

CONSENT AGENDA ITEM SUMMARY
March 5, 2026, City Council Workshop
Item Number: 6A



Presented by: Brian Linton, Director

Technology Services Department

ITEM SUMMARY:

Request for authorization to pay the Civic Plus invoice for the See-Click-Fix Annual Renewal, in the amount of \$13,573.52.

SPECIAL CONSIDERATIONS OR CONCERNS:

See-Click-Fix is the technology used by the citizens to report problems like potholes to the city.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This is budgeted and approved on the FY 25 - 26 budget.

FUNDING SOURCE:

Line 100-5.1535.52.1301

ATTACHMENTS:

Civic Plus invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



Invoice

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

#359928

3/31/2026

Bill To

City of McDonough, GA
40 Lawrenceville Street
McDonough GA 30253

TOTAL DUE

\$13,573.52

Due Date: 4/30/2026

Terms

Net 30

Customer

City of McDonough, GA

Approving Authority

Qty	Item	Start Date	End Date	Amount
1	Unlimited gov user licenses for service request management tool to intake citizen submissions via mobile app. Assign requests internally, resolve issues and measure request performance. - SeeClickFix	3/31/2026	3/30/2027	\$13,573.52

Total \$13,573.52

Due **\$13,573.52**

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to remittance@civicplus.com. That address is not monitored for other inquiries or notifications. For any other invoice questions or information, please contact us at accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	910320636	021000021

CONSENT AGENDA ITEM SUMMARY
March 5, 2026, City Council Workshop
Item Number: 6C



Presented by: Jeremy Newton, Director

Wastewater Department

ITEM SUMMARY:

Request approval for Cornerstone Mechanical to replace the shaft and bearings on Aeration 1.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is an emergency repair. We need this tank up and running at 100% to maintain proper mixing and to obtain the proper dissolved oxygen levels.

STAFF RECOMMENDATION:

Staff recommends approval

FINANCIAL IMPACT:

\$34,995.00

FUNDING SOURCE:

505-5.4335.52.2200

ATTACHMENTS:

Aeration 1 quotes

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



City of McDonough
(770) 957-9791
McDonough WWTP
107 Turner Church Road
McDonough, GA 30253

Date: Jan 7, 2026
Expiration Date: Feb 6, 2026
Status: Estimate
Reference: Attn: Jeremy Newton

Field Services

1. Mobilize to City of McDonough WWTP
2. Provide required crane services
3. Disconnect and remove existing aerator shaft assembly
4. Remove paddle wheels and set aside for reinstallation on new shaft
5. Transport existing shaft to machine shop to be used as a fabrication template
6. Manufacture new aerator shaft
7. Deliver new shaft to project site
8. Provide required crane services for installation
9. Install new aerator shaft
10. Provide and install two (2) new DODGE P2B-S2-307R pillow block roller bearings
11. Reassemble aerator assembly and perform operational testing

Item	Unit Price	Quantity	Taxed	Amount
Field Services	\$34,995.00	1	No	\$34,995.00

Thank you for your business!

Subtotal	\$34,995.00
Total	\$34,995.00

QUOTATION

Goforth Williamson, Inc
 373 Odell Road
 Griffin, GA 30224
 US
 (770) 467-0303



Quote Number	
10878249	
Quote Date	Page
01/19/2026	1 of 2

Quote Expires On: 02/18/2026

BILL TO:

City of McDonough
 136 Keys Ferry St.
 McDonough, GA 30253
 US

SHIP TO:

City of McDonough
 107 Turner Church Rd
 McDonough, GA 30253
 US

770-957-3915

Requested By: Mr. Jeremy Newton

Customer ID: 713209

Project Ref: Disc Aerator Shaft

<i>PO Number</i>		<i>Carrier Name</i>		<i>Sales Rep</i>	
				John Boswell	
<i>Quantity Ordered</i>	<i>Quantity Remaining</i>	<i>UOM</i>	<i>Item ID</i> <i>Item Description</i>	<i>Unit Price</i>	<i>Extended Price</i>

1.00	1.00	EA	GWI AERATOR REPAIR Aerator Repair	43,715.0000	43,715.00
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Order Line Notes: Scope of Work:

1. Travel to site.
2. Remove existing disc aerator and set it on stands using crane service.
3. Provide the following:
 - a) 1 ea. -- Shaft
 - b) 2 ea. -- Pillow Block Bearings
4. Remove discs from old shaft and install onto new shaft.
5. Install new pillow block bearings.
6. Reinstall aerator and verify operation.
7. Clean up site and return to GWI Service Center.

Note: This quote is provided for budgetary purposes only. Any work beyond the outlined scope will require an updated scope and revised quote. No additional work will proceed without prior approval of any changes.

Note: GWI will provide a 1-year warranty on workmanship and materials from the date of installation or delivery.

Quote Prepared by Nathan Beasley / Project Manager

For the above scope of work, GWI Quotes:

PLEASE NOTE:

1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.
 2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.
 3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
 4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com
- Standard Terms & Conditions apply and are accessible at:
<https://goforthwilliamson.com/wp-content/uploads/2025/06/Sales-Terms-and-Conditions-Goforth-Williamson.pdf>



QUOTATION

Goforth Williamson, Inc
 373 Odell Road
 Griffin, GA 30224
 US
 (770) 467-0303



Quote Number	
10878249	
Quote Date	Page
01/19/2026	2 of 2

Quote Expires On: 02/18/2026

Quantity	UOM	Item ID	Unit Price	Extended Price
Ordered	Remaining	Item Description		

Total Lines: 1

SUB-TOTAL: 43,715.00
TAX: 0.00
AMOUNT DUE: 43,715.00
U.S. Dollars

PER YOUR REQUEST, WE ARE PLEASED TO QUOTE THE FOLLOWING

Goforth Williamson
 373 Odell Road
 Griffin, GA 30224
 PurchaseOrders@goforthwilliamson.com

Quote Valid for 30 Days

Payment Terms: Net 30
 F.O.B.: Origin

Quoted By: NATHANBEASLEY
 Email: nathan@goforthwilliamson.com

PLEASE NOTE:

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 3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
 4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@goforthwilliamson.com
- Standard Terms & Conditions apply and are accessible at:
<https://goforthwilliamson.com/wp-content/uploads/2025/06/Sales-Terms-and-Conditions-Goforth-Williamson.pdf>



QUOTATION

Goforth Williamson, Inc
 373 Odell Road
 Griffin, GA 30224
 US
 (770) 467-0303



Quote Number	
10878249	
Quote Date	Page
01/19/2026	1 of 1

Quote Expires On: 02/18/2026

BILL TO:

City of McDonough
 136 Keys Ferry St.
 McDonough, GA 30253
 US

SHIP TO:

City of McDonough
 107 Turner Church Rd
 McDonough, GA 30253
 US

770-957-3915

Requested By: Mr. Jeremy Newton

Customer ID: 713209

Project Ref: Disc Aerator Shaft

<i>PO Number</i>		<i>Carrier Name</i>		<i>Sales Rep</i>	
				John Boswell	
<i>Quantity</i>	<i>UOM</i>	<i>Item ID</i>	<i>Unit Price</i>	<i>Extended Price</i>	
<i>Ordered</i>	<i>Remaining</i>	<i>Item Description</i>			

Statement Regarding Licensing and Scope of Work

Goforth Williamson, Inc. is not a licensed utility contractor. Our services are strictly limited to the sale, repair, modification, replacement and/or installation of control panels, panel components, pumps, mechanical and electrical equipment. We do not engage in any activities that require a utility contractor license.

We respectfully request that clients clarify whether a license of any type is required for the proposed scope of work. This will help ensure compliance with all applicable regulations and avoid any misunderstandings regarding project responsibilities.

Thank you for your attention and cooperation.

