

CONSENT AGENDA ITEM SUMMARY
March 17, 2025, City Council Meeting
Item Number: 6A



Presented by: Brian Linton, Director

Technology Services Department

ITEM SUMMARY:

Request for approval to pay the Placer.ai invoice in the amount of \$24,150.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

This annual maintenance renewal is a budgeted expense, approved in FY 25.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$24,150.00.

FUNDING SOURCE:

Line 100-5.1535.52.1301

ATTACHMENTS:

Placer.ai invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

Invoice #INUS00623
Date: 1/22/2025
Term Start Date: 1/22/2025
Term End Date: 1/21/2026**Bill To:**
City of McDonough, Georgia
136 Keys Ferry Street
McDonough GA 30253
United States**Due Date: 2/21/2025**
Terms: Net 30

Item	Description	Amount
Platform Access	Location Based Services & Analytics January 22, 2025 - January 21, 2026	24,150.00
Chains Demographics	Chain Demographics	0.00
Subtotal		24,150.00
Tax Total		0.00
Total		USD 24,150.00

IMPORTANT: Protect against payment phishing! For any Placer bank change requests, please confirm telephonically with the billing team at [415-228-2444](tel:415-228-2444) ext:806 to prevent fraudulent transactions.

Our preferred payment method is via Stripe. Click [HERE](#) for Stripe payment link.

Wire/ACH to:
Banc of California
To the Credit of: Placer Labs, Inc.
Account Number: 1002153433
Routing & Transit Number: 122238200
SWIFT Code: SQARUS33

Send Check to:
Placer Labs, Inc.
440 N Barranca Ave #1277
Covina, CA 91723

Click [HERE](#) to Download our W9

AGENDA ITEM SUMMARY
March 17, 2025, City Council Meeting
Item Number: 10



Presented by: William VonDenBosch

Public Works - Waste Water Department

ITEM SUMMARY:

Request for approval to purchase one 88 H.P pump from Xylem Water Solutions for Garden Walk Pump Station.

SPECIAL CONSIDERATIONS OR CONCERNS:

The existing pump has almost 17,000 hours on it currently. This pump is currently running but is not running at 100% and is on its way to failure. This station needs two pumps running to avoid any spills.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$81,895.00

FUNDING SOURCE:

Line Item: 505-5.4335.52.2200

ATTACHMENTS:

Xylem Quote # 2025-ATL-0166
Brown & Morrison, LTD quote# BAM02282025

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



**Xylem Water Solutions USA, Inc.
Flygt Products**

February 27, 2025

90 Horizon Drive
Suwanee, GA 30024
Tel (770) 932-4320
Fax (770) 932-4321

CITY OF MCDONOUGH
136 KEYS FERRY ST
MCDONOUGH GA 30253-3213

Quote # 2025-ATL-0166
Project Name: CITY OF MCDONOUGH
Job Name: Garden Walk - Replacement Pump

Xylem Water Solutions USA, Inc. is pleased to provide a quote for the following Flygt equipment.

Qty	Description
1	Flygt Model NP-3301.185 6" volute Submersible pump equipped with a 460 Volt / 3 phase / 60 Hz 85 HP 1750 RPM motor, 464 impeller, 1 x 65 Ft. length of SUBCAB S3x50+3x25/3+S(4x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve

Recommended Services

Qty	Description	Total Price
1	START UP, FLYGT, NO TAX 1-TP MODELS: 3000, 7000, 8000	\$ 1,655.00

Recommended Services:	\$ 1,655.00
Total Equipment:	\$ 76,419.00
Freight:	\$ 3,821.00
Subtotal Equipment + Freight:	\$ 80,240.00
Recommended Services :	\$ 1,655.00
Total with Recommended Services :	\$ 81,895.00

Terms & Conditions

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xylem-inc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.



As of October 14, 2024, all orders must meet a minimum dollar value of \$1,200. Xylem reserves the right to refuse to process any order that does not meet the minimum order value requirement. Xylem will support order adjustments to meet the minimum order value threshold.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.
Freight Terms: 3 DAP - Delivered At Place 08 - Jobsite (per Incoterms 2020)
See Freight Payment (Delivery Terms) below.
Taxes: State, local and other applicable taxes are not included in this quotation.
Back Charges: Buyer shall not make purchases nor shall Buyer incur any labor that would result in a back charge to Seller without prior written consent of an authorized employee of Seller.
Tariff Changes: The prices quoted herein are based on the current tariff rates, duties, government charges, and trade regulations as of the date of this quote. If any new tariffs, duties, taxes, or similar charges are imposed, or any existing tariffs, duties, or charges are increased or modified by any government or regulatory authority (collectively, "Tariff Changes"), and such Tariff Changes result in an increase in the cost of goods, Xylem reserves the right to adjust the pricing of the affected goods to reflect the increased costs.
Shortages: Xylem will not be responsible for apparent shipment shortages or damages incurred in shipment that are not reported within two weeks from delivery to the jobsite. Damages should be noted on the receiving slip and the truck driver advised of the damages. Please contact our office as soon as possible to report damages or shortages so that replacement items can be shipped and the appropriate claims made.
Validity: This Quote is valid for thirty (30) days.

Terms of delivery: Freight PP/Line Item

Time of delivery: Approx. XX working weeks after release of order.

Terms of payment: 100% N60 after invoice date – upon acceptance of purchase order and credit review

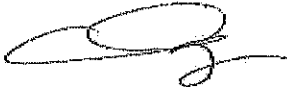
Please note: If this is an EM Factory certified product it must be serviced by an EX/EM Flygt manufacture trained technician through an approved Xylem Flygt repair shop to retain qualifying status of product to retain the "EX/EM" designation.

