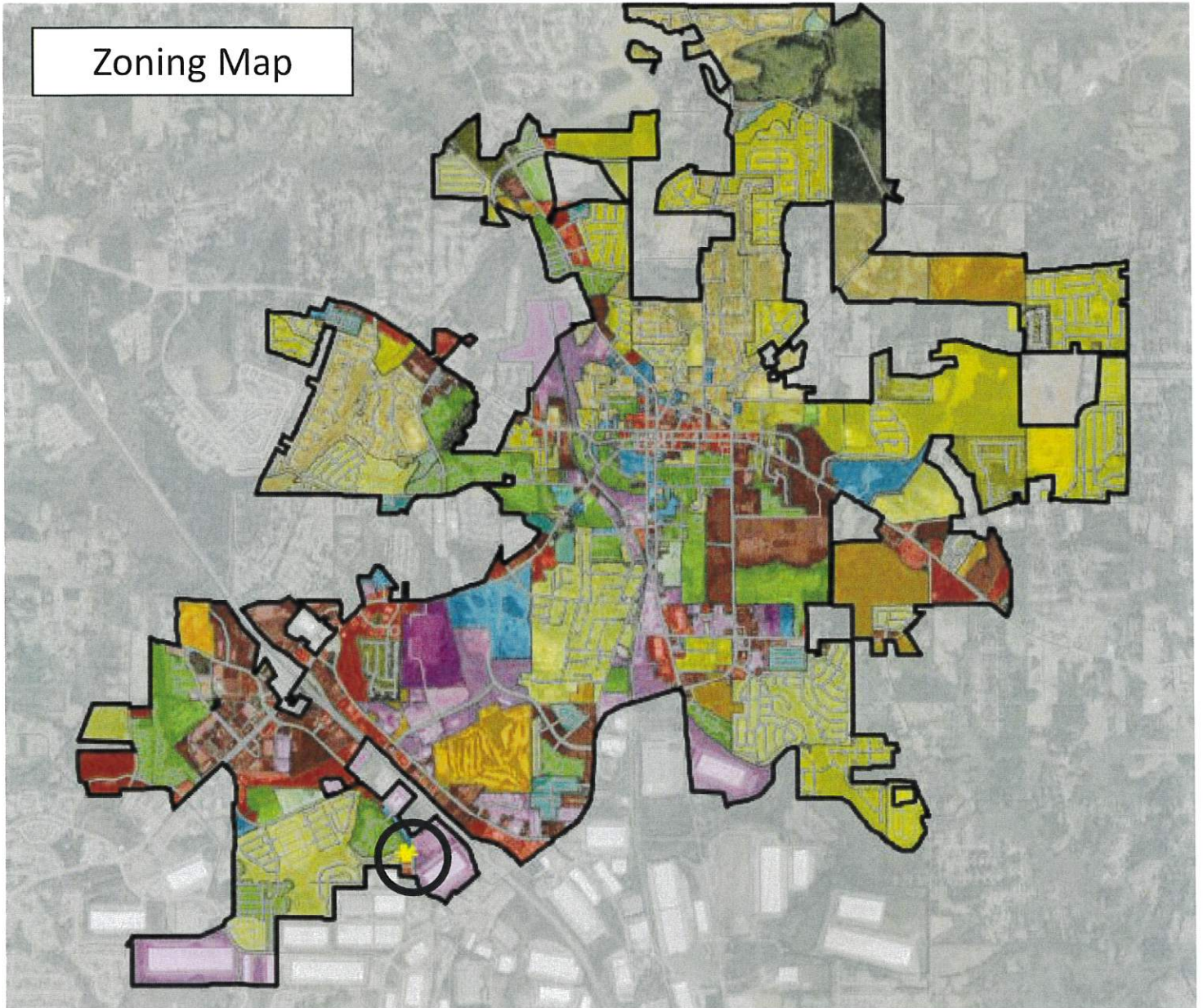
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Zoning Map



City Limits	C-2/M-1	C-3/M-1/R-50	M-1	O-I w/woods & M-1	R-75/R-85	RA-200	Outside City
Streets	C-2/RCD/RM-75	C-3/R-50	M-1/R-100	R-100	R-75/R-85/RM-75/RA-200	RGP	
Zoning Classifications	C-2/RTD	C-3/RA-200	M-1/RA-200	R-50	R-75/RA-200	RGP/R-50	
C-1	C-3	C-3/RCD	M-2	R-50/RA-200	R-75/RGP	RM-75	
C-1/RA-200	C-3/C-2	C-4	MCDZ	R-75	R-75/RTD	RM-75CU	
C-2	C-3/M-1	FUTURE R/W	O-I	R-75/R-50	R-85	RTD	



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Professional Staff (City/Henry County/State) Analysis:

Department Name: McDonough Police

Comments: Not a reviewing agency.

Department Name: McDonough Fire

Comments: Approval based on review for code compliance.

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

Comments: No initial comments returned – official plan review required.

Department Name: Stormwater

Comments: No initial comments returned – official plan review required.