PLEASE NOTE:

1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.
 2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.
 3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
 4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com
- Standard Terms & Conditions apply and are accessible at:
<https://goforthwilliamson.com/wp-content/uploads/2025/06/Sales-Terms-and-Conditions-Goforth-Williamson.pdf>



CONSENT AGENDA ITEM SUMMARY
March 5, 2026, City Council Workshop
Item Number: 6D



Presented by: Jeremy Newton, Director

Wastewater Department

ITEM SUMMARY:

Request authorization to purchase one Xylem 85 H.P pump for Garden Walk pump station.

SPECIAL CONSIDERATIONS OR CONCERNS:

Garden Walk has two 85 H.P and is one of the largest pump stations in our system. We replaced pump two last year. Pump 1 that is currently failing has 17,367 hours on it. This is the original pump. This was a budgeted item for FY 25/26

STAFF RECOMMENDATION:

Staff recommends approval

FINANCIAL IMPACT:

\$85,594.40

FUNDING SOURCE:

505-5.4335.54.2501

ATTACHMENTS:

Garden Walk quotes 2026

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



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

January 28, 2026

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 # 2026-ATL-0065
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
1	START UP,FLYGT,NO TAX 1-TP MODELS: 3000,7000,8000

Total Price \$ 81,518.40

Freight Charge \$ 4,076.00

Total Price \$ 85,594.40

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.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 14th, 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. 14 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 FM Factory certified product it must be serviced by an EX/FM Flygt manufacture trained technician through an approved Xylem Flygt repair shop to retain qualifying status of product to retain the "EX/FM" 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.xylem.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 #: 2026-ATL-0065
Customer Name: CITY OF MCDONOUGH
Job Name: Garden Walk - Replacement Pump
Total Amount: \$ 81,518.40
(excluding freight)

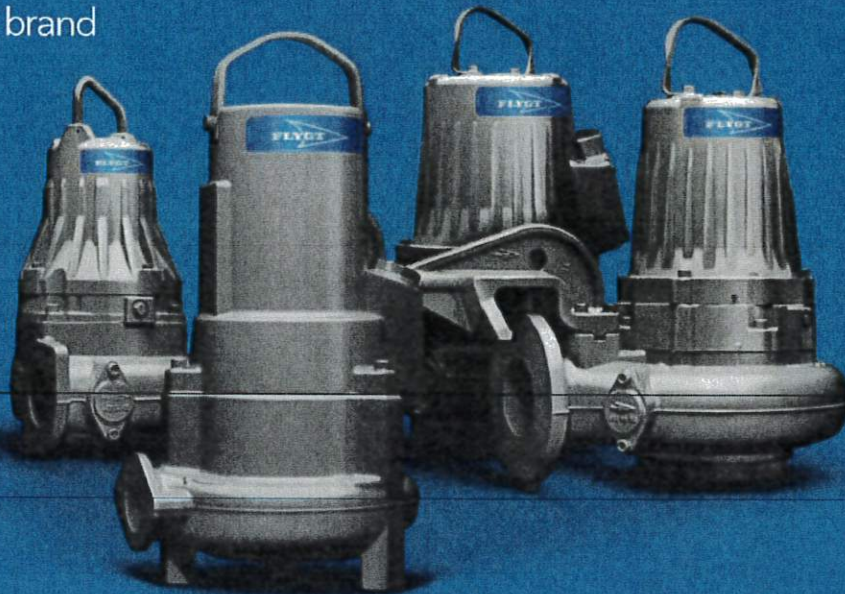
Signature: _____ Name: _____
(PLEASE PRINT)
Company/Utility: _____ PO: _____
Address: _____ Date: _____

Phone: _____

Email: _____

Fax: _____





Introducing the Xylem Preventative Maintenance Agreement

Don't forget to protect your new assets

Thank you for considering Xylem for your pumping equipment needs. We appreciate the significance of your purchase decision and want to ensure you get the most out of your investment. The most cost-effective way to do this is to sign-up for a preventative maintenance agreement (PMA) that we tailor to your specific requirements and budget. A Xylem PMA offers a proven method to extend your equipment life, prevent expensive repairs and minimize unplanned failures. It's also ensures you remain in compliance with environmental, health and other government regulations – critical to maximizing operation uptime.

Our Flygt Gold PMA Includes:

- One scheduled preventative maintenance service visit with multi-point inspection, 12 months after purchase and discounted access to Xylem's rental fleet
- An additional 12-month warranty when purchased with your new or replacement Flygt pump(s)
- The option to renew annually or on a multi-year basis following the first service visit
- Priority service on repairs and field service calls

** Flat-Rate Pricing is available for new and replacement Flygt models 3069, 3085, 3102, 3127, 3153, 3171, 3202, 3301 & 3315 starting at \$500 per pump.*

Multi-year PMA packages are available as well.
Contact your Xylem Sales Representative today for more information.

Visit our [PMA site](#) for more info

xylem
Let's Solve Water



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.browncandmorrison.com
 sales@browncandmorrison.com

QUOTATION

To:	Purchasing	From:	Vince Bischoff
Company:	City of McDonough	Date:	February 13, 2026
Phone:		Quote No:	BAMX02132026
e-Mail:		Reference:	Flygt NP3301.185

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

SHIP VIA	F.O.B. POINT	PAYMENT TERMS	BID VALIDITY
Best Way	Charlotte	100% Net 30 Days	30 Days

ITEM	QTY	DESCRIPTION	Unit Price	Item Total
1	1	Flygt Submersible Pump: Model NP3301.185-0375 NP464-6 85/460/3 65' FLS FV STD	\$90,567	\$90,567
		Taxes Not Included (if any)		
		Shipping PPA(est \$906)		
		Terms 100% Net 30days		
		Delivery 15 weeks ARO		
		Net Adder for Governmental fees, Tariff's & Levies		

REMARKS:

- All pricing is firm and valid for acceptance for the next 30 days.
- Payment Terms are 100% Net 30 days from date of invoice.
- Credit Card Transactions will incur a 3% convenience fee.
- Brown & Morrison, Ltd. Standard terms and conditions of sale shall apply.
- 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@browncandmorrison.com

Brown & Morrison Standard Terms & Conditions of Sale

- 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.
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, Tariff's, & 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

**STATE OF GEORGIA
CITY OF MCDONOUGH**

A RESOLUTION

PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE CITY OF MCDONOUGH

WHEREAS, the City Council of the City of McDonough (the "Council"), the governing body of the City of McDonough, Georgia (the "Municipality"), recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the City of McDonough Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the members of the City of McDonough Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City Council meetings are open to the public and thus how City officials execute their legal duties is on public display; and

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of their district and city; and

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the City of McDonough Council has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION ONE

The City of McDonough Council pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of the City of McDonough enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of McDonough

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success and demonstrates the Council's commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The City of McDonough expects members of the public to be civil in its discussion of matters under consideration by and before the City Council, with elected officials, staff, and each other.

ADOPTED this ___ day of _____, 20__.

Mayor Kamali Varner

Xavier Johnson, Councilmember

Mayor Pro Tem Jamal Burt

Scott Reeves, Councilmember

Darryl Payton, Councilmember At Large

Larry Blue, Councilmember

Vanessa Thomas, Councilmember At Large

ATTEST:

Christy L. Taylor, City Clerk

---DRAFT2---

City of McDonough Public Relations Standard Operating Procedures

Purpose & Authority

The Public Relations (PR) Team serves as the centralized communications authority for the City of McDonough. This SOP establishes standardized protocols for media relations, branding, messaging, content development, and executive communications to ensure consistency, transparency, professionalism, and non-partisan representation of the City.