Our current delivery lead-times are forecasted estimates only due to the outbreak of the COVID-19 virus pandemic and its global effects on commerce, supply chain, and logistics. Xylem will, however, use all commercially reasonable efforts to minimize any delivery delay impacts.



Thank you for the opportunity to provide this quotation. Please contact us if there are any questions.

Sincerely,



Kirsten Royals
Senior Customer Support Coordinator

Cell: 404-831-4726
kirsten.royals@xylem.com
Fax: 770-932-4321



Xylem Water Solutions USA, Inc.
Flygt Products

Customer Acceptance

This order is subject to the Standard Terms and Conditions of Sale – Xylem Americas effective on the date the order is accepted which terms are available at <http://www.xyleminc.com/en-us/Pages/terms-conditions-of-sale.aspx> and incorporated herein by reference and made a part of the agreement between the parties.

A signed copy of this Quote is acceptable as a binding contract.

Purchase Orders: Please make purchase orders out to: Xylem Water Solutions USA, Inc.

Quote #: 2025-ATL-0166
Customer Name: CITY OF MCDONOUGH
Job Name: Garden Walk - Replacement Pump
☐ Accept Equipment and Freight Total Amount: \$ 80,240.00
☐ Accept Equipment, Freight and
Recommended Services Total Amount: \$ 81,895.00

Signature: 

Name: Jeremy Newton
(PLEASE PRINT)

Company/Utility: City of McDonough

PO: Verbal

Address: 107 Turner Church Rd.

Date: 3-10-25

McDonough, GA 30252

Phone: 470-725-7594

Email: jnewton@mcDonoughga.org

Fax: _____





BROWN & MORRISON, LTD

PROCESS EQUIPMENT SPECIALISTS

Offices located throughout the Carolinas and Virginia

PO Box 7826
Charlotte, NC 28241
Phone | 704.554.8570
Fax | 704.552.9448
www.brownandmorrison.com
sales@brownandmorrison.com

Quotation

To:		From:	Vince Bischoff
Company:	City of McDonough, GA	Date:	February 28, 2025
Phone:		Quote No:	BAM02282025
e-Mail:		Reference:	Flygt NP3085.060 462imp 3HP 460V

We are pleased to provide the following quotation to address your recent request:

SHIP VIA	F.O.B. POINT	TERMS	BID VALIDITY
Best Way	Charlotte, NC	See Notes	30 Days

ITEM	QTY		Unit Price	Item Total
	1	Flygt Submersible Pump: 3202.1853821 6" volute Submersible pump equipped with a 460 Volt / 3phase / 60 Hz 85 HP 1750 RPM motor, 464 impeller, 1 x 65 Ft. length of SUBCAB S3x50+3x25/3+S(4x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve	\$84,910	\$84,910
		Start-up not included		
		Freight Allow PPA		TBD
		Sub Total		\$84,910
		Sales Tax not include (if applicable)		
		Net Adder for Governmental fees, Tariff's & Levies		

REMARKS:

1. All pricing is firm and valid for acceptance for the next 30 days.
2. Payment Terms are 100% net 30 days from date of invoice.
3. Brown & Morrison, Ltd. Standard terms and conditions of sale shall apply.
4. Purchase orders to be addressed to:

Brown & Morrison, Ltd.
P.O. Box 7826
Charlotte, NC 28241

Thank you ,

Vince Bischoff

(704)554-8570
(704)995-1070
vince.bischoff@brownandmorrison.com



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Fax | 704.552.9448
www.brownmorrison.com
sales@brownmorrison.com

Brown & Morrison Standard Terms & Conditions of Sale

1. **Agreement:** Any purchase award for the equipment and or services resulting from Seller's offer, whether written or verbal, is strictly for the specific items mentioned in Seller's offer. These submitted "Terms and Conditions of Sale" set forth herein, and all referenced drawings, specifications, and descriptions as made part of Seller's offer, constitute the entire agreement between BROWN AND MORRISON, LTD. ("Seller") and Buyer. This agreement supersedes all prior correspondence, negotiations, discussions, and offers between the Seller and Buyer.
2. **Exclusions:** Unless specifically stated otherwise, our offer will not include freight charges to Buyer's site, installation costs, wiring, anchor bolts, inspections, testing, state and local taxes or fees.
3. **Lead-time and Shipping Schedules:** All offered lead-times and shipping schedules are estimated and based on current available information from our suppliers' at the time of our offer and subject to change without notice. The presented schedules are not guarantees and are not the essence of any purchase award.
4. **Freight Charges:** Unless specifically stated otherwise in Seller's quotation or proposal, the equipment offered shall ship via "Ex Works" shipping point as defined by "Incoterms 2010" with Buyer paying all freight and handling charges.
5. **Order Cancellation:** Whether for convenience or with cause, the Buyer will agree to pay Seller all costs arising from Buyer cancelling any equipment award, in whole or part, to Seller. These costs could include, but not limited to, restocking fees, engineering charges, manufacturing costs, and sub-supplier charges.
6. **Warranties:** Any applicable mechanical equipment warranties from Seller's suppliers' shall be transferable to the Buyer.
7. **Bid Validity:** Unless specifically stated otherwise, the pricing offered with Seller's offer shall remain firm and valid for acceptance for a period of time not to exceed 30 days from the date of Seller's quotation.
8. **Limitations on Liability:** The Seller's responsibility for any claims, damages, losses or liabilities arising out of or related to its performance of this contract or the products covered hereunder shall not exceed the purchase price hereunder. In no event shall Seller be liable for any special, indirect, incidental or consequential damages of any kind, including, but not limited to, loss of use of productive facilities or equipment, lost profits, property damage (including property damage arising out of causes of action based on strict liability) expenses incurred in reliance on Sellers performance hereunder, or lost production. whether suffered by Buyer or any third party.
9. **Terms of Payment:** Seller's standard payment terms are 100% net 30 days from date of Seller's invoice with an approved credit application. For the convenience of the Buyer, and with an approved credit application, Seller will accept payment terms up to 100% net 60 days for the following net adders to the equipment purchase price:
 - For payment terms of 100% net 45 days, an additional 3% will be added to the equipment purchase price.
 - For payment terms of 100% net 60 days, an additional 5% will be added to the equipment purchase price.
10. **Purchases made with a Credit Card:** A "Convenience Fee" will be applied to the equipment and shipping invoices if payment is made with a common credit card.



