



INDICATION OF TERMS

REFERENCE NUMBER:	4140822
COMPANY NAME:	City of McDonough
TOTAL PAYABLE:	USD13,737.00
Premium breakdown:	
Cyber & Privacy:	USD10,687.00
Cyber Crime:	USD3,050.00
Policy Administration Fee:	USD0.00
TRIA:	USD0.00
BUSINESS OPERATIONS:	Municipality
LEGAL ACTION:	Worldwide
TERRITORIAL SCOPE:	Worldwide
REPUTATIONAL HARM PERIOD:	12 months
INDEMNITY PERIOD:	12 months
WAITING PERIOD:	8 hours
WORDING:	Cyber, Private Enterprise (US) v3.2
ENDORSEMENTS:	Policyholder Disclosure Notice Of Terrorism Insurance Coverage
SUBJECTIVITIES:	This quote is subject to the following being provided by the stated deadline: 1. Full details of the surplus lines broker, including name, company name, address, license number, state of filing and expiry date. (prior to binding) 2. Satisfactory confirmation that you have downloaded & registered our incident response mobile app, details of which can be found with your policy documents. (30 days post binding) 3. Signed version of the application form submitted, dated within 30 days of the required inception date. (14 days post binding) 4. Please provide name, position, email and telephone number for the designated contact to receive security related alerts and targeted threat intelligence. (14 days post binding) 5. Confirmation of prior year revenue. Terms subject to change (prior to binding)
POLICY PERIOD:	12 months
DATE OF ISSUE:	04 Apr 2024
OPTIONAL EXTENDED REPORTING PERIOD:	12 months for 100% of applicable annualized premium
SECURITY:	Certain underwriters at Lloyd's and other insurers



UNDERWRITER:

Craig Roach

THIS INDICATION OF TERMS IS ONLY VALID FOR 30 DAYS FROM THE DATE OF ISSUE

PLEASE REFER TO THE FOLLOWING PAGES FOR A FULL BREAKDOWN OF LIMITS,
RETENTIONS AND APPLICABLE CLAUSES



DECLARATIONS

THE FOLLOWING INSURING CLAUSES ARE SUBJECT TO AN EACH AND EVERY CLAIM LIMIT

INSURING CLAUSE 1: CYBER INCIDENT RESPONSE

SECTION A: INCIDENT RESPONSE COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD0 each and every claim

SECTION B: LEGAL AND REGULATORY COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD10,000 each and every claim

SECTION C: IT SECURITY AND FORENSIC COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD10,000 each and every claim

SECTION D: CRISIS COMMUNICATION COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD10,000 each and every claim

SECTION E: PRIVACY BREACH MANAGEMENT COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD10,000 each and every claim

SECTION F: THIRD PARTY PRIVACY BREACH MANAGEMENT COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD10,000 each and every claim

SECTION G: POST BREACH REMEDIATION COSTS

Limit of liability: USD50,000 each and every claim, subject to a maximum of 10% of all sums **we** have paid as a direct result of the **cyber event**

Deductible: USD0 each and every claim



INSURING CLAUSE 2: CYBER CRIME

SECTION A: FUNDS TRANSFER FRAUD

Limit of liability:	USD250,000	each and every claim
Deductible:	USD10,000	each and every claim

SECTION B: THEFT OF FUNDS HELD IN ESCROW

Limit of liability:	USD250,000	each and every claim
Deductible:	USD10,000	each and every claim

SECTION C: THEFT OF PERSONAL FUNDS

Limit of liability:	USD250,000	each and every claim
Deductible:	USD10,000	each and every claim

SECTION D: EXTORTION

Limit of liability:	USD1,000,000	each and every claim
Deductible:	USD10,000	each and every claim

SECTION E: CORPORATE IDENTITY THEFT

Limit of liability:	USD250,000	each and every claim
Deductible:	USD10,000	each and every claim

SECTION F: TELEPHONE HACKING

Limit of liability:	USD250,000	each and every claim
Deductible:	USD10,000	each and every claim

SECTION G: PUSH PAYMENT FRAUD

Limit of liability:	USD50,000	each and every claim
Deductible:	USD10,000	each and every claim

SECTION H: UNAUTHORIZED USE OF COMPUTER RESOURCES

Limit of liability:	USD250,000	each and every claim
Deductible:	USD10,000	each and every claim



INSURING CLAUSE 3: SYSTEM DAMAGE AND BUSINESS INTERRUPTION

SECTION A: SYSTEM DAMAGE AND RECTIFICATION COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD10,000 each and every claim

SECTION B: INCOME LOSS AND EXTRA EXPENSE

Limit of liability: USD1,000,000 each and every claim, sub-limited to USD1,000,000 in respect of **system failure**

Deductible: USD10,000 each and every claim

SECTION C: ADDITIONAL EXTRA EXPENSE

Limit of liability: USD100,000 each and every claim

Deductible: USD10,000 each and every claim

SECTION D: DEPENDENT BUSINESS INTERRUPTION

Limit of liability: USD1,000,000 each and every claim, sub-limited to USD1,000,000 in respect of **system failure**

Deductible: USD10,000 each and every claim

SECTION E: CONSEQUENTIAL REPUTATIONAL HARM

Limit of liability: USD1,000,000 each and every claim

Deductible: USD10,000 each and every claim

SECTION F: CLAIM PREPARATION COSTS

Limit of liability: USD25,000 each and every claim

Deductible: USD0 each and every claim

SECTION G: HARDWARE REPLACEMENT COSTS

Limit of liability: USD1,000,000 each and every claim

Deductible: USD10,000 each and every claim



THE FOLLOWING INSURING CLAUSES ARE SUBJECT TO AN AGGREGATE LIMIT

INSURING CLAUSE 4: NETWORK SECURITY & PRIVACY LIABILITY

SECTION A: NETWORK SECURITY LIABILITY

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD10,000	each and every claim, including costs and expenses

SECTION B: PRIVACY LIABILITY

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD10,000	each and every claim, including costs and expenses

SECTION C: MANAGEMENT LIABILITY

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD10,000	each and every claim, including costs and expenses

SECTION D: REGULATORY FINES

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD10,000	each and every claim, including costs and expenses

SECTION E: PCI FINES, PENALTIES AND ASSESSMENTS

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD10,000	each and every claim, including costs and expenses

INSURING CLAUSE 5: MEDIA LIABILITY

SECTION A: DEFAMATION

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD10,000	each and every claim, including costs and expenses

SECTION B: INTELLECTUAL PROPERTY RIGHTS INFRINGEMENT

Aggregate limit of liability:	USD1,000,000	in the aggregate, including costs and expenses
Deductible:	USD10,000	each and every claim, including costs and expenses

INSURING CLAUSE 6: TECHNOLOGY ERRORS AND OMISSIONS

NO COVER GIVEN



INSURING CLAUSE 7: COURT ATTENDANCE COSTS

Aggregate limit of liability: USD100,000 in the aggregate

Deductible: USD0 each and every claim



POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

ATTACHING TO POLICY N/A

NUMBER:

THE INSURED: City of McDonough

WITH EFFECT FROM: -

Coverage for acts of terrorism is included in your policy. You are hereby notified that under the Terrorism Risk Insurance Act, as amended in 2015, the definition of act of terrorism has changed. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019 and 80% beginning on January 1, 2020, of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your annual premium that is attributable to coverage for acts of terrorism is USD0.00 and does not include any charges for the portion of losses covered by the United States government under the Act.

SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE POLICY

CONSENT AGENDA ITEM SUMMARY
May 20, 2024, City Council Workshop
Item Number: 6C



Presented by: Chief Dave Williams

Public Safety – Fire Department

ITEM SUMMARY:

Request approval to pay Ten-8 a total of \$21,399.36 for equipment for the new pumper & aerial trucks.

SPECIAL CONSIDERATIONS OR CONCERNS:

This was previously approved in the SPLOST V budget.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$21,399.36

FUNDING SOURCE:

SPLOST V: Project 9; Public Safety Facilities & Equipment – 326.5.3520.54.1200

ATTACHMENTS:

Invoices 1310040376 and 1310040930

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



TEN-8 FIRE & SAFETY, LLC
2904 59TH AVENUE DRIVE EAST

BRADENTON, FL 34203
USA
Phone: 800-228-8368
Fax: 941-756-2598

Sell To:

MCDONOUGH FIRE DEPT

88 KEYS FERRY STREET
MCDONOUGH GA 30253
USA

Copy

INVOICE

Invoice Number **1310040376** Document Date **04/15/24** Page **1/2**

Customer No. **C00627** Federal Tax ID - Business Partner

PO Number

GREG MOORE

Sales Employee

Email

Roberts, Van

vroberts@ten8fire.com

Delivery Address

MCDONOUGH FIRE DEPT

Same as Bill-to

Description	Quantity Shipped	UoM	Disc. %	Price	Total
21K2505-H52 2 WAY BALL VALVE 5" STORZ X (2) 2.5" NHM	1	EA	0.00	551.88	551.88
531-2 LADDER BELT - MEDIUM	2	EA	0.00	154.09	308.18
531-3 LADDER BELT - LARGE	2	EA	0.00	154.09	308.18
531-4 LADDER BELT -X-LARGE	2	EA	0.00	154.09	308.18
NCCC-28 NON-CONDUCTIVE CABLE CUTTERS, 28"	4	EA	0.00	115.91	463.64
RH-6 NEW YORK ROOF HOOK 6'	2	EA	0.00	122.73	245.46
NH-8 PIKE POLE 8 FT WOOD	2	EA	0.00	94.09	188.18
GAH-04 4' GEORGIA HOOK	2	EA	0.00	156.82	313.64
NH-10 PIKE POLE 10 FT WOOD	2	EA	0.00	115.91	231.82
CH-312 CAN HARNESS	10	EA	0.00	54.55	545.50
J-HOOK J-HOOK OPENS PANIC DOORS	4	EA	0.00	34.09	136.36
TDKEY TRIPLE DROP ELEVATOR KEY	4	EA	0.00	43.64	174.56
MA36Y MAXX AXE 36" ON YELLOW HANDLE WITH OVERSTRIKE GRIP	4	EA	0.00	129.55	518.20
FAP-8 FORCE AXE PICK HEAD 8LB	2	EA	0.00	122.73	245.46
B10-30BLU-50 BIG-10 3.0" X 50' BLUE	20	SECT	0.00	295.17	5,903.40

****PARTIAL ORDER INVOICE FOR ITEM(S) SHIPPED TO DATE****

All returns must be initiated within 30 days of receipt of product and will be charged a restocking fee. Contact your sales representative to receive a Return Materials Authorization (RMA). Special order parts are not returnable. Full terms and conditions for returns can be found on our website at <https://ten8fire.com/return-policy>
Please remit to: Ten-8 Fire and Safety, LLC, P.O. Box 749713 Atlanta Ga. 30374-9713
Net 30 terms apply unless otherwise defined.