Scope of Services Provided

The Public Relations Team provides enterprise-level communications support, including but not limited to:

- Strategic Public Communications and Messaging
- Media Relations and Press Coordination
- Video Production, Photography, and Digital Storytelling
- Social Media and Website Content Development
- Event Coverage and Promotional Assets
- Brand Governance and Compliance Oversight
- Executive Communications Support for Mayor, Council, Administration, and Departments

All external-facing communications representing the City of McDonough must adhere to the Public Relations (PR) Team's established standards, review procedures, and approval protocols. This requirement ensures accuracy, consistency, legal compliance, accessibility, and protection of the City's institutional reputation.

The City of McDonough utilizes a centralized communications and media governance model to proactively manage risk, ensure accuracy, and safeguard the City's legal, operational, and reputational interests. Decentralized or unauthorized communications increase the likelihood of inconsistent messaging, factual inaccuracies, and unintended legal consequences.

Media Requests & External Inquiries

I. Definition of a Media Request (Press, Broadcast, Digital Outlets):

A media request includes, but is not limited to:

- Interview requests for a PSA (on-camera, phone, virtual, written)
- Requests for statements or official comments
- Open Records Requests for data, records, photos, or video for publication
- Press Release to be produced with the provided information
- Internal projects such as employee on-boarding or benefits meetings
- Filming or photography on City property
- Attendance by media at City meetings, events, or facilities

- Digital media inquiries (online publications, podcasts, livestreams)
- A formal request for attendance of an upcoming event originating from a media outlet or journalists

When there is any uncertainty as to whether an inquiry constitutes a media request, the inquiry must be presumed to be media-related and routed through the City of McDonough Public Relations Team without exception.

II. Mandatory Routing of Media Requests:

All media inquiries must be forwarded immediately to the Public Relations Team. Departments, boards, and staff may not independently respond, provide commentary, or release information without coordination and clearance. This applies regardless of:

- Familiarity with the reporter
- Informal or off-the-record framing
- Personal social media or direct messaging
- Requests made outside business hours

III. Role of the Public Relations Team:

Upon receipt of a media request, the Public Relations Team will:

A. Intake & Assessment

- Log the request and identify:
 - Outlet and journalist credentials
 - Deadline and format
 - Potential legal, operational, or reputational risks
 - Topic, scope, and intent
- Determine whether the request requires:
 - Legal review
- Administrative approval
- Departmental subject-matter expertise

B. Spokesperson Designation

- Identify the appropriate spokesperson based on:
 - Subject matter relevance
 - Role and authority
 - Public accountability
 - Media readiness
- Spokespersons may include:
 - Mayor
 - City Administrator
 - Department Director
 - Designated City Representative
 - Only approved spokespersons may speak on behalf of the City.

C. Message Development

- Prepare:
 - Key messages
 - Talking points
 - Approved language and disclaimers
 - Contextual background for the spokesperson
- Ensure alignment with:
 - City policy
 - Legal considerations
 - Strategic messaging priorities
 - Non-bias governance standards

D. Media Coordination

- Schedule and manage:
 - Interviews
 - Press briefings
 - On-site or remote filming
 - Written responses or statements
 - Ensure:
 - Proper branding and visual standards
 - On-camera readiness
 - Message discipline throughout engagement

E. Crisis & Time-Sensitive Media Requests

- A crisis or time-sensitive request includes incidents involving:
 - Public safety or emergencies
 - Litigation or potential legal exposure
 - Infrastructure failures or service disruptions
 - Personnel matters
 - High-visibility or controversial issues
 - Rapidly developing or breaking news
- All such requests must be escalated immediately to:
 - City Administrator
 - Public Relations Team leadership
- No preliminary statements, confirmations, or comments may be made prior to coordination.
- A single, approved narrative will be established with messaging that prioritizes accuracy, transparency (within legal limits), public trust and risk mitigation.

IV. Expectations for Departments and staff

- Departments must provide factual information and internal context when requested by PR.
- Personnel must:
 - Defer to PR when approached unexpectedly
 - Avoid "off-the-record" commentary

- Redirect inquiries using approved language, such as: *"Please coordinate through the City of McDonough Public Relations Team for an official response."*

VI. Compliance & Accountability

- Failure to follow this media protocol may result in:
 - Correction or retraction of statements
 - Restricted media access
 - Administrative review
 - Reputational or legal consequences for the City

Marketing & Communications Responsibilities

The City of McDonough Public Relations Team serves as the centralized authority for all marketing, communications, and public-facing messaging on behalf of the City. This structure ensures brand integrity, legal compliance, accessibility, and strategic alignment across all departments and initiatives.

I. Digital Platforms & Content Management:

The Public Relations Team manages and governs all official City digital communication channels, including but not limited to:

- City website
- Official city and departmental social media platforms
- Video and streaming channels
- Email communications and newsletters

Responsibilities include:

- Content planning and editorial calendars
- Message review and approval
- Visual and written consistency
- Platform compliance and best practices
- Archival and documentation of published content

Departments must submit content requests or updates through established PR channels.

II. Marketing Materials & Campaign Development:

The Public Relations Team produces and oversees marketing materials for City initiatives, programs, services, and events. This includes:

- Flyers, brochures, and advertisements
- Digital graphics and social media assets
- Videos, PSAs, and promotional campaigns
- Event signage and branded materials

- Informational packets and presentations

PR determines:

- Scope and format of deliverables
- Production timelines
- Distribution strategy
- Messaging hierarchy and call-to-action

IV. Cross-Department Campaign Coordination:

For initiatives involving multiple departments or citywide impact, the Public Relations Team acts as the campaign coordinator and integrator. Responsibilities include:

- Aligning messaging across departments
- Sequencing announcements and rollouts
- Preventing duplication or conflicting information
- Managing public expectations and narrative flow

To maintain credibility, consistency, and public trust, all City departments are required to collaborate with the Public Relations Team for any public-facing communication. The City of McDonough speaks as one institution, not as individual departments operating independently.

VI. Department-Initiated Communications:

While departments may identify communication needs, they may not independently launch public-facing campaigns or materials. Departments must:

- Submit requests to PR for review and approval
- Use only approved branding assets
- Follow messaging guidance and timelines
- Coordinate distribution channels with PR

This includes:

- Flyers posted in public spaces
- Social media posts referencing City initiatives
- Email communications to residents or stakeholders
- Event promotions

Unauthorized communications may be halted, corrected, or reissued. To protect the City of McDonough's credibility, legal posture, and institutional integrity, the Public Relations Team is authorized to intervene when communications are issued outside of established protocols or in violation of City standards.

VII. Messaging Discipline & Risk Management:

The Public Relations Team is responsible for safeguarding the City's reputation and managing communications risk. This includes:

- Reviewing content for accuracy and tone
- Identifying legal or policy concerns
- Preventing misinformation or premature disclosures
- Ensuring neutrality and non-partisan framing

All public communications issued on behalf of the City of McDonough must be intentionally aligned with the City's adopted values, governing policies, and long-term strategic objectives. This alignment ensures consistency, credibility, and institutional integrity across all platforms, administrations, and departments.

IX. Compliance & Enforcement:

Failure to comply with marketing and communications protocols may result in:

- Withdrawal of materials
- Required revisions
- Administrative escalation
- Delayed or denied communications support

This structure ensures the City of McDonough communicates with clarity, credibility, and cohesion across all platforms and departments.

AGENDA ITEM SUMMARY
March 5, 2026, City Council Workshop
Item Number: 11



Presented by: Chief Ken Noble

Public Safety – Police Department

ITEM SUMMARY:

Request for approval to purchase a narcotic and tracking canine. This purchase includes the purchase of the canine and the training of the officer that will be appointed to the canine. Training will be held in Dooley County Georgia with South Georgia K-9 and will last 4 weeks, beginning March 16, 2026, if approved.