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PROCESS EQUIPMENT SPECIALISTS

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Charlotte, NC 28241
Phone | 704.554.8570
Fax | 704.552.9448
www.brownmorrison.com
sales@brownmorrison.com

11. **Progress Payments:** Progress payments may be required for equipment awards greater than \$75,000. For buyer purchase orders up to and including \$150,000, Seller will request 25% due with order receipt and net balance due after equipment shipment and within 30 days of seller's invoice date. The suggested progress payment schedule for purchase orders greater than \$150,000 will be 25% with order receipt, 25% upon submittal of approval drawings with net balance due after equipment shipment and within 30 days of seller's invoice date. Progress payment terms are subject to revision at Seller's sole discretion.
12. **Boxing, Crating, and Marking for Shipment:** Seller's standard practice for packaging and shipping shall apply. Custom packaging and crating can be provided upon request at additional costs.
13. **Field Service Insurance Coverage:** The following insurance coverages shall be in effect when Seller performs field service work pursuant to a purchase order award from Buyer. (1) Worker's Compensation and Employer's liability, per statute, with a limit of Five Hundred Thousand dollars (\$500,000) per accident; (2) Comprehensive General insurance with a minimum combined single limit of One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the general aggregate; (3) Business Automobile Liability insurance having coverage symbol 1 "Any Auto" with a minimum combined single limit of One Million Dollars (\$1,000,000) for Bodily Injury and Property Damage per accident; and Umbrella Liability insurance with limits of Five Million Dollars (\$5,000,000) per occurrence and in the aggregate.
14. **Subrogation:** In no case shall Seller be required to waive subrogation rights for any of the insurance policies identified above in favor of Purchaser, Owner, any of their respective subsidiaries and affiliates, and all their respective directors, officers, employees, and Purchaser's agents/representatives.
15. **Governmental Fees, Tariffs, & Levies:** Unless specifically itemized, the Seller's pricing for the goods and services offered herein are based on Seller's costs as of the date of this quotation. The price offered for the goods described herein does not include any applicable sales, use, excise, Good and Services Tax, Value Added Tax, or similar tax, duties, tariffs, or other governmental charges. Buyer will have the responsibility for the payment of such applicable levies, should they be imposed. All pricing, and any applicable levies as described herein, must be confirmed prior to purchase.

END OF DOCUMENT

AGENDA ITEM SUMMARY
March 17, 2025, City Council Meeting
Item Number: 11



Presented by: William VonDenBosch

Public Works – Wastewater Department

ITEM SUMMARY:

Request for approval to authorize Cornerstone Mechanical to make repairs to the gearbox on Clarifier 6, which is failing and leaking oil, at a cost of \$89,076.00. The gearbox will need to be removed, rebuilt and reinstalled.

SPECIAL CONSIDERATIONS OR CONCERNS:

Both clarifiers are required to accommodate daily flows and proper treatment.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$89,076.00

FUNDING SOURCE:

Line Item: 505-5.4335.52.3850

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

Cornerstone Mechanical

PO Box 3095

Peachtree City, GA 30269

+17707423321

andrea@cornerstoneh2o.com

<https://www.cornerstone-mechanical.com>

Estimate

ADDRESS

City of McDonough

City Hall

136 Keys Ferry St.

McDonough, GA 30253

SHIP TO

City of McDonough

McDonough WWTP

107 Turner Church Road

McDonough, GA 30253

Attn: Jeremy Newton

ESTIMATE # 1428**DATE 03/03/2025****EXPIRATION DATE 04/02/2025**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Field Services	1. Mobilize to Larry B. Turner WWTP 2. Support Clarifier Arms 3. Disassemble bridge over clarifier drive 4. Unbolt and disconnect drive from bridge 5. Pull current drive and set aside 6. Provide and install the following items: • ONE (1) ENVIREX H40 REFURBISHED DRIVE UNIT: To include the following: • Refurbished to like new condition, drives rated for same as existing ft. lbs., with matching output speed. This completely refurbished drive unit will be rebuilt to factory specifications and comes with our two-year warranty. • Motor drive package consists of gear motor, sprockets, chain, stainless steel chain guard and required gear motor mounts. The motor drive package will be sized to match existing drive unit output torque and RPM. • Premium three-layer coating system as described below. • Stainless steel oil piping. • Replace or rebuild torque control device. • Shipping to job site • Engineering • Installation hardware and shims • 2-year warranty • 10 gallons Drive Oil – Hydrotex ISO680 7. Reassemble Clarifier Complete and make ready for service 8. Startup services 9. Perform a complete clarifier inspection while running – Dry Run 10. Demobilize	1	89,076.00	89,076.00

TOTAL**\$89,076.00**

A late payment charge of 1 1/2% per month (18% annually) will be applied to all past due accounts.