TEN-8 FIRE & SAFETY, LLC
2904 59TH AVENUE DRIVE EAST

BRADENTON, FL 34203
USA
Phone: 800-228-8368
Fax: 941-756-2598

Sell To:

MCDONOUGH FIRE DEPT

88 KEYS FERRY STREET
MCDONOUGH GA 30253
USA

Copy

INVOICE

Invoice Number Document Date Page
1310040376 **04/15/24** **2/2**

Customer No. Federal Tax ID - Business Partner

C00627

PO Number

GREG MOORE

Sales Employee Email

Roberts, Van **vroberts@ten8fire.com**

Delivery Address

MCDONOUGH FIRE DEPT

Same as Bill-to

						Currency: \$
Description	Quantity Shipped	UoM	Disc. %	Price	Total	
FREIGHT CHARGE FOR FULL ORDER TO BE INCLUDED ON UPCOMING INVOICE						

Shipping Type:

Subtotal: **\$ 10,442.64**
Total Before Tax: **\$ 10,442.64**
Total Tax Amount: **\$ 0.00**
Total Amount: \$ 10,442.64

All returns must be initiated within 30 days of receipt of product and will be charged a restocking fee. Contact your sales representative to receive a Return Materials Authorization (RMA). Special order parts are not returnable. Full terms and conditions for returns can be found on our website at <https://ten8fire.com/return-policy>
Please remit to: Ten-8 Fire and Safety, LLC, P.O. Box 749713 Atlanta Ga, 30374-9713
Net 30 terms apply unless otherwise defined.



TEN-8 FIRE & SAFETY, LLC
2904 59TH AVENUE DRIVE EAST

BRADENTON, FL 34203
USA
Phone: 800-228-8368
Fax: 941-756-2598

Sell To:

MCDONOUGH FIRE DEPT

88 KEYS FERRY STREET
MCDONOUGH GA 30253
USA

Original

INVOICE

Invoice Number **1310040930** Document Date **04/22/24** Page **1/1**

Customer No. Federal Tax ID - Business Partner

C00627

PO Number

GREG MOORE

Sales Employee

Email

Roberts, Van

vroberts@ten8fire.com

Delivery Address

MCDONOUGH FIRE DEPT

Same as Bill-to

Description	Quantity Shipped	UoM	Disc. %	Price	Total
V16-BD-SP-WH 16" PPV, WITH SHORE POWER, NO BATTERY, NO CHARGER, W/WHEEL AND HANDLE	1	EA	0.00	4,043.18	4,043.18
UE-095-NF EDUCTOR 95 GPM 1.5" FEMALE X 1.5" MALE W/36" HOSE	2	EA	0.00	700.57	1,401.14
FJ-LX-G LX-FOAMJET - G-FORCE LOW EXPANSION	2	EA	0.00	267.61	535.22
AV5N3-N3 HYDRANT QTR TURN VALVE 2.5 FEMALE X 2.5 MALE	2	EA	0.00	415.91	831.82
D9SAW-KP DEWALT FLEX 60V MAX 9" CUT-OFF SAW W/3 BLADES, CHARGER 2.9AH BATTERIES	1	EA	0.00	1,158.13	1,158.13
SDWTRILT DEWALT 20V MAX CORDLESS TRIPOD LIGHT ONLY	3	EA	0.00	269.49	808.47
SDWTRILT DEWALT 20V MAX CORDLESS TRIPOD LIGHT ONLY	2	EA	0.00	269.49	538.98

****PARTIAL ORDER INVOICE FOR ITEM(S) SHIPPED TO DATE****

Shipping Type:

Subtotal: **\$ 9,316.94**

Freight: **\$ 1,639.78**

Total Before Tax: **\$ 10,956.72**

Total Tax Amount: **\$ 0.00**

Total Amount: \$ 10,956.72

All returns must be initiated within 30 days of receipt of product and will be charged a restocking fee. Contact your sales representative to receive a Return Materials Authorization (RMA). Special order parts are not returnable. Full terms and conditions for returns can be found on our website at <https://ten8fire.com/return-policy>
Please remit to: Ten-8 Fire and Safety, LLC, P.O. Box 749713 Atlanta Ga. 30374-9713
Net 30 terms apply unless otherwise defined.

CONSENT AGENDA ITEM SUMMARY
May 20, 2024, City Council Meeting
Item Number: 6D



Presented by: Brian Linton

Department: Technology Services

ITEM SUMMARY:

Request for approval pay the invoice from the Henry County Board of Commissioners for the use of Tyler New World Public Safety System Software by the Police Department totaling \$25, 254.39.

SPECIAL CONSIDERATIONS OR CONCERNS:

The Police Department utilizes Henry County's Tyler New World Public Safety System; and the City is billed on the number of calls dispatched to the City of McDonough. We recently migrated to this from Tyler Technologies on April 1, 2024.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$25,254.39

FUNDING SOURCE:

Line Item - 100.5.1535.52.1301
This was budgeted and approved in FY 23-24.

ATTACHMENTS:

Henry County Board of Commissioners invoice.

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

**HENRY COUNTY BOARD OF
COMMISSIONERS-FINANCE**

140 Henry Pkwy
McDonough, GA 30253 US
asorrow@co.henry.ga.us



INVOICE

BILL TO

Brian Liton
City Of McDonough
McDonough City Hall
136 Keys Ferry St.
McDonough, GA 30253

INVOICE # 1139

DATE 04/25/2024

DUE DATE 04/25/2024

TERMS Due on receipt

ACTIVITY	AMOUNT
Tyler New World Public Safety System Software Initial setup and building out cost. Billing based on IGA signed July 19, 2022 Resolution 22-189	25,254.39

Please make checks payable to:

Henry County Board of Commissioners

140 Henry Pkwy

McDonough, GA. 30253

Attn: Accounts Receivable

Any questions please call Ammarie Pressley at 770-288-6539

BALANCE DUE

\$25,254.39

AGENDA ITEM SUMMARY
May 20, 2024, City Council Workshop
Item Number: 10



Presented by: Chief Ken Noble

Public Safety – Police Department

ITEM SUMMARY:

Request approval of implementation and signing of a new contract for an additional 11 FLOCK cameras. This will be a 24-month contract for the additional 11 cameras, plus a one-time implementation fee of \$7,150.00 (\$650.00 per camera).

(Subsequent year due one year after contract signing of \$33,500.00).

SPECIAL CONSIDERATIONS OR CONCERNS:

Purchase of the 11 cameras was approved on May 2, 2024.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

(11) Implementation Fees at \$7,150.00

FUNDING SOURCE:

ARPA Funds – Line Item: 230-5.3520.54.1208

ATTACHMENTS:

(1) Quote and (3) Supporting Documents

OTHER DEPARTMENTAL REVIEW NEEDED:

X Yes

___ No

OTHER DEPARTMENTAL REVIEW

X Finance



(New) 11 Requested Flock Cameras Placement

Five (5) new cameras will pair with existing cameras. They are:

1. Avalon Park Way @ Hwy 20 west
2. Avalon pkwy @ Haworth Park Way
3. South Point Blvd @ Hwy 20 west
4. South point Blvd @ Hwy 81 west
5. Philips Dr @ Hwy 20 west

Two (2) new locations cameras will pair together. They are:

6. McDonough Park Way @ Hwy 42 northbound
7. McDonough Park Way @ Hwy 42 southbound

Cameras 8-11 will not pair with other cameras, but are vital locations based on crime stats. They are:

- Hwy 20 west @ Holiday Inn
- Jonesboro Road @ Whispering Wind Drive
- Station 52
- Racetrack Rd near roundabout @ Irish Lake Rd



Existing Flock Cameras List

- #01 HWY 20 SB @ Avalon
- #02 HWY 42 NB @ AmChar
- #03 HWY 42 SB @ Carrington Green
- #04 HWY 81 EB @ Travis Dr
- #05 - Hwy 42 @ Carrington Green NB
- #06 Hwy 42 @ AmChar SB
- #07 - Hwy 155 @ Farris Dr NB
- #08 - Hwy 81 @ Travis Dr WB
- #09 Industrial Bl @ N McDonough (WB)
- #10 Simpson St @ Hwy 81 (EB)
- #11 Old Griffin Rd @ Racetrack Rd (NB)
- #12 Old Griffin Rd @ N McDonough Rd (SB)
- #13 Racetrack Rd @ Premiere Wy (EB)
- #15 S Point Bl @ McDonough Hampton Rd (NB)
- #16 S Point Bl @ Hwy 81
- #17 Avalon Pk @ McDonough Hampton Rd (SB)
- #19 Avalon Pk @ Haworth Pk (NB)
- #20 Fayetteville Rd @ Doris St (WB)
- #22 Bridges Rd @ Hwy 81 (WB)
- #24 Industrial Bl @ Old Industrial (SB)
- #25 Henry Pkwy Connector @ N McDonough Rd (WB)
- #27 Phillips Dr @ Hwy 81 (SB)
- #28 Old Griffin Rd @ James St (SB)

Flock Safety + GA - McDonough PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Mike Venable
mike.venable@flocksafety.com
7065800510

flock safety



ORDER FORM

This order form ("Order Form") hereby incorporates and includes the terms of the previously executed agreement (the "Terms") which describe and set forth the general legal terms governing the relationship (collectively, the "Agreement"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "Effective Date")

Customer:	GA - McDonough PD	Initial Term:	24 Months
Legal Entity Name:	GA - McDonough PD	Renewal Term:	24 Months
Accounts Payable Email:	khelgerson@mcdonoughga.org	Payment Terms:	Net 30
Address:	50 Lawrenceville St. McDonough, Georgia 30253	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$33,500.00
Flock Safety LPR Products			
Flock Safety Falcon ®	Included	11	Included
LPR Integration Subscription	Included	2	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	11	\$7,150.00
Subtotal Year 1:			\$40,650.00
Annual Recurring Subtotal:			\$33,500.00
Estimated Tax:			\$0.00
Contract Total:			\$74,150.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$40,650.00
Annual Recurring after Year 1	\$33,500.00
Contract Total	\$74,150.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description	Terms
Flock Safety Falcon ®	An infrastructure-free license plate reader camera that utilizes Vehicle Fingerprint® technology to capture vehicular attributes.	The Term shall commence upon first installation and validation of Flock Hardware.
One-Time Fees	Service Description	
Installation on existing infrastructure	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.	
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.	
Professional Services - Advanced Implementation Fee	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.	

FlockOS Features & Description

FlockOS Features	Description
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By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: GA - McDonough PD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____

Steve Morgan

From: David Williams
Sent: Tuesday, April 30, 2024 3:57 PM
To: Steve Morgan
Subject: MFD: 2023 Give Burns the Boot / GA FF Burn Foundation Information
Attachments: IMG_0446.heic

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Chief Administrator:

All shifts participated in the 2023 boot drives, and \$12,977.32 was received as donations. All monetary donations were turned over to the GA Firefighter Burn Foundation.