SPECIAL CONSIDERATIONS OR CONCERNS:

This purchase will aid the McDonough Police Department in its efforts against narcotics in the city and assist with locating people hiding, running, or lost (tracking).

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

The total cost of the South Georgia Canine, handler training, and start-up items for canine is \$10,800.00.

Please see the quote for more detailed information on everything that is included.

FUNDING SOURCE:

RedSpeed Account

ATTACHMENTS:

(1) Quote with detailed training and canine information

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

February 19, 2026

INVOICE# 021926MPD

Ref: Detection/ Tracking K9

ATTN: Major Paul Honcharik

McDonough Police Department
50 Lawrenceville St
McDonough Ga, 30253

Marsha Peavy
South Georgia K9
6331 Noble Gin Rd.
Pinehurst, Ga. 31070

Detection Import \$10,800

TOTAL COST: \$ 10,800

This price includes fur saver collar, psp handler leash,

4-week Detection/ Tracking handler course (POST CREDIT)

The course will include:

Instincts, Drives and Character Traits
Conflict Training, Concept, Theory and Practice
Components of a Command
Proper Maintenance and Use of Training Records
Reward Systems for Detection Training
Principles of Daily Grooming, Inspection and Bonding
K9 First Aid
Detection Dog Handling Basics
Detection Case Law
Arrest Tactics and Training
Building Search Tactics
Drug Detection K9 Handling
Special Response Canine Unit Policy and Procedure
Evaluating High Risk Deployments

Canine Team Certification and Standards

Courtroom Testimony and Report Writing (Georgia base 11th circuit)

Canine Liability

Public Relations and Demonstrations

- *We offer training and evaluations at no charge for your teams after completion of course!
- *We would also recommend implementing your high-risk teams with K9 during this course!
- *There will be no charge if the K9 must return to another class with a new handler!

Guarantees: 6-month health. The dog will be guaranteed to be free from genetic and pathological defects and be immunized at the time of delivery. The buyer has 10 days to be evaluated by his or her veterinarian.

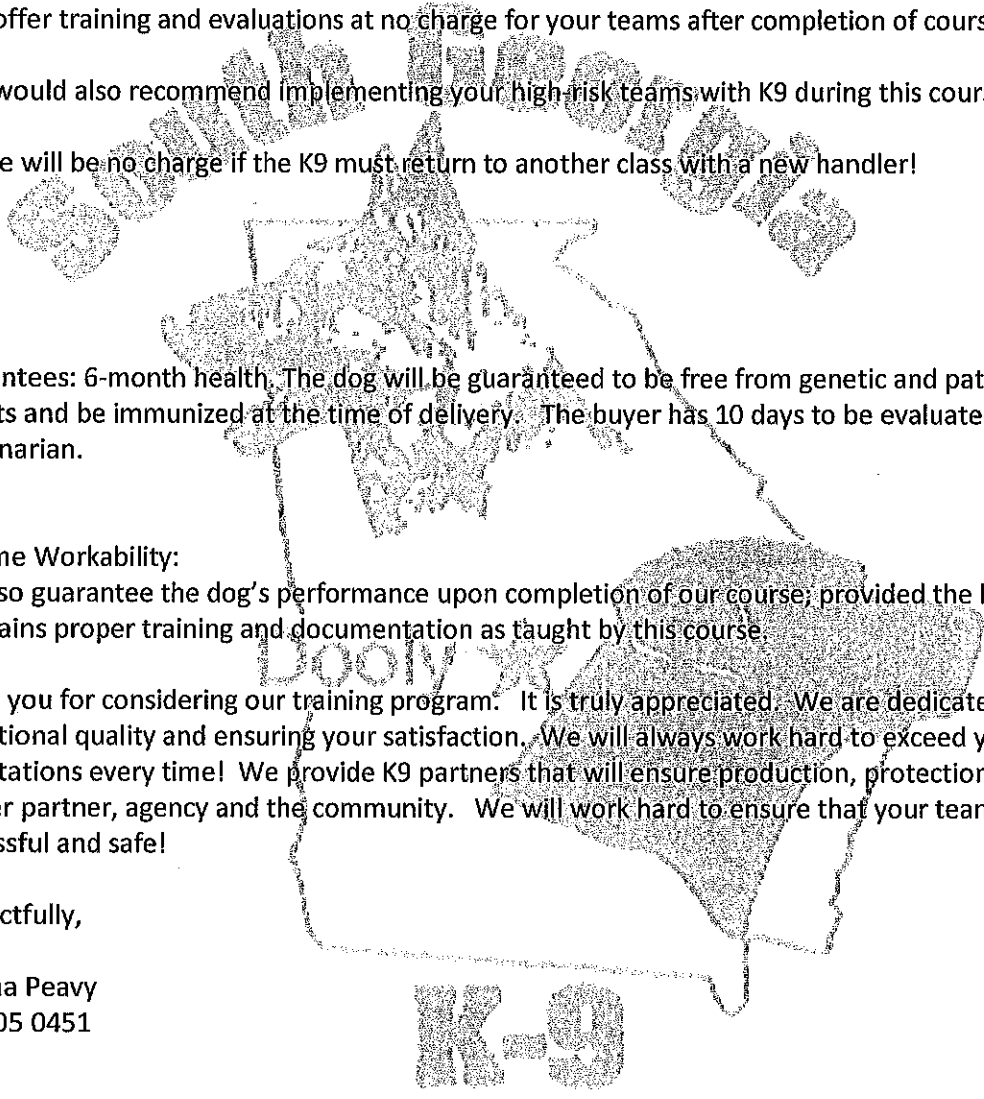
Lifetime Workability:

We also guarantee the dog's performance upon completion of our course, provided the handler maintains proper training and documentation as taught by this course.

Thank you for considering our training program. It is truly appreciated. We are dedicated to delivering exceptional quality and ensuring your satisfaction. We will always work hard to exceed your expectations every time! We provide K9 partners that will ensure production, protection and safety for his/her partner, agency and the community. We will work hard to ensure that your teams are successful and safe!

Respectfully,

Marsha Peavy
229 805 0451







AGENDA ITEM SUMMARY
March 5, 2026, City Council Meeting
Item Number: 12

Presented by: Dr. Ralph Igwedibie/Dana Strickland

Finance

ITEM SUMMARY:

Request for the adoption of a Resolution to approve the Budget amendment #2 for the FY 2025-2026 for certain accounts.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

Resolution

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes No

OTHER DEPARTMENTAL REVIEW

<input type="checkbox"/> Finance	<input type="checkbox"/> Fire	<input type="checkbox"/> Stormwater
<input type="checkbox"/> Highway and Streets	<input type="checkbox"/> Main Street	<input type="checkbox"/> Water Distribution
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Police	<input type="checkbox"/> Water/Sewer Operations
<input type="checkbox"/> Community Development	<input type="checkbox"/> Technology Services	<input type="checkbox"/> Other

Department Name:

Comments:

**STATE OF GEORGIA
CITY OF MCDONOUGH**

RESOLUTION NO. 26-03-05

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH, GEORGIA AMENDING THE FISCAL YEAR 2025-2026 BUDGET; ADJUSTING, RECLASSIFYING, AND CORRECTING CERTAIN REVENUES AND EXPENDITURES, BY FUND, AS REFLECTED IN THE SCHEDULE OF BUDGET AMENDMENTS:

WHEREAS, The Mayor and Council of the City of McDonough approved transactions and budget adjustments that effect the Annual Budget Document of the City for fiscal year 2025-2026;

WHEREAS, The Annual Budget Document should be amended to reflect the adjustments, reclassifications, and corrections approved by the Mayor and Council of the City of McDonough;

WHEREAS, The Code of Ordinances of the City of McDonough requires amendments to the Annual Budget Document made by Resolution;

WHEREAS, State law authorizes the City to amend its budget so as to adapt to changing governmental needs, under O.C.G.A. § 36-81-3(d).