Jeremy Newton

Accepted By

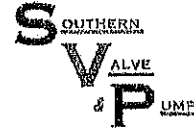
A large, stylized handwritten signature in black ink, appearing to be 'J. Newton'.

Accepted Date

3-11-25

Southern Valve And Pump
PO Box 351
Murrayville, GA 30564 US
+14707770444

Estimate 22459



ADDRESS	SHIP TO	DATE	TOTAL
City of McDonough City Hall 136 Keys Ferry St. McDonough, GA 30253	City of McDonough City Hall 136 Keys Ferry St. McDonough, GA 30253	03/06/2025	\$95,451.21

ITEM	DESCRIPTION	QTY	AMOUNT
Field Service Work	1. Mobilize to Larry B. Turner WWTP 2. Support Clarifier Arms 3. Disassemble bridge over clarifier drive 4. Unbolt and disconnect drive from bridge 5. Pull current drive and set aside 6. Provide and install the following items: • ONE (1) ENVIREX H40 REFURBISHED DRIVE UNIT: To include the following: • Refurbished to like new condition, drives rated for same as existing ft. lbs., with matching output speed. This completely refurbished drive unit will be rebuilt to factory specifications and comes with our two-year warranty. • Motor drive package consists of gear motor, sprockets, chain, stainless steel chain guard and required gear motor mounts. The motor drive package will be sized to match existing drive unit output torque and RPM. • Premium three-layer coating system as described below. • Stainless steel oil piping. • Replace or rebuild torque control device. • 1-year warranty • 10 gallons Drive Oil – Hydrotex ISO680 7. Reassemble Clarifier Complete and make ready for service 8. Startup / Test	1	95,451.21
SUBTOTAL			95,451.21
TAX			0.00
TOTAL			\$95,451.21

Our Mailing address has changed

Please remit payments to
PO Box 351
Murrayville, GA 30564

THANK YOU.

Accepted By

Accepted Date

Our Mailing address has changed

Please remit payments to
PO Box 351
Murrayville, GA 30564

AGENDA ITEM SUMMARY
March 17, 2025, City Council Meeting
Item Number: 12



Presented by: William VonDenBosch

Public Works – Highways & Streets Department

ITEM SUMMARY:

Request for approval to purchase two (2) replacement zero-turn lawn mowers, at a cost of \$9,358.59 each, for a total cost of 18,717.18

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost: \$18,717.18

FUNDING SOURCE:

Line Item: 100-5.4210.54.2100 Machinery

ATTACHMENTS:

Stanco Equipment Quote

OTHER DEPARMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARMENTAL REVIEW

☒ Finance

Q U O T A T I O N

PAGE: 1

STANANCO TIRE AND POWER EQUIPMENT
110 Stark Rd
Jackson, Ga 30233 USA
Phone #: (770)775-7112
Fax #: (770)775-7123

PHONE #: Ext: STEVE
CELL #: (678)618-7920
ALT. #:
P.O.#:
TERMS: Net 10 EOM
SALES TYPE: Quote

DATE: 3/7/2025
ORDER #: 1325547
CUSTOMER #: 4528
CP: LKM
LOCATION: 1
STATUS: Active

BILL TO: 4528

CITY OF MCDONOUGH
STREET DEPT
136 KEYS FERRY ST
MCDONOUGH, GA 30253

SHIP TO:

CITY OF MCDONOUGH
STREET DEPT
136 KEYS FERRY ST
MCDONOUGH, GA 30253

QTY	PRICE	NET	TOTAL
1	\$10,799.99	\$9,358.59	\$9,358.59

Prices reflected on this quote are valid for 30 days.

SUBTOTAL: \$9,358.59
TAX: \$0.00
ORDER TOTAL: \$9,358.59

Authorized By: _____



Ground Maintenance, CE, Utility
Tractors, Mowers, RTVs - 112624-KBA
Ag Tractors with Related Attachments - 082923-KBA
NUPA Arkansas 4600041718
NUPA Delaware G55-17673
Nebraska 14777 (OC)
Mississippi 820067336

Z724XKWNC-54 WEB QUOTE #2855066

Date: 3/10/2025 7:16:49 AM

-- Customer Information --

VonDenBosch, Billy
110852

City of McDonough
mbattle@mcdonoughga.org
678-782-6271

Quote Provided By
MASON TRACTOR & EQUIPMENT CO.,
INC.

Ric Roberts
395 INDUSTRIAL BLVD.
MCDONOUGH, GA 30253
email: ricroberts@masontractorco.com
phone: 6783460768

-- Standard Features --

-- Custom Options --



Z700 Series

Z724XKWNC-54

*** EQUIPMENT IN STANDARD MACHINE ***

GASOLINE ENGINE

Air-cooled V-Twin Vertical Shaft
KAWASAKI, Model FX
GH735V
23.5 hp @ 3,600 RPM*
Displacement 726 cc

TRANSMISSION

Parker Torqpack GT14
Integrated 14cc pump and
wheel motor
Internal Parking Brake
Forward Speeds 0 - 11.2 mph
Reverse Speeds 0 - 5.6 mph

STEERING / MOTION CONTROL

(2) Hand Levers
Hydraulically Damped

FLUID CAPACITY

Fuel Tank 11.6 gal
Oil 2.2 qts
Transaxle 3.5 qts

DIMENSIONS

Height 69.9"
Length 83.9"
Width w/o deck 50.4"
Wheelbase 51"

* Manufacturer's estimate.