This year, the GA FF Appreciation & Awards Ceremony was held on April 19 at the Emory Conference Center Hotel in Atlanta. [Georgia Firefighter Appreciation and Awards Luncheon - GFBB](#)

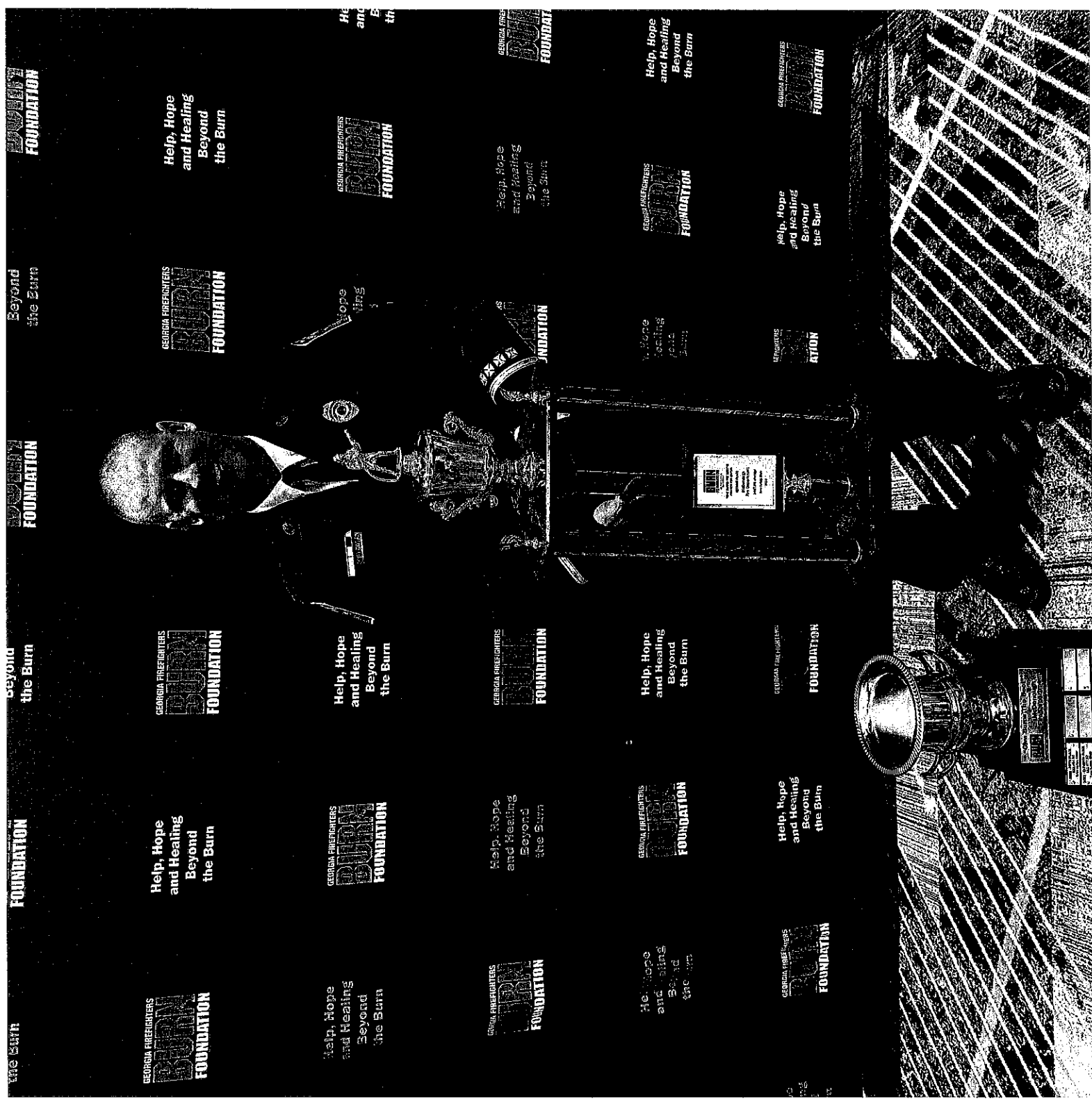
- McDonough Fire Department was awarded the 2nd Place Trophy for Money per Capita; average of \$447.49
- McDonough Fire Department was awarded the 11th Place Trophy for Overall State; \$12,977.32

Respectfully,



Dave Williams, Fire Chief
McDonough Fire Department
Office: 678-782-6252
Cell: 678-350-8044
Fax: 678-782-6466
DWilliams@McDonoughGa.org

Disclaimer: This email, along with any files, documents, and/or attachments thereto, is intended only for use of the addressee(s) named herein and may contain legally privileged or otherwise private information. If you are not the intended recipient(s) or have received this email in error, you are hereby notified that any dissemination, distribution or copying of any information contained in or attached to this email, is strictly prohibited; you're instructed to notify me immediately by return email or phone call to a number listed above and permanently delete the original and any copy of this email in its entirety or any portion thereof. This communication does not form any contractual obligation on behalf of the sender, the sender's employer, affiliates or subsidiaries.



Help, Hope and Healing Beyond the Burn

Help, Hope and Healing Beyond the Burn

Help, Hope and Healing Beyond the Burn

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Help, Hope and Healing Beyond the Burn

Help, Hope and Healing Beyond the Burn

GEORGIA FIREFIGHTERS
BURN
FOUNDATION

Help, Hope and Healing Beyond the Burn

GEORGIA FIREFIGHTERS
BURN
FOUNDATION

GEORGIA FIREFIGHTERS
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Help, Hope and Healing Beyond the Burn

GEORGIA FIREFIGHTERS
BURN
FOUNDATION

Help, Hope and Healing Beyond the Burn

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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% effective May 1st of each year.

7. Municipal Facility Services – The parties agree that as of the Amendment Effective Date, the services set forth on Exhibit D shall be replaced with the Exhibit D to this agreement.

[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: _____

By: _____

Name: _____

Name: _____

Title: _____

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

Extra Unscheduled Pick up Per Call \$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%

EXHIBIT D

MUNICIPAL FACILITY SERVICES

The following collection services will be provided to Municipal Facilities free of charge during the term of the Agreement:

City Hall	136 Keys Ferry	One 4yd Dumpster 1x week
Fire Department	88 Keys Ferry	One 8yd Dumpster 1x week
Police Department	50 Lawrence Street	One 4yd Dumpster 1x week
Water Plant	8 Dogwood Lane	One 8yd Dumpster 1x week
Alexander Park	300 Atlanta Street	One 4yd Dumpster 1x week
Craig Park	825 South Cedar Street	Six Residential Trash Carts 1x Week
Richard Craig Park	100 Cap Welsh Road	Fourteen residential Trash Carts 1x Week
RL Simpson Park	300 Simpson Street	One 4yd Dumpster 1x week
Public Works	305 Race Track Road	One 8yd Dumpster 1x week
Avalon Park	1068 Industrial Way	Six Residential Trash Carts 1x Week
City Building	21 Tarpley Street	One 8yd Dumpster 1x week
City Hall	77 Lawrence Street	One 30yd Rolloff, as needed

AGENDA ITEM SUMMARY
May 20, 2024, City Council Meeting
Item Number: 13



Presented by: Andrew Baker

Community Development Department

ITEM SUMMARY:

The request for Case #240205 (Lake Dow Storage Facility) is to obtain a Special Use Permit. The address of the subject property is Lake Dow Rd, (Parcel #107-01004000), and lies within 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 - **POSTPONED**
- **5/20/2024 City Council Public Hearing & Vote**

RECOMMENDATION:

MPC

- Latonua Hawkins made motion for denial, Eric Calhoun seconded.
- Motion passed (6-0)

CDD STAFF: Denial as submitted by applicant.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #24-05-20002(SUP)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA

Community Development Department

Rezoning Staff Report (**Revised**)

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" - **Deferred to May 14, 2024**
4/15/24 City Council "Public Hearing" - **Deferred to May 20, 2024**

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



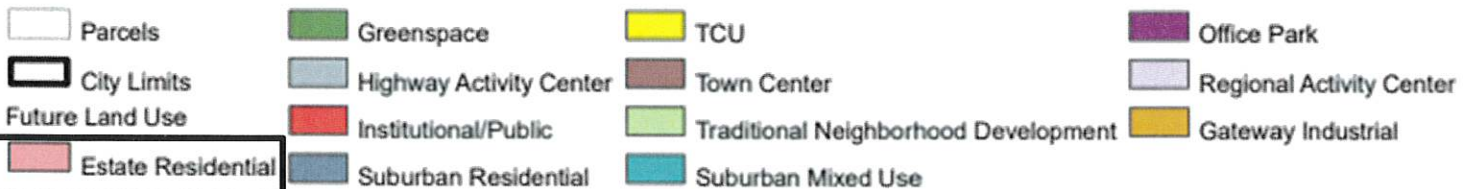
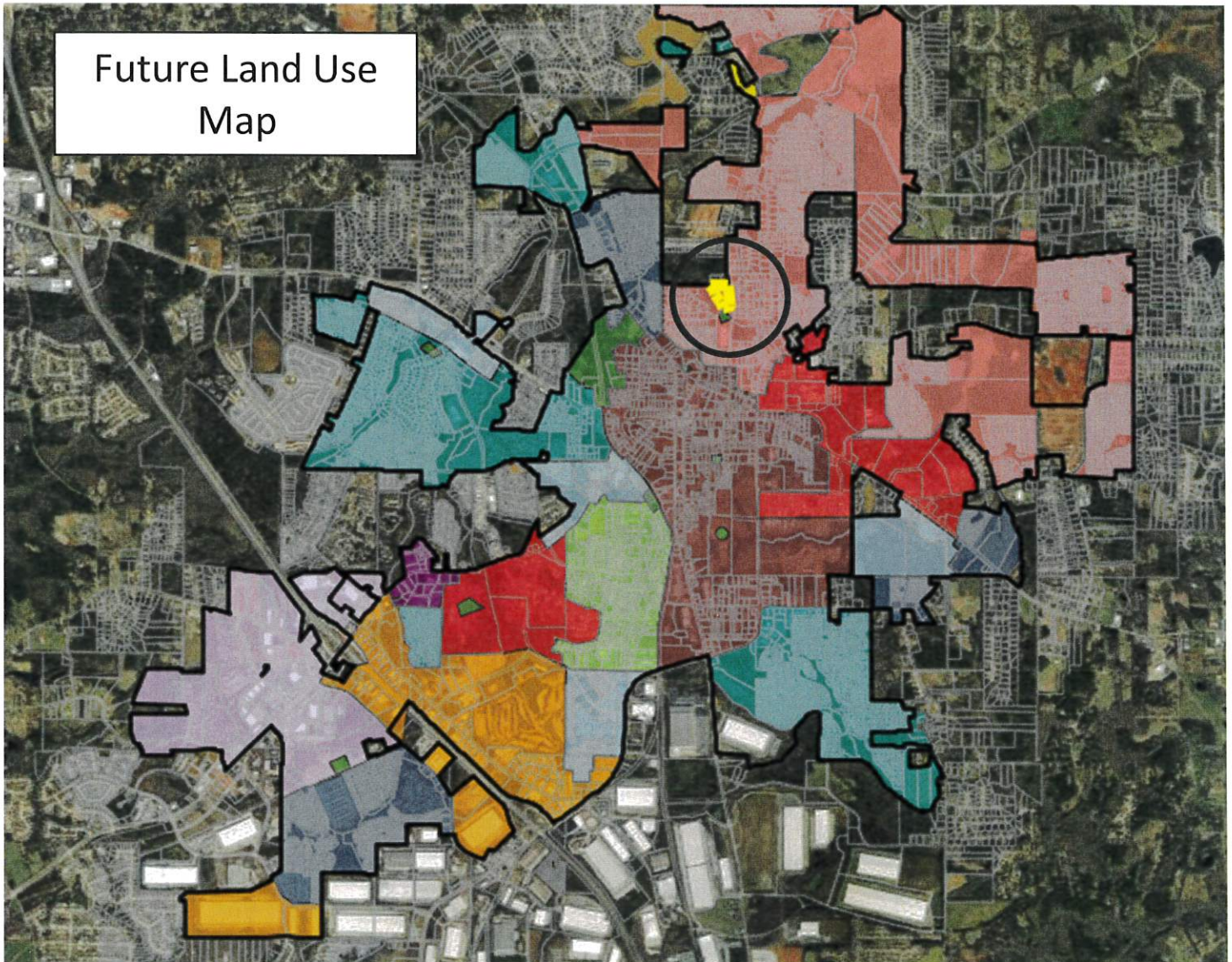
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Future Land Use
Map