NOW, THEREFORE BE IT RESOLVED, as follows:

Section 1. The City of McDonough Budget for the Fiscal Year ending June 30, 2026, is hereby amended to reflect the fund-level adjustments, reclassifications, and corrections as specifically set out in the attached Exhibit "A."

Section 2. All resolutions, ordinances, or portions thereof in conflict with the provisions of this Resolution are hereby repealed.

Section 3. This Resolution shall become effective immediately upon adoption.

SO RESOLVED this 5th day of March 2026.

CITY OF MCDONOUGH, GEORGIA

Kamali (Kam) Varner, Mayor

Attest: _____
Christy L. Taylor, City Clerk

AGENDA ITEM SUMMARY
March 5, 2026, City Council Workshop
Item Number: 13



Presented by: William VonDenBosch

Public Works - Highways & Streets

ITEM SUMMARY:

Request for the approval of the release of the remaining authorized funds for **SPLOST VI Project #29 (Roadway Plantings)** in the amount of **\$500,000.00**. These funds will support the ongoing planting initiatives, which are scheduled for completion within the current fiscal year.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

SPLOST VI - \$500,000.00

FUNDING SOURCE:

Line Item: 327 5.4210.54.1429

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance



AGENDA ITEM SUMMARY
March 5, 2026, City Council Workshop
Item Number: 15

Presented by: Sylvia Smith, Community & Economic Development Department
Mark Aniadaga, Senior Planner

ITEM SUMMARY:

The request for Case #250903 (**Anderson Landing**) is for a rezoning to R-75 (Single-Family Residential). The subject property is located on Turner Church Rd. and further recognized as Tax Parcel ID #105-01071000 and lies within District 3 (Scott Reeves).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 10/14/2025 Municipal Planning Commission Workshop
- 11/06/2025 City Council Workshop
- 11/10/2025 Municipal Planning Commission Public Review
- 11/17/2025 City Council Public Hearing & Vote - POSTPONED
- 12/15/2025 City Council Public Hearing & Vote - POSTPONED
- 01/20/2026 City Council Public Hearing & Vote - POSTPONED
- 02/16/2026 City Council Public Hearing & Vote - POSTPONED
- **03/05/2026 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Mark Thomas made a motion to recommend Approval with Staff Conditions, Jerry Hayes Second

- **VOTE:** 4 yes - 2 no (Motion Passed)

CDD – Approval with conditions

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #26-03-05001(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA

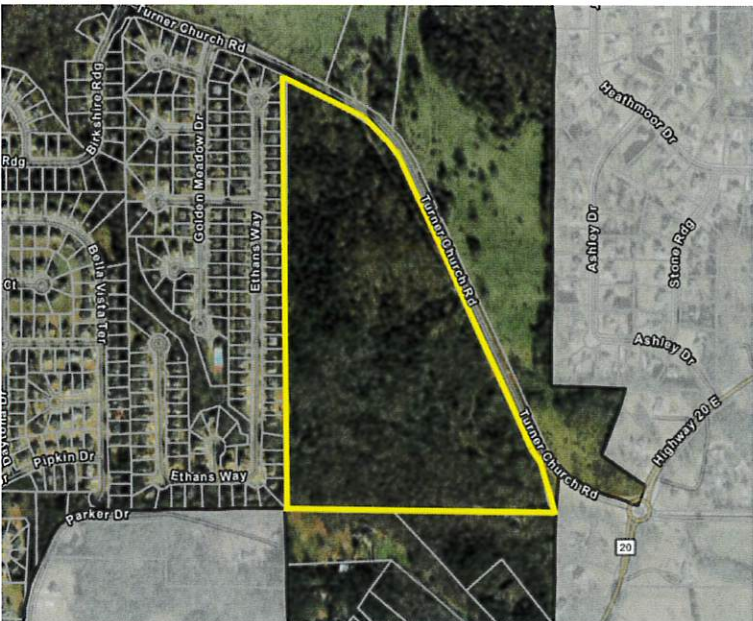
Community Development Department

Final Staff Report

For Recommendation Only

Case Petition:	
Applicant:	MTS ATL, LLC c/o Eastwood Homes of GA, LLC
Project Name:	Anderson Landing
Address/Location	Turner Church Rd.
Parcel(s)	105-01071000
Council District 3:	Scott Reeves
Request:	Rezoning to R-75 (Single-Family Residential)
Land Lot District:	89 of the 7 th District
Tract Size:	Approximately 54.54 +/- acres
Meetings:	
10/14/25	Planning Commission Workshop
11/06/25	City Council Workshop
11/10/25	Planning Commission "Public Review"
11/17/25	City Council "Public Hearing"

Background Information:
 The current zoning for the property is RA-200 (Residential Agricultural).



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

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

South Boundary
 Zoned: R-100 (Single-Family Residential)
 Land Use: Residential

West Boundary
 Zoned: R-75 (Single-Family Residential)
 Land Use: Residential



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

Staff Analysis:

Background Information

The applicant requests the annexation and rezoning of a 54.54-acre tract on Turner Church Road. The proposal is for an 89-lot single-family detached subdivision zoned R-75 ("For Sale" Single-Family Residential). The property is currently undeveloped and wooded. The concept plan shows 89 lots, a central amenity area (cabana, pool, playground) , and 11.56 acres of usable open space , which exceeds the 20% (10.91 acres) required for a development of this size. The applicant has submitted a set of variances from the R-75 district standards for garage size , front setbacks on a limited number of lots , and the placement of street trees. In exchange, the developer has enhanced standards, including a 5% rental cap, a requirement to use GILID stormwater features , and a specific timeline for amenity completion..

Alignment with McDonough Comprehensive Plan and Future Land Use Map

The rezoning to R-75 is consistent with the city's official planning documents.

Future Land Use Map (FLUM):The subject property is designated as Estate Residential on the McDonough Future Land Use Map. The Estate Residential category is intended to preserve rural residential character and protect natural features through low-density development, allowing up to 3.0 dwelling units per acre

- The proposed project density of 1.63 units per acre (89 units / 54.54 acres) is fully consistent with, and less than half the maximum density allowed by, the Estate Residential land use designation



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Staff Analysis:

This proposal represents a high-quality residential development that largely conforms to the City's newly adopted ordinance. The applicant's proffered conditions address key city goals, including architectural quality, open space, and stormwater management.

1. **Ordinance Conformance:** The project meets or exceeds the R-75 standards for density, lot size, lot width, open space, and amenities. The conditions explicitly require adherence to the City's strict four-sided architectural standards and anti-monotony rules, ensuring a high-quality built environment.
2. **Requested Variances:** Staff has reviewed the three requested variances and finds them to be reasonable accommodations:
 - Garage Size (20'x24' vs. 25'x25'): This is a minor reduction that provides more flexibility for home design while still accommodating two vehicles.
 - Front Setback (30' on 5 lots): This request is limited to only 5 of the 89 lots (6.25% of the development) and is requested to accommodate lot fit, likely due to topography. It is a minor deviation.
 - Street Trees (Yard vs. Planting Strip) : The developer requests planting two trees in the front yard of each lot in lieu of one in the planting strip. This achieves the same goal of a tree-lined street while potentially reducing future sidewalk/utility conflicts.
3. **Preferred Enhancements:** Staff places significant weight on the developer's voluntary enhancements, which benefit the city and future residents:
 - GILID Stormwater: The use of hybrid green infrastructure instead of a traditional pond is a superior environmental design.
 - 5% Rental Cap: This is a substantial commitment to ensuring the community remains "For Sale" as intended by the zoning, promoting neighborhood stability.
 - Amenity Timing: Requiring the amenities to be built by the 10th home (rather than the 50% mark) is a significant benefit to early residents.

The project is compatible with the surrounding land use. The conditions ensure the development will be an asset to the community.



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Requirement	Zoning Ordinance (Chapter 17)	Proposed Plan & Conditions (Eastwood Homes)	Conforms?
Future Land Use	Estate Residential (Allows up to 3.0 du/ac)	Proposed density is 1.63 du/ac (89 units / 54.54 ac)	Yes
Density	Max 3.63 units/acre	1.63 units/acre	Yes
Min. Lot Size	12,000 sq. ft.	Plan provides 12,000 sq. ft.	Yes
Min. Lot Width	75 feet	Plan provides 75 feet	Yes
Min. Heated Area	1,600 sq. ft.	Project must comply with this standard.	Conditional
Open Space	20% for 51-100 lots (10.91 acres)	89-lot plan. Provides 11.56 acres (21.2%).	Yes
Amenities	Min. 3 for 51-100 lots (from 17.120.090)	Plan provides Cabana, Pool, walking trails and playground.	Yes
Amenity Timing	Not specified in ordinance.	Condition 15 requires build-out by 10th CO.	Yes (Enhanced)
Architecture	4-Sided (40% front, 25% side/rear brick/stone).	Condition 4 requires compliance with 40%/25% standard.	Yes
Portfolio	Portfolio of Architectural Plans required (17.100.350).	Condition 2 requires submission of Portfolio.	Yes
Anti-Monotony	10% elevations (8 for 89 lots) (17.36.040.H).	Condition 3 requires 8 different elevations.	Yes
Setbacks (Front)	35 feet (local street)	Plan shows 35 ft. Condition 2(a) requests variance for 30 ft on up to 5 lots.	Variance
Setbacks (Side/Rear)	10 ft / 30 ft	Plan shows 10 ft / 30 ft.	Yes
Garages	25' x 25' minimum (17.36.040.B.1).	Condition 2(b) requests variance for 20' x 24' minimum.	Variance
Trash Screens	Not specified in ordinance.	Condition 2(c) uses trashcan screens.	Yes (Enhanced)
Sidewalks	5' on both sides of local streets (17.120.011.B).	Condition 5 requires 5' sidewalks on both sides.	Yes
Street Trees	1 per 40' of frontage in strip (17.120.011.D).	Condition 11 requests variance to plant 2 trees in front yard in lieu of street trees.	Variance
Stormwater	(General)	Condition 10 requires GILID features (bioretention, bioswales).	Yes (Enhanced)
Landscaping	Use approved list (17.120.023) .	Condition 12 requires use of approved plant list.	Yes
Lighting	Shielded, downward-facing (17.120.070).	Condition 13 requires shielded, downward-facing fixtures.	Yes
Fencing	6' max rear, no chain-link visible (17.120.060).	Condition 9 requires 6' max rear, no chain-link.	Yes
HOA	Required for subdivisions.	Condition 9 requires a mandatory HOA.	Yes 4
Rental Cap	Not specified in ordinance.	Condition 17 proffers a 5% rental cap.	Yes (Enhanced)



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

Final Staff Recommendation by: Sylvia Smith, Community Development Director

Staff recommends APPROVAL with the following conditions:

Architectural and Built Features

1. The development shall be constructed in substantial compliance with the "Turner Church Road Concept Plan" , dated November 5th, 2025 and all applicable provisions of the City of McDonough Zoning Ordinance. These conditions are supplementary to the Zoning Ordinance, and in the event of a conflict, these Conditions shall take precedence.
2. All homes must comply with the style and materials required by the R-75 "For Sale" Single-Family Residential District standards in Chapter 17.36 of the Zoning Ordinance, including the submission of a Portfolio of Architectural Plans as required by Zoning Ordinance Section 17.100.350; provided (a) notwithstanding Zoning Ordinance Section 17.36.030(D), the front yard setback may be reduced to 30 feet on up to 5 lots, subject to the builder/developer providing information to the Community and Economic Development Department that such a reduced front yard setback is necessary for lot fit; (b) notwithstanding Section 17.36.040(B)(1), garage dimensions shall be a minimum of 20 feet x 24 feet in dimension size; and (c) on the side of each garage there shall be a trashcan screen constructed of (i) cedar fencing or (ii) pressure treated wood have a natural stain or a solid body stain similar to the color of the home or cedar.
3. To prevent visual monotony, the development shall adhere to the repetitive design standards of Section 17.36.040.H. No two homes with the same or mirrored front elevation shall be constructed on adjacent lots or directly across the street from one another. A minimum of eight (8) different home elevations shall be provided for the 89 lots in the development.
4. All homes shall feature four-sided architecture. The front facade must consist of a minimum of 40% brick or stone. The side and rear facades must consist of a minimum of 25% brick or stone. The elevations submitted with the Application comply with this requirement. To prevent visual monotony and comply with Condition No. 3, the builder shall be permitted to utilize different façade materials than those shown on the elevations submitted with the Application if those materials otherwise comply with Section 17-36.040 of the Zoning Ordinance. If builder desires to deviate from the elevations submitted with the Application, the elevations for such plans shall be subject to staff review and approval to determine compliance with the Zoning Ordinance and these Conditions.



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

Conditions (cont.)

If builder desires to deviate from the elevations submitted with the Application, the elevations for such plans shall be subject to staff review and approval to determine compliance with the Zoning Ordinance and these Conditions.

5. All streets shall be public and constructed to city standards. Sidewalks, a minimum of five (5) feet in width, shall be installed on both sides of all streets within the development.
6. Pedestrian pathways, a minimum of eight (8) feet wide, shall be installed to connect the five (5) foot sidewalks in the amenity area parking lot to the various amenity areas.
7. The development entrance shall feature a ground-based, monument-style sign constructed of materials complementary to the homes within the community. All signage must comply with the requirements of the Sign Code (Chapter 17.108).
8. All buffer areas shall be maintained as required by the City of McDonough Code of Ordinances. Penetration of these areas for access, utilities, and stormwater management shall be minimized and are only permitted as explicitly allowed by Section 17.120.028 of the Zoning Ordinance and as approved by the Director of Community Development.
9. All fencing must comply with the standards set forth in Section 17.120.050 of the Zoning Ordinance. Fences in rear yards shall not exceed six (6) feet in height. Chain-link fences are not permitted.

Environmental Features

10. The area designated as “Stormwater Management Pond” shall incorporate Green Infrastructure and Low-Impact Development (GILID) features, such as, but not limited to, a bioretention area or system of vegetated bioswales. Landscaping in this area shall use species recommendations from the Georgia Stormwater Management Manual and be selected to promote natural mosquito control.



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

Conditions (cont.)

11. In lieu of street trees and notwithstanding Zoning Ordinance Section 17.120.011(D), the developer may plant two (2) trees in the front yard of each lot and such trees shall consist of a medium tree and a small tree listed in Sections 17.120.023(A) and 17.120.023(B) of the Zoning Ordinance. All trees must be a minimum of 2.5-inch caliper at the time of planting and be of a species from the city's approved plant list.

12. All landscaping at the development entrance and within common areas shall be professionally designed and implemented. All plant and grass species used in common areas and for required yard landscaping must be selected from the approved landscape materials list in Section 17.120.023 of the Zoning Ordinance.

13. All outdoor lighting for streets, amenities, and common areas shall be fully shielded, downward-facing fixtures to prevent glare and light trespass onto adjacent properties, in compliance with Section 17.120.060 of the Zoning Ordinance.

14. The 11.56 acres of usable open space shown on the Concept Plan shall be preserved as permanent open space and maintained by the HOA. This area shall not be further subdivided or developed.

Human Features

15. The community amenities, including the cabana, pool, playground and landscaping as shown on the Concept Plan, shall be fully constructed and made operational prior to the issuance of the 10th Certificate of Occupancy for a home within the development.

16. Construction and grading activities shall be limited to the hours of 7:00 AM to 7:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM on Saturdays. No construction activities shall be permitted on Sundays or national holidays.

17. As preferred by the applicant, no more than 5% of the homes in the development shall be rented at any one time. This restriction will be enforced by the HOA, which may grant reasonable hardship exemptions.

18. A mandatory homeowners association (HOA) shall be established for the development. The HOA will be responsible for the perpetual maintenance of all entry features, amenities, the stormwater facility, common area landscaping, and open space. A copy of HOA covenants shall be provided to the City.



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

Conditions (cont.)

Transportation & Site Access

19. No vertical development shall commence, and no building permits shall be issued, without confirmation of public water and sewer availability.

20. The developer shall be responsible for funding and constructing all transportation and pedestrian improvements identified in the approved Traffic Impact Study prepared by Maldino & Wilburn dated October, 23, 2025 (e.g., turn lanes, deceleration lanes, sidewalks).

21. The developer will be responsible for the implementation of sidewalks along public ROW as required by Section 17.120.011 (B) and shall build said sidewalk to conform with the Chapter 17 Zoning Code and McDonough Complete Streets Policy.



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

Staff Analysis:

Section 17.96.046 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	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: Concerns arise with the continued growth of the city that would put a strain on the department and its resources, requiring more police officers and staff, also with growth comes the concern of more criminal activity.

Department Name: McDonough Fire

Comments: Concerns about the increased demands on our infrastructure and the possibility of increased call volume for the fire department and personnel. There's also the possibility of a negative impact on our ISO due to increased population in an area that already falls outside the ISO required travel distances for fire apparatus.

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.



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

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

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: See below chart

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Timber Ridge Elem	0	89 Units x .77 Children per unit	27 students ÷ 25 per class	If Modular \$25,000 per Classroom
Union Grove Middle	6			
Union Grove High	2	69 students	3 Classrooms	If Permanent \$300,000 per Classroom

Department Name: HC GIS

Comments: Not a reviewing agency.



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

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

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.*



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

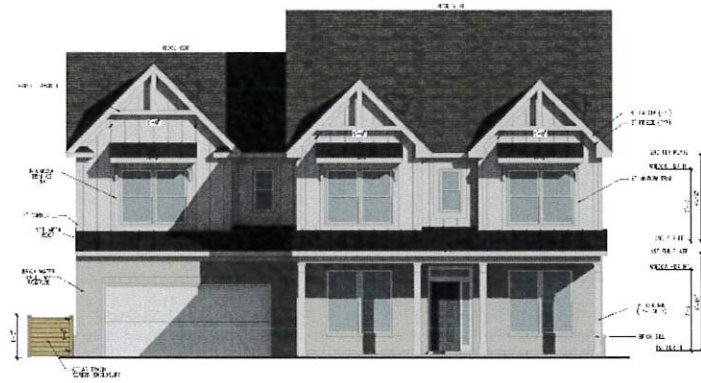
Concept Plan



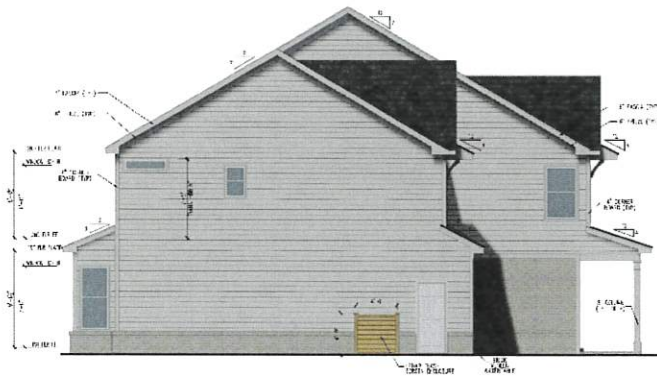


City of McDonough, GA
Community Development Department
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Sample Elevations



FRONT ELEVATION



LEFT SIDE ELEVATION

COLFAX - P-LH
 PROPOSED ELEVATIONS





City of McDonough, GA
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For Recommendation Only

Colored Renderings of Streetscape and Elevations





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Colored Renderings of Streetscape and Elevations





City of McDonough, GA
Community Development Department
Rezoning Staff Report
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Colored Renderings of Streetscape and Elevations





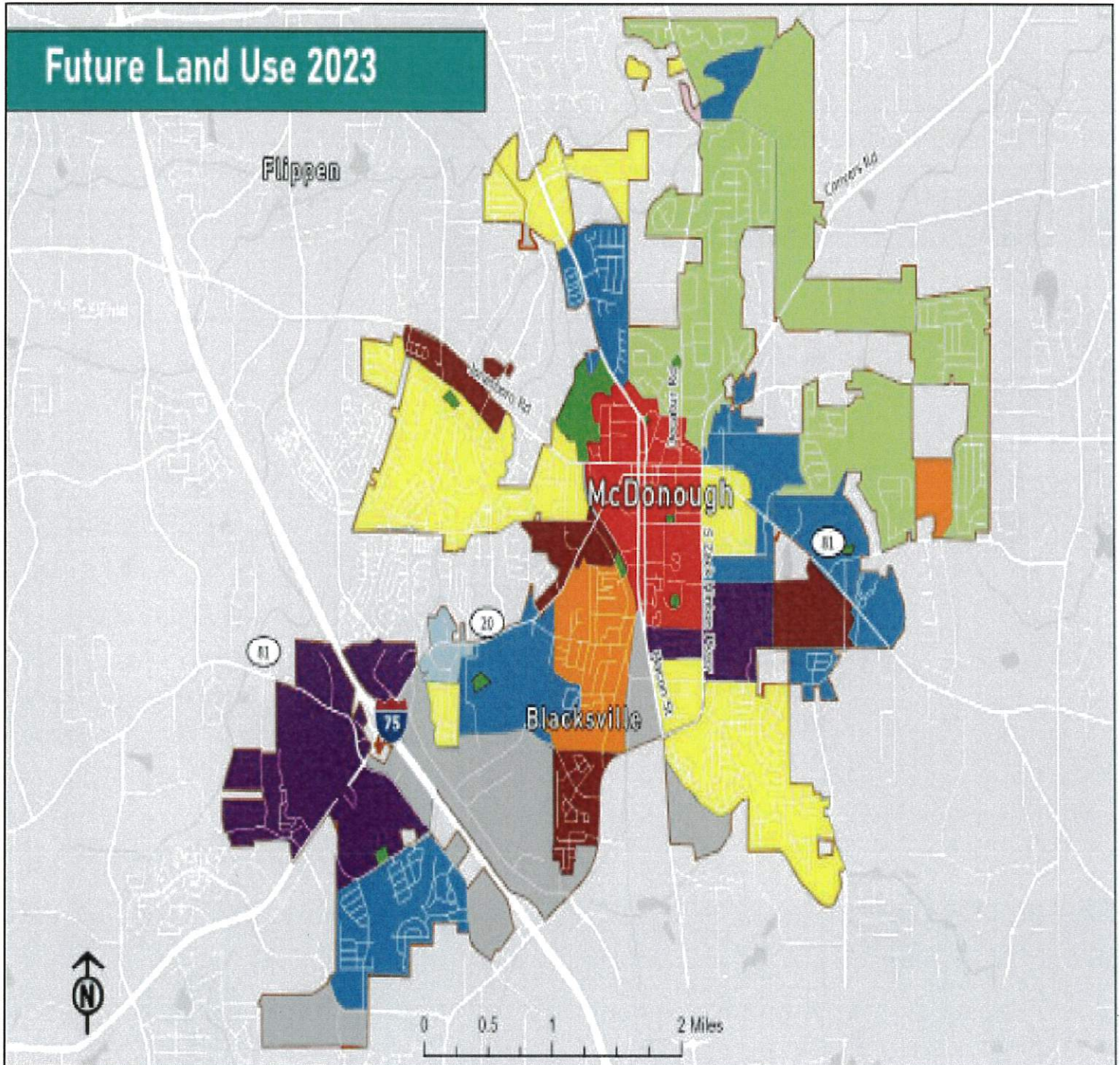
City of McDonough, GA
Community Development Department
Rezoning Staff Report
For Recommendation Only

Colored Renderings of Streetscape and Elevations





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



Features Guide

- | | | | |
|----------------------|--------------------|-------------------------|--------------------------------------|
| Suburban Residential | Office Park | Institutional/Public | Regional Activity Center |
| TCU | Suburban Mixed-Use | Highway Activity Center | Traditional Neighborhood Development |
| Town Center | Estate Residential | Gateway Industrial | Conservation/Recreation/Open Space |

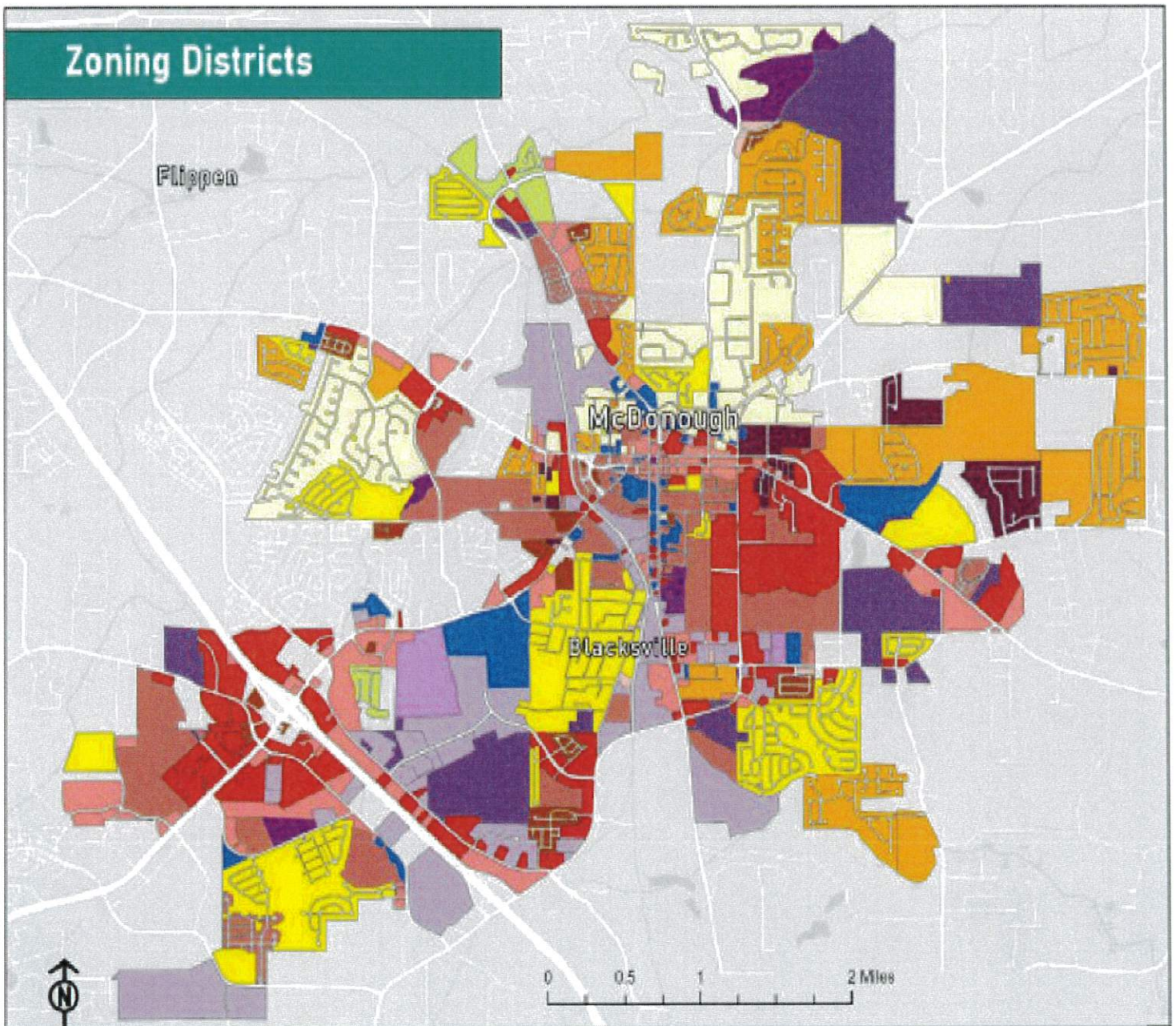


City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only



Features Guide

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 26-03-05001(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 **MTS ATL, LLC c/o Eastwood Homes of GA for Anderson Landing**:

All that lot, tract or parcel(s) of land located on Turner Church Rd., and further described as Parcels #105-01071000, lying and being in Land Lot(s) 89 of the 7th District of Henry County, Georgia, consisting of a total of 54.54 +/- 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-75 (Single-Family Residential), 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 5th day of March 2026.

CITY OF MCDONOUGH, GEORGIA

KAMALI VARNER, 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

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. _____

AN ORDINANCE UPDATING ARTICLE 1, SOLICITORS, OF TITLE 5, CHAPTER 5.36, OF THE CITY CODE OF ORDINANCES; BANNING SOLICITATION WHERE VISIBLY PROHIBITED BY RESIDENCES, BUSINESSES AND SUBDIVISIONS AND FOR OTHER LAWFUL PURPOSES

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

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

WHEREAS, the City is authorized pursuant to Section 2.17(b) of the City Charter to adopt ordinances, resolutions, rules and regulations deemed necessary, expedient, or helpful for the good order, welfare, prosperity and well-being of the City;

WHEREAS, the City Council desires through this Ordinance to adopt soliciting regulations within the City in protection of City residents, visitors, employees and businesses; and

WHEREAS, the City Council finds this Ordinance to be in the best interest of the health, safety and welfare of the City.

THE COUNCIL OF THE CITY OF MCDONOUGH HEREBY ORDAINS, as follows:

Section 1. Article 1, Solicitors, of Title 5, Chapter 5.36, of the City of McDonough Code of Ordinances, is hereby amended to create a new Section 5.36.120, which shall read as follows:

TITLE 5 – BUSINESS LICENSES AND REGULATIONS

...

CHAPTER 5.36 - REGISTRATION AND REGULATIONS OF SOLICITORS AND PEDDLERS

ARTICLE 1 - SOLICITORS

...

5.36.120 - Soliciting unlawful where visibly prohibited by residences, businesses and subdivisions.

It shall be unlawful:

- A. For any person to enter into any business, or knock upon or ring the doorbell to any residence, for solicitation purposes, if the owner or occupant has posted a sign, with no less than 40-point font, on the front door or near the front entrance of such business or dwelling, advising that soliciting is prohibited.

- B. For any person to enter into any subdivision for solicitation purposes, where the homeowner's association, condominium association or property association for such subdivision has posted signs, with no less than 40-point font, at all entrances to such subdivision, advising that soliciting is prohibited.
- C. For any solicitor to fail to immediately and peacefully depart from any premises when requested to do so by such premises' owner or occupant.

Section 2. It is hereby declared to be the intention of the City Council that:

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

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The effective date of this Ordinance shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO ORDAINED, this _____ day of _____, 2026.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Kamali Varner, Mayor

APPROVED AS TO FORM:

Emilia C. Walker, City Attorney