TIRES AND WHEELS

Front Casters 13 x 5.0 - 6 Flat free
Rear 24 x 9.5 - 12 Turf

OPERATING FEATURES

Zero Turn Radius
Foot Controlled Brake
Adjustable Levers and Mower Deck
Lift Pedal
Cup Holder & Storage
Compartments
Semi-pneumatic, Smooth, Flat free
Front Tires

SAFETY EQUIPMENT

Seat Safety Switch
Control Lever Safety Switch
Parking Brake Safety Switch
Foldable ROPS

PTO SYSTEM

Belt Driven
Dynamo-Electric clutch

MOWER DECK

54" Cutting Width
1-5" Cut Height, Adjustable
1/4" Increments
Flexible Discharge Cover
Fabricated 8 Gauge Steel
6" Deep Design
3 Blades
18,100-18,600 fpm Blade Tip
Speed
Maintenance-Free Sealed Spindles

Z724XKWNC-54 Base Price: \$12,499.00

Configured Price: \$12,499.00

Sourcewell Discount: (\$2,749.78)

SUBTOTAL: \$9,749.22

Dealer Assembly: \$0.00

Freight Cost: \$262.50

PDI: \$400.00

Total Unit Price: \$10,411.72

Quantity Ordered: 1

Final Sales Price: \$10,411.72

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting
dealer

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

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3110 Jodoco Rd.
McDonough, GA 30253
Ph. (770) 898-5557
CampbellsEquipment.com

ORDER

863867

Thank you for your business! Estimates are guaranteed for the date of original quote only. Items must be returned in the original package. Receipt required for full credit. No return on Special Order Items. No return on electrical items.

Bill To				Ship To			
City of McDonough 136 Keys Ferry St. McDonough, GA 30253							
Customer	Contact	Customer Tax Number	Phone	Cell Phone	Transaction	PO Number	
3132		58-600618	(770) 957-3916	(678) 618-7920	Estimate		
Counter Person	Sales Person	Date Printed	Reference	Email Address		Department	
Noah Campbell	Noah Campbell	03/10/25	863867	mbattle@mcDonoughga.org		Counter Sales	

Model	Line	Description	Ordered	B/O d.	Shipped	List	Net	Amount
STCII62V-24FT	SCAW	SCAG TIGER CAT II 52" KAW FT730V 24HP	1			\$12,499.00	\$10,451.00	\$10,451.00

Warranty Notes

2 YEAR COMMERCIAL WARRANTY
3 YEAR / 500 HOUR NON-COMMERCIAL WARRANTY
3 YEAR ENGINE WARRANTY
HYDRO GEAR 12CC PUMPS / PARKER 14.5 CUBIC INCH WHEEL MOTORS

Note

SOURCEWELL CONTRACT # 031121-SCG
GSA CONTRACT #47QSHA22D002A

Invoice Total	\$10,451.00
Sales Tax	\$0.00
Grand Total	\$10,451.00

Thank you for your business!
www.CampbellsEquipment.com
Follow us on Facebook & Instagram

Notes:



Customer acknowledges receipt thereof:

AGENDA ITEM SUMMARY
March 17, 2025, City Council Meeting
Item Number: 13



Presented by: William VonDenBosch, Director

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 cost of \$15,435.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Total Cost \$15,435.00

FUNDING SOURCE:

Line Item: SPLOST V- Sidewalks 326 5.4210.54.1401

ATTACHMENTS:

StreetScan Proposal

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

X_Finance

STREETSCAN USA INC

605 Salem St
Wakefield, MA 01880
accounting@streetscan.com

**INVOICE**

BILL TO
William VonDenBosch
City of McDonough
305 Racetrack Road
McDonough 30252

SHIP TO
William VonDenBosch
City of McDonough
305 Racetrack Road
McDonough 30252

INVOICE 1324
DATE 02/28/2025
TERMS Net 30
DUE DATE 03/30/2025

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Data processing		49	127.50	6,247.50
Project Management		49	10.00	490.00
ADA Sidewalk Width		49	40.00	1,960.00
Data collection		49	127.50	6,247.50
Project Management		49	10.00	490.00

We appreciate your business and look forward to supporting your road infrastructure management moving forward!

SUBTOTAL	15,435.00
TOTAL	15,435.00
BALANCE DUE	\$15,435.00

**StreetScan USA Inc**

605 Salem St.,
Wakefield, MA, 01880
+1-617-399-8236

Jonerik.dillon@streetscan.com

www.streetscan.com

514-497-7308

Change Order Overview

StreetScan Services

To:
William Vondenbosch
wvondenbosch@mcdonoughga.org

Municipality:
City of McDonough GA
305 Racetrack Road
McDonough, GA 30252
USA

Date: March 12, 2025

PROJECT CHANGES				
DEPARTMENT	SERVICES INCLUDED	Unit	Unit Cost	TOTAL
StreetScan	Sidewalks: E-Scooter Data Collection and Data Processing (Videos & Results)	49 Miles	\$255	\$12,495.00
StreetScan	Sidewalk Project Management	49 Miles	\$20	\$980.00
StreetScan	Sidewalk Width (Avg. Width – 2 measurements)	49 Miles	\$40	\$1960.00
TOTAL				\$15,435.00

Approval

William Vondenbosch: _____

Date: _____

AGENDA ITEM SUMMARY
March 17, 2025, City Council Meeting
Item Number: 14



Presented by: Bill Spivey, Senior Planner - Community & Economic Development Department

ITEM SUMMARY:

Case #240501 (Whit Porter for Racetrack Road Townhomes) is a rezoning request from RA-200 (Residential Agricultural) to RTD (Residential Townhouse District). The location of the subject property is on Racetrack Rd. (Parcel #108-01042000) and consists of 14.08 +/- acres, which is located in Council District 3 (Scott Reeves).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 06/11/2024 Municipal Planning Commission Workshop – **PREVIOUSLY HELD**
- 07/01/2024 City Council Workshop – **PREVIOUSLY HELD**
- 07/09/2024 Municipal Planning Commission Public Review – **POSTPONED**
- 07/22/2024 City Council Public Hearing & Vote – **POSTPONED**
- 08/13/2024 Municipal Planning Commission Public Review – **POSTPONED**
- 08/19/2024 City Council Public Hearing & Vote – **POSTPONED**
- 3/11/2025 Municipal Planning Commission
- **3/17/2025 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Due to having no quorum the item will move to the Council with no recommendation.

CDD –Approval as requested by Applicant with Stipulations.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #25-03-17001(Z)
- 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

Case Petition:	240501
Applicant:	Whit Porter of PLG, LLC
Project Name:	Racetrack Road Townhomes
Address/Location	Racetrack Rd.
Parcel(s)	108-01042000
Council District 3:	Scott Reeves
Request:	Rezoning property to RTD (Residential Townhouse District)
Land Lot District:	168 of the 7 th District
Tract Size:	Approximately 14.08 +/-

Meetings:	
06/11/24	Planning Commission Workshop
07/01/24	City Council Workshop
03/08/25	Planning Commission "Public Review"
03/17/25	City Council "Public Hearing"

Background Information:

The current zoning for the property is RA-200 (Residential Agricultural) and is vacant.



North Boundary

Zoned: R-50, RTD, RM-75 & C-2 w/conds
Land Use: Residential/Commercial

East Boundary

Zoned: R-50
Land Use: Single Family Residential

South Boundary

Zoned: County
Land Use: Vacant

West Boundary

Zoned: County
Land Use: Vacation



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Final Staff Recommendation by: Bill Spivey, Senior Planner

Staff recommends: APPROVAL with conditions. The proposed plan meets the updated Chapter 17 Zoning that became effective on January 2, 2025, to the greatest extent possible with no variances requested.

Compliance with Chapter 17.44 RTD - Residential Townhouse District

<i>Item</i>	<i>Required (minimum)</i>	<i>Provided</i>
Density	6 units per acre	6 units per acre
Lot Area	81,120 SF/2 acres	609,840 SF/14 acres
Lot Width for the Development	100 ft	609 ft
Lot Width for the Individual Unit	25 ft	26 ft
Height (maximum)	35 ft	N/A
Front Yard Setback for Development	30 ft	130 ft
Front Yard Setback for Individual Townhouse Unit	20 ft	15 ft*
Side Yard Setback for Development	50 ft	35 ft
Rear Yard Setback for Development	30 ft	50 ft
Distance between Buildings	20 ft	20 ft
Rear Yard Setback for Individual Unit	20 ft	25 ft*
Heated Floor Area	N/A	N/A
Maximum Lot Coverage	50%	N/A

Open Space and Amenity Requirement for RTD – Residential Townhouse District

- 50 to 100 Lots – 84 townhouse units
- 20% of the total gross acreage and must include an amenity package consisting of a minimum of two (2) items. 35% Open Space proposed
- 2 Amenities Required. 2 Provided
 - ✓ 400 Square Foot Playground
 - ✓ 500 Square Foot Pavilion with Fireplace



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Architectural Standards

A. Exterior Façade

1. Front Façade
 - 50% brick or stone – *Meets*
 - If 2 story, 1st floor all brick or stone – *Meets*
2. Façade Articulated – *Meets*
3. Side & Rear Faces 100% brick – *Meets*
4. Windows & Architectural Features visible from public street – *Meets*
5. Front Facades (2 options)
 - Covered Porch – *Meets*
 - Decorative Doors - *Meets*
6. Gutters – *Provided*

B. Garages

1. Rear entry garage (20' x 25') – *Meets*
2. Attached garages shall be enclosed on all sides and architecturally consistent with the primary structure – *Meets*
3. 2nd exit door from all garages – *Meets*
4. Access to the rear of each townhouse unit from the rear alley without going through the garage – *Meets*
5. No exceptions to the rear-only garage requirement in a Residential Townhouse Development – *Meets*

C. Roofs

1. Pitched Roofs – *Meets*
2. Varying Rooflines – *Meets*
3. Dormer Windows or Vents – *Meets*
4. Roofing Materials – *Meets*

Buffer Strips

- A 25-foot wide buffer strip shall be required whenever the project site abuts any property which is zoned for residential, commercial, or industrial use – *Meets*
- When an RTD Residential Townhouse District abuts a major arterial road, a one-hundred(100)foot landscape/natural buffer is required between any residential use and a major arterial road - *Meets*



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

Zoning Conditions

- Compliance with Code Section 17.44 (RTD) is required.
- The pavilion, gazebo and mail kiosk shown on the site plan shall have similar materials (i.e. brick/stone) and architectural features to the townhome buildings.
- Add additional windows to the side elevations.
- Landscaping shall match on both sides of the entrance(s). (17.120.50.D)
- Landscaping for the property shall not include new plantings of the following: Crape Myrtles or Bradford Pears (17.120.023)
- A Traffic Impact Analysis is required to determine if deceleration, acceleration, and a left turn lane are required for safety and traffic flow. (17.44.070)
- The detention pond requires a wrought iron fence. (17.120.027); however, Owner shall use cross-buck fencing in front of the landscape buffer at the rear of the property. (17.120.028.A)
- The development shall include a Homeowner's Association and shall be professionally managed. (17.44.030.N)
- The development shall include a dog park. (17.120.082.vi)
- Owner shall create a walking trail with bench seating towards the rear of the property, subject to any necessary approvals. The trail may be located within a buffer area. (17.082.014.C)
- Signage: Is to be of a brick or stone base matching the building elevations on both sides.



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	Yes
► 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	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: (1) Deceleration Lane shall provide 24 foot wide asphalt lane measured from the center of Racetrack Road. (2) Traffic Study may be required as part of the LDP review. Study may be required to address possible Left Turn Lane on Racetrack Road.

(3) Water/Sewer letter from the City states that No Sewer is Available from the City. However, the applicant states that the City is providing Sewer. The Applicant should get an updated letter from the City if the City is providing sewer or a letter from Henry County if Henry County is providing sewer. (4) The subdivision may need a secondary entrance and should be addressed with the City Fire Chief. (5) The determination of the approval of the entranceway and design of the project as related to site development will be addressed during the civil plans for LDP. (6) Front setbacks should provide ample room for vehicles to park outside of the Right of Way and not block sidewalk usage. Typically, a minimum of 20 feet from the Right of Way to the front of the building should be considered as a minimum distance. Twenty-five (25) feet is recommended if possible.

Department Name: Public Works

Comments: After reading this report(Sewer Study) and talking with Turnipseed, I'm concerned with any major developments within the city if Wade Farms gets developed. Once all recently approved residential and commercial developments reach full capacity, the wastewater treatment plant will be stressed. According to the report there are many recommendations to upgrade the sewer system and large pump stations that the city needs to move forward with that can take several years to complete.

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.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Department Name: HCDOT

Comments: It shows 94 townhomes – that’s about 670 trips per day (335 in/335 out). I’d think probably 60% or better of in-bound traffic will be left turns into the site, so that’d be an expected # of about 200 left turns per day. That amount exceeds the GDOT requirement (which the county uses also) of # of left turns on a 45mph road with more than 6000 vehicles/day to where a left turn lane is needed. So, they need to have a traffic impact study done a Traffic Engineer and need to provide a traffic distribution to/from the site to determine if any road improvements, besides a right turn lane (deceleration lane), will be necessary along Racetrack Road.

Also, with the traffic volumes along Racetrack Road they need provide an additional 40’ of R/W from their site frontage (70’ from existing center line of Racetrack to the site’s side) for use towards future widening of Racetrack Road.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.

[illegible]



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

Aerial Site Plan





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

FRONT ELEVATIONS (as of 2/24/25)





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

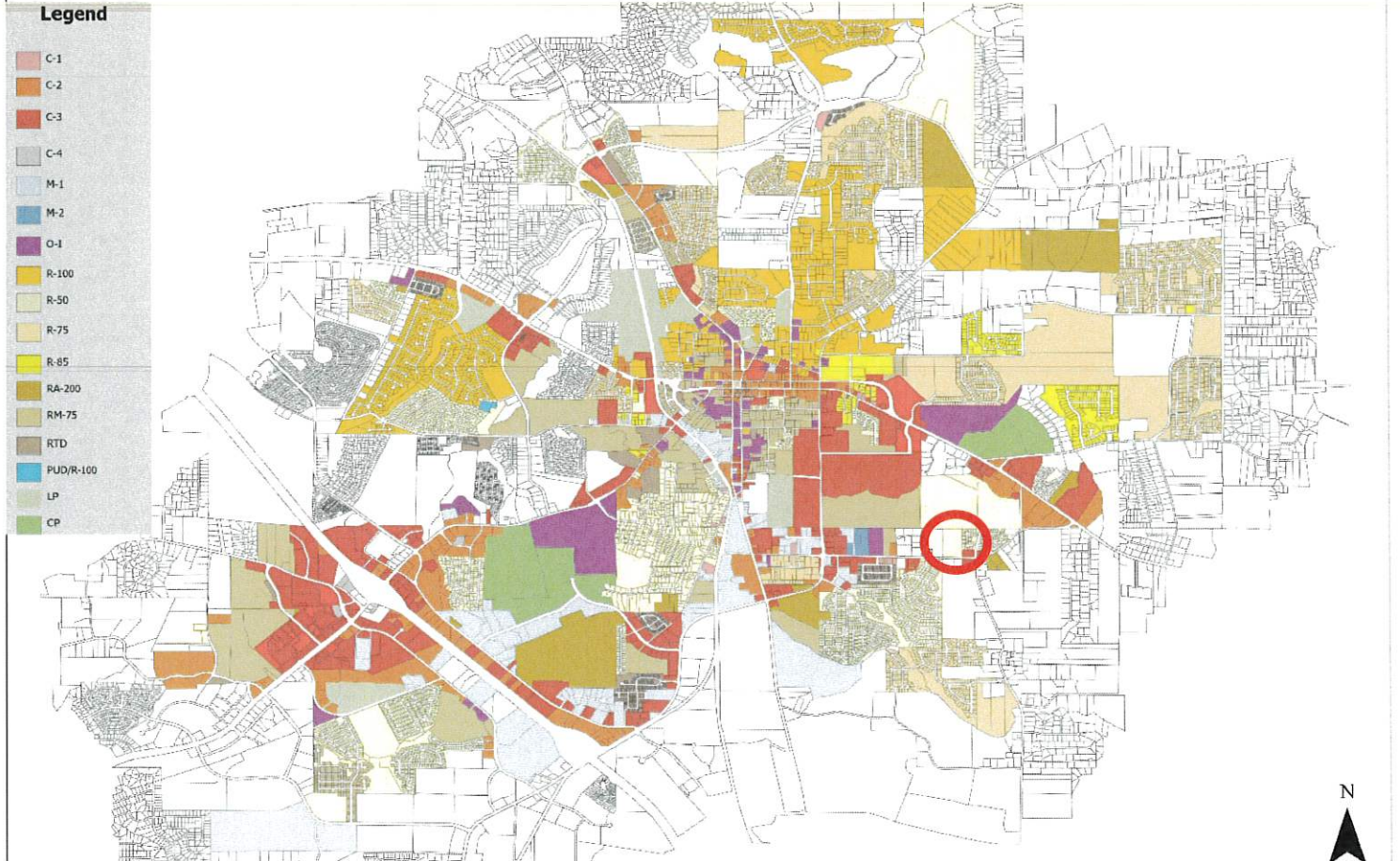
SIDE ELEVATIONS (as of 2/24/25)





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

2025 OFFICIAL ZONING MAP



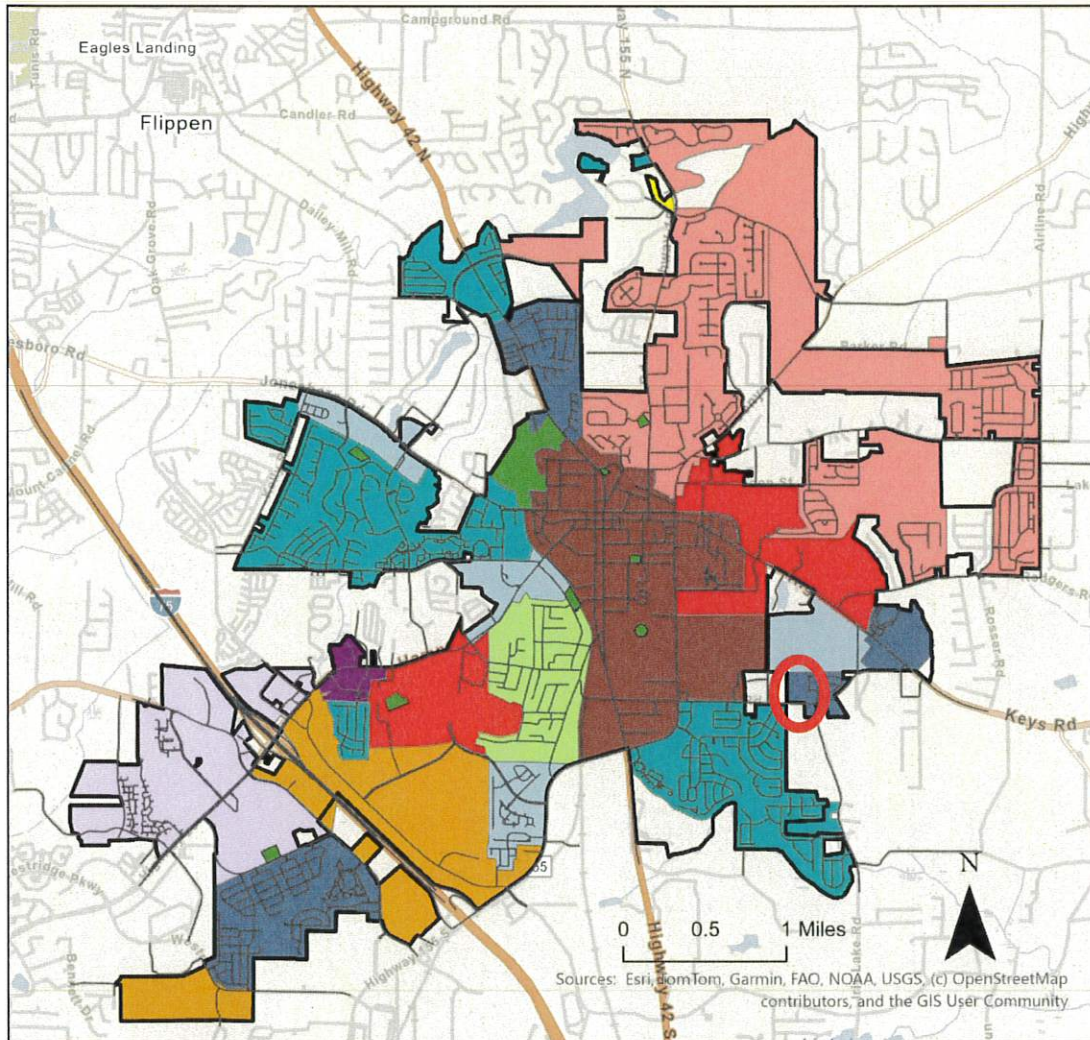


City of McDonough, GA

Community Development Department

Concept Compliance Staff Report

For Recommendation Only



McDonough Future Land Use Map

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



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. 25-03-17001(Z)

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 **Whit Porter of PLG, LLC for Racetrack Road Townhomes.**

All that lot, tract or parcel of land, otherwise known as Parcel #108-01042000 located on Racetrack Rd., lying and being in Land Lot(s) 168 of the 7th District of Henry County, Georgia, consisting of 14.08 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned RTD (Residential Townhouse District), 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 17th day of March 2025.

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