Department Name: Water Distribution

Comments: No initial comments returned – official plan review required.

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.



City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

Conceptual Site Plan





City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

Concept Illustration





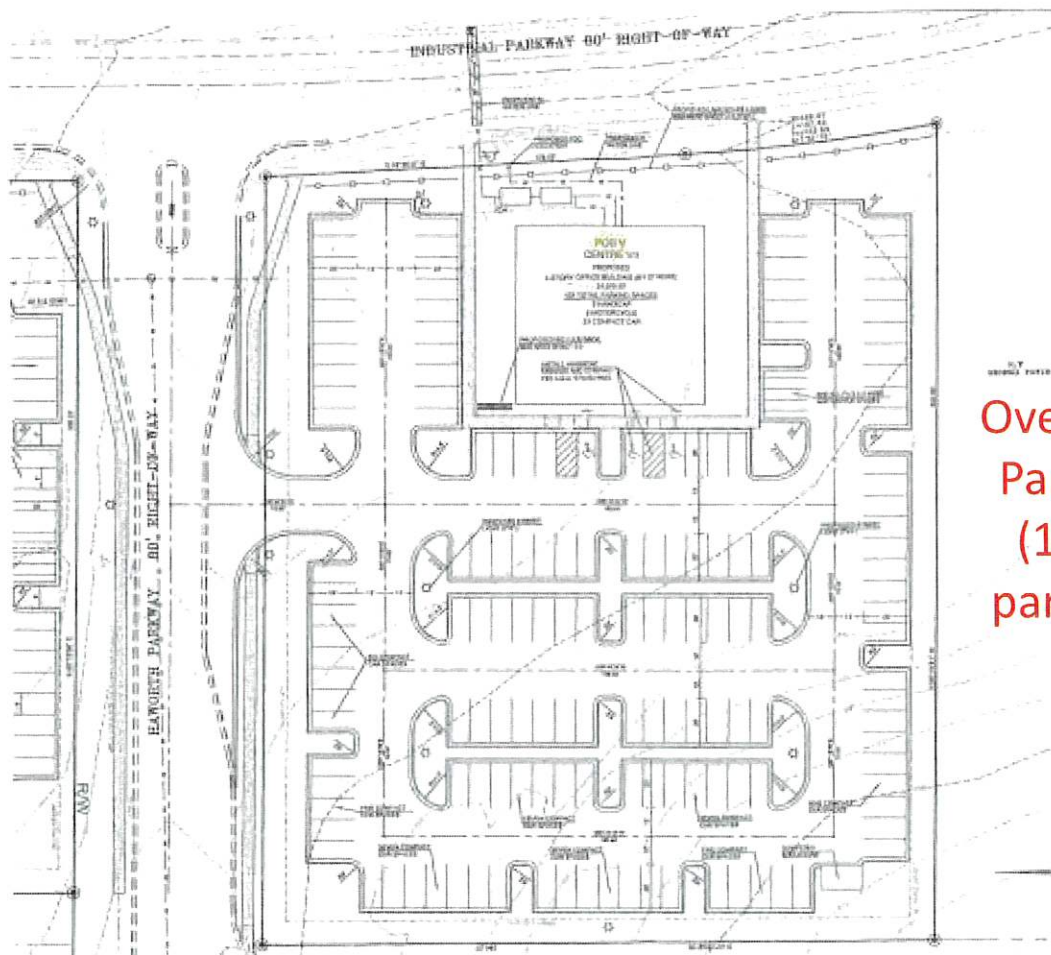
City of McDonough, GA

Community Development Department

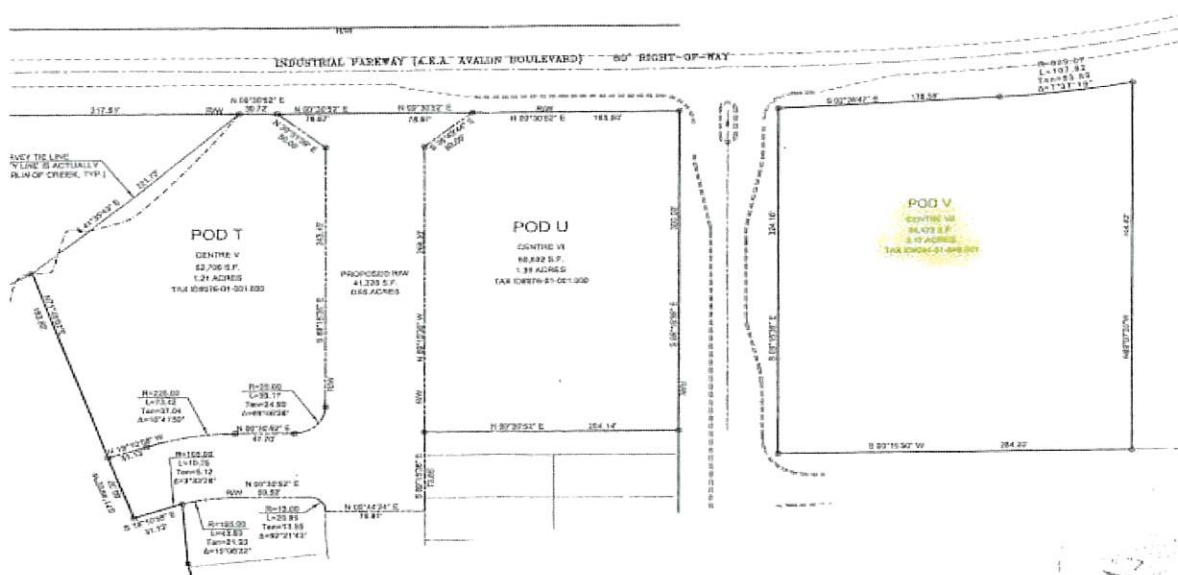
Rezoning Staff Report

For Recommendation Only

Conceptual Site Plan (Overflow Parking)



Overflow
Parking
(100+
parking)





City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Infrastructure:

Water Service:	Henry County Water Authority
Sewer Service:	Henry County Water Authority
Electricity:	Georgia Power
Telephone:	N/A
Cable Television:	N/A
Schools:	Henry County Schools

Final Staff Recommendation by: Andrew Baker, Interim Community Development Director

The Southside Community Marketplace is an intergenerational outdoor events operation that aim to support local artisans, farmers, and food businesses. The intended hours for the market are weekly from Thursdays and Fridays from 4 – 9 pm and Saturdays and Sundays from 2 – 9 pm.

The property is part of a Master Planned Development that was annexed into the city in 2003. The proposed parcel is known as Pod T on the plan, which is currently zoned as C-2 (central commercial) with conditions. The conditions limit the land use of Pod T to retail or shops and restaurants. Lastly, the zoning conditions associated with the property require that the site plan be reviewed and approved by the Mayor and City Council.

There are several primary concerns related to the establishment of the outside marketplace place which include: (1) traffic congestion at the entrance to the residential community; (2) loud music impacting the quality of life of the residents in the Cottages of Avalon; (3) potential appearance of the operation negatively impacting the neighborhood property values.

Staff recommends one-year **Approval with conditions** of the zoning modification and site plan to allow an open-air market (food truck/vendors) on parcel #094-01052000 and the concept plan. This one-year approval would allow the city an opportunity to determine if the use is a good neighbor and require the request to be renewed through the public hearing process for permanent use. This would allow the concerns to be evaluated for compatibility with the surrounding properties.

General

- Adherence to The Food Truck Ordinance, 23-07-06.2
- Maintain Parking Agreement on Pod T
- Limit the number of Food Trucks and Vendors per Mayor and Council



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Natural Environment