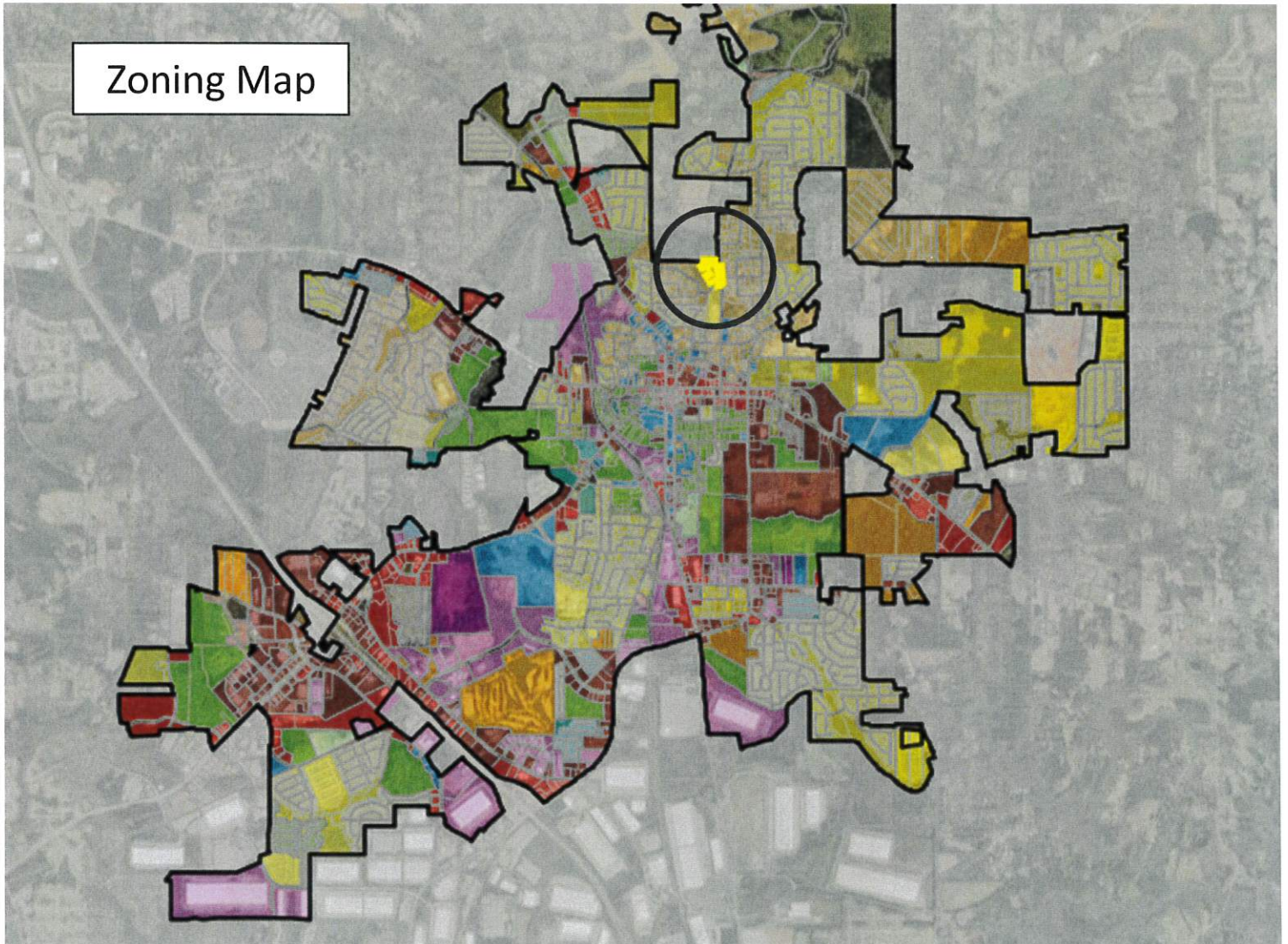
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Zoning Map



Parcels	C-2/M-1	C-3/M-1/R-50	M-1	O-Landscapes & 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.



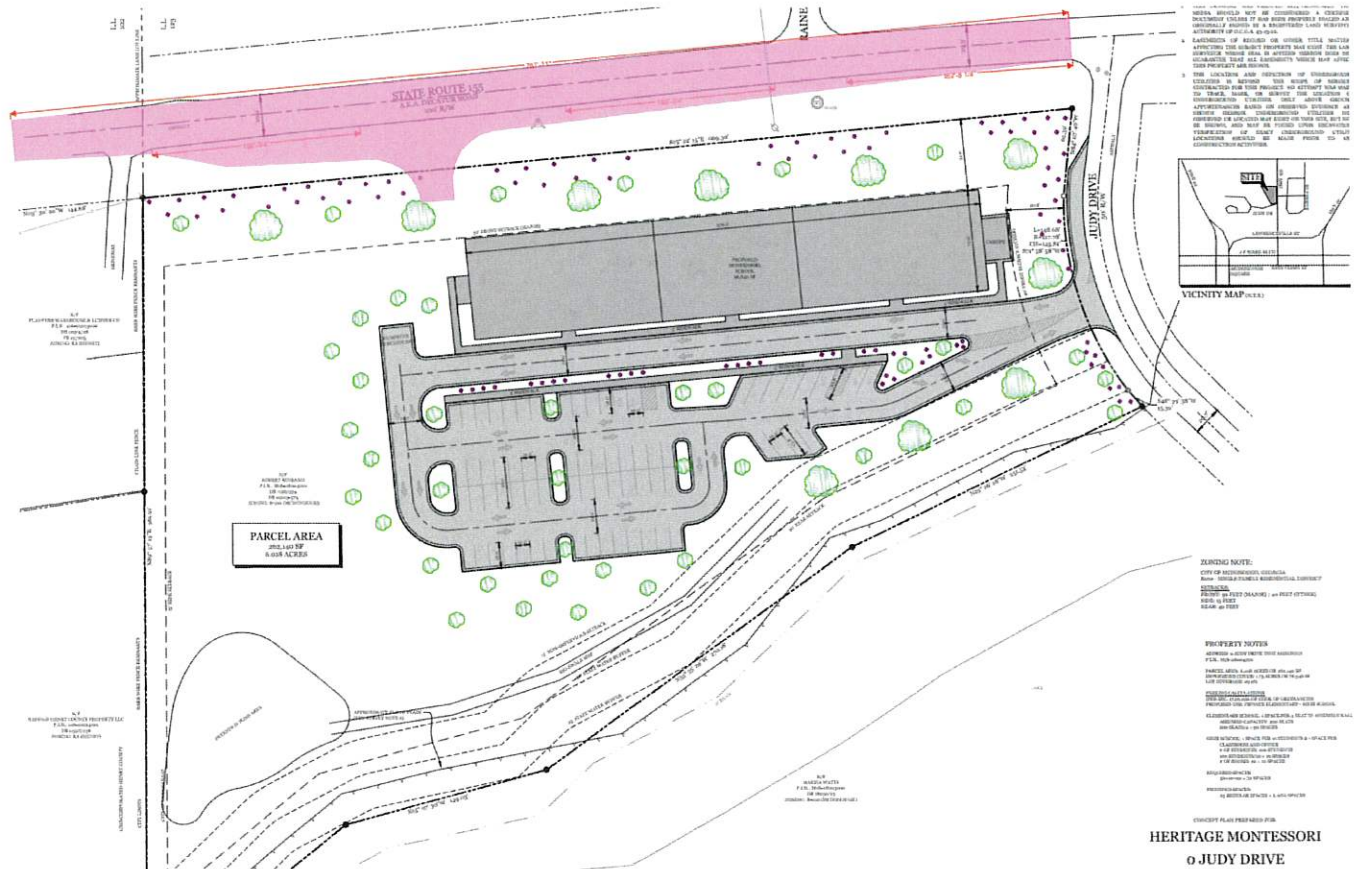
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Revised Concept Plan

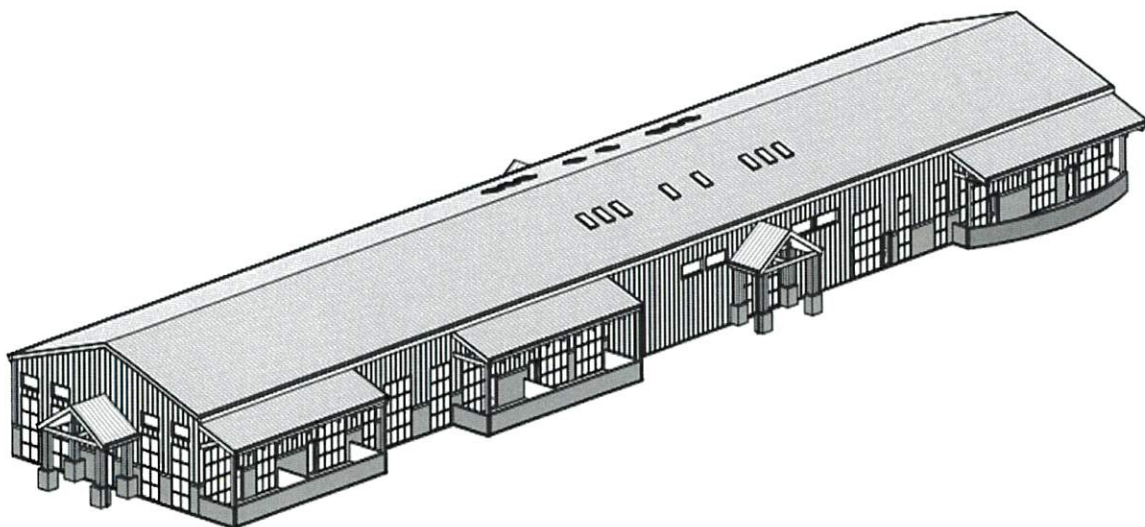
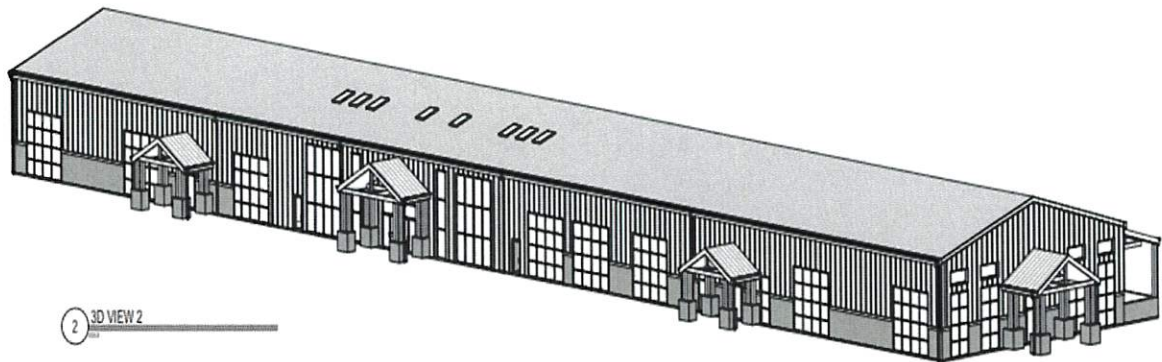


Revised plan changes highlighted in purple showing possible access to 155. However, the plans should not show access to Judy Drive. Further more the circulation and connection to parking is incomplete.



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

Elevations





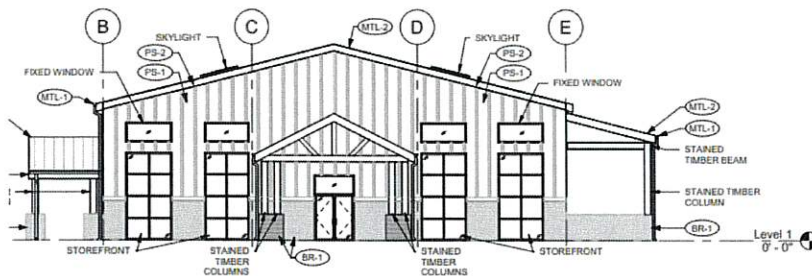
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Elevations & Building Materials



4 SOUTH ELEVATION FACING JUDY DRIVE
SCALE 3/32" = 1'-0"

GENERAL NOTES:

- GC TO PROVIDE PROPER FLASHING, SEALANTS AND ATTACHMENTS AT ALL DISSIMILAR MATERIALS AND TRANSITIONS OF CONSTRUCTION TO IMPEDE THE INFILTRATION OF MOISTURE INTO THE BUILDING. PER CODE.
- PROVIDE PROPER FLASHING, SEALANTS AND ATTACHMENTS AT ALL AWNING AND CANOPIES PER CODE AND MANUFACTURER SPECS.

EXTERIOR FINISH SCHEDULE:

BR-1	BRICK VENEER
	COLOR: TBD GRID: TBD SIZE: MODULAR (3 5/8" X 2 1/4" X 7 5/8") MANUF: TBD
PS-1	FIBER CEMENT BOARD AND BATTEN SOUND AND TRIM
	COLOR: PAINTED TBD PER MANUFACTURER. SATIN SHEEN FINISH MANUF: JAMES HARDIE, OR EQUAL
PS-2	FIBER CEMENT FASCIA / RAKE BOARD TRIM
	COLOR: PAINTED TO MATCH ROOF (GC TO CUSTOM COLOR MATCH WITH SHERWIN WILLIAMS OR APPROVED EQUAL. SATIN SHEEN FINISH) MANUF: JAMES HARDIE, OR EQUAL
PS-3	FIBER CEMENT SOFFIT
	COLOR: PAINTED TO MATCH ROOF (GC TO CUSTOM COLOR MATCH WITH SHERWIN WILLIAMS OR APPROVED EQUAL. SATIN SHEEN FINISH) MANUF: JAMES HARDIE, OR EQUAL
MTL-1	METAL GUTTER & DOWNSPOUTS
	COLOR: TBD TO MATCH METAL ROOF
MTL-2	STANDING SEAM METAL ROOF
	SEE ROOF PLAN, A-1.30 COLOR: TBD



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only **(Revised 5/14/2024)**

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 **(Second Revision)**

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** – Previously, the applicant stated that GDOT would not grant access to SR 155 and wanted to utilize Judy Drive. **On May 9, 2024, I received a letter from Mr. Chase Hardin stating..."the school will Not utilize the access to our location via Judy Drive. We will instead move the main access point to Hwy 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. **Based on the above, this is no longer a major concern for Judy Drive.**
- **Elevations** – the elevation was presented at the last PC meeting but staff had not review the rendering. **The elevation was submitted as part of the email on May 9, 2024 shows the building material to be a metal panel with a small percentage of brick accents. Staff does not support the use of metal in residential neighborhoods.**

According to the City Engineer, Judy Drive is a narrow two-lane roadway approximately 18 feet wide, 900 feet long from Highway 155 to the intersection of Tracy Lane, provides access for 52 homes, and has one access point which is at the intersection of Highway 155. The drainage issues result from insufficient ditches, but mostly from undersized culverts as well as the breach of the pond Dam just⁹ upgrade of the roadway. The City will initiate roadway improvements to Judy Drive in SPLOST 6.



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

Staff continues to recommend “Denial” of any request to utilize Judy Drive and would “Conditionally Approve” the school only with access on SR 155 provided the applicant :

- (1) Meets GDOT requirements of a left turn lane, storage lanes, taper and road widening according to GDOT regulations.*
- (2) A revised site plan to eliminate all access to Judy Drive and show circulation and parking connection.*
- (3) A more acceptable building material for the building façade.*
- (4) A landscape plan that illustrates trees to be saved and fencing.*

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. 24-05-20001(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 20th day of May, 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
May 20, 2024, City Council Meeting
Item Number: 14



Presented by: Andrew Baker

Community Development Department

ITEM SUMMARY:

The request for Case #240205 (Lake Dow Storage Facility) is to obtain a Special Use Permit. The address of the subject property is Lake Dow Rd, (Parcel #107-01004000), and lies within 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 - **POSTPONED**
- **5/20/2024 City Council Public Hearing & Vote**

RECOMMENDATION:

MPC

- Latonua Hawkins made motion for denial, Eric Calhoun seconded.
- Motion passed (6-0)

CDD STAFF: Denial as submitted by applicant.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #24-05-20002(SUP)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only **(Revised)**

Case Petition: 240205

Applicant: Steve Moore of Moore Bass for Storage Units McDonough (Lake Dow Self Storage)
Address/Location: Lake Dow Rd.
Council District 3: Scott Reeves
Request: A Special Use Permit to allow for a multistory climate-controlled self-storage facility.
Land Lot District: 152 of the 7th District
Tract Size: Approximately 5.15 +/- (Parcel 107-01004000)

Meetings:

03/12/24 Planning Commission Workshop
04/04/24 City Council Workshop
04/09/24 Planning Commission "Public Review" **(Deferred to May 14, 2024)**
04/15/24 City Council "Public Hearing" **(Deferred to May 20, 2024)**

Background Information:

The parcel adjoins a Master Development Plan that was rezoned from C-2 (central commercial) to C-3 (highway commercial) with conditions per ORD #07-08-06006(Z). The subject property consists of 10.16 acres of land, however, a portion of the above-referenced tract, consisting of 5.15 acres of land is proposed to be developed as a self-storage facility.



North Boundary

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

East Boundary

Zoned: R-75 Single Family Residential
Land Use: Residential

South Boundary

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

West Boundary

Zoned: C-3 (highway commercial)
Land Use: Vacant



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 <i>The applicant is requesting a special use permit.</i>	Yes
▶ 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	Yes
▶ Applicant submitted all information	Yes
▶ Any impact to neighboring residential properties	No
▶ Buffers have been adhered to	Yes

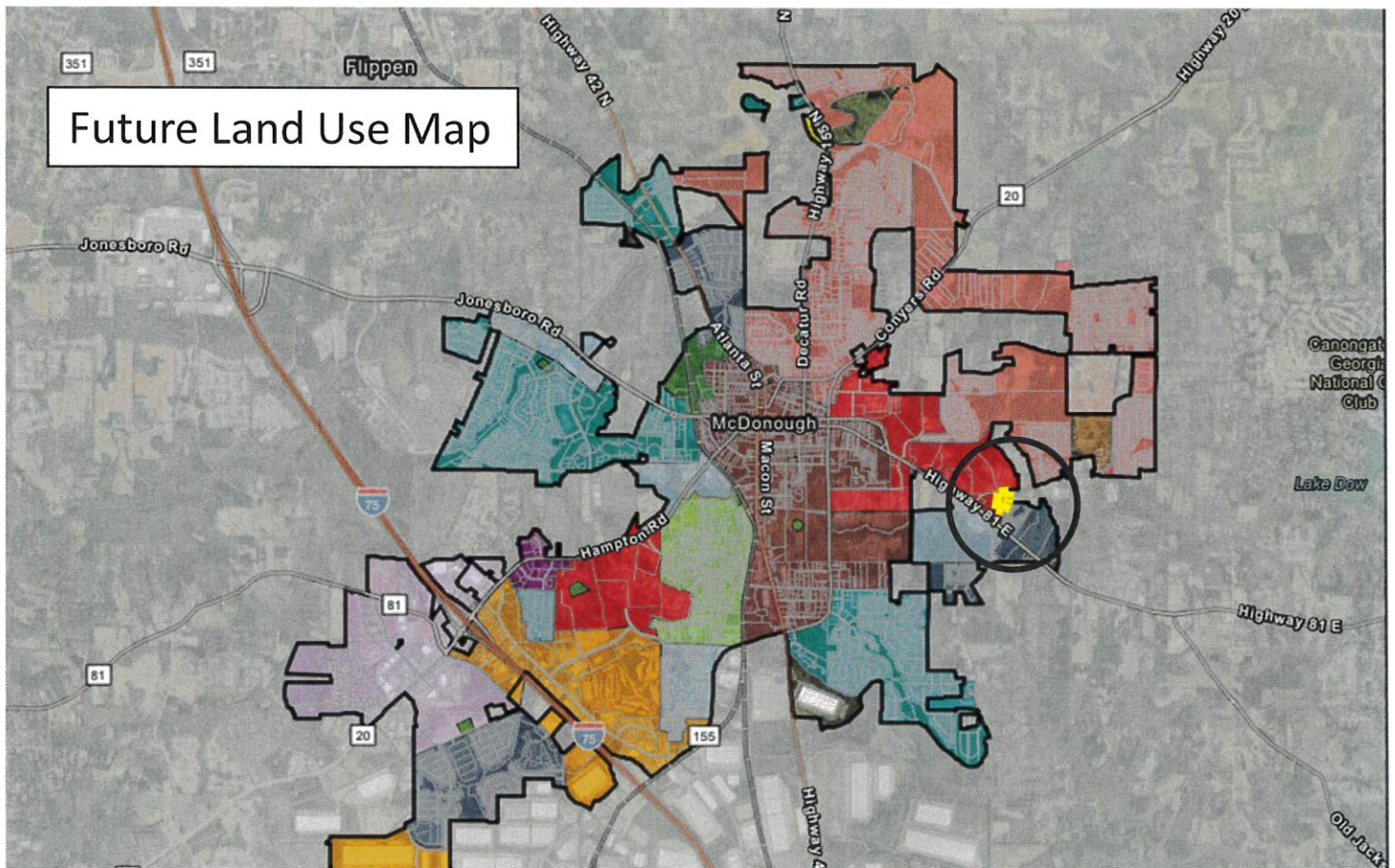


City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only



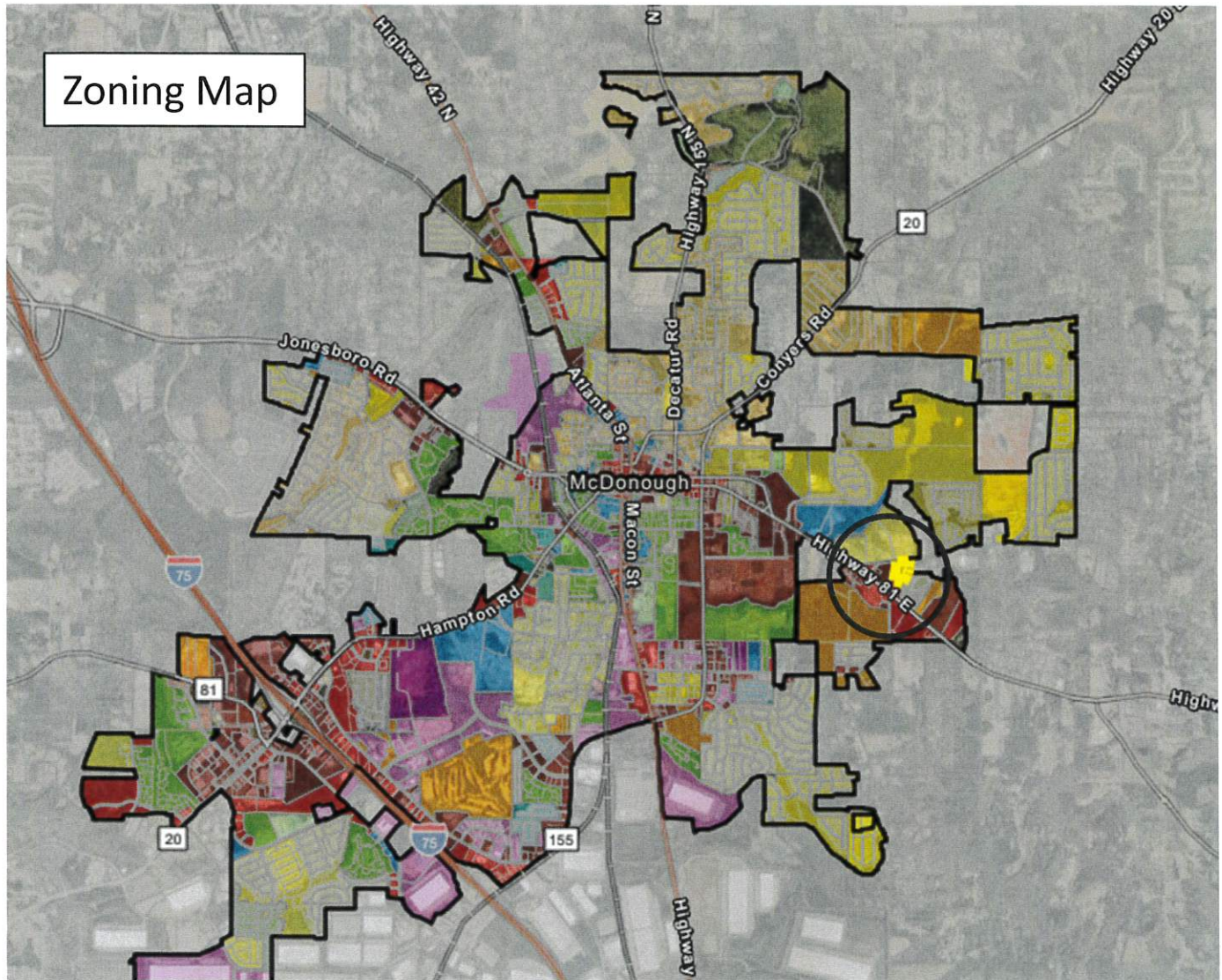


City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only



Parcels	C-2	C-3M-1	FUTURE RW	O-1	R-75/R-50	R-85	RTD
City Limits	C-2/M-1	C-3M-1/R-50	M-1	O-1 w/condos & 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	



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: Approval of the development.

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.



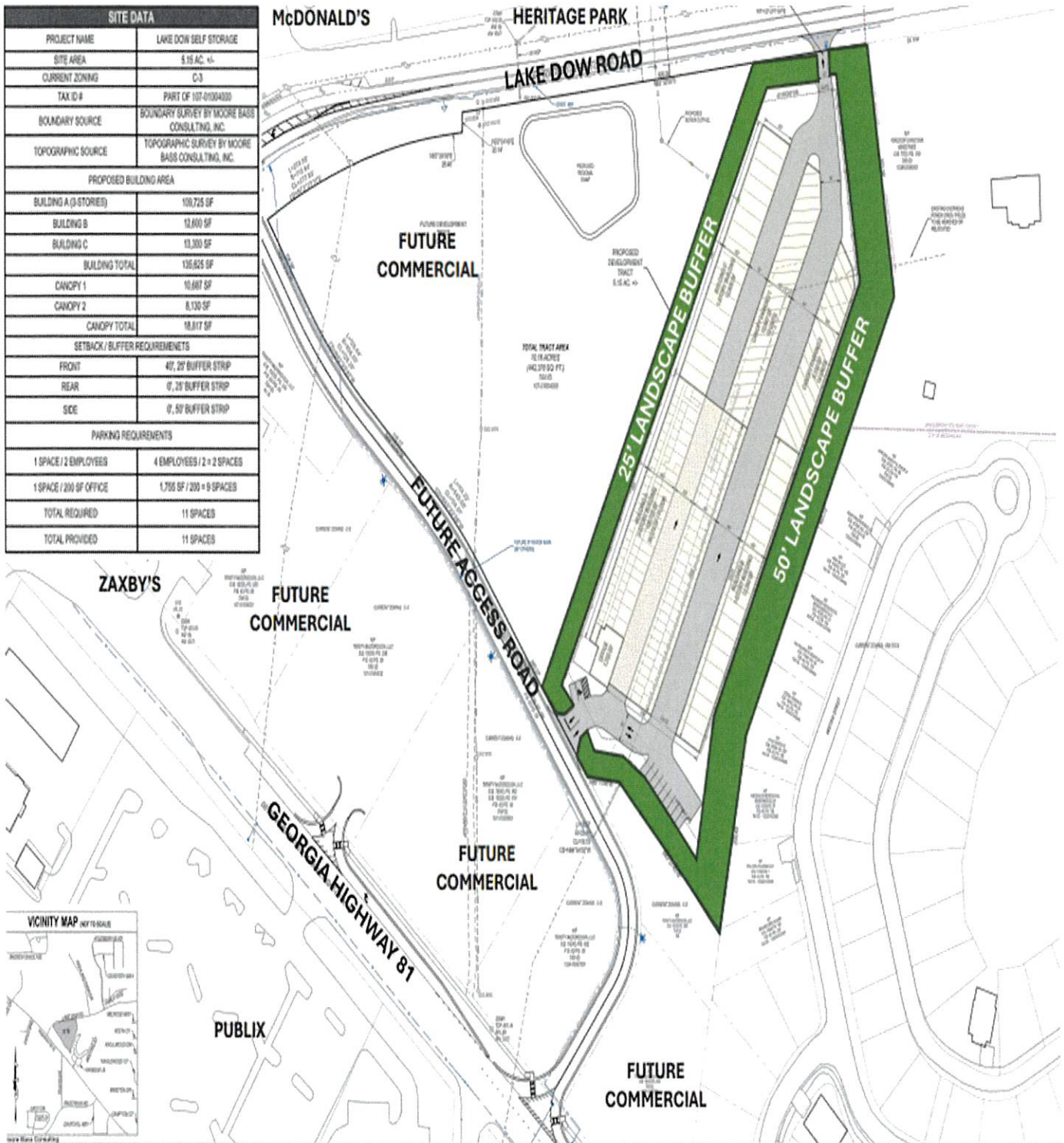
City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

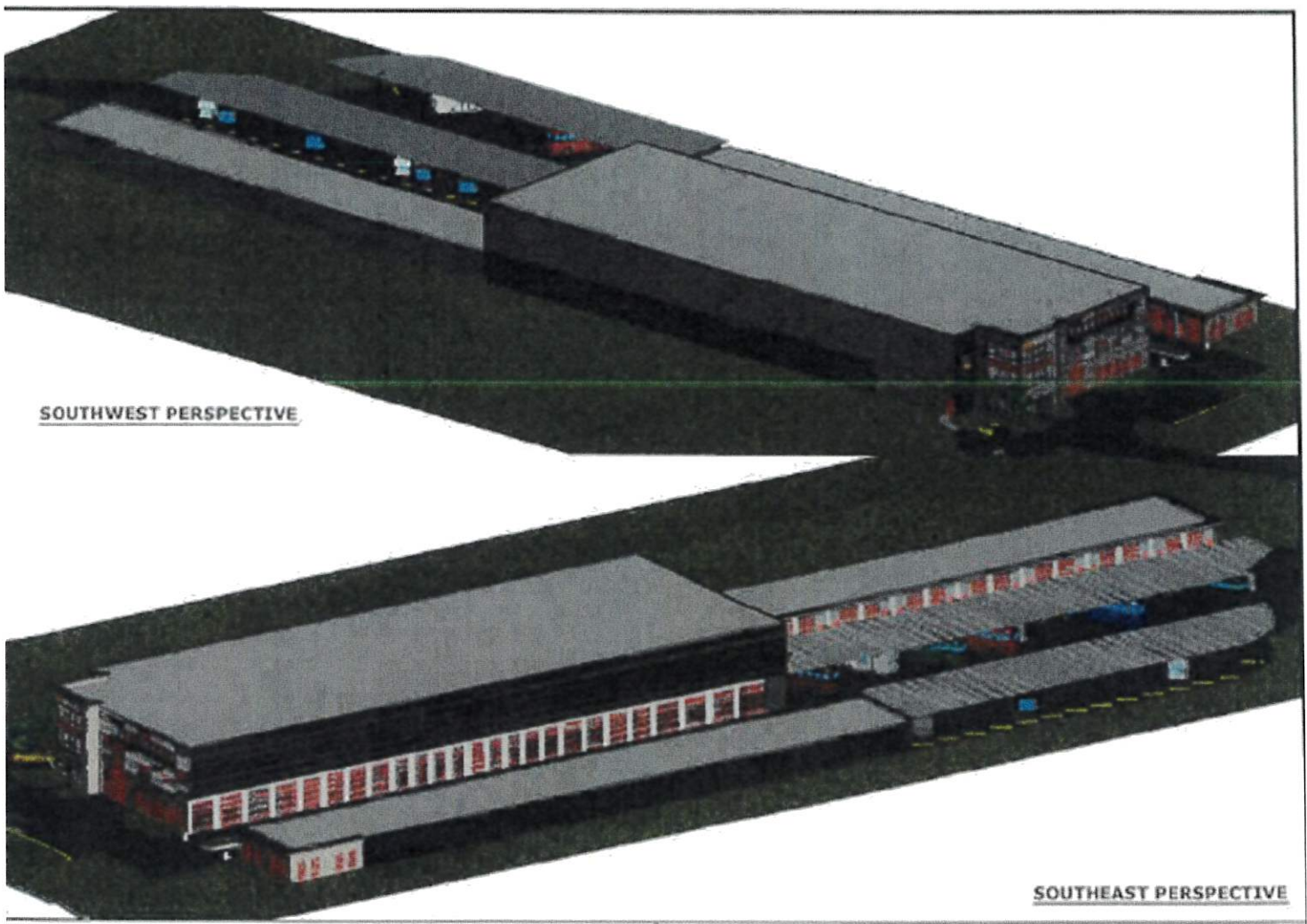
SITE DATA	
PROJECT NAME	LAKE DOW SELF STORAGE
SITE AREA	5.15 AC +/-
CURRENT ZONING	C-3
TAX ID #	PART OF 107-01004000
BOUNDARY SOURCE	BOUNDARY SURVEY BY MOORE BASS CONSULTING, INC.
TOPOGRAPHIC SOURCE	TOPOGRAPHIC SURVEY BY MOORE BASS CONSULTING, INC.
PROPOSED BUILDING AREA	
BUILDING A (3-STORIES)	100,725 SF
BUILDING B	12,600 SF
BUILDING C	13,300 SF
BUILDING TOTAL	126,625 SF
CANOPY 1	10,687 SF
CANOPY 2	8,130 SF
CANOPY TOTAL	18,817 SF
SETBACK / BUFFER REQUIREMENTS	
FRONT	40', 20' BUFFER STRIP
REAR	0', 20' BUFFER STRIP
SIDE	0', 50' BUFFER STRIP
PARKING REQUIREMENTS	
1 SPACE / 2 EMPLOYEES	4 EMPLOYEES / 2 = 2 SPACES
1 SPACE / 200 SF OFFICE	1,705 SF / 200 = 9 SPACES
TOTAL REQUIRED	11 SPACES
TOTAL PROVIDED	11 SPACES





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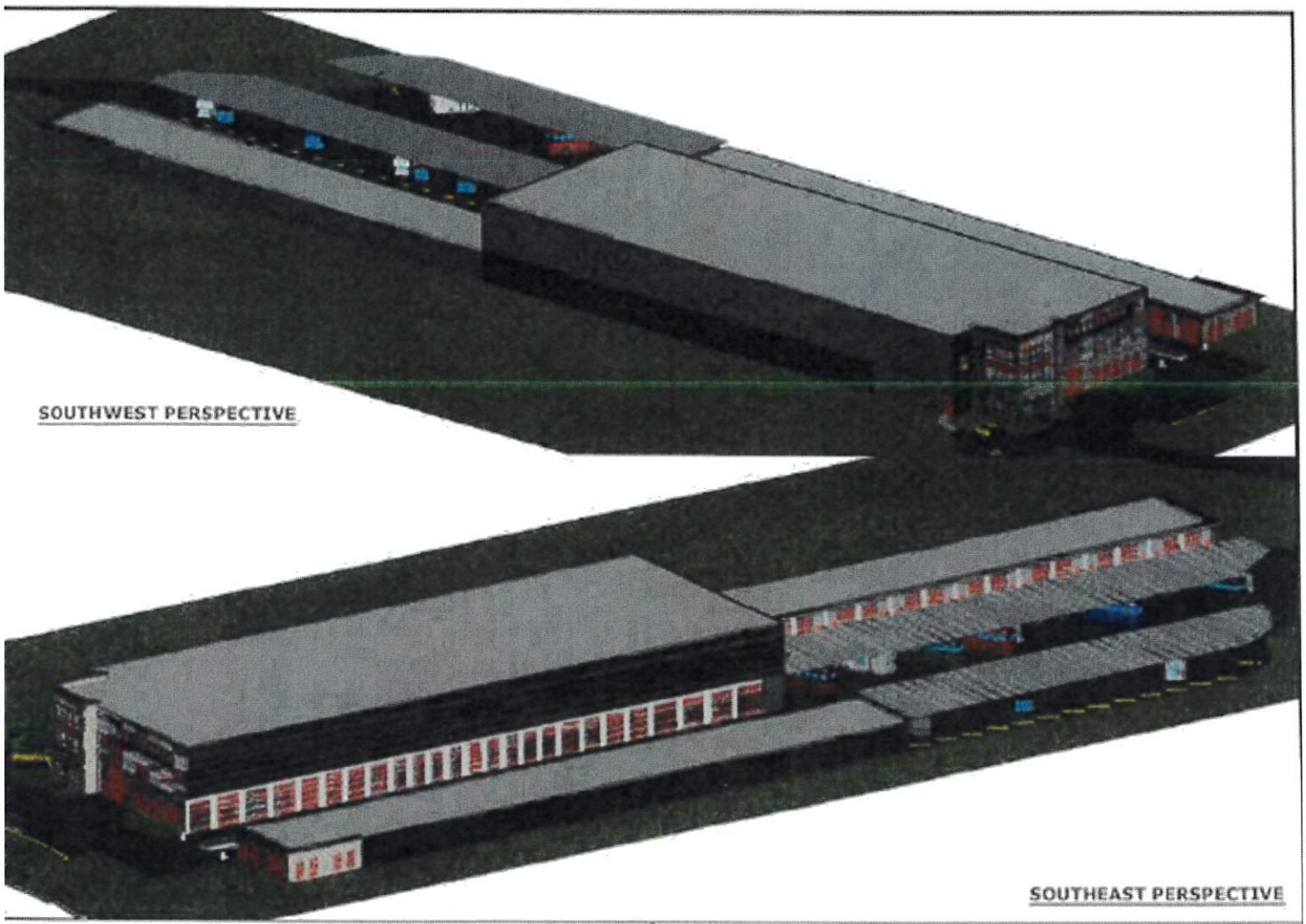
Original Conceptual Plan





City of McDonough, GA
Community Development Department
Rezoning Staff Report
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Original Conceptual Plan





City of McDonough, GA
Community Development Department
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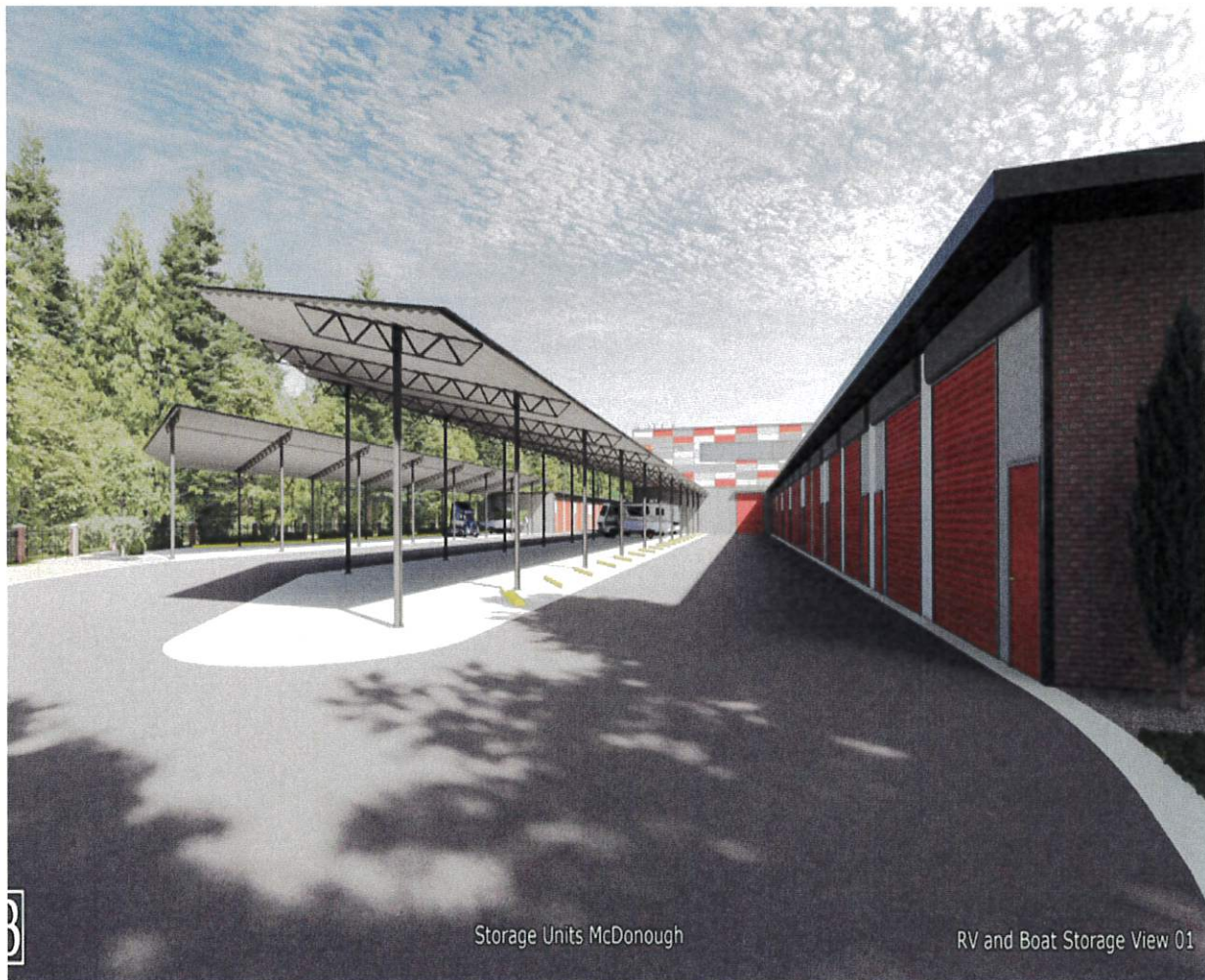
Conceptual Plan





City of McDonough, GA
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Original Conceptual Plan included RV and Boat Storage
(Removed)





City of McDonough, GA

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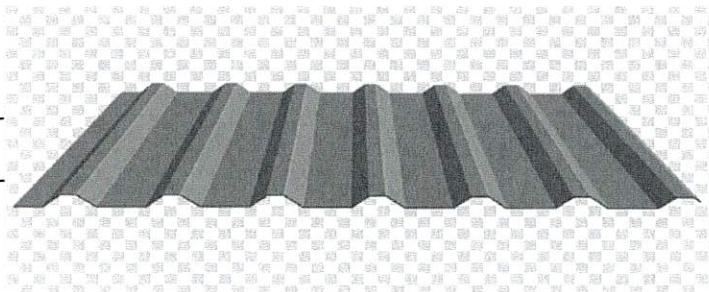
Infrastructure:

Water Service:	City of McDonough
Sewer Service:	City of McDonough
Electricity:	Snapping Shoals EMC
Telephone:	AT & T
Cable Television:	Charter
Schools:	Henry County Schools

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

Your Storage Units McDonough is proposing 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 outline in the Lake Dow Master Plan (under development). A secondary, exit-only access is proposed to Lake Dow Road. The development consists of three (3) enclosed buildings and two (2) canopies for covered RV and boat storage.

As adopted in 2023, multi-story climate-controlled storage facilities can be allowed in C-3 (highway commercial) with a Special Use Permit (SUP). Under this text amendment, the development must resemble a Class-A office building. According to BOMA International (Building Owners and Managers Association International), the term [building class] also includes such criteria as the quality of materials used, hardware and finishes, architectural design and detailing. Class A buildings are considered the most prestigious buildings in an area with high quality finishes and above average rents. The proposed building consists of PBU Panels (metal) appear to be inconsistent with building materials associated with a Class A building and more suitable to structures in an industrial park.

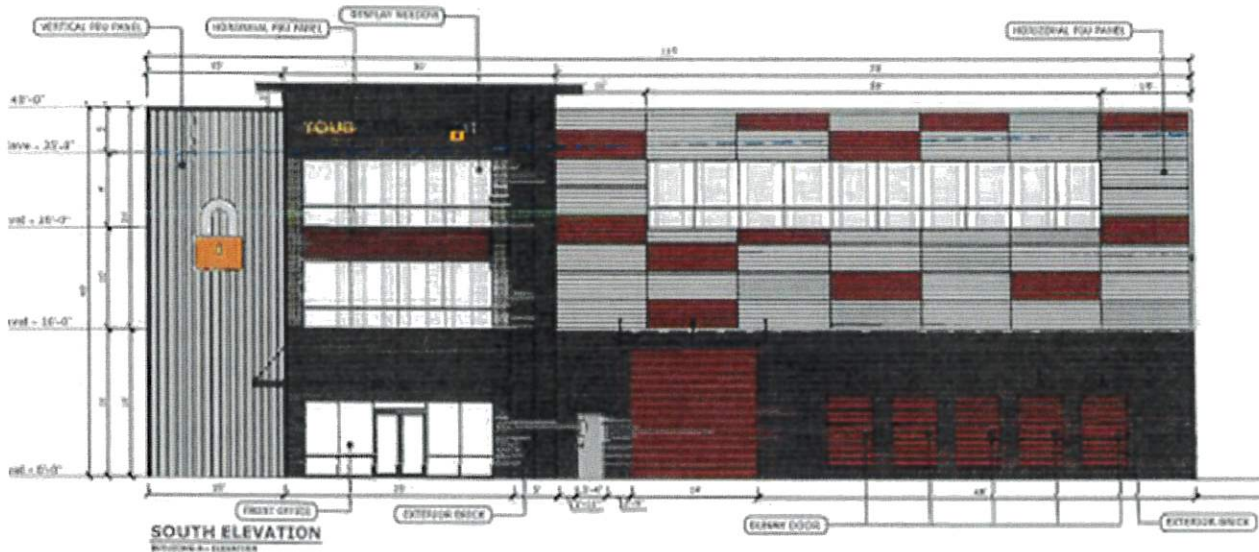


In addition, the allowance of outside parking and overnight parking boats and RVs is inconsistent with a Class A office building and the intent of the Self Storage text amendment.



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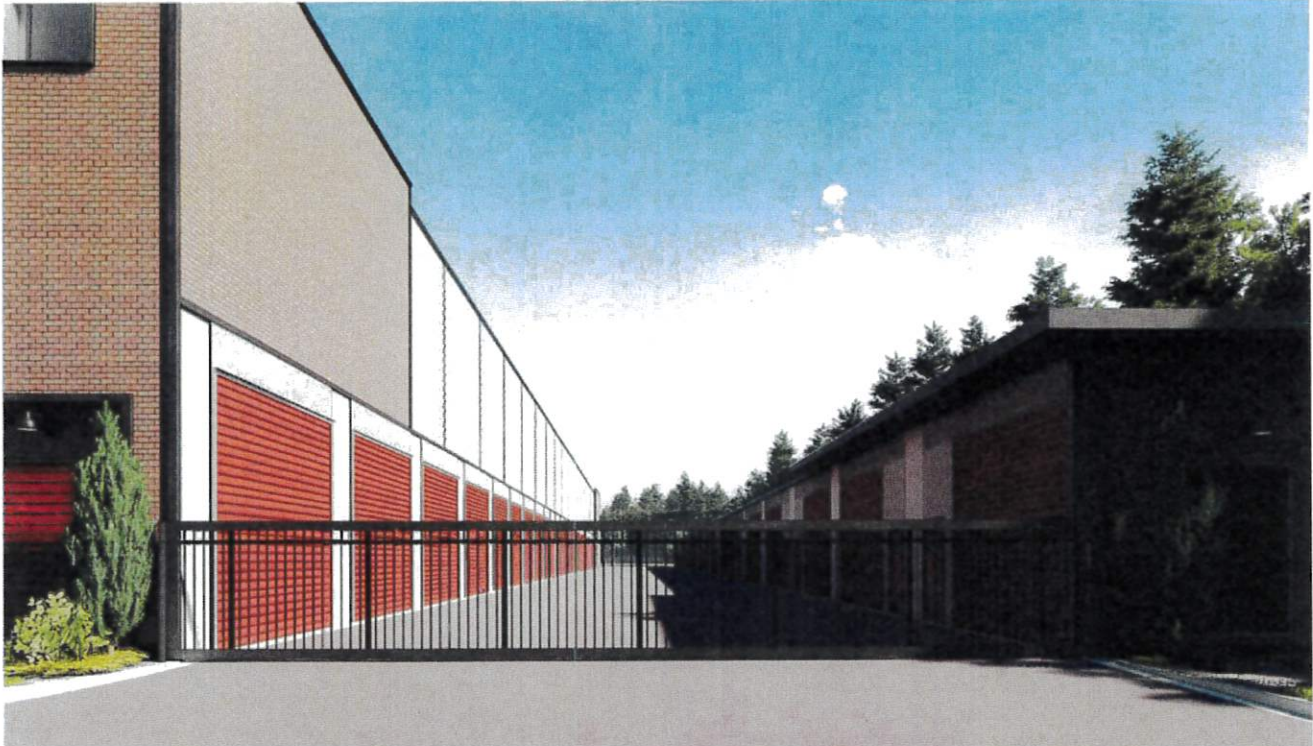
Original & Proposed Building Façade and Materials





City of McDonough, GA
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Rezoning Staff Report
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Proposed Building Complex and Gated Entry





City of McDonough, GA

Community Development Department

Rezoning Staff Report

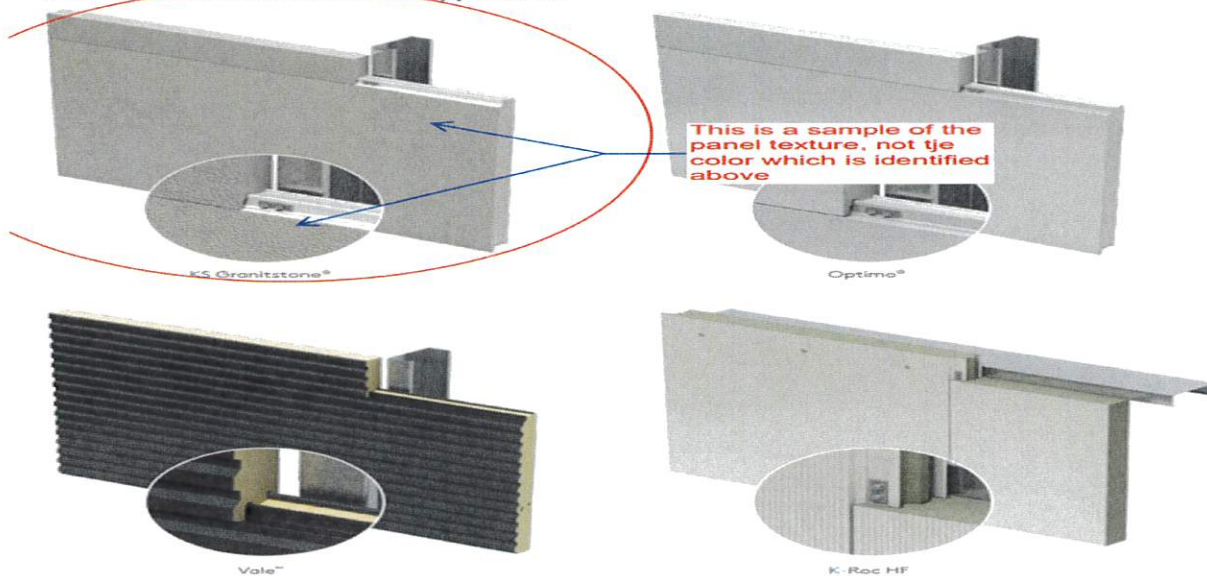
For Recommendation Only

Proposed Building Façade and Materials

Insulated Panel Systems
Product Portfolio

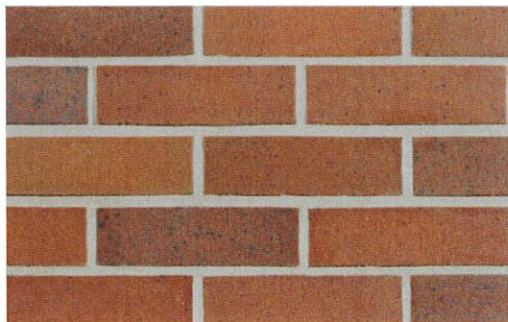
Products at a Glance

Wall - Vertical and Horizontal Application



BELDEN
THE BELDEN BRICK COMPANY

Home / Brick / Face / 470-479 Dark Range Smooth



470-479 DARK RANGE SMOOTH

Type	Face
Color	Brown
Texture	Smooth
Plant	Plant 4
Manufacturing Method	Extruded

Gallery



470-479 Dark Range Smooth



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Infrastructure:

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Sewer Service:	City of McDonough
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Telephone:	AT & T
Cable Television:	Charter
Schools:	Henry County Schools

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

According to Ordinance 07-08-06006(Z), the following conditions are **NOT met**:

1. Architectural design/streetscape/landscaping standards shall demonstrate compatibility with SR 81E Village Activity Center thematic design standards
2. Variations in the use of exterior building materials (brick; stone; hardy plank siding and/or efis) having compatible design features regarding/pertaining to size, color, and texture for enhanced visual aesthetic values.
3. Buildings shall be clad in all brick for full elevation face with the front elevation being allowed to have a mix of exterior materials.
4. Capstone fencing of the same type (color/material/height) as that of Zaxby's (adjacent developed site along the SR 81 E corridor for enhanced aesthetic values and continuation of the streetscape.
5. As depicted, the large loading doors on the front façade and well as the single story secondary buildings continue to resemble storage units located in the industrial zoning district and not a Class A office building.

The Community Development Director recommends **Denial** of the Special Use Permit for the climate controlled self-storage facility as designed.

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. 24-05-20002(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 **Steve Moore of Moore Bass for Storage Units McDonough (Lake Dow Self Storage)**:

All that lot, tract or parcel of land, otherwise known as Lake Dow Rd. and further described as Parcel #107-01004000, lying and being in Land Lot(s) 152 of the 7th District of Henry County, Georgia, consisting of 5.15 +/- 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-3 (Highway 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 20th day of May 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