- Must keep lawn manicured and free from litter and debris. This includes daily removal of the trash and accumulation from the Marketplace (containers shall be emptied daily).

Built Environment

- *Right-of-way prohibition.* No mobile food vendor shall conduct business or operate in the public right-of-way.
- Vending structures shall not be left unattended or stored at any time on the open vending site when vending is not taking place or during restricted hours of operation.

Human Environment

- Install inter-parcel/directional signage
- Event organizers, vendors, and food truck organizers cannot canvass or post marketing materials within residential districts.
- Hours of operation. Thursdays and Fridays from 4 – 9 pm and Saturdays and Sundays from 2 – 8 pm.
- Noise restrictions. Except for ice cream trucks, a mobile food vendor shall not make sounds or announcements to call attention to the mobile food vehicle either while traveling on the public right-of-way or when stationary. At all times said mobile food vendor, ice cream truck, or push cart shall comply with the City noise ordinance.
- License visibility. The permit under which a mobile food vendor, ice cream truck, or push cart is operating must be firmly attached and visible on the mobile food vendor or push cart at all times.
- Alcohol sales are prohibited. The mobile food vendor may sell food and non-alcoholic beverage items.

GENERAL CODE COMPLIANCE DISCLAIMER

The proposed project shall be developed consistent with the conditions in this report, all codes and ordinances of the City of McDonough, the State of Georgia, and all other applicable regulatory agencies.

NOTE: *All Concept Plans are accepted as illustrative drawings to represent an idea only and are not approved during the rezoning process as an official review and approval by Staff showing compliance with City Codes, State Laws, and Zoning conditions which are required during the plan review process.*

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. 24-04-15002(ZM)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(1), AMENDING THE ZONING MAP OF THE CITY OF MCDONOUGH; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY HEREOF:

SECTION 1.

This ordinance applies to the following real property per the application filed by **Tan Bowers for Southside Community Marketplace:**

All that lot, tract or parcel of land, otherwise known 2050 Avalon Pkwy., POD T, (Parcel #094-01052000), lying and being in Land Lot(s) 194 of the 7th District of Henry County, Georgia, consisting of 1.21 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned C-2 (Central Commercial), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

SECTION 4.

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this day of , 2024.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY CLERK

EMILIA WALKER, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT