

CONSENT AGENDA ITEM SUMMARY
August 06, 2026, City Council Workshop
Item Number: 6A



Presented by: Brian Linton

Technology Services

ITEM SUMMARY:

Request for the approval to pay the annual renewal invoice for the CivicPlus user portal, in the amount of \$12,647.04.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This is budgeted and approved in the FY 26 – 27 budget.

FUNDING SOURCE:

100-5.1535.52.1301

ATTACHMENTS:

Civic Plus invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



Invoice

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

#375826

8/26/2026

Bill To

Brian Linton
City of McDonough, GA
136 Keys Ferry Street
McDonough GA 30253

TOTAL DUE

\$12,647.04

Due Date: 9/25/2026

Terms	Customer	Approving Authority
Net 30	City of McDonough, GA	

Qty	Item	Start Date	End Date	Amount
1	Productivity Connector (Office 365) Annual Fee	8/26/2026	8/25/2027	\$1,649.61
1	Productivity Base System Annual Fee: staff app users, app user submissions not included	8/26/2026	8/25/2027	\$7,698.21
1	Power Automate Integration	8/26/2026	8/25/2027	\$1,649.61
1	Productivity Approvals Workflow	8/26/2026	8/25/2027	\$1,649.61

Total \$12,647.04

Due **\$12,647.04**

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 our current W-9, please click this link: [CivicPlus W-9](#). 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
August 06, 2026, City Council Workshop
Item Number: 6B



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for the approval to pay the SHI invoice for the annual renewal of the PalAlto Firewall PA-850, in the amount of \$12,818.92.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This is budgeted and approved in the FY 26 – 27 budget.

FUNDING SOURCE:

100-5.1535.52.1301

ATTACHMENTS:

SHI invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

☐ Fire

☐ Stormwater

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Department Name:

Comments:



Pricing Proposal
Quotation #: 27626319
Created On: 6/10/2026
Valid Until: 8/20/2026

GA-City of McDonough

Brian Linton

136 Keys Ferry St.
McDonough, GA 30253
United States
Phone: 678-222-8670
Email: BLinton@McDonoughGa.org

PubSec Inside Account Executive

Kewanna Vincent

300 Davidson Ave
Somerset, NJ 08873
Phone: 732-868-5832
Email: Kewanna_Vincent@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 Palo Alto Networks Advanced Threat Prevention - Subscription license renewal (1 year) - 1 device - hosted Palo Alto Networks - Part#: PAN-PA-850-ATP-R Contract Name: Georgia Software Contract #: 99999-SPD-SPD0000060-0003 Serial #: 011901022253 Coverage Term: 8/22/2026 - 8/21/2027 Note: MSRP/SHI Advertised List: \$3,390.00	1	\$2,865.76	\$2,865.76
2 Palo Alto Networks Advanced URL Filtering - Subscription license renewal (1 year) - 1 device - hosted - for P/N: PAN-PA-850 Palo Alto Networks - Part#: PAN-PA-850-ADVURL-R Contract Name: Georgia Software Contract #: 99999-SPD-SPD0000060-0003 Serial #: 011901022253 Coverage Term: 8/22/2026 - 8/21/2027 Note: MSRP/SHI Advertised List: \$3,390.00	1	\$2,865.76	\$2,865.76
3 Palo Alto Networks Advanced WildFire - Subscription license renewal (1 year) - hosted Palo Alto Networks - Part#: PAN-PA-850-AWF-R Contract Name: Georgia Software Contract #: 99999-SPD-SPD0000060-0003 Serial #: 011901022253 Coverage Term: 8/22/2026 - 8/21/2027 Note: MSRP/SHI Advertised List: \$3,390.00	1	\$2,865.76	\$2,865.76
4 Palo Alto Networks Premium Support - Extended service agreement (renewal) - advance parts replacement - 1 year - shipment - response time: NBD - for P/N: PAN-PA-850 Palo Alto Networks - Part#: PAN-SVC-PREM-850-R Contract Name: Georgia Software	1	\$2,311.13	\$2,311.13

Contract #: 99999-SPD-SPD0000060-0003

Serial #: 011901022253

Coverage Term: 8/22/2026 - 8/21/2027

Note: MSRP/SHI Advertised List: \$2,370.00

5	Palo Alto Prisma Access Agent - Subscription license renewal (1 year) - 1 device - hosted	1	\$1,910.51	\$1,910.51
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Palo Alto Networks - Part#: PAN-PA-850-PAA-R

Contract Name: Georgia Software

Contract #: 99999-SPD-SPD0000060-0003

Serial #: 011901022253

Coverage Term: 8/22/2026 - 8/21/2027

Note: MSRP/SHI Advertised List: \$2,260.00

Total	\$12,818.92
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Additional Comments

Palo Alto has a no returns policy.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

CONSENT AGENDA ITEM SUMMARY
August 06, 2026, City Council Workshop
Item Number: 6C



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for the approval to pay the PowerDMS annual renewal invoice in the amount of \$16,343.30.

SPECIAL CONSIDERATIONS OR CONCERNS:

The Police Department uses this software for training, policy approvals, and documentation.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This was approved in the FY 26 – 27 budget.

FUNDING SOURCE:

100-5.1535.52.1301

ATTACHMENTS:

PowerDMS invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



t 800.749.8104
2120 Park Pl. Suite 100
El Segundo, CA 90245

NEOGOV

THIS IS NOT AN INVOICE

Contract Records		Order Details	
Account Number:	A-6837	Order #:	Q-478458
Customer:	McDonough Police Department (GA)	Valid Until:	9/5/2026
Effective Employee Count:	85		
Sales Rep:	Renewals Team		

Customer Contact		Shipping Contact	
Billing Contact:	McDonough Police Department (GA) Lindsey Bruce	Shipping Contact:	McDonough Police Department (GA) Lindsey Bruce
Billing Address:	50 Lawrenceville Street McDonough, GA 30253	Shipping Address:	50 Lawrenceville Street McDonough, GA 30253
Billing Contact Email:	lbruce@mcDonoughga.org	Shipping Contact Email:	lbruce@mcDonoughga.org
Billing Phone:	678-782-6304	Shipping Phone:	678-782-6304

Payment Terms		Notes:
Payment Term:	Net 50	80-89 User Tier
PO Number:		

Subscription Service

October 2026

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
PowerStandards for GLECP/GACP	Recurring	10/5/2026	10/4/2027	1	Quantity Based	\$1,150.00
Attach proofs to show compliance with GACP Certification Standard, assign assessment tasks, track revisions, and status-based grading.						
GACP Manual (GA LE)	Recurring	10/5/2026	10/4/2027	1	Quantity Based	\$0.00
View Standards Manual electronically.						
PowerPolicy Professional Subscription	Recurring	10/5/2026	10/4/2027	89	User Count Based	\$10,749.05
A policy and compliance management platform that lets you create, edit, organize, and distribute content from a secure, cloud-based site. Included are key features such as automatic workflows, signature capture and tracking, side-by-side comparison, Public-Facing Documents, PowerDMS University, and Analytics for advanced reporting.						
Legacy Training Included	Recurring	10/5/2026	10/4/2027	89	User Count Based	\$0.00
A training solution that lets you create, deliver, and track training content online, including videos and PowerPoint presentations. It integrates with PowerDMS Select and Professional, giving you the ability to attach policies to training courses while ensuring version control. This is granted to legacy customers.						
PowerReady (formerly PowerFTO) Subscription	Recurring	10/5/2026	10/4/2027	85	Employee Based	\$4,444.25
The PowerReady Annual subscription provides an agency-wide license for unlimited number of programs and includes: Mobile Accessibility, Email Notifications, Unlimited Late Form and Trainee Performance Alerts, Ongoing training resources, Ongoing software updates, Access to Industry Partnerships, Ongoing Support & Maintenance.						
October 2026 TOTAL:						\$16,343.30

This price does NOT include any sales tax. Total in USD

Additional Terms and Conditions

License Terms: Enterprise license denotes that Customer has purchased an enterprise wide license up to the employee count specified above. User based license denotes that Customer has purchased the number of licenses set forth in the quantity column. Item count denotes the number of items that Customer has licensed as set forth in the quantity column.

Payment Terms: All invoices issued hereunder are due upon the invoice due date. If the Order is for a period longer than one year, the fees for the first period shown shall be invoiced immediately and the fees for future years/periods shall be invoiced annually in advance of each 12 month period shown on the Order, but regardless of the billing cycle, Customer is responsible for the fees for the entire Order. The fees set forth in this Order Form are exclusive of all applicable taxes, levies, or duties imposed by taxing authorities and Customer shall be responsible for payment of any such applicable taxes, levies, or duties. All payment obligations are non-cancellable, and all fees paid are non-refundable. Payment for services ordered hereunder shall be made to PowerDMS, Inc. a wholly owned subsidiary of GovernmentJobs.com, Inc. (D/B/A NEOGOV).

Terms & Conditions: This Order Form creates a legally binding contract between the parties. Unless otherwise agreed in a written agreement between GovernmentJobs.com, Inc. (d/b/a NEOGOV) and Customer, this Order Form and the services provided hereunder are subject to the terms and conditions located at <https://www.neogov.com/service-specifications> (the "NEOGOV Site"), together with all addenda, exhibits, policies, and supplemental terms posted on or referenced in the NEOGOV Site, including, as applicable, the product addenda corresponding to the products subscribed to under this Order Form; professional services addenda applicable to any purchased professional, implementation, onboarding, configuration, or setup services; data processing terms; service level terms; AI-related terms; and other service-specific terms and policies, all of which are incorporated herein by reference.

Find a copy of our W-9 [here](#).

Special Condition:

Your signature below constitutes acceptance of terms herein and contractual commitment to purchase the items listed above.

Accepted and Agreed By Authorized Representative of:
McDonough Police Department (GA)

Signature: _____

Printed Name: _____

Title: _____

Date: _____

THE INFORMATION AND PRICING CONTAINED IN THIS ORDER FORM IS STRICTLY CONFIDENTIAL.

CONSENT AGENDA ITEM SUMMARY
August 06, 2026, City Council Workshop
Item Number: 6D



Presented by: Antoinette Odoms, Director

Water Plant

ITEM SUMMARY:

Request for approval to pay the Georgia Environmental Protection Drinking Water Invoice, for the annual contract labor required for compliance analysis in the amount of \$13,621.30

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval

FINANCIAL IMPACT:

\$13,621.30

FUNDING SOURCE:

505-5.4420.52.3850 Contract Labor Water & Sewer Fund

ATTACHMENTS:

GDNR EPD invoice

OTHER DEPARMENTAL REVIEW NEEDED:

☐ Yes

☒ No



ENVIRONMENTAL PROTECTION DIVISION

DRINKING WATER INVOICE

FIMS Account ID:

Customer Name:

Water System ID:

Invoice Number:

1230

MCDONOUGH

GA1510003

DW-2027-006559

Total Due : \$ 13,621.30

Bill To:

MCDONOUGH

ODOMS, ANTOINETTE

8 DOGWOOD LANE

MCDONOUGH, GA 30253

Notification:

Check Water System Information
gadinkingwater.netAccount Information:
TOTAL AMOUNT DUE ON 08/17/2026

BILLING SUMMARY

07/01/2026 - 06/30/2027	7/6/2026	\$ 13,420.00	(\$ 201.30)	\$ 0.00	\$ 0.00	\$ 13,621.30
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EXPLANATION OF CHARGES

16,187	180	3	C	SW	Chemical	\$ 13,420.00
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PAST DUE SUMMARY

Past Due Amount	\$ 13,218.70	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Late Fee	\$ 402.60	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 402.60

PLEASE RETURN THIS PORTION OF YOUR INVOICE WITH YOUR PAYMENT.

MAKE CHECK(S) PAYABLE TO : EPD - Drinking Water Fees

FIMS ACCOUNT ID	TOTAL DUE	INVOICE #
1230	\$ 13,621.30	DW-2027-006559

08/17/2026
\$ 13,621.30

MCDONOUGH ODOMS, ANTOINETTE 8 DOGWOOD LANE MCDONOUGH, GA 30253

MAIL PAYMENT TO:
DRINKING WATER FEES
P.O. BOX 101788
ATLANTA, GA 30392

52.3850



ENVIRONMENTAL PROTECTION DIVISION

DRINKING WATER INVOICE

FIMS Account ID:

Customer Name:

Water System ID:

Invoice Number:

1230

MCDONOUGH

GA1510003

DW-2027-006559

Total Due : \$ 13,621.30

BILLING DETAIL

DATE	DESCRIPTION	AMOUNT
6/30/2026	Past Due Balance	\$ 201.30
7/1/2026	Current Charges	\$ 13,420.00
		\$ 13,621.30

If you have questions regarding your invoice, please contact the Branch most closely related to your fees at one of the numbers below:

Air Protection Branch: (404) 363-7000
Land Protection Branch: (404) 657-8600
Watershed Protection Branch: (404) 463-1511

You may also email epdfinance@dnr.ga.gov for billing questions or for technical assistance, you can visit <http://epd.georgia.gov/geos/contact-us> for program-specific contacts.

CONSENT AGENDA ITEM SUMMARY
August 06, 2026, City Council Workshop
Item Number: 6E



Presented by: Chief David Williams

Public Safety – Fire Department

ITEM SUMMARY:

Request approval to pay SiteMed North America P.C. \$10,890.00 for NFPA 1582 Firefighter Physical & Medical Exams including One Test Standard Blood Draw for cancer screening.

SPECIAL CONSIDERATIONS OR CONCERNS:

This was listed, budgeted, and approved in the current FY 2026-27 budget.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$10,890.00.

FUNDING SOURCE:

100-5.3520.52.3855: Contracts & Fees

ATTACHMENTS:

Service order agreement

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

Department Name:

Comments:

Service Order Agreement



SiteMed North America P.C.
11315 Business Park Blvd
Jacksonville, FL 32256
888- 837-4819 / (904) 619-2356
www.usmhe.com/services/nfpa-1582-exams

07/14/2026

McDonough Fire Department
David Williams

88 Keys Ferry St.
McDonough, GA 30253

Dear David,

As we discussed, the service order agreement ("Agreement") was prepared based on our earlier communication and tailored to the specific needs of your business. As you know, the USMHE Family of Companies ("USMHE") provides a full suite of services, from sound surveys to identify areas subject to an OSHA required hearing conservation program, to audiometric testing, hearing conservation training and counseling services, pulmonary function testing, physical exams for industrial facilities and NFPA 1582 exams for our invaluable firefighter community friends. Additionally, the USMHE Family of Companies services most geographies in the United States and we would love the opportunity to talk with you about additional services and additional locations/facilities where your company may need testing services, beyond what is included in this service order.

Based on our prior communication, the following outlines the details of this service order:

Customer Name:

McDonough Fire Department
David Williams
(678) 782-6252 / DWilliams@McDonoughGa.org

Service Location: McDonough Fire Department :
88 Keys Ferry St.
McDonough, GA 30253

Requested Job Date(s): TBD Perhaps at the same time as Henry County

Job Category: NFPA 1582 Firefighter Medical Exams

Job #: 1092511730

Job Details: Phase TBD



Included in Our Standard Physical

Our Firefighter Program Meets OSHA 29 CFR 1910.95, 1910.134, 1910.120, 1910.1030, NFPA 1582

Medical Component per NFPA 1582 Chapters 6 & 7

- **Comprehensive Medical History**
 - All necessary forms will be provided
- **Medical Examination - Comprehensive Physical Exam**
 - Includes: head, eyes, ears, nose, throat, neck, heart, lungs, gastrointestinal, genitourinary, lymph nodes, musculoskeletal, skin, neurological, hernia check, screening for skin, thyroid, & testicular cancer
- **Vitals**
 - height, weight, blood pressure
- **Body Composition**
 - Bio Impedance Analysis (BIA)
- **Vision**
 - Snellen (distance) screening
- **Lab Analysis**
 - Chemistry Screening, CBC, Lipid Panel, TSH, Urinalysis, PSA (males over 40), CA-125 (all females), Hemoglobin A1C
 - Blood work will be drawn in the morning approximately 2-4 weeks prior to testing
- **Hearing Test**
 - Audiogram using our Tremetrics audiometers or whisper test
- **EKG - 12-lead resting electrocardiogram**

Fitness Component per NFPA 1582 Chapter 8

- WFI Submaxial Graded Treadmill Evaluation to evaluate aerobic capacity (per NFPA 1582 C.2.1.3)
- Hand grip strength evaluation (NFPA 1582 C.2.1.5)
- Vertical Jump Assessment (NFPA 1582 C.2.1.8) or Leg Strength Evaluation (C.2.1.6)
- Arm Strength Evaluation (NFPA 1582 C.2.1.9)
- Prone static plant core stabilization assessment (NFPA 1582 C.2.1.11)
- Sit and Reach Flexibility Evaluation (NFPA C.2.1.12)

SiteMed Value - Additional Standard Components

- One-on-One consultation with a licensed medical provider
- Medical provider may be a Physician, Physician's Assistant or Nurse Practitioner
- Confidential copy of results and interpretations provided to each firefighter
- A Physician will evaluate all charts and issue clearance letters
- Clearance letters will be provided within 7 business days of the physical exam if there are no medical issues requiring follow-up
- Department Summary Report including relevant averages, ranges, and annual comparison statistics



Standard Labs & Screenings Included in Physicals

Chemistry Screening

Screens for Liver Cancer, Biliary Cancer, Diabetes, Gout, Kidney function, Anemia and Liver Disorders

Glucose	Total Protein
Sodium	Albumin
Potassium	Globulin
Chloride	Albumin/Globulin Ratio
Blood Urea Nitrogen	Total Bilirubin
eGFR	Alkaline Phosphatase
BUN/Creatinine ratio	Gamma-GT
Uric Acid	AST (SGOT)
Inorganic Phosphorus	ALT (SGPT)
Calcium	LDH
Iron	

Lipids

Screening for Cardiovascular Risk

Triglycerides
Cholesterol, Total
HDL-High Density
Lipoprotein Cholesterol
LDL-Low Density
Lipoprotein Cholesterol
VLDL- Very Low-Density
Lipoprotein Cholesterol
Cholesterol/ HDL-Cholesterol
Estimated Coronary Heart Disease Risk

Complete Blood Count (CBC)

Screens for Lymphoma & Leukemia, Anemia and other Blood Disorders

White Blood Cell Count (WBC)
Red Blood Cell Count (RBC)
Hemoglobin
Hematocrit
Platelets
RDW
Mean Corpuscular Volume (MCV)
Mean Corpuscular Hemoglobin (MCH)
Mean Corpuscular Hemoglobin Concentration (MCHC)

Urinalysis

Screens for Bladder and Kidney Cancers

Color	Leukocyte esterase
Ketones	pH
Appearance	Nitrate
Occult Blood	Protein
Specific Gravity	Bilirubin
Glucose	Urobilinogen
Microscopic examination of urine sediment	

Thyroid Stimulating Hormones

Screens for Thyroid Disease

Hemoglobin A1C

Screening for Diabetes

Prostate-Specific Antigen (PSA)

Screens for Prostate Cancer
Performed on males 40 years of age and older

Cancer Antigen 125 (CA-125)

Screens for Ovarian Cancer
Performed on all females

American Heart Association/American College of Cardiology Atherosclerotic Cardiovascular Disease Risk

Calculation of an individual's risk of developing a cardiovascular problem such as a heart attack or stroke within the next 10 years. Calculated for those individuals over the age of 40.



Service Order Agreement Details and Costs

The following schedule of costs outlined below is based on the information you previously provided. Any significant increases to the number of tests required at the time of service must be communicated and arranged for in advance of the actual testing time in order to ensure appropriate resources are available for your needs. Any such changes may change the Total Cost outlined below.

Description	Qty	Rate	Tax	Total
Physical Exam - GA Physical Exam - GA	17.00	\$355.00	\$0.00	\$6,035.00
Admin Exam Physical Exam - GA	3.00	\$225.00	\$0.00	\$675.00
One Test Standard Blood Draw - GA	20.00	\$209.00	\$0.00	\$4,180.00

TOTAL:
\$10,890.00

Total Testing Services Cost **\$10,890.00***

**Total costs outlined above exclude any additional fees that may apply pursuant to the Potential Additional Fees & Services addendum included herein.*

Client shall confirm the services, components, and number of employees to be tested no later than two (2) weeks prior to the scheduled testing date. Any changes made after this deadline may be subject to additional fees and/or rescheduling at the discretion of the service provider.

PLEASE NOTE that in order for our mobile services to be provided on-site, the customer is responsible for providing the appropriate space outlined in the "Customer Facility Responsibilities" Addendum included herein.

Additionally, in accordance with the Health Information Portability and Accessibility Act (HIPAA), we will provide written notification to all employees tested that the results of their tests are being shared with their employer as permitted for purposes of workplace medical surveillance for the evaluation of work-related illness and/or injury to the extent that the information is required for compliance with OSHA, MSHA, or similar state laws.



Additional Terms of this Service Order Agreement:

Indemnification: The parties shall indemnify and hold harmless and defend the other party, its officers, employees, directors, and/or agents responsible for any action or failure to act by each other, their employees or agents resulting in any liability and/or damages therefrom.

In no event shall SiteMed North America P.C. be responsible for errors of independent testing/diagnostic reports/results for services provided in furtherance of this Agreement.

Force Majeure: Neither party shall be responsible for delays due to reasons beyond its control, including but not limited to acts of God or other deities, natural disasters, wars or acts of terrorism.

Payment Terms & Conditions: Payment on all invoices is due within ten (10) days of the invoice date. Invoices not paid within thirty (30) days of the invoice date are subject to an interest rate of 1.5% per month. Customer shall be responsible for all fees and costs advanced, paid or due by SiteMed North America P.C. to collect any late payment amounts. These fees and costs shall include, without any limitation, attorney fees, collection agency fees and other fees allowed by law.

CREDIT CARD PAYMENTS are subject to 2.5% processing fee.

Cancellation Provision: In the event that the Customer cancels, postpones, reschedules or significantly changes the scheduled services for any facility (or location) upon less than twenty-one (21) calendar days' advance written notice, the Customer agrees to pay a cancellation fee of 50% of the daily price multiplied by the scheduled number of days of service.

Term of Agreement: To facilitate planning and allow SiteMed North America P.C. to provide priority scheduling to you in future years, the Parties agree that this Agreement shall automatically renew annually unless terminated by either party in writing at least 60-days prior to the annual anniversary of the original date of this Agreement. Upon such auto-renewal of the Agreement, if the service requirements of the Customer and market conditions remain unchanged, the cost to the Customer shall be capped at 3% above the most recent year pricing.

If applicable, make-up exams must be completed within 45 days following the completion of Phase 2. Exceeding 45 days will incur multiple invoices.



Date of Agreement/Service Order Issuance: 07/14/2026

Job #: 1092511730

PO #:

Invoicing Information: Please provide your accounts payable information along with the corresponding PO number.

Completed by: Bill Orlansky

CUSTOMER MESSAGE

JOB TERMS

NET30

SIGNATURE - SiteMed North America P.C.

SIGNATURE:

Bill Orlansky

SIGNED BY: Bill Orlansky

DATE: 07/14/2026

SIGNATURE - COMPANY

JOB #: 1092511730

eSigned by:

David Williams
07/14/2026 05:44 pm

APPROVAL SIGNATURE:

SIGNED BY: David Williams

DATE: 07/14/2026

Please make sure your name is correct in the box below the signature.

Thank you for choosing SiteMed North America P.C. as your onsite firefighter physicals provider!



ADDENDUM - CUSTOMER FACILITY RESPONSIBILITIES

1. Customer shall supply SiteMed North America P.C. with:
 - a) a contact person for each shift who will coordinate the movement of employees to the training and testing site; and
 - b) a pre-scheduled area inside the facility where contracted testing can be conducted.
2. Customer shall supply SiteMed North America P.C. with a demographic list (name, gender, full date of birth, and unique non-reusable ID number) of all employees to be tested. This list should be provided to us **AT LEAST 2 weeks prior to testing**.
3. Customer shall facilitate employee participation by creating a schedule outlining the flow of employees to be tested and supply SiteMed North America P.C. with such schedule at least one-week or more prior to the testing session.
4. Customer shall keep records of and provide employees with access to all medical records as required by law.
5. Customer shall ensure each employee has proof of a valid identification, which will be required at the time of testing by SiteMed North America P.C.



POTENTIAL ADDITIONAL FEES & SERVICES

Below is a list of additional services offered by SiteMed. Unless listed on Page 1 of this Service Order, these services are not included in this agreement and require additional charges.

Imaging Services

***Not available at all locations * Pricing may vary**

Abdominal Ultrasound*	Chest -X-rays
Pelvic / Testicular Ultrasound*	Echocardiogram*
Abdominal Aortic Aneurysm Ultrasound*	CT Coronary Calcium Scoring
Carotid Ultrasound*	

Blood Testing Services

Blood Typing (ABO Grouping & Rho)	Heavy Metals Panel (For Hazmat)
HIV Screening	NMR Particle Test for Cholesterol
CRP (C-reactive Protein)	Fecal Occult Blood Screening
Cholinesterase, RBC (For Hazmat)	

Screening Services

Tuberculosis Skin Test Read by FD Personnel	Hepatitis B Antibody Screening
Tuberculosis Skin Test Read by SiteMed Personnel	Hepatitis C Screening
QuantiFeron TB Gold Blood Test	Varicella Antibody Screening

Vaccination Services

Hepatitis A Vaccine (2-Dose Series)	Measles, Mumps, Rubella Vaccine
Hepatitis B Vaccine (3- Dose Series)	Varicella Vaccine
Tetanus/ Diphtheria/Pertussis	Influenza Vaccine

Additional Services

- Lab Corp Collection Fee
- Behavioral Health Assessment
- DOT Medical Cards
- Titmus Vision Screening



ADDENDUM - THE SITEMED DIFFERENCE

We are a physician owned company.

Our physicians specialize in NFPA 1582 medical exams. They lecture and write articles on firefighter health and wellness on the local, state and national level. They have performed over 70,000 NFPA 1582 Firefighter, Fire Brigade, EMS and HAZMAT exams. They understand the inherent medical risks firefighters face and know that a comprehensive NFPA 1582 firefighter evaluation program is key to keeping firefighters healthy and reducing your department's health care costs. What does this mean for you? Consistency, Reliability, & Dependability.

Other companies owned by non-physicians will often hire temporary outside doctors who may not have experience with firefighter physicals. We specialize in Occupational Medicine and firefighter exams; this is what we do all day every day. Let us put our experience to work for you.

Our Physicians and Staff are Licensed in all 50 states.

From Alaska to Florida and coast to coast we have you covered. You will never have to worry if your provider is in compliance with Medical Practice Laws.

We insist on the highest medical standards.

This means that all lab and imaging studies are ordered by a State Licensed physician. All imaging studies are interpreted by a State licensed board-certified radiologist and a written report of all studies are given to all members.

Our examination meets and can exceed the NFPA 1582 standard

The SiteMed NFPA 1582 medical exam program meets and with optional specialized testing, can exceed all aspects of the NFPA 1582 standard. We work with hundreds of departments, and our program has been effective for large 1000+ member departments as well as small volunteer departments.

We come on-site to you.

We realize yearly exams can be a daunting process. By coming on-site, we are able to perform up to 35 exams per day and can complete a department in just days instead of weeks or months. We perform 4-6 exams per hour, which greatly helps minimize time away from work. Typically, all we need is a conference room and office to perform all of our testing. There is no need to sit and wait at an urgent care, local clinic or hospital, which puts firefighters and trucks out of service for hours at a time. This saves your department time, money and minimizes the hassles related to annual physical exams. Firefighters are able to remain in service and respond to emergencies if needed.

We focus on perfection.

The purpose of an effective wellness program is to enhance the health of your firefighters. It is not a punitive process. Anyone can issue a clearance letter, but our focus is on preventing disease and improving firefighters' health and safety. This starts with a complete NFPA 1582 physical exam and our one-on-one counseling.

We manage medical problems.

If medical issues are discovered, we coordinate with the firefighter and their personal physician to make sure your employee is safe to perform the 14 Essential Job Tasks. We can usually keep your firefighters working during this process until the issue is resolved. We are available 365 days a year to help you manage and mitigate medical issues.



We care about your health.

As a physician owned company, we will customize your NFPA 1582 program to reflect your specific needs. This means that we can include extras not offered by other companies such as cardiac CT scanning, ultrasound imaging, advanced genetic testing for heart disease and advanced cancer screenings.

We use a unique two-phase process.

Blood and urine specimens are collected on site if applicable 2-4 weeks prior to Phase 2 testing. This process enables providers to examine and consult with your firefighters with the information in front of them (labs, x-rays, ultrasounds and medical history) just like when they see their primary care physician. This means that during their individual one-on-one counseling session; we can make health recommendations individualized to each person at the time of the consultation.

Year-round access.

What happens after the testing when you have a medical question? With SiteMed, you have year-round access to our Fire Department Doctors for medical consultations. There is no extra charge for this service; it is part of our commitment to your department.

CONSENT AGENDA ITEM SUMMARY
April 06, 2026, City Council Workshop
Item Number: 6F



Presented by: William VonDenBosch

Public Works – Highways & Streets

ITEM SUMMARY:

Request for approval to award sidewalk installation of approximately 1500 ft. along Industrial Parkway from 1003 Industrial Pkwy to Avalon Park to Troy Custom Home Builders.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$48,000.00

FUNDING SOURCE:

326 5.4210.54.1401 SPLOST V - Sidewalks

ATTACHMENTS:

- Diagram of sidewalk location
- Quote - Troy Custom Builders \$ 48,000
- Ratliff Roots Property Development \$ 52,500
- Norton Metal Roofing & Gutters \$ 51,000

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance



William VonDenBosch

From: David Troy <davidtroy@troylogistics.com>
Sent: Thursday, July 23, 2026 10:52 AM
To: William VonDenBosch
Subject: projects quotes

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

Avalon area sidewalk

As described - \$48000

48" wide sidewalk where indicated. Includes supplemental dirt build up. 36" from road edge.

David Troy
770 639 5160

Ratliff Roots Property Development LLC

314 Four Points Rd
Jackson, GA 30263 USA
+16787087976
rr.llc@yahoo.com
<http://www.ratliffroots.com>



Estimate

ADDRESS
305 Racetrack Rd
McDonough, Ga 30252

ESTIMATE 1190
DATE 04/02/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Concrete	Concrete construction(1500 linear feet of 5ft sidewalk 4 inches thick with 3000psi concrete with fiberglass reinforcement. Grade area for sidewalk, form up sidewalk and place and finish	1	52,500.00	52,500.00
SUBTOTAL				52,500.00
TAX				0.00
TOTAL				\$52,500.00

Accepted By

Accepted Date

Norton Metal Roofing & Gutters

1140 South Hampton Road, Hampton, Georgia 30228
Cell: 678-758-0886 Fax: 770-946-8151

Date: 4-7-26 Date Faxed: _____ Fax #: _____

Start Date: _____ Finish Date: _____

Customer/Builder Name: City of McDonough

Quote

Address /Lot#/Subdivision: _____

Job Description: 4 Feet wide 1500 Feet long

Framed and poured. Industrial play

20 Year Shingles	\$	Demolition	\$
25 Year Shingles	\$	Framing	\$
30 Year Shingles	\$	Drywall	\$
Metal Roof	\$	Painting	\$
Down Spouts	\$	Flooring/Tile	\$
Gutters	\$	Ceilings	\$
Concrete	\$	Bathroom Work	\$
Landscaping	\$	Trim Work	\$
Plumbing Boots	\$	Doors and Windows	\$
Step Flashing	\$	Siding	\$
Ridge Caps	\$	Electrical	\$
Felt Paper	\$	Plumbing	\$
Valley Flashing	\$	HVAC	\$
Dumpster Fee	\$	Trees Cut/Trimmed	\$

Total:

51000

Note: Norton Metal Roofing & Gutters is not responsible for damaged fascia and decking boards. Customer is to pay extra for this service.

Customer _____ Date _____

Owner Howard Nelson Date 4-7-26

Thank you for your Business

AGENDA ITEM SUMMARY
August 06, 2026, City Council Workshop
Item Number: 9



Presented by: William VonDenBosch

Public Works Department

ITEM SUMMARY:

Georgia Power Company (GPC) is working on a tree trim/clearing project to increase service reliability in our area. Georgia Power Company would like to acquire a tree trim/clearing easement on our property located at:

Tax ID: M02503002000 (124 Doris St)

Tax ID: M02503001000 (146 Doris St)

Tax ID: 092-01031000 (McDonough Pkwy)

Approval for the Mayor to sign all easement documents.

SPECIAL CONSIDERATIONS OR CONCERNS:

The easement Georgia Power seeks will only grant GPC permission to trim, cut or remove all trees and other obstructions located within twenty feet (20') of the center conductor wire which is what GPC refers to as the "easement area". In addition, the easement will allow GPC to trim, cut or remove any branches that overhang into the easement area even if the tree is rooted outside of the 20' easement area.

STAFF RECOMMENDATION:

As you may already know, during inclement weather trees and limbs located too close to power lines can fall into the lines resulting in flickering lights, power outages and even property damage. To help GPC continue providing safe and reliable service to residents and businesses in your area,

FINANCIAL IMPACT:

Georgia Power is offering to pay the City of McDonough \$8,508.00 to acquire a tree trim/clearing easement at these 3 locations for participating in this program.

FUNDING SOURCE:

ATTACHMENTS:

Easement Agreement for:

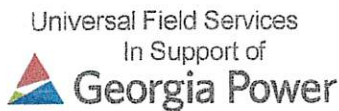
Tax ID: M02503002000 (124 Doris St)

Tax ID: M02503001000 (146 Doris St)

Tax ID: 092-01031000 (McDonough Pkwy)

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



Date: 06/12/2026

Rick Gilbert
Land Agent
Environmental & Natural Resources 210
Fountain Oak Way
X2RIGILB@southernco.com
(770) 815-5729

RE: LIMS#: 2026020097 Parcel#: 052
Project Name: GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE TRIM) (HENRY COUNTY)
DL
124 DORIS ST, MCDONOUGH, GA 30253

Dear Mr. VonDenBosch,

Georgia Power Company (GPC) is working on a tree trim/clearing project to increase service reliability in your area. As you may already know, during inclement weather trees and limbs located too close to power lines can fall into the lines resulting in flickering lights, power outages and even property damage. To help GPC continue providing safe and reliable service to residents and businesses in your area, we would like to acquire a tree trim/clearing easement on your property located at 124 DORIS ST. This proposed easement area will be approximately 127 linear feet in length respectively.

The easement we seek will only grant GPC permission to trim, cut or remove all trees and other obstructions located within twenty feet (20') of the center conductor wire which is what GPC refers to as the "easement area". In addition, the easement will allow GPC to trim, cut or remove any branches that overhang into the easement area even if the tree is rooted outside of the 20' easement area.

Even if you do not have trees or other vegetation located within the easement area, GPC would still like to acquire an easement from you so that the easement area can be kept clear and free from obstruction well into the future.

This is a voluntary project, and you are not obligated to participate but it is worth noting that the more property owners that do participate, the greater the positive impact GPC's efforts will have. In seeking this easement, GPC is willing to compensate you. The amount of compensation will be based upon the length of the easement. For participating in this program, **we will pay you \$1,524.00.**

Time is of the essence for this project, so if you would like to participate, please contact me at your earliest convenience with any questions, concerns or to schedule an in-person meeting so the easement area can be demonstrated.

My contact information is listed in the top right corner of this letter, and I look forward to hearing from you!

Best Regards,

Rick Gilbert

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: M02503002000

PROJECT 2026020097 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 11115786-GPC9596-0-12.02.01
NAME OF LINE/PROJECT: GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE TRIM) (HENRY COUNTY) DL
PARCEL NUMBER 052

STATE OF GEORGIA
HENRY COUNTY

DISTRIBUTION TREE TRIM / CLEARING EASEMENT

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, THE CITY OF MCDONOUGH (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 136 Keys Ferry St, McDonough, GA 30253-3213, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to cut, trim, remove, clear and keep clear any and all trees and other obstructions located on the Easement Area (as defined below), as well as the right, privilege and easement to cut, trim and/or remove any trees which now or may hereafter endanger the electric transmission and/or distribution lines and/or communication lines of the Company, its successors and assigns now constructed or which may hereafter be constructed on or adjacent to the Property (as defined below) and the right of ingress and egress over the Property to and from the Easement Area in connection therewith.

The "Property" is defined as that certain tract of land owned by the Undersigned at 124 DORIS ST, MCDONOUGH, GA 30253 (Tax Parcel ID No. M02503002000) in Land Lot 132, of the 7 District of Henry County, Georgia.

The "Easement Area" is defined as the portion of the Property located within twenty (20) feet of the centerline of the existing overhead of the existing electric transmission, distribution and/or communication lines of the Company, such Easement area being more particularly shown on "Exhibit A" attached hereto and made a part hereof.

[Signature(s) on Following Page(s)]

PARCEL 052

NAME OF
LINE/PROJECT:

GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE
TRIM) (HENRY COUNTY) DL

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of: THE CITY OF MCDONOUGH

Witness

By: _____ (SEAL)

Name:

Title:

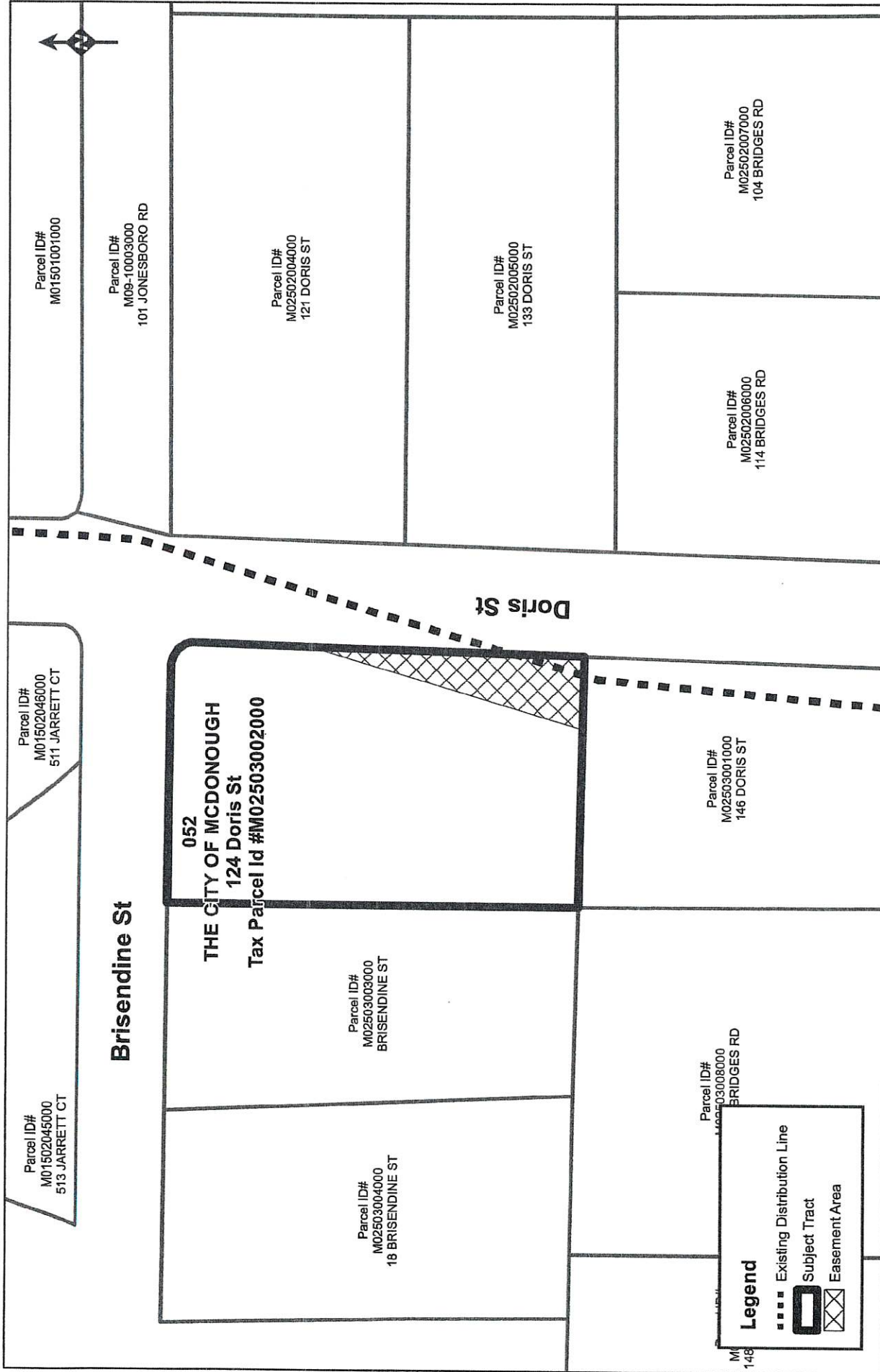
Notary Public

Attest: _____ (SEAL)

Name:

Title:

[CORPORATE SEAL]



Georgia Power
Land GIS

LAND LOT: 132
DISTRICT: 7

GPC Tree Trim easement is measured 20 feet from either side of existing Distribution Line

Exhibit A
PARCEL 052

MAP NOT BASED ON SURVEY DATA
Structure and line locations based on Pre-Engineering data and subject to change.

NOT TO SCALE

GREENWOOD PARK A5622-IYG
RECLOSER FF1843 (TREE TRIM)
(HENRY COUNTY)
DISTRIBUTION LINE
LIMS: 2026020097

Prepare Date: 2/10/2026

PAYMENT REQUEST FORM:



Complete the form in its entirety for both check or Zelle payments.

Parcel Owner Name: THE CITY OF MCDONOUGH

LIMS Project-Parcel: 2026020097 - 052

Agent Name: Rick Gilbert

Payment Amount: \$_____ W9 Obtained: ☐ Yes ☐ No

PAYMENT FOR: ☐ ROE ☐ LAYDOWN YARD LEASE ☐ EASEMENT

Payment Options: (Select One) ☐ CHECK or ☐ ZELLE

(FOR DEPOSIT ONLY) (ONE TIME ELECTRONIC PAYMENT BY PHONE OR EMAIL-CHECK BOX

BELOW)

Payable to: _____

Street Address: _____

City, State, Zip: _____

☐ Phone Number: _____

If receiving Zelle payment - please use U.S. mobile number associated with Zelle.

☐ E-mail Address: _____

If receiving Zelle payment - please use email associated with Zelle.

By selecting one of the payment options, I hereby authorize payment by the chosen method.

- By selecting the CHECK option, I understand that a paper check will be delivered by Federal Express to the street address provided on this form. **I UNDERSTAND THE CHECK IS FOR DEPOSIT ONLY.**
- By selecting the ZELLE option, I understand that I will receive a notification via e-mail or text with instructions for completing the electronic payment from Bank of America. This should be accepted within 2-4 business days to avoid cancellation. I understand that I am responsible for associating the provided notification method with my bank account by following the instructions in the notification message and/or contacting my bank for assistance. ***ZELLE payments cannot exceed \$20,000.00.**
- By selecting the ZELLE option, I understand that it is my responsibility to provide accurate information on this form for the Zelle payment. **Georgia Power Company is not responsible for reissuing funds that have been inaccurately delivered due to incorrect information provided on this form.**

Prior to issuing payments of \$600 or more, I understand that I must complete a W-9 form as required by the IRS and I may be eligible to receive a 1099-S for tax filing. Please visit IRS.GOV for instructions on how to file.

All Parties required to sign the associated easement(s) must also sign below, with a non-electronic signature.

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Office Use Only:

Name of Line:	GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE TRIM) (HENRY COUNTY) DL		Closing Agent: Rick Gilbert
Project Number:	2026020097	Parcel Number: 052	Gross Proceeds:
Owner Name:	THE CITY OF MCDONOUGH	District:	Legal Land Lot: County:

Instructions for U.S. Tax Persons: As a business, federal income tax law requires us to report certain payments we make to you if you are not exempted from this reporting responsibility. In order for us to properly meet the federal law requirements, we need certain information from you. Please complete the information requested below and return the form to the Georgia Power Land Acquisition Agent or to the address shown above. If you do not provide us with your correct taxpayer identification number, you may be subject to a \$50 penalty imposed by the Internal Revenue Service. In addition, you may be subject to 28% backup withholding on reportable payments we make to you.

Part 1 Tax Status

Instructions: Check ONE box only and provide your complete name and Taxpayer Identification Number

**U.S. Resident
Individual:**

Individual's Name

Individual's Social Security Number

A sole proprietorship may have a "doing business as" trade name, but the legal name is the name of the business owner.

Sole Proprietor:

Business Owner's Name

Owner's Social Security Number

Business or Trade Name:

Or Employer's Identification Number

A partnership may have a "doing business as" trade name, but the legal name is the list of the names of the partners.

**Partnership,
Limited Liability Co. (LLC),
Trust or Estate:**

Name of Partnership/ LLC
Trust/Estate (As shown on your tax forms)

Employer Identification Number

Partnership's Legal Name
(Name of first partner):

A corporation may use an abbreviated name or its initials, but its legal name is the name on the articles of incorporation.

If an LLC electing corporate status for U.S. tax purposes, please attach a copy of your tax election on IRS Form 8832, Entity Classification Election

**U.S. Corporation,
Tax Exempt Org, Federal,
State or Local Gov't,
Agency:**

Name of Corporation or Entity:

Employer Identification Number

Part 2 Exemption-If exempt from 1099 reporting, circle your qualifying exemption reason below.
1. Corporation

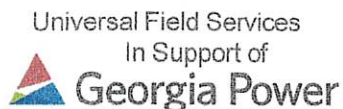
- 1. Tax Exempt Charity under 501(a), or IRA
- 1. The United States or any of its agencies or instrumentalities
- 1. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions
- 1. A foreign government or any of its political subdivisions

Under penalties of perjury, my signature certifies that:

- 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).
- 2. I am not subject to backup withholding because a) I am exempt from backup withholding, or b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or c) the IRS has notified me that I am no longer subject to backup withholding.
- 3. I am a person (including a resident alien). The IRS defines a U.S. person as a) U.S. citizen, b) an entity (company, corporation, trust, partnership, estate, etc.) created or organized in, or under the laws of, the United States; a state; or the District of Columbia, or c) a U.S. resident (someone who has a "green card" or has passed the IRS "substantial-presence test." For an explanation of the substantial-presence test, please see IRS Pub. 515 or 519, available at www.irs.gov.)

If you are a foreign person, do not complete this Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Signature	Name (Typed or Printed)	Title
Date	Home Phone Number	Cell/Work Phone Number
Address	City	State



Date: 06/12/2026

Rick Gilbert
Land Agent
Environmental & Natural Resources 210
Fountain Oak Way
X2RLGILB@southernco.com
(770) 815-5729

RE: LIMS#: 2026020097 Parcel#: 051
Project Name: GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE TRIM) (HENRY COUNTY)
DL
146 DORIS ST, MCDONOUGH, GA 30253

Dear Mr. VonDenBosch,

Georgia Power Company (GPC) is working on a tree trim/clearing project to increase service reliability in your area. As you may already know, during inclement weather trees and limbs located too close to power lines can fall into the lines resulting in flickering lights, power outages and even property damage. To help GPC continue providing safe and reliable service to residents and businesses in your area, we would like to acquire a tree trim/clearing easement on your property located at 146 DORIS ST. This proposed easement area will be approximately 191' linear feet in length respectively.

The easement we seek will only grant GPC permission to trim, cut or remove all trees and other obstructions located within twenty feet (20') of the center conductor wire which is what GPC refers to as the "easement area". In addition, the easement will allow GPC to trim, cut or remove any branches that overhang into the easement area even if the tree is rooted outside of the 20' easement area.

Even if you do not have trees or other vegetation located within the easement area, GPC would still like to acquire an easement from you so that the easement area can be kept clear and free from obstruction well into the future.

This is a voluntary project, and you are not obligated to participate but it is worth noting that the more property owners that do participate, the greater the positive impact GPC's efforts will have. In seeking this easement, GPC is willing to compensate you. The amount of compensation will be based upon the length of the easement. For participating in this program, **we will pay you \$2,292.00.**

Time is of the essence for this project, so if you would like to participate, please contact me at your earliest convenience with any questions, concerns or to schedule an in-person meeting so the easement area can be demonstrated.

My contact information is listed in the top right corner of this letter, and I look forward to hearing from you!

Best Regards,

Rick Gilbert

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: M02503001000

PROJECT 2026020097 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 111157B6-GPC9596-0-12.02.01
NAME OF LINE/PROJECT: GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE TRIM) (HENRY
COUNTY) DL
PARCEL NUMBER 051

STATE OF GEORGIA
HENRY COUNTY

DISTRIBUTION TREE TRIM / CLEARING EASEMENT

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, THE CITY OF MCDONOUGH (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 136 Keys Ferry St, McDonough, GA 30253-3213, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to cut, trim, remove, clear and keep clear any and all trees and other obstructions located on the Easement Area (as defined below), as well as the right, privilege and easement to cut, trim and/or remove any trees which now or may hereafter endanger the electric transmission and/or distribution lines and/or communication lines of the Company, its successors and assigns now constructed or which may hereafter be constructed on or adjacent to the Property (as defined below) and the right of ingress and egress over the Property to and from the Easement Area in connection therewith.

The "Property" is defined as that certain tract of land owned by the Undersigned at 146 DORIS ST, MCDONOUGH, GA 30253 (Tax Parcel ID No. M02503001000) in Land Lot 132, of the 7 District of Henry County, Georgia.

The "Easement Area" is defined as the portion of the Property located within twenty (20) feet of the centerline of the existing overhead of the existing electric transmission, distribution and/or communication lines of the Company, such Easement area being more particularly shown on "Exhibit A" attached hereto and made a part hereof.

[Signature(s) on Following Page(s)]

PARCEL 051 NAME OF GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE
 LINE/PROJECT: TRIM) (HENRY COUNTY) DL

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____.

Signed, sealed and delivered in the THE CITY OF MCDONOUGH
presence of:

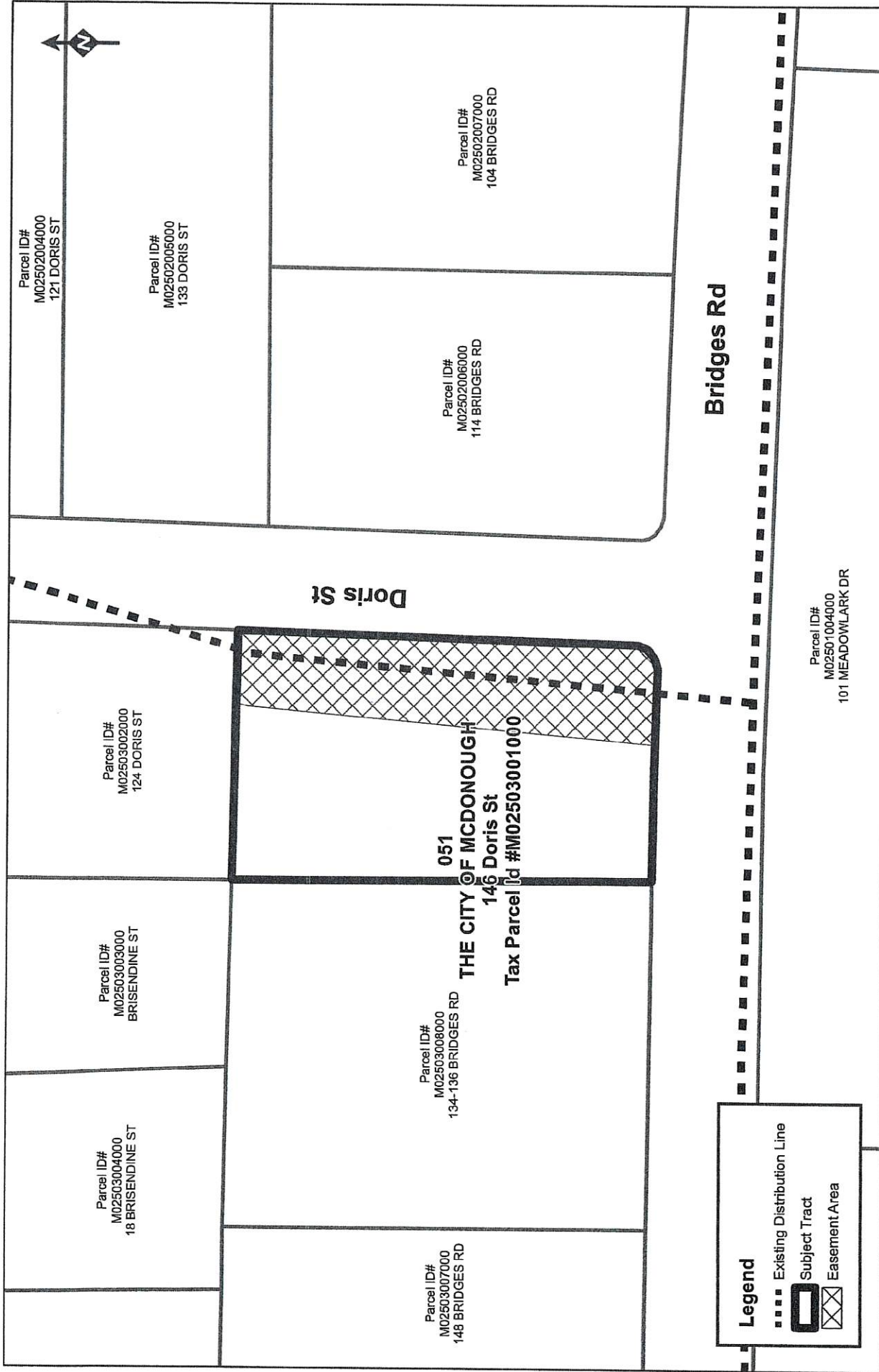
Witness

By: _____ (SEAL)
Name:
Title:

Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]



LAND LOT: 132
DISTRICT: 7

GPC Tree Trim easement is measured 20 feet from either side of existing Distribution Line

Exhibit A

PARCEL 051

MAP NOT BASED ON SURVEY DATA
Structure and line locations based on Pre-Engineering data and subject to change.

NOT TO SCALE

GREENWOOD PARK A5622-IYG
RECLOSER FF1843 (TREE TRIM)
(HENRY COUNTY)
DISTRIBUTION LINE
LIMS: 2026020097

Prepare Date: 2/10/2026

Office Use Only:

Name of Line:	GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE TRIM) (HENRY COUNTY) DL		Closing Agent: Rick Gilbert
Project Number:	2026020097	Parcel Number: 051	Gross Proceeds:
Owner Name:	THE CITY OF MCDONOUGH	District:	Legal Land Lot: County:

Instructions for U.S. Tax Persons: As a business, federal income tax law requires us to report certain payments we make to you if you are not exempted from this reporting responsibility. In order for us to properly meet the federal law requirements, we need certain information from you. Please complete the information requested below and return the form to the Georgia Power Land Acquisition Agent or to the address shown above. If you do not provide us with your correct taxpayer identification number, you may be subject to a \$50 penalty imposed by the Internal Revenue Service. In addition, you may be subject to 28% backup withholding on reportable payments we make to you.

Part 1 Tax Status

Instructions: Check ONE box only and provide your complete name and Taxpayer Identification Number

U.S. Resident Individual:	Individual's Name	Individual's Social Security Number
----------------------------------	--------------------------	--

A sole proprietorship may have a "doing business as" trade name, but the legal name is the name of the business owner.

Sole Proprietor:	Business Owner's Name	Owner's Social Security Number
	Business or Trade Name:	Or Employer's Identification Number

A partnership may have a "doing business as" trade name, but the legal name is the list of the names of the partners.

Partnership, Limited Liability Co. (LLC), Trust or Estate:	Name of Partnership/ LLC Trust/Estate (As shown on your tax forms)	Employer Identification Number
	Partnership's Legal Name (Name of first partner):	

A corporation may use an abbreviated name or its initials, but its legal name is the name on the articles of incorporation.

If an LLC electing corporate status for U.S. tax purposes, please attach a copy of your tax election on IRS Form 8832, Entity Classification Election

U.S. Corporation, Tax Exempt Org, Federal, State or Local Gov't, Agency:	Name of Corporation or Entity:	Employer Identification Number
---	---------------------------------------	---------------------------------------

Part 2 Exemption If exempt from 1099 reporting, circle your qualifying exemption reason below.

1. Corporation
1. Tax Exempt Charity under 501(a), or IRA
1. The United States or any of its agencies or instrumentalities
1. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions
1. A foreign government or any of its political subdivisions

Under penalties of perjury, my signature certifies that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).
2. I am not subject to backup withholding because a) I am exempt from backup withholding, or b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or c) the IRS has notified me that I am no longer subject to backup withholding.
3. I am a person (including a resident alien). The IRS defines a U.S. person as a) U.S. citizen, b) an entity (company, corporation, trust, partnership, estate, etc.) created or organized in, or under the laws of, the United States; a state; or the District of Columbia, or c) a U.S. resident (someone who has a "green card" or has passed the IRS "substantial-presence test." For an explanation of the substantial-presence test, please see IRS Pub. 515 or 519, available at www.irs.gov.)

If you are a foreign person, do not complete this Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Signature	Name (Typed or Printed)	Title
Date	Home Phone Number	Cell/Work Phone Number
Address	City	State

PAYMENT REQUEST FORM:



Complete the form in its entirety for both check or Zelle payments.

Parcel Owner Name: THE CITY OF MCDONOUGH

LIMS Project-Parcel: 2026020097 - 051

Agent Name: Rick Gilbert

Payment Amount: \$ _____ W9 Obtained: ☐ Yes ☐ No

PAYMENT FOR: ☐ ROE ☐ LAYDOWN YARD LEASE ☐ EASEMENT

Payment Options: (Select One) ☐ CHECK or ☐ ZELLE

(FOR DEPOSIT ONLY) (ONE TIME ELECTRONIC PAYMENT BY PHONE OR EMAIL-CHECK BOX

BELOW)

Payable to: _____

Street Address: _____

City, State, Zip: _____

☐ Phone Number: _____

If receiving Zelle payment - please use U.S. mobile number associated with Zelle.

☐ E-mail Address: _____

If receiving Zelle payment - please use email associated with Zelle.

By selecting one of the payment options, I hereby authorize payment by the chosen method.

- By selecting the CHECK option, I understand that a paper check will be delivered by Federal Express to the street address provided on this form. **I UNDERSTAND THE CHECK IS FOR DEPOSIT ONLY.**
- By selecting the ZELLE option, I understand that I will receive a notification via e-mail or text with instructions for completing the electronic payment from Bank of America. This should be accepted within 2-4 business days to avoid cancellation. I understand that I am responsible for associating the provided notification method with my bank account by following the instructions in the notification message and/or contacting my bank for assistance. ***ZELLE payments cannot exceed \$20,000.00.**
- By selecting the ZELLE option, I understand that it is my responsibility to provide accurate information on this form for the Zelle payment. **Georgia Power Company is not responsible for reissuing funds that have been inaccurately delivered due to incorrect information provided on this form.**

Prior to issuing payments of \$600 or more, I understand that I must complete a W-9 form as required by the IRS and I may be eligible to receive a 1099-S for tax filing. Please visit IRS.GOV for instructions on how to file.

All Parties required to sign the associated easement(s) must also sign below, with a non-electronic signature.

Owner's Signature: _____ Date: _____

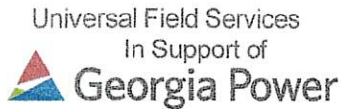
Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____



Date: 06/12/2026

Rick Gilbert
Land Agent
Environmental & Natural Resources 210
Fountain Oak Way
X2RLGILB@southernco.com
(770) 815-5729

RE: **LIMS#: 2026020097 Parcel#: 045**
Project Name: GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE TRIM) (HENRY COUNTY)
DL
MCDONOUGH PKWY, MCDONOUGH, GA 30253

Dear Mr. VonDenBosch,

Georgia Power Company (GPC) is working on a tree trim/clearing project to increase service reliability in your area. As you may already know, during inclement weather trees and limbs located too close to power lines can fall into the lines resulting in flickering lights, power outages and even property damage. To help GPC continue providing safe and reliable service to residents and businesses in your area, we would like to acquire a tree trim/clearing easement on your property located at **MCDONOUGH PKWY**. This proposed easement area will be approximately **73'** linear feet in length respectively.

The easement we seek will only grant GPC permission to trim, cut or remove all trees and other obstructions located within twenty feet (20') of the center conductor wire which is what GPC refers to as the "easement area". In addition, the easement will allow GPC to trim, cut or remove any branches that overhang into the easement area even if the tree is rooted outside of the 20' easement area.

Even if you do not have trees or other vegetation located within the easement area, GPC would still like to acquire an easement from you so that the easement area can be kept clear and free from obstruction well into the future.

This is a voluntary project, and you are not obligated to participate but it is worth noting that the more property owners that do participate, the greater the positive impact GPC's efforts will have. In seeking this easement, GPC is willing to compensate you. The amount of compensation will be based upon the length of the easement. For participating in this program, **we will pay you \$876.00.**

Time is of the essence for this project, so if you would like to participate, please contact me at your earliest convenience with any questions, concerns or to schedule an in-person meeting so the easement area can be demonstrated.

My contact information is listed in the top right corner of this letter, and I look forward to hearing from you!

Best Regards,

Rick Gilbert

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: 092-01031000

PROJECT 2026020097 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 11115786-GPC9596-0-12.02.01
NAME OF LINE/PROJECT: GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE TRIM) (HENRY COUNTY) DL
PARCEL NUMBER 045

STATE OF GEORGIA
HENRY COUNTY

DISTRIBUTION TREE TRIM / CLEARING EASEMENT

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, CITY OF MCDONOUGH (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 136 Keys Ferry St, McDonough, GA 30253-3213, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to cut, trim, remove, clear and keep clear any and all trees and other obstructions located on the Easement Area (as defined below), as well as the right, privilege and easement to cut, trim and/or remove any trees which now or may hereafter endanger the electric transmission and/or distribution lines and/or communication lines of the Company, its successors and assigns now constructed or which may hereafter be constructed on or adjacent to the Property (as defined below) and the right of ingress and egress over the Property to and from the Easement Area in connection therewith.

The "Property" is defined as that certain tract of land owned by the Undersigned at MCDONOUGH PKWY, MCDONOUGH, GA 30253 (Tax Parcel ID No. 092-01031000) in Land Lot 131, 132, of the 7 District of Henry County, Georgia.

The "Easement Area" is defined as the portion of the Property located within twenty (20) feet of the centerline of the existing overhead of the existing electric transmission, distribution and/or communication lines of the Company, such Easement area being more particularly shown on "Exhibit A" attached hereto and made a part hereof.

[Signature(s) on Following Page(s)]

PARCEL 045 NAME OF GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE
 LINE/PROJECT: TRIM) (HENRY COUNTY) DL

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the CITY OF MCDONOUGH
presence of:

Witness

By: _____ (SEAL)

Name:

Title:

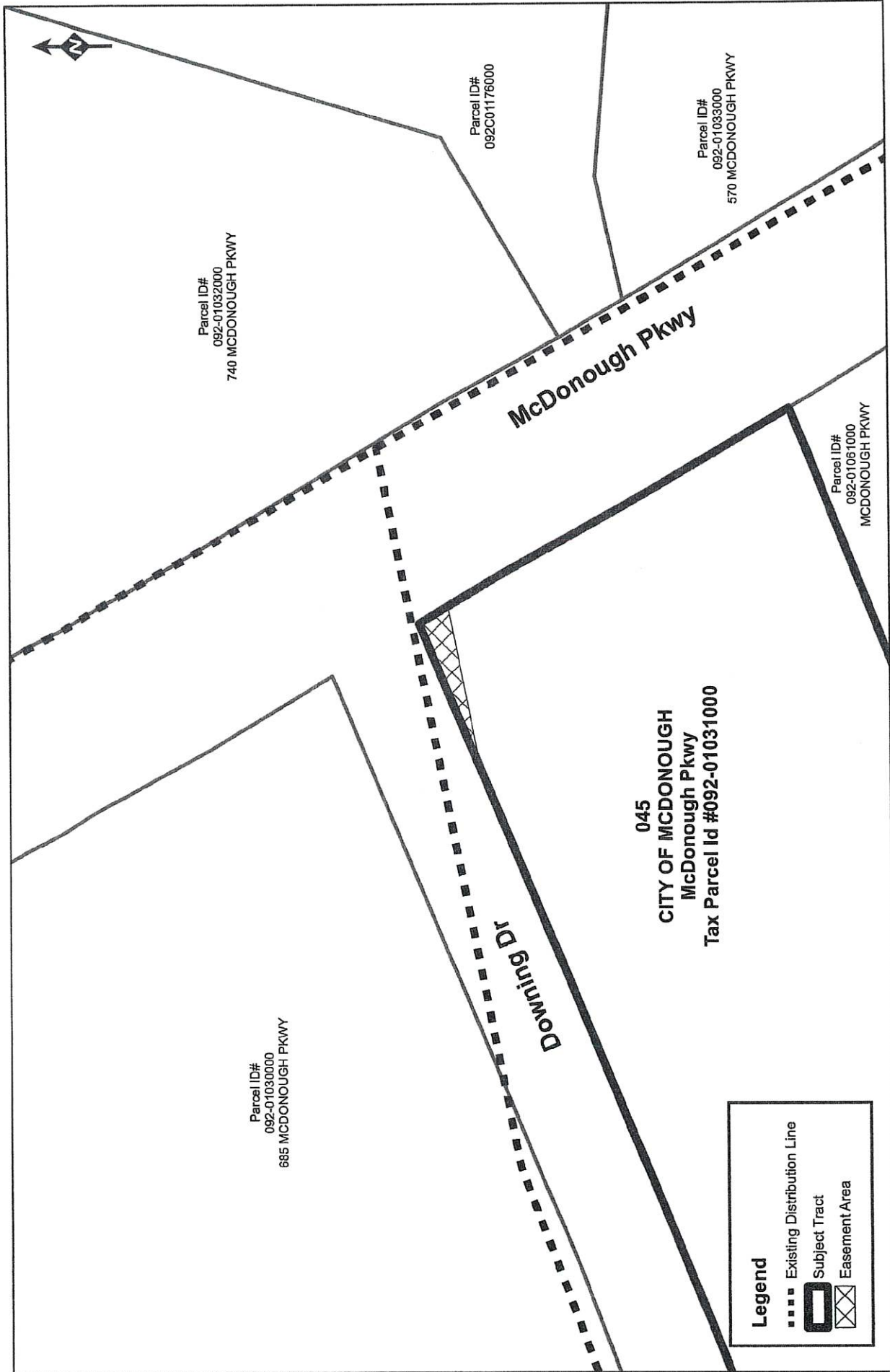
Notary Public

Attest: _____ (SEAL)

Name:

Title:

[CORPORATE SEAL]



Georgia Power
Land GIS

LAND LOT: 131, 132
DISTRICT: 7

Exhibit A
PARCEL 045
MAP NOT BASED ON SURVEY DATA
Structure and line locations based on Pre-Engineering data and subject to change.

GREENWOOD PARK A5622-IYG
RECLOSER FF1843 (TREE TRIM)
(HENRY COUNTY)
DISTRIBUTION LINE
LIMS: 2026020097

GPC Tree Trim easement is measured 20 feet from either side of existing Distribution Line

Prepare Date: 2/10/2026

NOT TO SCALE

Office Use Only:

Name of Line:	GREENWOOD PARK A5622-IYG, RECLOSER FF1843 (TREE TRIM) (HENRY COUNTY) DL		Closing Agent: Rick Gilbert
Project Number:	2026020097	Parcel Number: 045	Gross Proceeds:
Owner Name:	CITY OF MCDONOUGH	District:	Legal Land Lot: County:

Instructions for U.S. Tax Persons: As a business, federal income tax law requires us to report certain payments we make to you if you are not exempted from this reporting responsibility. In order for us to properly meet the federal law requirements, we need certain information from you. Please complete the information requested below and return the form to the Georgia Power Land Acquisition Agent or to the address shown above. If you do not provide us with your correct taxpayer identification number, you may be subject to a \$50 penalty imposed by the Internal Revenue Service. In addition, you may be subject to 28% backup withholding on reportable payments we make to you.

Part 1 Tax Status

Instructions: Check ONE box only and provide your complete name and Taxpayer Identification Number

U.S. Resident Individual:	Individual's Name	Individual's Social Security Number
A sole proprietorship may have a "doing business as" trade name, but the legal name is the name of the business owner.		
Sole Proprietor:	Business Owner's Name	Owner's Social Security Number
	Business or Trade Name:	Or Employer's Identification Number
A partnership may have a "doing business as" trade name, but the legal name is the list of the names of the partners.		
Partnership, Limited Liability Co. (LLC), Trust or Estate:	Name of Partnership/ LLC Trust/Estate (As shown on your tax forms)	Employer Identification Number
	Partnership's Legal Name (Name of first partner):	
A corporation may use an abbreviated name or its initials, but its legal name is the name on the articles of incorporation.		
If an LLC electing corporate status for U.S. tax purposes, please attach a copy of your tax election on IRS Form 8832, Entity Classification Election		
U.S. Corporation, Tax Exempt Org, Federal, State or Local Gov't, Agency:	Name of Corporation or Entity:	Employer Identification Number

Part 2 Exemption If exempt from 1099 reporting, circle your qualifying exemption reason below.

1. Corporation
1. Tax Exempt Charity under 501(a), or IRA
1. The United States or any of its agencies or instrumentalities
1. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions
1. A foreign government or any of its political subdivisions

Under penalties of perjury, my signature certifies that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).
2. I am not subject to backup withholding because a) I am exempt from backup withholding, or b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or c) the IRS has notified me that I am no longer subject to backup withholding.
3. I am a person (including a resident alien). The IRS defines a U.S. person as a) U.S. citizen, b) an entity (company, corporation, trust, partnership, estate, etc.) created or organized in, or under the laws of, the United States; a state; or the District of Columbia, or c) a U.S. resident (someone who has a "green card" or has passed the IRS "substantial-presence test." For an explanation of the substantial-presence test, please see IRS Pub. 515 or 519, available at www.irs.gov.)

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Signature	Name (Typed or Printed)	Title
Date	Home Phone Number	Cell/Work Phone Number
Address	City	State

PAYMENT REQUEST FORM:



Complete the form in its entirety for both check or Zelle payments.

Parcel Owner Name: CITY OF MCDONOUGH

LIMS Project-Parcel: 2026020097 - 045

Agent Name: Rick Gilbert

Payment Amount: \$ _____ W9 Obtained: ☐ Yes ☐ No

PAYMENT FOR: ☐ ROE ☐ LAYDOWN YARD LEASE ☐ EASEMENT

Payment Options: (Select One) ☐ CHECK or ☐ ZELLE

(FOR DEPOSIT ONLY) (ONE TIME ELECTRONIC PAYMENT BY PHONE OR EMAIL-CHECK BOX

BELOW)

Payable to: _____

Street Address: _____

City, State, Zip: _____

☐ Phone Number: _____

If receiving Zelle payment - please use U.S. mobile number associated with Zelle.

☐ E-mail Address: _____

If receiving Zelle payment - please use email associated with Zelle.

By selecting one of the payment options, I hereby authorize payment by the chosen method.

- By selecting the CHECK option, I understand that a paper check will be delivered by Federal Express to the street address provided on this form. **I UNDERSTAND THE CHECK IS FOR DEPOSIT ONLY.**
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All Parties required to sign the associated easement(s) must also sign below, with a non-electronic signature.

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

AGENDA ITEM SUMMARY
August 06, 2026, City Council Meeting
Item Number: 10



Presented by: Emilia Walker, City Attorney

Administration

ITEM SUMMARY:

McDonough Water and Sewer Urban Redevelopment Area Plan (Public Hearing & Vote)

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

OTHER DEPARMENTAL REVIEW NEEDED:

☐ Yes

☒ No

**City of McDonough,
Georgia
Water and Sewer
Urban Redevelopment Plan**



Adopted August x, 2026

Table of Contents

Executive Summary.....	3
Background and Purpose.....	3
Supporting Positive Redevelopment.....	4
Consistency with Other City Plans.....	4
Description of URA.....	4
Negative Conditions within the Urban Redevelopment Area.....	11
Land Use Objectives.....	11
Plan Impacts.....	11
Project Specifics.....	12
Appendix A: City Map.....	13

EXECUTIVE SUMMARY

The City of McDonough Water and Sewer Urban Redevelopment Plan (“Plan”) shall constitute an Urban Redevelopment Plan for the City of McDonough, Georgia (“City”) within the meaning of the “Urban Redevelopment Law,” Title 36, Chapter 61 of the Official Code of Georgia Annotated, as amended. This Plan meets the requirements of O.C.G.A. § 36-61- 2(24) and conforms to the general plan for the City as a whole. This Plan further considers zoning and planning changes, land use issues, maximum densities, building and development requirements, and the plan's relationship to City goals regarding suitable land uses, improved traffic and public transportation, the provision of public utilities, the creation or expansion of recreational and community facilities, and other public improvements in identified urban redevelopment areas. This Plan will assist the positive growth and development of the City and will promote the general welfare of the City’s residents.

BACKGROUND AND PURPOSE

Certain areas within the City meet the State of Georgia criteria for targeted urban redevelopment, as defined by the State of Georgia Urban Redevelopment Law (O.C.G.A. 36-61- 1 *et seq.*). These areas present conditions of persistent deteriorating or inadequate utility, transportation, or transit infrastructure; a predominance of buildings or improvements, which by reason of dilapidation, deterioration, age, vacancy, or obsolescence are detrimental to the public health, safety, morals, or welfare; the presence of a substantial number of vacant, deteriorated, or deteriorating structures; or a combination of such conditions. As such, the persistence of these conditions substantially impairs or arrests the sound growth of the City, detain the provisions of adequate housing accommodations, and constitutes an economic and social liability that is a menace to the public health, safety, morals, or welfare in its present condition and use.

As such, the State of Georgia enables the use of redevelopment tools through the Urban Redevelopment Law to undertake actions to improve the “public health, safety, morals and welfare” of a specifically designated and qualifying area, otherwise labeled as an Urban Redevelopment Area. In order to enact these tools, an area must be declared to be meet certain standards for depressed or derelict conditions based upon the predominance of the physical indicators mentioned above. In addition to identifying areas that meet these conditions, an Urban Redevelopment Plan must be approved which conforms to the general plan of the City as a whole (O.C.G.A.36-61-2 (24)). This document is intended to fulfill the role of the Urban Redevelopment Plan for the City of McDonough and identify the McDonough Water and Sewer Urban Redevelopment Area (also known as the “McDonough Water Sewer URA”) (“URA”) as adopted by the City.

This document will highlight several significant tools that could be used to begin addressing the poor environmental quality pervasive within the URA and contribute to sustainable growth for the City as a whole.

SUPPORTING POSITIVE REDEVELOPMENT

The McDonough Water Sewer URA is made up of certain areas which has been determined to contain “pockets of blight” and each of which displays the presence of conditions or a combination of factors that substantially impair and arrest the sound growth of the City of McDonough, and thus would benefit from redevelopment and improvement. These areas are identified in the “Description of URA” section of this Plan.

"Pocket of blight" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; lack of utilities; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare.

“Pocket of blight” also means an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

CONSISTENCY WITH OTHER CITY PLANS

This plan is consistent with the plans adopted or proposed by the City and the plans regarding the City’s future. A vision that included neighborhoods, businesses, industries, investments, redevelopment, recreation, and quality of life. This Plan will assist in pursuing redevelopment projects and partnerships that will support those goals.

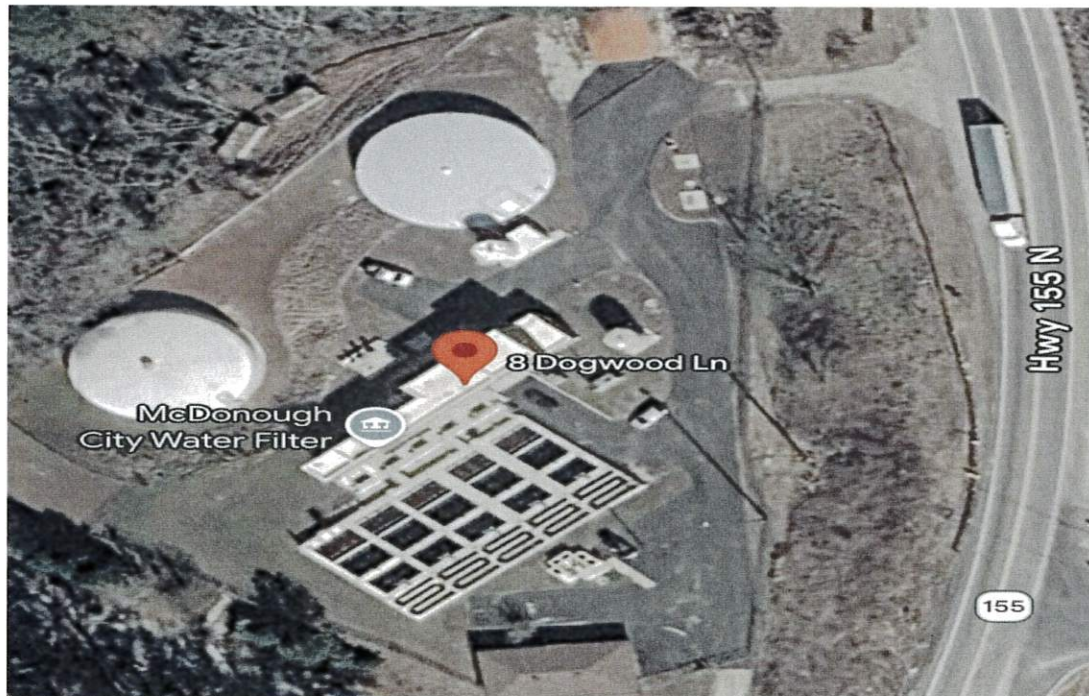
DESCRIPTION OF URA

The McDonough Water Sewer URA consists of all parcels of land adjacent to and/or containing a City water treatment plant, City waste water treatment plant, City water distribution system City

water collection system, City water main and/or City sewer main and/or a City well, including Big Springs and North Well wells, as further identified and depicted below:

➤ **City of McDonough Water Treatment Plant**

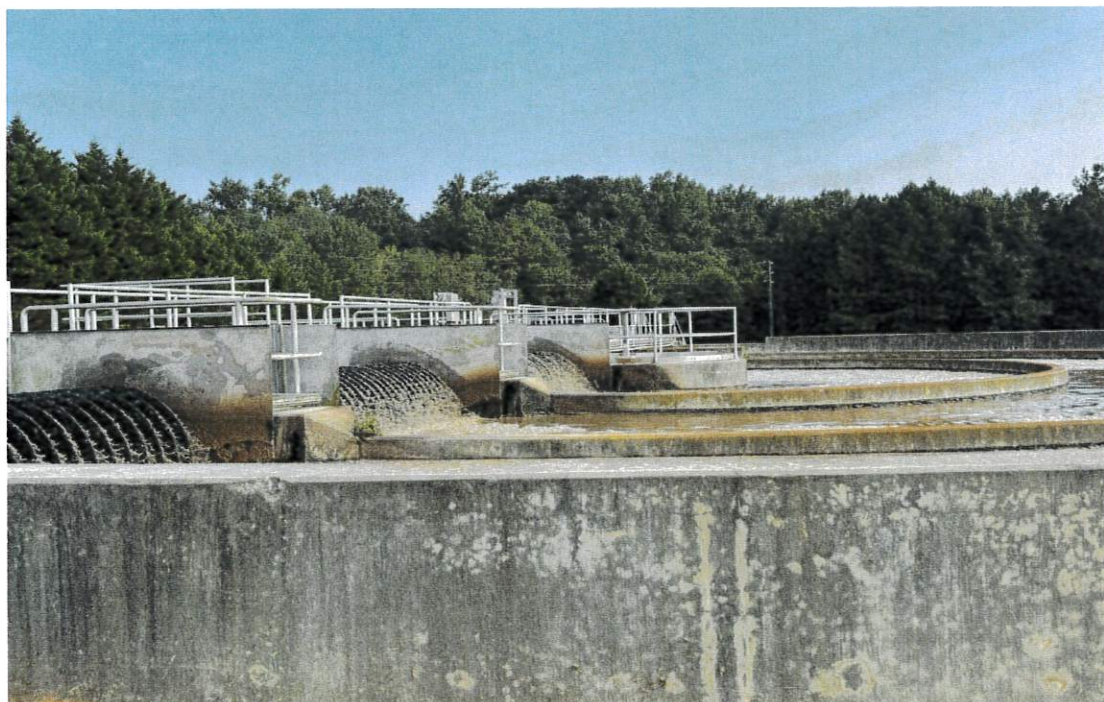
- The mission of the McDonough Water Treatment Plant is to provide McDonough citizens with safe, reliable and palatable drinking water twenty-four hours seven days a week with sufficient pressure to accommodate household and business needs. Located at or near 8 Dogwood Lane.



➤ **City of McDonough Walnut Creek Waste Water Pollution Control Plant**

- The Walnut Creek Water Pollution Control Plant is the wastewater treatment facility for the City. The plant site is located north of the City at the confluence of Camp Creek and Walnut Creek.

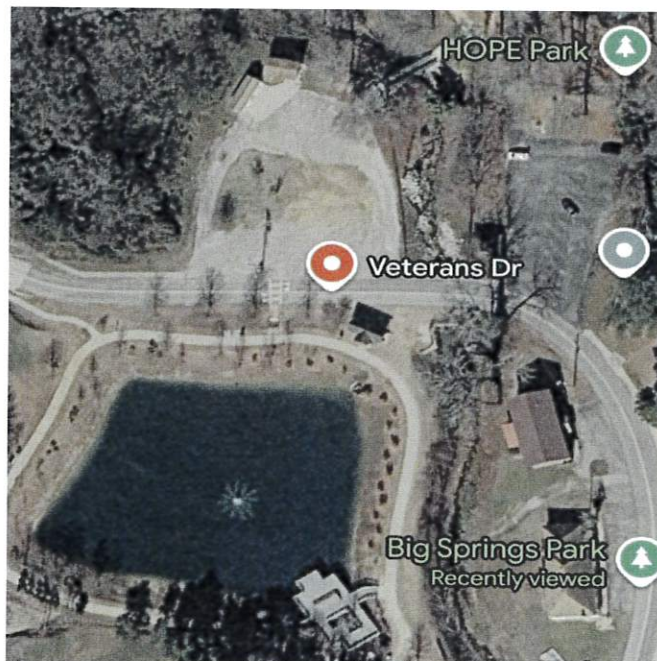






➤ **Big Springs Well**

- Located at and/or about Big Springs Park at 64 Veterans Drive



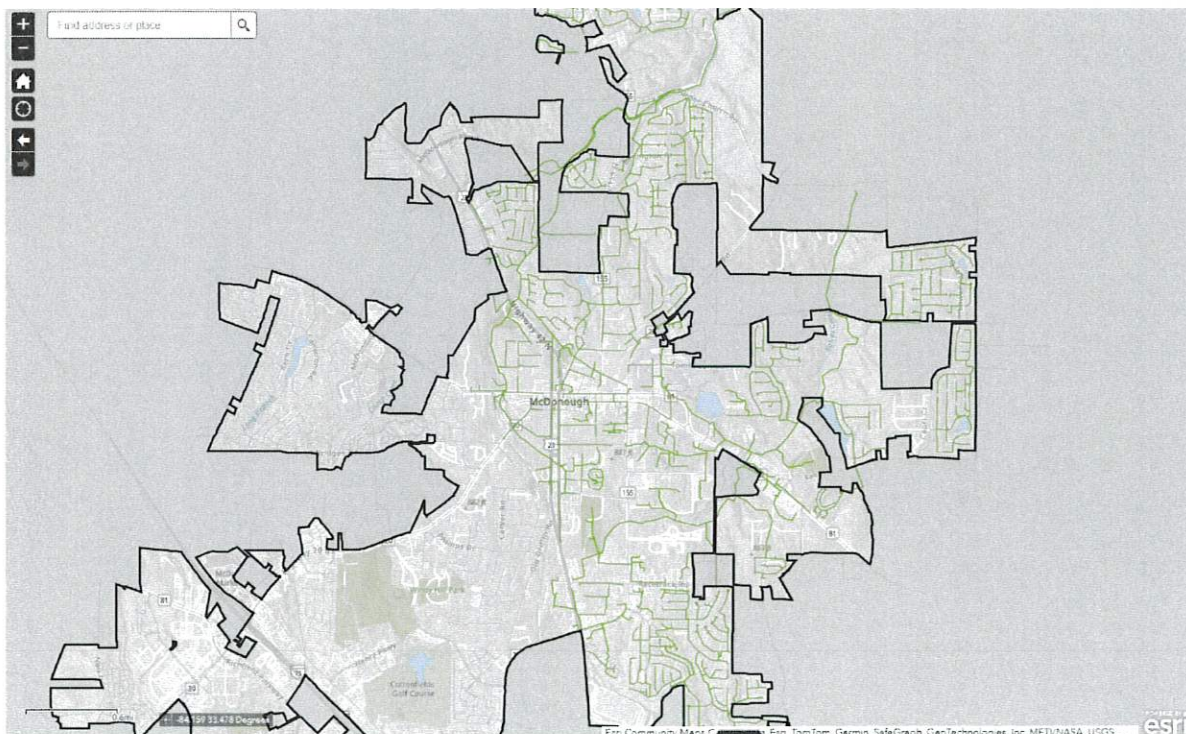
➤ **North Well**

- Located at and/or about Alexander Park at 300 Atlanta Street.



➤ **Sewer Mains**

- The City maintains approximately 758 hydrants, 1258 isolation valves and 68 miles of distribution lines in its water distribution system.
- City sewer mains are depicted by the lime green lines below.

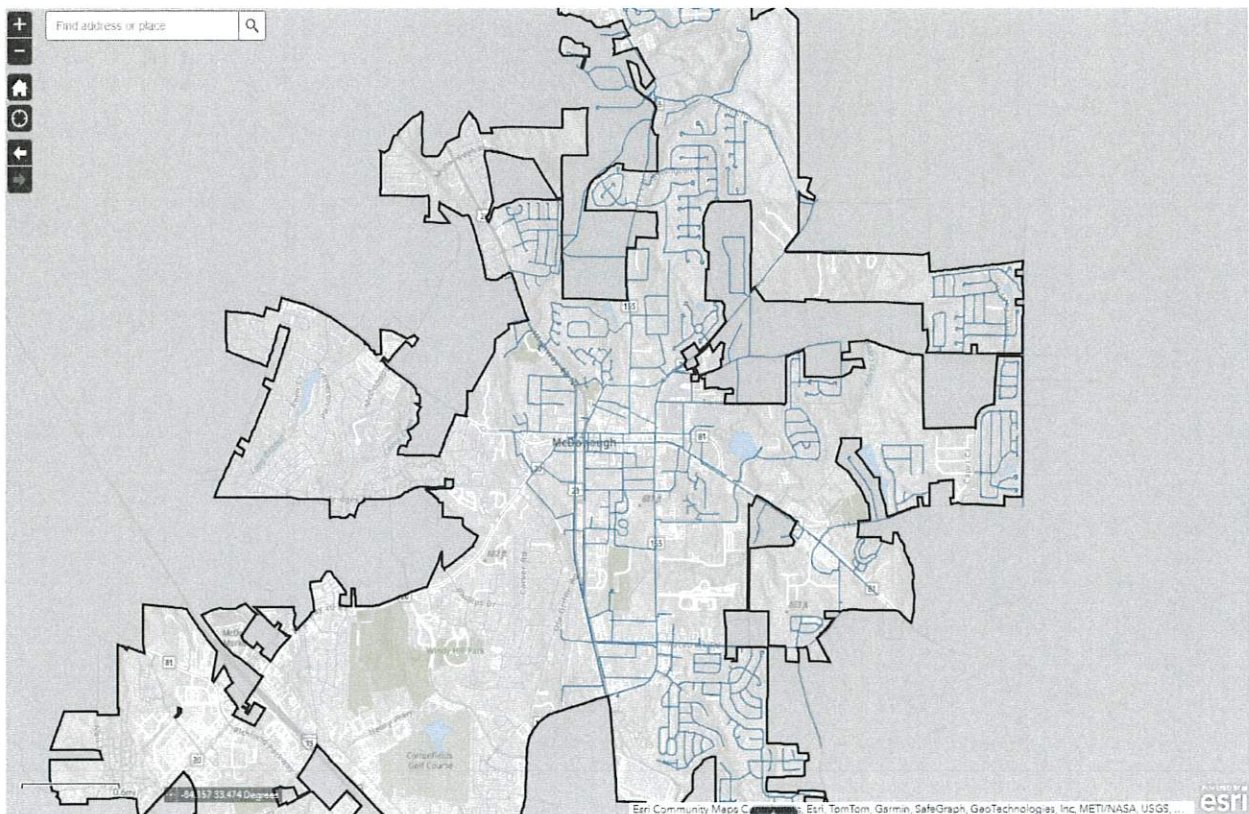


McDonough Water and Sewer URA



➤ Water Mains

- City water mains are depicted by the blue lines below.



NEGATIVE CONDITIONS WITHIN THE URBAN REDEVELOPMENT AREA

The URA has future economic potential, however, it has been determined to be a pocket of blight that contains an growing population with aging public infrastructure that makes the URA economically viable for redevelopment.

LAND USE OBJECTIVES

- Types of Uses
 - Land uses in the URA and surrounding area will be a mixture of commercial, residential, and mixed-use. The allowable land uses in the URA are diverse enough to permit a wide range of commercial and residential uses.
- Building Requirements
 - The City of McDonough will utilize the building requirements and life-safety regulations that will be in effect under the City's Code.
- Zoning Changes
 - Zoning classifications in the McDonough Zoning Ordinance ("ZO") should be appropriate to drive redevelopment in the URA. If zoning changes are proposed to individual parcels, or as amendments to the ZO or Zoning Map are made, those changes will conform to O.C.G.A. Title 36 Chapter 66, known as "The Zoning Procedures Law."
- Description of Parcels to be Acquired.
 - The City does not foresee the need for land acquisition, although land and/or right-of-way acquisition will be done within the confines and purpose of this Plan.

PLAN IMPACTS

Historic Preservation Considerations

The City of McDonough values its local history and heritage, and this Plan seeks to preserve as many historic structures as possible. No historic properties are anticipated to be negatively impacted by this Plan.

Strategy for Relocating Displaced Residents

The City has determined that the development of a relocation strategy is not necessary at this time. In the event displacement of residents becomes necessary at a later date, this Plan will be amended to incorporate a plan for relocating displaced residents in accordance with all local and state statutory requirements.

Strategies for Access to Affordable Housing

Revitalization efforts under this Plan will focus on promoting infrastructure/capital improvements and redevelopment in the City of McDonough to positively promote and encourage affordable housing.

Covenants and Restrictions to be Placed on Properties

No covenants or restrictions are anticipated at this time.

Strategy for Leveraging Private Resources for Redevelopment

The purpose of this Plan is to encourage private redevelopment to the greatest extent possible. Implementation of this Plan will focus on master planning efforts and funding mechanisms for necessary public infrastructure to attract increased private development.

Public Infrastructure to be Provided

The City will work to provide the public infrastructure necessary to promote public and private redevelopment in these areas.

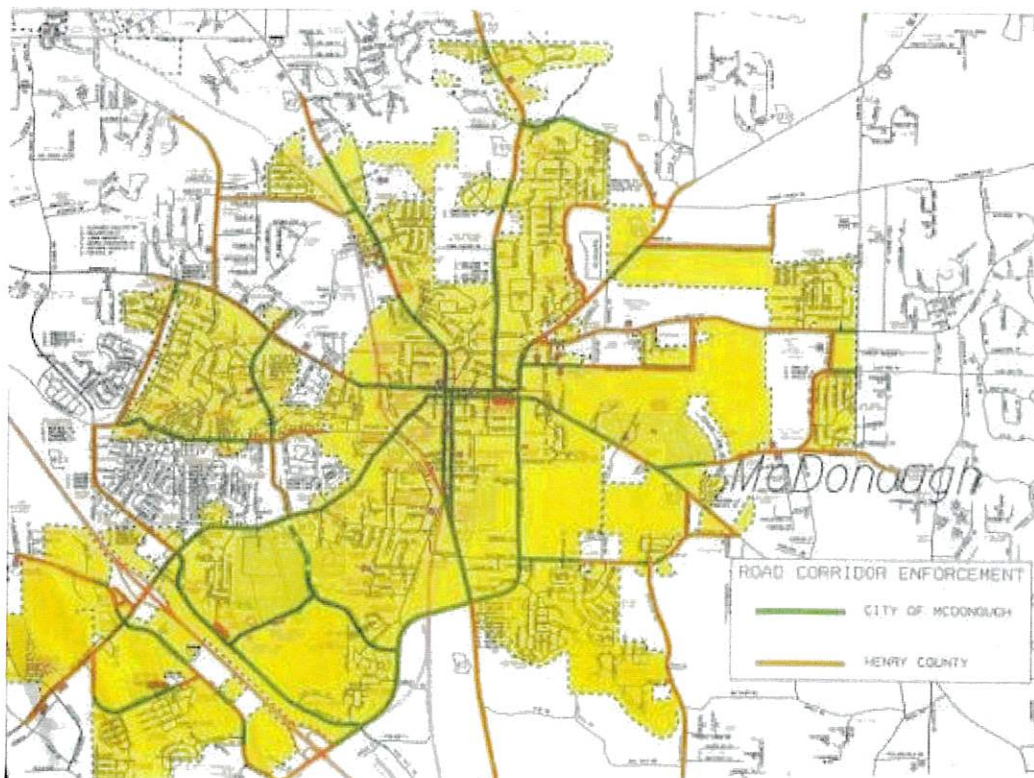
PROJECT SPECIFICS

To address the issues with the current sewer and water utilities and pipes; rehabilitation and/or enlargement of the City's water distribution system, to include water mains, sewer lines, wastewater plant and water treatment repairs and related improvements.

Appendix A:

City Map

City of McDonough, Georgia



STATE OF GEORGIA
CITY OF MCDONOUGH

RESOLUTION NO. _____

**A PREREQUISITE RESOLUTION ENHANCING CITY-WIDE WATER AND SEWER
INFRASTRUCTURE, ESTABLISHING THE MCDONOUGH WATER AND SEWER
URBAN REDEVELOPMENT AREA 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 of McDonough, Georgia, are the Mayor and Council ("City Council") thereof;

WHEREAS, the Georgia Urban Redevelopment Law, Title 36, Chapter 61 of the Official Code of Georgia Annotated, as amended ("Urban Redevelopment Law"), defines an urban redevelopment area to include areas designated by municipal governing authorities as appropriate for urban redevelopment by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate infrastructure layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; the existence of conditions which endanger life or property by fire and other causes; development impaired by environmental hazards; or any combination of such factors which substantially impair or arrest the sound growth of the municipality, retard the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use;

WHEREAS, in accordance with the Georgia Urban Redevelopment Law, the City Council hereby finds that one or more pockets of blight exist in the City and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of its residents;

WHEREAS, City Council hereby further finds that it is in the public interest of the City that the Urban Redevelopment Law be exercised as set forth in this Resolution in order to remediate certain conditions within the City which constitute an economic and social liability, impairs or arrests the sound growth of the City and for which the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of City residents;

WHEREAS, the City Council therefore desires through this Resolution to establish a new urban redevelopment area within the City; and

WHEREAS, this Resolution will benefit the health and general welfare of City residents, the City and general public.

NOW, THEREFORE, BE IT RESOLVED, by the governing authority of the City of McDonough, Georgia, as follows:

Section 1.

- a. **Declaration of Necessity and Establishment of McDonough Water and Sewer Urban Redevelopment Area.** The City Council hereby declares that all parcels of land adjacent to and/or containing a City water treatment plant, City waste water treatment plant, City water distribution system City water collection system, City water main and/or City sewer main and/or a City underground well, including Big Springs and North Well underground wells, shall constitute and be known as the “**McDonough Water and Sewer Urban Redevelopment Area** and/or “**McDonough Water Sewer URA**” The City Council finds that the **McDonough Water Sewer URA** qualifies as an urban redevelopment area in which there is a predominance of structures, buildings or improvements which by reason of dilapidation, deterioration, age or obsolescence and inadequate provision for ventilation, light, air, sanitation, or open spaces of buildings of improvements is conducive to ill health, delinquency and is detrimental to the public health, safety, morals or welfare, and which substantially impair the sound growth of the City and which by reason of the presence of a substantial number of deteriorated or deteriorating structures constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. The City Council furthermore declares that by reason of these conditions such area is designated as appropriate for an urban redevelopment project and thus hereby reaffirms the City’s finding, determination and, and declaration that one or more pockets of blight exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, as identified herein, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.
- b. **Rehabilitation and Redevelopment of McDonough Water Sewer URA.** The City Council finds, determines, and declares that the rehabilitation and redevelopment of the **McDonough Water Sewer URA** is likely to improve the economic and social conditions of such urban redevelopment areas and abate or eliminate deleterious effects of its current depressed and underutilized state.
- c. **Urban Redevelopment Plan; Notice Publication.** The City Attorney, in conjunction with the City Administrator, City Clerk and relevant City staff, is hereby directed to cause for a proposed “Urban Redevelopment Plan” to be prepared for the **McDonough Water Sewer URA** and to cause notice of a public hearing to be published for the purpose of considering such Urban Redevelopment Plan in accordance with the Urban Redevelopment Law and other applicable laws.

Section 3. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution 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 Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution 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 Resolution.

Section 4. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes.

Section 5. The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO RESOLVED, this ____ day of _____, 2026.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Kamali Varner, Mayor

APPROVAL AS TO FORM:

Emilia Walker-Ashby, City Attorney

AGENDA ITEM SUMMARY
August 06, 2026, City Council Meeting
Item Number: 11



Presented by: Keith Dickerson, City Administrator

Administration

ITEM SUMMARY:

Request for approval of the supplemental proposal in the amount of \$39,000, for JMT to complete the final design and permitting for the Blacksville Drainage Improvements Project.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

OTHER DEPARMENTAL REVIEW NEEDED:

☐ Yes

☒ No

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

July 23, 2026

City of McDonough, GA
Attn: Mayor Kam Varner
136 Keys Ferry St
McDonough, GA 30252

RE: Blacksville Community Drainage Improvements – Supplemental Fee
JMT Project No: 22-03018-002

Dear Mayor Varner,

Johnson, Mirmiran & Thompson, Inc. (JMT) is pleased to submit this supplemental fee proposal to the City of McDonough for final design and permitting services associated with the Blacksville Community Drainage Project. JMT has completed the major planning and evaluation tasks needed to identify the recommended drainage improvement solution, including the existing conditions assessment, hydraulic and drainage modeling, alternatives evaluation, preliminary engineering, community engagement, and development of the preferred alternative.

I. REMAINING SCOPE

The following is a summary of the remaining professional services required to complete the project. The project is currently at the 60% design stage. The remaining work includes plan revisions, final design, permitting, agency and utility coordination, final quantities, technical specifications, and preparation of bid-ready construction documents. The following proposal outlines the remaining scope of services and supplemental fee required to complete the project.

The original authorized project budget is \$361,925.70, of which \$68,808.55 remains available. JMT requests authorization of a supplemental fee of \$39,000.00. The remaining original budget and supplemental fee will be used together to complete the remaining final design, permitting, coordination, and bid document preparation services.

II. COMPENSATION

- A. Approval of this request will increase the total authorized project budget from \$361,925.70 to \$400,925.70. The supplemental fee is not intended to fund a separate effort; it will be combined with the \$68,808.55 remaining from the original budget to provide a total completion budget of \$107,808.55. This combined budget will allow JMT to complete the final design, permitting, agency coordination, utility coordination, construction quantities, technical specifications, and bid-ready document preparation necessary to advance the project toward construction.

Budget Item	Amount
Original Authorized Budget	\$361,925.70
Remaining Original Budget to Be Applied to Completion	\$68,808.55
Proposed Supplemental Fee	\$39,000.00
Total Budget Available to Complete Remaining Services	\$107,808.55
Revised Total Authorized Project Budget	\$400,925.70

July 23, 2026

This scope may be amended as needed according to the City's project requirements, and JMT can modify any effort or fees at the City's request to better suit the project's needs. The standards terms and conditions for this work shall be in accordance with the executed professional services contract between JMT and the City of McDonough dated September 17th, 2024. We appreciate the opportunity to continue assisting the City of McDonough with this important community drainage improvement project.

Respectfully,

Johnson, Mirmiran, and Thompson, Inc (JMT)



David B. Millen, PLS
Vice President

WE HEREBY AUTHORIZE JOHNSON, MIRMIRAN & THOMPSON, INC. TO PROCEED IN ACCORDANCE WITH THE ABOVE PROPOSAL. IF ANY PROFESSIONAL SERVICES ARE ORDERED BY A REPRESENTATIVE OF THE CLIENT, FOR ITEMS LISTED ABOVE WITH A RETURNED ACCEPTANCE, THE PRICES AND TERMS OF THIS PROPOSAL SHALL BE IN EFFECT.

ORGANIZATION: _____ DATE: _____

BY: _____ TITLE: _____



AGENDA ITEM SUMMARY

August 6, 2026, City Council Workshop
Item Number: 12

Presented by: Tarika Peek, CED Director
Paige Dunson, Planner 1

ITEM SUMMARY:

The request for Case #260402 (**Synchrony Terrace**) is for a rezoning of approximately 11.82 +/- acres of a parent track. The subject property is located at Avalon Pkwy. and further recognized as Tax Parcel ID #075-01008001 and lies within District 4 (Larry Blue).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 05/12/2026 Municipal Planning Commission Workshop – **Postponed**
- 06/09/2026 Municipal Planning Commission Workshop
- 06/04/2026 City Council Workshop – **Postponed**
- 07/02/2026 City Council Workshop
- 06/09/2026 Municipal Planning Commission Public Review - **Postponed**
- 07/14/2026 Municipal Planning Commission Public Review
- 6/15/2026 City Council Public Hearing & Vote - **Postponed**
- 07/20/2026 City Council Public Hearing & Vote – **Postponed**
- **08/06/2026 City Council Public Hearing & Vote**

RECOMMENDATION:

PLANNING COMMISSION:

Jerry Hayes made motion to recommend approval of the request with staff conditions, second by Fredrina McLaughlin.

- **VOTE**: 6-0 (Motion Passed)

STAFF: Approval with alternate variances.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #26-08-06001(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED: YES

REFER TO FINAL STAFF REPORT



City of McDonough, GA
Community and Economic Development Department
Planning & Zoning
Zoning Modification Staff Report

August 6, 2026

I. EXECUTIVE SUMMARY

Field	Information
Prepared By	Paige Dunson
Case Petition #	Case #260402
Applicant/Agent	Synchrony Land Company
Project Name	Synchrony Terrace
Property Owner	Marcia Garrison Taylor
Property Address	1500 Avalon Pkwy
Parcel ID	075-01008001
Council District	4 - Larry Blue
Acreage	± 11.82-acres
Proposed Development/Request	The applicant is requesting to rezone property located at 1500 Avalon Pkwy from C-2 (Central Commercial District) with conditions per ORD#01-08-20A(AA) to C-3 (Highway Commercial District) with conditions per ORD#16-03-21001(Z) to allow for all subject property to have the same zoning classification and conditions.
Existing Zoning	C-2 Central Commercial
Future Land Use	Regional Activity Center
Staff Recommendation	Approval

II. PROJECT OVERVIEW & CONTEXT

A. Background

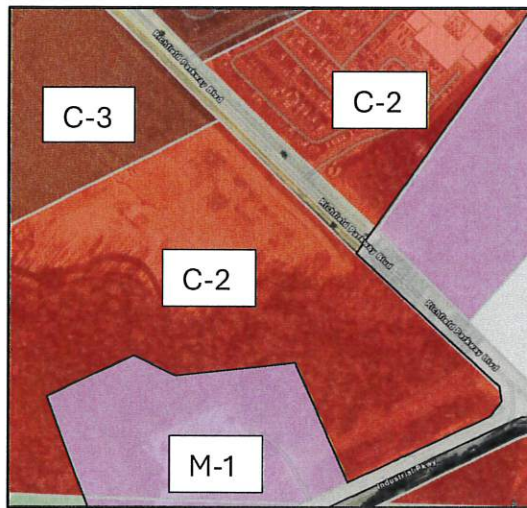
The subject property, located in proximity to 1500 Avalon Parkway, consists of approximately 11.82 acres. The applicant is requesting to rezone the property located at 1500 Avalon Parkway from C-2 (Central Commercial District) with conditions per ORD#01-08-20A(AA) to C-3 (Highway Commercial District) with conditions per ORD#16-03-21001(Z) to allow all subject property within the Synchrony Terrace development to have the same zoning classification and conditions. The applicant is requesting this rezoning to make the property more marketable to commercial tenants that may require larger parcels. The applicant intends to lease the vacant parcels only to tenants whose uses comply with C-3 regulations and the conditions established by ORD#16-03-21001(Z), which currently apply to the existing C-3 property.

The site is currently vacant. Grading and tree removal have already taken place in preparation for future development. The subject property consists of approximately 11.82 acres of undeveloped land, the majority of which is subject to undisturbed buffers due to the floodplain. A small portion of the property also contains wetlands. The applicant is aware of these development constraints and intends to consolidate the acreage with the existing parcels to create larger development sites for commercial tenants. Under the Planning and Zoning Ordinance, lots with different zoning classifications or conditions cannot be consolidated. As a result, the applicant is pursuing this rezoning request to ensure consistent zoning throughout the Synchrony Terrace development.

The applicant does not currently have a tenant but states that any future tenant will be for commercial use permitted within the proposed zoning district. Due to the absence of a specific tenant, the applicant has not submitted building elevations or site plans beyond the existing plat survey. The existing survey depicts the layout of a proposed cul-de-sac roadway and a proposed sidewalk along Avalon Parkway.

B. Surrounding Land Use & Zoning

Boundary	Zoning	Future Land Use	Current Use
Applicant	C-2	Regional Activity Center	Vacant
North	C-3	Regional Activity Center	Vacant
West	C-2	Regional Activity Center	Vacant
East	O-2	Regional Activity Center	New/used automobile sales and service
South	M-1	Regional Activity Center	Electrical/Utilities



Surrounding zoning districts



Outline of the property

III. PLAN COMPLIANCE ANALYSIS

Review Factor	Analysis & Findings
Comprehensive Plan Alignment	The subject property is designated as Regional Activity Center within the Future Land Use Map. This designation is intended for compact, high intensity, high density multi-use areas designated as appropriate for intensive growth and includes residential, retail, office, cultural, recreational and entertainment facilities and hotels and motels. This is the main commercial area in the city. The applicant's proposal to rezone the subject property to make it more marketable to larger commercial tenants is consistent with the Regional Activity Center designation's intent to accommodate intensive growth. The subject property is currently vacant and is located within an area designated for high-intensity, high-density, multi-use development. The applicant is unable to attract larger commercial tenants without first ensuring the lots have the same zoning classification and conditions to allow for lot consolidation.
Environmental & Floodplain	The applicant does not currently have a tenant for the subject property; therefore, no development plans or building elevations have been submitted. The applicant has provided a survey of the property, which depicts the floodplain, the required 25-foot and 50-foot undisturbed buffers, and the 75-foot impervious setback. The applicant is aware of the property's development constraints and intends to consolidate the subject property with the existing adjacent parcels.
Transportation & Access	The subject property is currently undeveloped and vacant. The applicant is proposing to construct a cul-de-sac roadway on a portion of the property to provide inter-property access. The applicant has also proposed a sidewalk along the property's frontage. If the rezoning is approved and development plans are submitted to the Community & Economic Development Department, the applicant will be required to submit site plans demonstrating that parking areas and drive aisles comply with applicable code requirements and that all required parking standards are

	met. For signage classification purposes, Avalon Parkway is classified as a collector road.
Infrastructure Capacity	The applicant must coordinate with Public Works to ensure that the proposed operations do not adversely impact existing infrastructure.

IV. STAFF ANALYSIS (SECTION 17.92.046) - Findings of Fact:

Planning & Zoning

1. Ordinance Conformance

The C-3 highway commercial district is intended to promote suitable areas for those business and commercial uses which primarily serve the traveling public and benefit from direct access to major streets. The subject property has direct access to Avalon Parkway, and the applicant is requesting to rezone the property to match the adjacent C-3 property for the purpose of lot consolidation and increased marketability to larger commercial tenants.

- **Uses**

The applicant does not currently have a tenant; therefore, any future use of the property must comply with the permitted uses of the C-3 (Highway Commercial District) zoning classification and the conditions set forth in ORD#16-03-21001(Z).

- **Development Standards**

The applicant has not provided a site plan or proposed any site modifications. The property meets the minimum lot area requirement of one acre. Until a site plan and any proposed changes are submitted to the Community & Economic Development Department, the existing site conditions will remain unchanged.

- **Architectural Standards**

The applicant has not proposed any architectural building elevations. Should any future structures be proposed, the applicant will be required to obtain a façade permit and a building permit. All exterior improvements and alterations shall comply with the applicable C-3 (Highway Commercial District) façade regulations and the conditions outlined in ORD#16-03-21001(Z).

- **Site Standards**

The subject property is currently vacant. All proposed signage, streets, and parking areas shall comply with the City of McDonough's development standards, parking standards, and landscape standards.

- **Buffer Requirement**

When a C-3 district abuts a residential zoning district, a twenty-five-foot-wide planted buffer strip is required. The subject property does not abut any residential parcels; therefore, a buffer is not required.

2. Requested Variances

The applicant has not requested any variances for the proposed development at this time.

3. Character Change

The amendment maintains the general character of the zoning district, as commercial uses are present throughout the surrounding area. There is substantial C-3 (Highway

Commercial District) zoning to the north and C-2 zoning to the east and west. The applicant's proposed rezoning request does not shift the character of the area away from the existing C-3 zoning classification. The amendment is necessary due to the applicant's desire to consolidate lots and increase marketability to larger commercial tenants.

4. Public Safety Deterrent

The property does not abut any residential lots; therefore, no buffer is required. The subject property is located directly off Avalon Parkway, which has a Future Land Use designation of Regional Activity Center. The applicant's request to rezone the property to C-3 for consistency within the Synchrony Terrace development does not create any negative safety impacts to the surrounding community.

5. Isolated District

The amendment does not create an isolated district, as there are C-3 zoning districts directly north of the subject property.

6. Preferred Enhancements

The applicant is proposing to install sidewalks along Avalon Parkway which would enhance the areas pedestrian access.

Professional Staff Review Comments (City/Henry County/State)

➤ **City Engineer**

Approval based on review for code compliance.

➤ **McDonough Police**

No comments at this time.

➤ **Building & Inspections**

Approval based on review for code compliance.

➤ **Public Works**

No initial comments returned, official plan review required.

➤ **Stormwater**

No initial comments returned, official plan review required.

➤ **McDonough Fire**

B. Fire & Emergency Medical Services (McDonough Fire Department) – Fire Chief Dave Williams

- Operational Readiness:
 - Initial Response: Verification of the "first-due" engine company's ability to meet the 240-second travel time benchmark (NFPA 1710) – *Yes, MFD can meet this benchmark under most and normal circumstances.*
 - Initial Travel: Verification of the "first-due" engine company's ability to meet the 1.5-mile travel distance, and the "first-due" ladder / service company's ability to meet the 2.5-mile travel distance (Insurance Safety Office (ISO) Standard & Criteria). *Yes, we can meet both 1st Due Engine and Aerial Company travel distance per ISO Standard Criteria under most circumstances.*
 - Effective Response Force (ERF): Confirmation of the Department's ability to assemble a full First Alarm assignment including automatic or mutual aid (NFPA 1710 & ISO Standards - *minimum 15 personnel for single-family dwellings, 28 for medium hazard, & 43 for high rise*) within the 8-minute assembly standard – *This falls under medium hazard and may be an issue depending on automatic aid status from HCFR for an 8 minute assembly of 28 personnel at the time of any incident.*
- Infrastructure & Suppression:

-
- Hydrant Location & Flow Analysis: Engineering verification that the existing water distribution system provides the required Hydrant Locations and Gallons Per Minute (GPM) for the proposed construction type and fire load. *The applicant will be responsible and required to conduct necessary engineering and waterflow testing, analysis, and verification. Depending on results, if existing hydrant locations and flow aren't adequate, they'll be responsible for increasing or adding necessary water lines, fire hydrants, fire pumps, sprinkler systems, etc. to meet requirements for hazard, code, and ordinance compliance per occupancy, building, business type and classification, etc.*
 - Additional Notes: *Nothing further pending review for code and ordinance compliance.*

➤ **Henry County Water Authority**

Henry County Water Authority
Engineering Division

April 28, 2026

Re: Water and Sewer Services - Availability
 Proposed Development: **Commercial Development**
 Property Information: **1500 Avalon Parkway, Parcel No. 075-01008001**
LL 191; District 7; 11.82+/- acres
 Zoning: **C3- Conditional**
 Sewer Basin: **Walnut Creek**
 Watershed Basin: **Walnut Creek**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	115	psi
Residual:	98	psi
Flow	1500	gpm
Calculated Flow @ 20 psi:	3798	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed commercial use as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Plan dated 03/20/2026 prepared by Patrick & Associates.

Digitally signed
 by Scott Sage, P.E.
 Date: 2026.04.28
 08:11:26 -04'00'

Scott Sage, P. E.
 Engineering Division Manager
 Henry County Water Authority

VI. STAFF RECOMMENDATION & CONDITIONS

Staff Recommendation: **Approval**

The subject property, located in proximity to 1500 Avalon Parkway, consists of approximately 11.82 acres. The applicant is requesting to rezone the property located at 1500 Avalon Parkway from C-2 (Central Commercial District) with conditions per ORD#01-08-20A(AA) to C-3 (Highway Commercial District) with conditions per ORD#16-03-21001(Z). The purpose of the rezoning request is to allow all property within the Synchrony Terrace development to have the same zoning classification and conditions, allowing for future lot consolidation and increased marketability to larger commercial tenants. The applicant intends to lease the vacant parcels only to tenants whose uses align with C-3 regulations and the conditions established by ORD#16-03-21001(Z) applicable to the existing C-3 property.

The site is currently vacant. Grading and tree removal have already taken place in preparation for future development. The subject property consists of approximately 11.82 acres of undeveloped land, the majority of which contain undisturbed buffers due to the presence of floodplain. The applicant does not currently have a tenant for the subject property; therefore, no development plans or building elevations have been submitted. The applicant is aware of the property's development constraints and intends to consolidate the subject property with the existing adjacent parcels.

The subject property is designated as Regional Activity Center on the Future Land Use Map. This designation is intended for compact, high-intensity, high-density, multi-use areas appropriate for intensive growth and represents the City's primary commercial area. The applicant's proposal to rezone the subject property to increase marketability to larger commercial tenants is consistent with the intent of the Regional Activity Center designation. The applicant is unable to attract larger, more intensive commercial tenants without ensuring the lots have consistent zoning classifications and conditions prior to lot consolidation.

The proposed amendment maintains the general character of the existing zoning district, as commercial uses are present throughout the surrounding area. There is substantial C-3 (Highway Commercial District) zoning to the north and C-2 zoning to the east and west. The applicant's proposed rezoning request does not alter the character of the area from its existing C-3 (Highway Commercial District) classification. The amendment is necessary due to the applicant's desire to consolidate lots and increase marketability to larger commercial tenants.

For these reasons, staff recommends **approval** of the application.

If the rezoning is approved all proposed site work, exterior façades, signage, and interior finish must be brought to the Community and Economic Development Department for review and approval.

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.

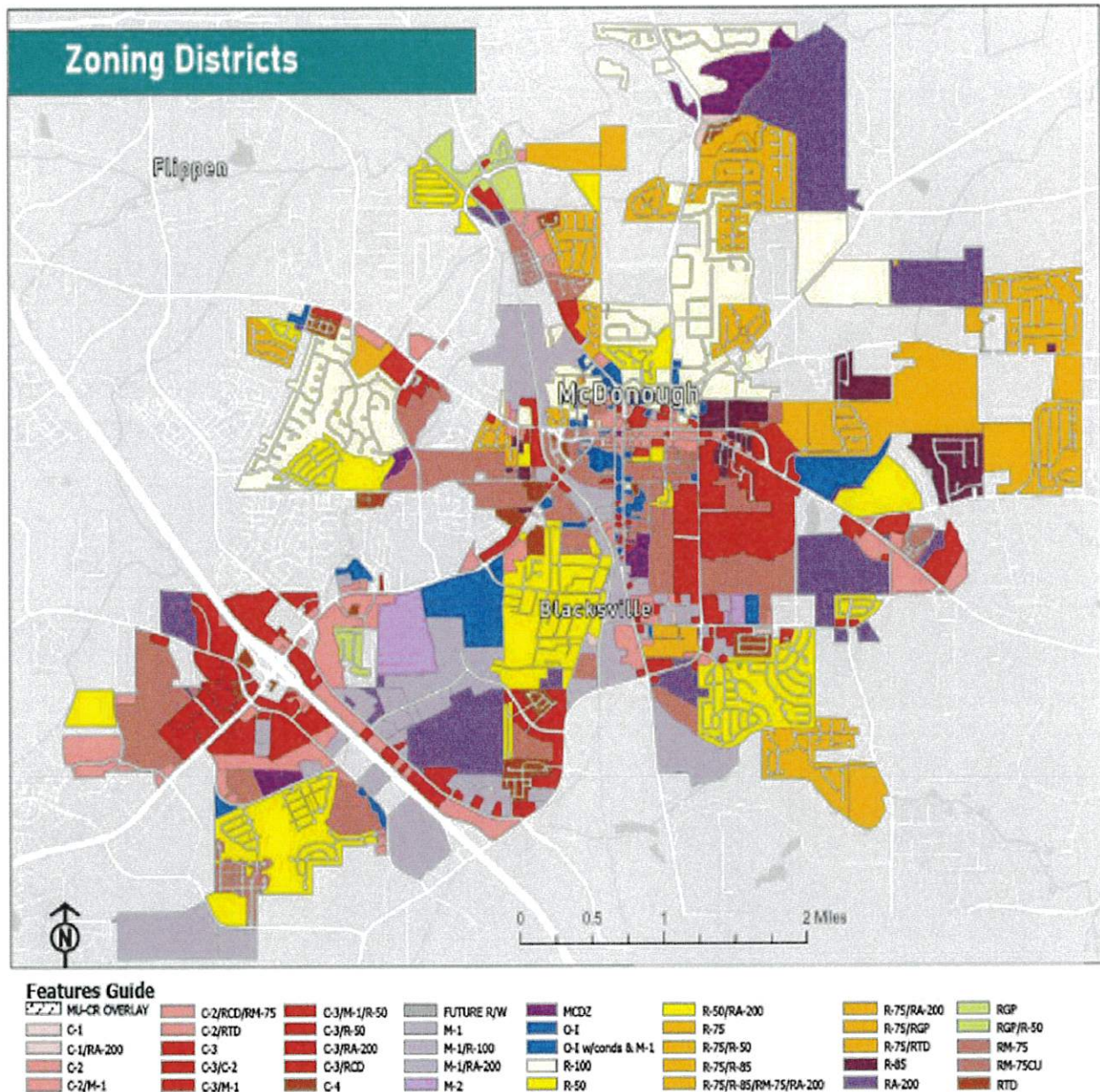
VII. ATTACHMENTS & EXHIBITS

1. Exhibit A: Current Site Pictures

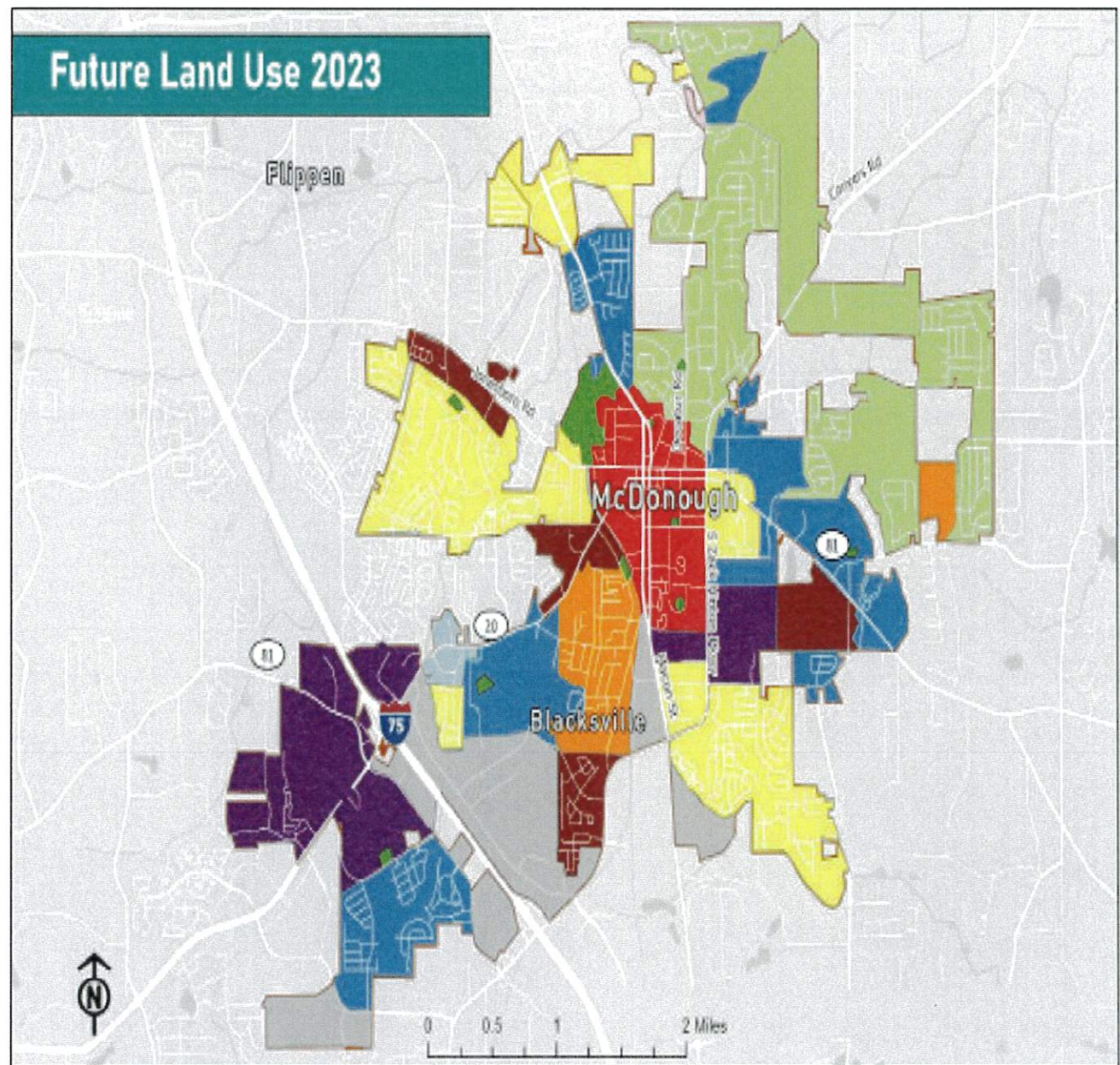
View of Subject Property from internal cul-da-sac road



4. Exhibit D: City of McDonough Official Zoning Map



5. Exhibit E: City of McDonough Future Land Use Map



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

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 26-08-06001(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 Steve Goodsell on behalf of Marcia Garrison Taylor for Synchrony Terrace:

All that lot, tract or parcel of land, otherwise known Avalon Pkwy. (Parcel #075-01008001), lying and being in Land Lot(s) 191 of the 7th District of Henry County, Georgia, consisting of 11.82 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned C-3 (Highway Commercial), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

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

SECTION 4.

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

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 6th day of August, 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



AGENDA ITEM SUMMARY
August 6, 2026, City Council Workshop
Item Number: 13

Presented by: Tarika Peeks, CED Director
Paige Dunson, Planner 1

ITEM SUMMARY:

A Resolution (#26-274) approving an agreement and settlement between the City of McDonough and Henry County Board of Commissioners regarding property located at 820 Racetrack Rd. pertaining to a proposed annexation.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- **8/06/2026 City Council Public Hearing & Vote**

RECOMMENDATION:

STAFF: Approval

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- Drafted Agreement

OTHER DEPARTMENTAL REVIEW NEEDED: NO

RESOLUTION #26-214

**RESOLUTION APPROVING AN ANNEXATION AGREEMENT AND SETTLEMENT
BETWEEN HENRY COUNTY, GEORGIA AND THE CITY OF McDONOUGH,
GEORGIA REGARDING PROPERTY LOCATED AT 820 RACETRACK ROAD**

WHEREAS, the Henry County Board of Commissioners received notice from the City of McDonough (the "City") concerning the City's request to annex certain real property located at 820 Racetrack Road in unincorporated Henry County, Georgia (the "Property"); and

WHEREAS, the Henry County Planning and Zoning Department reviewed the annexation request and presented the matter to the Board of Commissioners, including concerns regarding the proposed increase in residential density from the County's Future Land Use Map designation of Low Density Residential, allowing a maximum of two (2) units per acre, to approximately four (4) units per acre; and

WHEREAS, following review and consideration of the annexation request, the Board of Commissioners objected to the proposed annexation pursuant to O.C.G.A. § 36-36-113, and the matter was submitted to the Georgia Department of Community Affairs ("DCA") for annexation arbitration in accordance with Georgia law; and

WHEREAS, Henry County and the City thereafter jointly requested a postponement of the arbitration panel process through DCA to allow the parties additional time to discuss and resolve matters related to the annexation request; and

WHEREAS, DCA acknowledged the postponement request and confirmed a one hundred eighty (180) day postponement period beginning May 4, 2026 and expiring October 31, 2026; and

WHEREAS, during the postponement period, Henry County and the City engaged in further discussions and have prepared an Agreement Regarding an Annexation Request Between Henry County, Georgia and the City of McDonough, Georgia, attached hereto as Exhibit "A" and incorporated herein by reference (the "Agreement"); and

WHEREAS, the Agreement is intended to memorialize the terms and conditions under which the County will review the revised annexation request and resolve its objection before DCA, including coordination with the Henry County Water Authority and other applicable entities as necessary because the Property is located within a watershed area; and

WHEREAS, the Board of Commissioners finds that approval of the Agreement promotes intergovernmental cooperation, provides a reasonable path to resolve the pending annexation arbitration matter, and serves the public health, safety, and welfare of the citizens of Henry County.

NOW THEREFORE, BE IT RESOLVED by the Henry County Board of Commissioners that the Agreement Regarding an Annexation Request Between Henry County, Georgia and the City of McDonough, Georgia, in substantially the form attached hereto as Exhibit "A," is hereby approved.

BE IT FURTHER RESOLVED that the Chair of the Henry County Board of Commissioners is authorized to execute the Agreement and any related documents necessary to

effectuate the intent of this Resolution, subject to review and approval as to form by the County Attorney.

BE IT FURTHER RESOLVED that the County Manager, County Attorney, Planning and Zoning Department, and other appropriate County staff are authorized and directed to take all actions reasonably necessary to implement the Agreement, including transmitting any required notices or documentation to the City, DCA, the property owner, and any other affected or appropriate parties.

BE IT FURTHER RESOLVED that, upon execution of the Agreement by both parties and satisfaction of the terms and conditions contained therein, the County Attorney is authorized to withdraw, resolve, or otherwise discontinue further prosecution of the County's objection and related annexation arbitration proceedings concerning the Property, as may be necessary and appropriate under Georgia law.

BE IT FURTHER RESOLVED that this Resolution and the Agreement are specific to the Property and circumstances described herein and shall not establish precedent or policy applicable to any other annexation, de-annexation, zoning, or land use matter.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon adoption.

BE IT SO RESOLVED THIS 7TH DAY OF JULY, 2026.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**



Carlotta Harrell, Chair

ATTEST:



Stephanie Braun, County Clerk

AGREEMENT REGARDING AN ANNEXATION REQUEST

BETWEEN

HENRY COUNTY, GEORGIA

AND

THE CITY OF MCDONOUGH, GEORGIA

This Agreement ("Agreement") is entered into by and between Henry County Board of Commissioners on behalf of Henry County, Georgia ("County"), and the City Council of the City of McDonough on behalf of the City of McDonough ("City"), collectively referred to herein as the "Parties."

RECITALS

WHEREAS, the City has submitted a request for annexation of certain real property located on Racetrack Road in Henry County, Georgia as attached hereto and incorporated herein as Exhibit "A" (the "Property"); and

WHEREAS, the County has objected to the annexation request in a timely manner, and provided such objection to the Georgia Department of Community Affairs ("DCA").

WHEREAS, the annexation request was submitted to DCA for arbitration pursuant to Georgia's Annexation Law; and

WHEREAS, DCA provides a method to postpone the arbitration panel process in hopes that the parties to an arbitration negotiate and enter into a written agreement regarding the annexation of a parcel; and

WHEREAS, the Parties agreed to postpone the arbitration panel process and provided such notice to DCA as the Parties desire to resolve issues related to the annexation request in a cooperative manner and establish procedures for resubmission and review of the request; and

WHEREAS, the Parties recognize that cooperation and coordination between local governments is in the best interests of the citizens of Henry County and the City of McDonough; and

WHEREAS, the Parties desire to memorialize the terms under which the County will review and refrain from objecting to the annexation request before DCA.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RESUBMISSION OF ANNEXATION REQUEST

The City agrees to re-submit the annexation request concerning the Property to the Henry County Board of Commissioners with the following updates and modifications:

- (a) the applicant may proceed with the proposed layout of approximately 10,890 square foot lots, provided the applicable water and sewer authority, including any authority with watershed jurisdiction, has no objection to that layout.
- (b) any resubmittal shall remain subject to all applicable watershed, utility, environmental, and other legal requirements.

The Parties acknowledge that the foregoing updates are material conditions of this Agreement.

2. COUNTY REVIEW

Upon receipt of the revised annexation request, the County shall review the resubmission solely for compliance with the updates and modifications identified in Section 1 of this Agreement. The County agrees to conduct its review in good faith and within a reasonable period of time consistent with applicable governmental procedures.

3. NON-OBJECTION TO DCA

Upon confirmation by the County that the resubmitted annexation request complies with the terms and conditions set forth in this Agreement, the Henry County Board of Commissioners agrees that it shall not object to the annexation request before the Georgia Department of Community Affairs.

Nothing herein shall obligate the County to approve any future or unrelated annexation request not specifically covered by this Agreement.

4. LIMITED WAIVER OF CONFLICTING REQUIREMENTS

To the extent permitted by Georgia law, and solely for the limited purpose of effectuating the terms of this Agreement and the annexation request contemplated herein, the Parties agree to waive any City or County codes, rules, regulations, ordinances, policies, procedures, or other local requirements that may conflict with the express terms of this Agreement.

This waiver shall be narrowly construed and shall apply only to the matters expressly addressed herein. Nothing in this Agreement shall be construed as a waiver of any requirement imposed by state or federal law.

5. NO PRECEDENT

The Parties acknowledge and agree that this Agreement is specific to the Property and circumstances described herein and shall not establish precedent or policy applicable to any other annexation or annexation matter.

6. AUTHORITY

Each Party represents and warrants that the individual executing this Agreement on its behalf has been duly authorized to do so and to bind the respective governmental entity.

7. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Parties regarding the subject matter herein and supersedes all prior negotiations, discussions, or agreements, whether written or oral.

Any amendment to this Agreement shall be in writing and executed by both Parties.

8. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

9. EFFECTIVE DATE

This Agreement shall become effective upon execution by both Parties.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

HENRY COUNTY, GEORGIA

By: 
Name: Carlotta Harrell
Title: Chair, Henry County Board of Commissioners
Date: 7/7/2026



ATTEST:

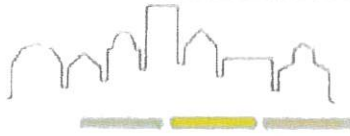

Stephanie Braun, County Clerk

CITY OF MCDONOUGH, GEORGIA

By: _____
Name: _____
Title: Mayor
Date: _____

ATTEST:

City Clerk



GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

FORM FOR POSTPONEMENT OF THE ARBITRATION PANEL PROCESS

I. NOTICE

We, the undersigned, designated representatives of
HENRY County and the City of **MCDONOUGH**,
by executing and submitting this form, enter into mutual agreement to postpone the arbitration panel process for
HENRY COUNTY V. CITY OF MCDONOUGH
in accordance with O.C.G.A. § 36-36-115, et seq. and notify DCA of this action.

Please select one of the following:

- ☒ This form was signed prior to appointment of an arbitration panel. Upon expiration or termination of this postponement, the number of days listed below will remain to complete the arbitration panel appointment process.
- ☐ This form was signed following the appointment of an arbitration panel. Upon expiration or termination of this postponement, the number of days listed below will remain to conclude the annexation arbitration process.

We understand and acknowledge that it shall be the responsibility of the parties to the annexation dispute to record any deed or zoning restrictions agreed to concerning the subject property, and notify all parties, including any duly-appointed arbitration panelists, of the conclusion of the postponement period. Parties must also distribute this to the property owner(s), annexation applicant(s), and any other relevant individuals.

In the event that the parties negotiate and enter into a written agreement governing the annexation after a panel has been appointed, the panel shall hold a meeting at which the agreement shall be adopted by the panel as its findings.

II. SIGNATURES & DATES:

County Representative Signature:

Rachel N. Man...

Date: DATE 5/1/2026

Jurisdiction: HENRY COUNTY

Title: COUNTY ATTORNEY

City Representative Signature:

[Signature]

Date: DATE 5-4-2026

Jurisdiction: CITY NAME

Title: TITLE Deputy City Administrator

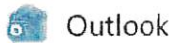
Send this form to the GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS, Office of Planning, Research, & Geoanalytics at:

planning@dca.ga.gov

For DCA office use only:

A maximum of 180 days is allowed for postponement. The properly completed HB2F, fully executed by both parties, was received by DCA on DATE. 180 days from DATE will be DATE.

- ☐ Initiated prior to appointment: There are NUMBER OF DAYS remaining of the 20 business days allowed for appointment.
- ☐ Initiated subsequent to appointment: There are NUMBER OF DAYS remaining of the 60 calendar days for arbitration.



[EXTERNAL] RE: Arbitration Postponement - Henry County v. City of McDonough - Racetrack Rd property

From Claire Weatherly <Claire.Weatherly@dca.ga.gov>

Date Tue 5/5/2026 9:15 AM

To Kenta Lanham <klanham@henrycountyga.gov>

Cc Planning <planning@dca.ga.gov>; Toussaint M. Kirk <tkirk@henrycountyga.gov>; Rachel Mack <rmack@henrycountyga.gov>; ttebo@mcdonoughga.org <ttebo@mcdonoughga.org>; Sylvia Smith <ssmith@mcdonoughga.org>

1 attachment (124 KB)

HB2F Arbitration Postponement Henry County v City of McDonough 05042026.pdf;

CAUTION: This email originated from OUTSIDE of Henry County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, use the Phish Alert Button or create a helpdesk ticket.

Good morning,

Received, thank you for providing the form!

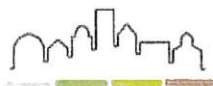
As this panel has not been appointed, and this notice was received by DCA on May 4, 2026, – 8 business days have passed in the 20 business days allowed for appointment. The 60-day count remains for the panel to convene and produce/ adopt findings. Should the postponement expire, or, the parties choose to end the postponement and continue with the arbitration panel process, 12 business days will remain for panel appointment.

Please notify the department in the event that either party concludes postponement prior to the conclusion of the 180 days allowed for postponement.

180 days from May 4, 2026, will be October 31, 2026.

I have updated the records for this case.

Best,
Claire



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

Learn more about our commitment to [fair housing](#).



Claire Weatherly
Associate Planner

Direct: 470-962-0034

dca.georgia.gov

From: Kenta Lanham <klanham@henrycountyga.gov>

Sent: Monday, May 4, 2026 5:28 PM

To: Planning <planning@dca.ga.gov>

Cc: Toussaint M. Kirk <tkirk@henrycountyga.gov>; Rachel Mack <rmack@henrycountyga.gov>; Tina Tebo <ttebo@mcdonoughga.org>; Sylvia Smith <ssmith@mcdonoughga.org>

Subject: Arbitration Postponement - Henry County v. City of McDonough - Racetrack Rd property

Good afternoon,

Please see the attached HB2F form for arbitration postponement as it relates to Henry County v. City of McDonough for the Racetrack Road property.

Thank you,

Kenta Lanham
Consultant
Planning & Zoning

470-925-9041
klanham@henrycountyga.gov
140 Henry Parkway
McDonough GA 30263

Accountability. Collaboration. Fiscal Stewardship. Strategic Service



Henry County Government
www.henrycountyga.gov

Information contained herein has been researched as requested and provided as a public service. Information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. Information contained herein does not exempt a developer, builder, or property owner from any required review and/or approval required by other Henry County Departments, from private development covenants, and/or any other code/development regulations. Planning & Zoning can only provide information relating to zoning and permitted uses as approved by the Board of Commissioners. Planning & Zoning cannot give guidance or approvals regarding compliance required by other departments. Appropriate research and due diligence are strongly recommended before acquiring property for specific use. Planning & Zoning assumes no liability for errors and omissions. Information contained herein has been obtained from public records, which may be inspected during regular business hours.

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

July 7, 2026

Action Type:

Action Requested by BOC

Department Requesting Agenda Item:

Planning

Attachments/Exhibits for Agenda Item:

1. McDonough Annexation Agreement 6.15.26
2. HB2F Arbitration Postponement, Henry County v City of McDonough
3. DCA Postponement Email 5.5.26

Presenter:**Agenda Item:**

Resolution to Approve the Annexation Agreement Settlement Between Henry County and the City of McDonough. (Presenter: Kamau As-Salaam, Interim Planning and Zoning Director)(Exhibit 3)

Background/Summary:

On March 17, 2026, the City of McDonough submitted an annexation request for 820 Racetrack Road. Henry County staff recommended objection at the April 14, 2026 Board of Commissioners meeting due to a proposed increase in density from the FLUM's 2 units per acre to approximately 4 units per acre.

Following the objection, the case entered arbitration, but both parties agreed to a 180-day postponement (May 4–October 31, 2026) to allow further discussions. During that time, the County indicated a willingness to withdraw its objection, provided the City and Henry County Water Authority reach an agreement, as the property is within a watershed.

Financial Implications/Considerations:**Additional Comments/Recommendation:**

On March 17, 2026, the City of McDonough submitted a request to annex the property located at 820 Racetrack Road. After reviewing the proposal, Henry County planning staff evaluated the request and presented it to the Board of Commissioners at the April 14, 2026 meeting.

Staff recommended objection to the annexation based on inconsistencies with the County's Future Land Use Map (FLUM). Specifically, the site is designated for low-density residential development at a maximum of 2 units per acre, while the proposed annexation would effectively increase the density to approximately 4 units per acre.

Following the Board's decision to object, the annexation entered the arbitration process as outlined by state law. However, both the City and the County agreed to request a postponement of arbitration to allow additional time for discussion. The Georgia Department of Community Affairs (DCA) approved this request, granting a 180-day postponement period beginning May 4, 2026, and ending October 31, 2026.

During this interim period, ongoing discussions between the parties led to a shift in approach. The County indicated a willingness to withdraw its objection and step back from the process.

contingent upon coordination between the City of McDonough and the Henry County Water Authority (HCWA). This coordination is necessary because the property is located within a watershed area, and any development will need to address applicable environmental and infrastructure considerations.



Henry County Water Authority

July 10, 2026

Yashesh Shah
Shree Developers Group
Vice President
5400 Laurel Springs Pkwy,
Bldg. 700, Suite 702
Suwanee, GA 30024



Subject: Eden at Racetrack Road Variance Request

Dear Mr. Shah,

Please be advised that the Eden at Racetrack Road (964 Racetrack Road, McDonough, GA) Variance Request was presented to the Henry County Water Authority Board of Directors on July 9, 2026, and was unanimously approved with a vote of 5/0/1.

In reference to the attached 10,890 square foot concept plan dated June 24, 2026, the Board approved the variance with the following conditions:

- A 100 ft stream buffer with no stream crossing
- A maximum of 96 lots
- Conservation of 36.3% of the property as undisturbed land
- Net density not to exceed 2.66

Should you have any questions, please do not hesitate to reach out to me or staff.

Sincerely,

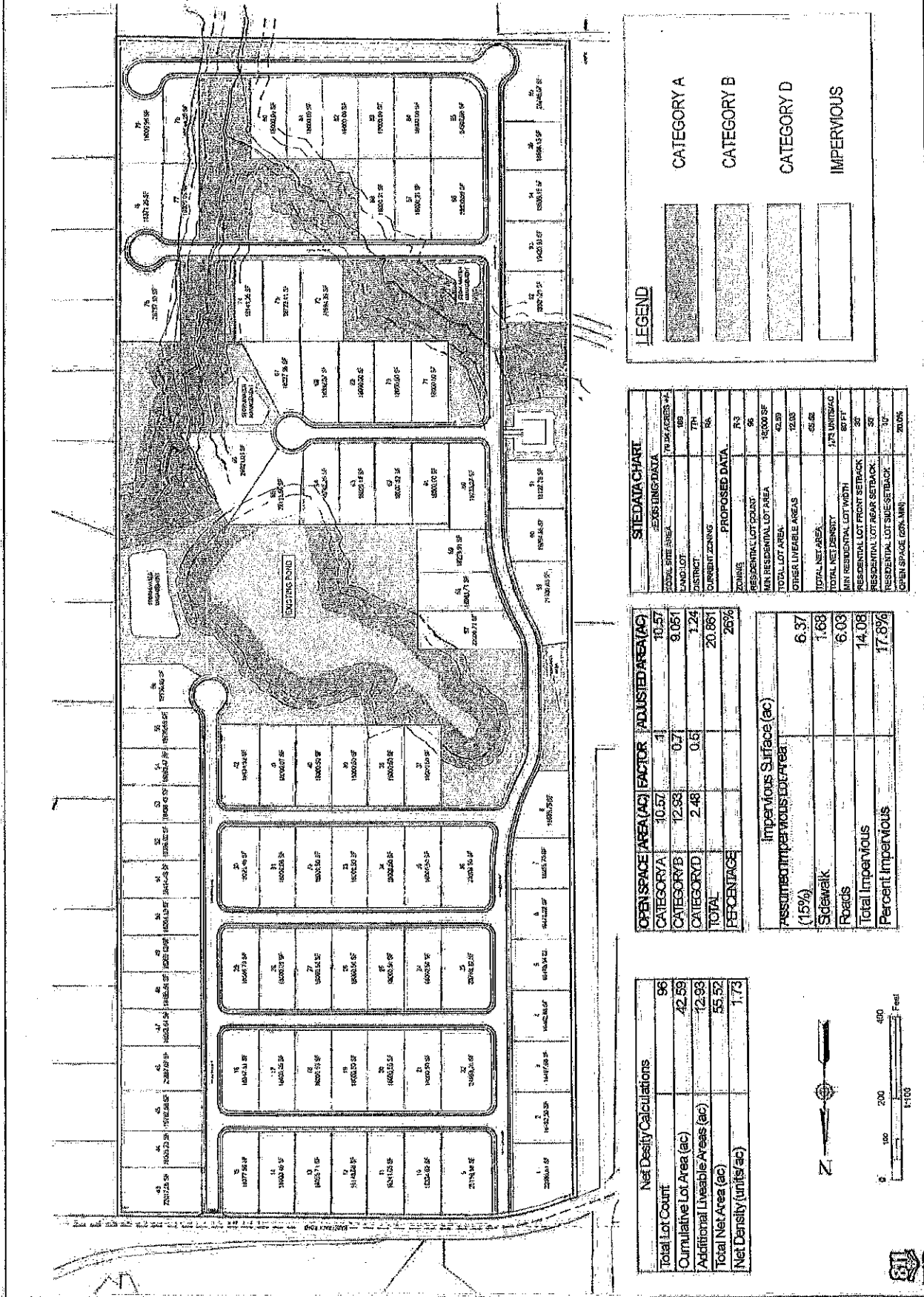
Tony Carnell

Digitally signed by Tony Carnell
Date: 2026.07.10 17:55:57 -04'00'

Tony V Carnell, PE
General Manager
Henry County Water Authority

Cc: HCWA Board: Warren Holder, Chair; Myra Lott, Vice-Chair; Richard Sylvia, Jr., Secretary/Treasurer; Lindsey McGarity, Member; John Blount, Member; Fred Mays, Member-At-Large.

HCWA Staff: Scott Sage, PE; Fritz Jacques, Melissa Collum

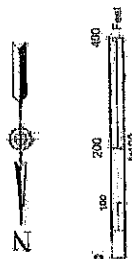


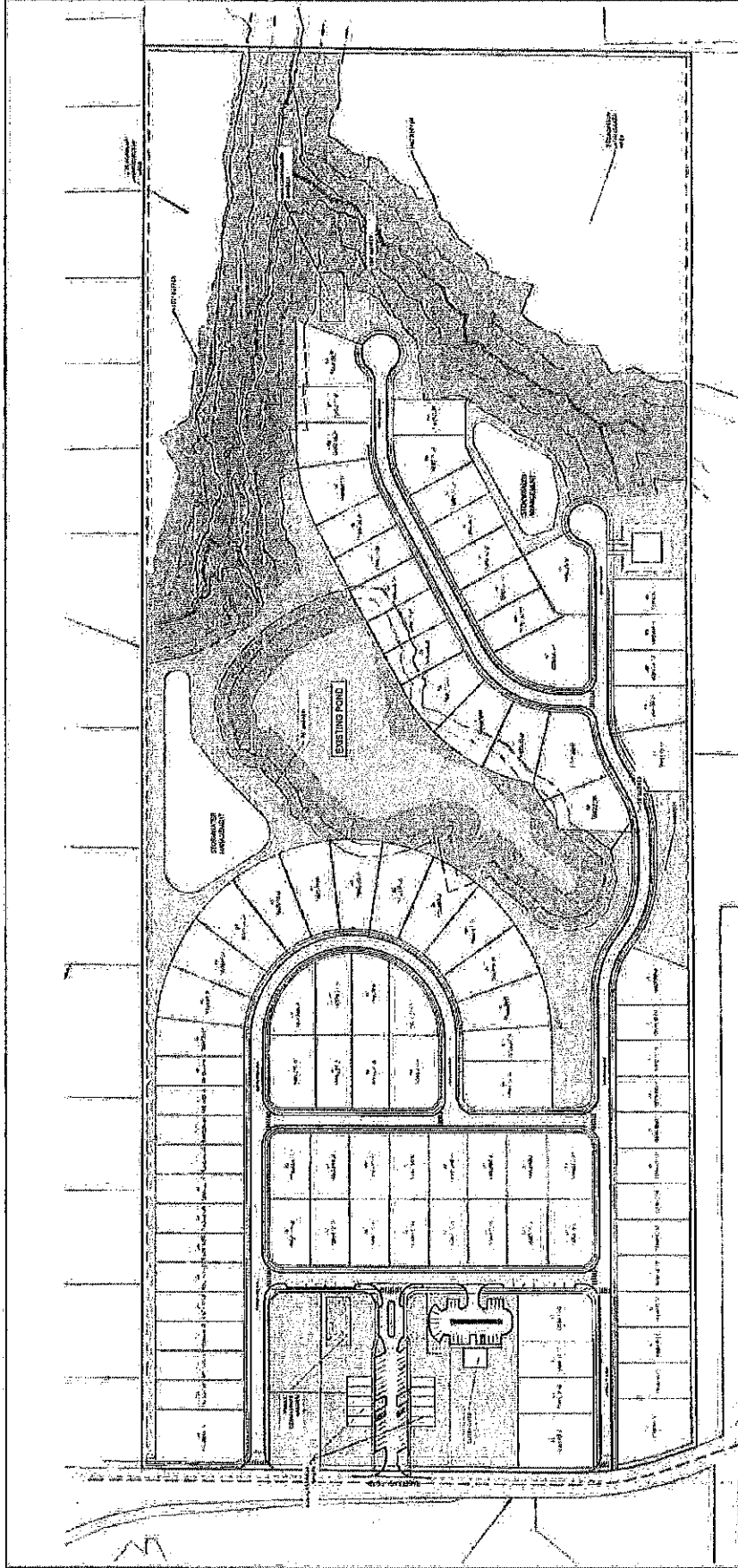
SITE DATA CHART	
EXISTING DATA	
TOTAL SITE AREA	79.04 ACRES ±
LAND LOT	180
DISTRICT	TH
CURRENT ZONING	RA
PROPOSED DATA	
ZONING	R-3
RESIDENTIAL LOT COUNT	96
MIN RESIDENTIAL LOT AREA	12,000 SF
TOTAL LOT AREA	42.59
OTHER LIVEABLE AREAS	12.93
TOTAL NET AREA	65.06
TOTAL LOT WIDTH	12.93
MIN RESIDENTIAL LOT WIDTH	30 FT
RESIDENTIAL LOT FRONT SETBACK	30 FT
RESIDENTIAL LOT SIDE SETBACK	10 FT
OPEN SPACE (MIN)	20.0%

OPEN SPACE AREA (AC)	FACTOR	ADJUSTED AREA (AC)
CATEGORY A	10.57	10.57
CATEGORY B	12.93	9.061
CATEGORY D	2.48	1.24
TOTAL		20.871
PERCENTAGE		26%

Impervious Surface (ac)	
Assumed Impervious Area (15%)	6.37
Stewalk	1.68
Roads	6.03
Total Impervious	14.08
Percent Impervious	17.8%

Net Density Calculations	
Total Lot Count	96
Cumulative Lot Area (ac)	42.59
Additional Liveable Areas (ac)	12.93
Total Net Area (ac)	55.52
Net Density (units/ac)	1.73





LEGEND

	CATEGORY A
	CATEGORY B (LIVABLE AREA)
	CATEGORY B (UNLIVABLE AREA)
	CATEGORY D
	IMPERVIOUS

SITE DATA CHART

EXISTING DATA		PROPOSED DATA	
TOTAL SITE AREA	76.4 ACRES	TOTAL LOT AREA	28.655 AC
LAND LOT	188	RESIDENTIAL LOT COUNT	96
DISTRICT	7TH	RESIDENTIAL LOT AREA	297.57 AC
CURRENT ZONING	BA	OTHER LIVABLE AREA	3.46 AC
PROPOSED ZONING	PD	TOTAL NET AREA	34.05 AC
EDWARDS CITY OF MCDONOUGH	PD	TOTAL NET DENSITY	2.66
RESIDENTIAL LOT COUNT	96	MIN RESIDENTIAL LOT WIDTH	2.66 FT
RESIDENTIAL LOT AREA	297.57 AC	RESIDENTIAL LOT FRONT SETBACK	30
OTHER LIVABLE AREA	3.46 AC	RESIDENTIAL LOT REAR SETBACK	30
TOTAL NET AREA	34.05 AC	RESIDENTIAL LOT SIDE SETBACK	30
TOTAL NET DENSITY	2.66	PERCENT IMPERVIOUS	16.5%
MIN RESIDENTIAL LOT WIDTH	2.66 FT	PERCENT IMPERVIOUS	16.5%
RESIDENTIAL LOT FRONT SETBACK	30	PERCENT IMPERVIOUS	16.5%
RESIDENTIAL LOT REAR SETBACK	30	PERCENT IMPERVIOUS	16.5%
RESIDENTIAL LOT SIDE SETBACK	30	PERCENT IMPERVIOUS	16.5%
PERCENT IMPERVIOUS	16.5%	PERCENT IMPERVIOUS	16.5%
PERCENT IMPERVIOUS	16.5%	PERCENT IMPERVIOUS	16.5%
PERCENT IMPERVIOUS	16.5%	PERCENT IMPERVIOUS	16.5%

OPEN SPACE AREA (AC) FACTOR ADJUSTED AREA (AC)

CATEGORY A	14.28	1	14.28
CATEGORY B	18.75	0.7	13.125
CATEGORY D	2.5	0.5	1.25
TOTAL	36.05		28.655
PERCENTAGE	2.66		36.3%

Comparison Table

Lot Size	17,890 sq ft
Open Space	18,000 sq ft
Impervious	25%
Stream Buffer	17.8%
Net Density	76
Net Density	1.73
Net Density	2.66





AGENDA ITEM SUMMARY
August 6, 2026, City Council Workshop
Item Number: 14

Presented by: Tarika Peeks, CED Director
Paige Dunson, Planner 1

ITEM SUMMARY:

The request for Case #260603 (**First Peoples Bank**) is for a rezoning from RM-75 (Multi-Family Residential) to O-I (Office Institutional) with variances pertaining to a reduction in the front and rear setbacks. The subject property is located at 146 Jonesboro St. and further recognized as Tax Parcel ID #M09-09022000 and lies within District 2 (Jamal Burt).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 07/14/2026 Municipal Planning Commission Workshop
- **08/06/2026 City Council Workshop**
- 08/11/2026 Municipal Planning Commission Public Review
- 08/17/2026 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING FINAL STAFF REPORT and Planning Commission Public Review

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Initial Staff Report

OTHER DEPARMENTAL REVIEW NEEDED:

Yes, comments are pending.



City of McDonough
Community & Economic Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Email: ttebo@mcdonoughga.org

MEMORANDUM

July 2, 2026

TO: City and County Reviewing Agencies

CC: Municipal Planning Commission Members

FROM: Tina Tebo, Planning Tech

SUBJECT: Initial Review of Proposed Petition(s) Request – Case #260603

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

Applicant: Robert E. Ausband for First Peoples Bank

Request: Rezone property to O-I (Office Institutional) with variances to allow a reduction of the front and rear setbacks.

Zoning History: RM-75 (Multi-Family Residential)

Tax-Parcel ID#: M09-09022000

Address: 146 Jonesboro St.

Tract Size: 1.24 +/- acres

Location: Land Lot(s) 133 of the 7th District

Infrastructure: Water & Sewer Service: Henry County Water Authority
Electrical Service: Georgia Power
Telephone: AT & T
Cable: AT & T

ATTACHMENTS:



AGENDA ITEM SUMMARY
August 6, 2026, City Council Workshop
Item Number: 15

Presented by: Tarika Peeks, CED Director
Paige Dunson, Planner 1

ITEM SUMMARY:

A text amendment for Title 17.56: O-I (Office Institutional) to allow for public/private partnerships for multi-family uses.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 8/11/2026 Municipal Planning Commission Workshop
- **8/06/2026 City Council Workshop**
- 8/11/2026 Municipal Planning Commission Public Review
- 8/17/2026 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- Drafted Ordinance

OTHER DEPARTMENTAL REVIEW NEEDED: NO

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 17, ZONING, OF THE CITY CODE OF
ORDINANCES REGULATING PUBLIC/PRIVATE MULTIFAMILY USES 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 update zoning 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. Title 17, Zoning, Section 17.08.010, Interpretation of certain words and terms, of the City of McDonough Code of Ordinances, is hereby amended to add a new subsection (Q), which shall read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.08 - DEFINITIONS

Section 17.08.010 - Interpretation of certain words and terms.

...

- Q. "Public/Private Multifamily" means apartments or multifamily dwellings located on city or county-owned property, that may be age-restricted housing, and which has a minimum of five (5) acres and a maximum of ten (10) acres which serves as affordable housing, as regulated by the State of Georgia Department of Community Affairs ("DCA") and the City of McDonough. Public/Private Multifamily is a distinct specialized housing use under this ~~chapter and may obtain variance(s) from underlying district standards or development standards as authorized under the City Code~~ Title 17. For avoidance of doubt, Public/Private Multifamily shall not be subject to Section 17.100.080, Age-restricted housing. An

application for Public/Private Multifamily ~~may~~shall be approved by the director upon the director's administrative determination that the public/private multifamily project:

1. complies with ~~City codes and regulations, as well as Georgia Department of Community Affairs ("DCA")~~DCA regulations and DCA qualified allocation plans, ~~so long as such DCA regulations and plans do not conflict with City codes and regulations~~expressly including the DCA Architectural Manual, which may be demonstrated by a certification from the project developer thereof; and
2. meets or exceeds the following additional minimum standards:
 - a. ~~has~~ no more than four (4) buildings, no one being more than four (4) stories in height;
 - b. ~~has~~ a density of no more than ~~twenty-four~~twenty-six (2426) units per acre; and
 - c. ~~has~~ a ~~City approved~~ site plan which reflects parking, amenities and other design elements, ~~with such approved site plan identifying any City approved variance~~which identifies all variances from underlying district standards or development standards as set forth in the Ordinance, with such site plan governing over any district or development standards otherwise in conflict.

Section 2. Title 17, Zoning, Section 17.56.010, District intent, of the City of McDonough Code of Ordinances, is hereby amended to read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.56 - OI - OFFICE/INSTITUTIONAL DISTRICT

Section 17.56.010 – District intent.

The OI office/institutional district is intended to encourage and provide suitable areas for business and professional offices, hospitals, medical and dental clinics and certain related activities, public, nonprofit or civic uses and institutional uses including affordable housing, with a minimum of interference from traffic and conflicting uses.

Section 3. Title 17, Zoning, 17.90.040 – Use classification, of the City of McDonough Code of Ordinances, is hereby amended to add a new use, titled "Public /Private Multifamily", at the end of said use table, which added use shall read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.90 - USE CLASSIFICATION

...

Section 17.90.040 – Use table.

USE	ZONING DISTRICT																Supplemental Standards
	RA	R-20 0	R-10 0	R-8 5	R-7 5	R-6 0	RT D	RM-75	OI	C-1	C-2	C-3	MU	M-1	M-2	PU D	

SPECIALIZED HOUSING FACILITIES															
...															
Public /Private Multifamily									P		P				

Section 4. 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 5. 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 6. 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 Walker-Ashby, City Attorney

PPAB DRAFT 7.28.26

PPAB 13782967v3

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 17, ZONING, OF THE CITY CODE OF
ORDINANCES REGULATING PUBLIC/PRIVATE MULTIFAMILY USES 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 update zoning 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. Title 17, Zoning, Section 17.08.010, Interpretation of certain words and terms, of the City of McDonough Code of Ordinances, is hereby amended to add a new subsection (Q), which shall read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.08 - DEFINITIONS

Section 17.08.010 - Interpretation of certain words and terms.

...

- Q. "Public/Private Multifamily" means apartments or multifamily dwellings located on city or county-owned property, that may be age-restricted housing, and which has a minimum of five (5) acres and a maximum of ten (10) acres which serves as affordable housing, as regulated by the State of Georgia Department of Community Affairs ("DCA") and the City of McDonough. Public/Private Multifamily is a distinct specialized housing use under this Title 17. For avoidance of doubt, Public/Private Multifamily shall not be subject to Section 17.100.080, Age-restricted housing. An application for Public/Private Multifamily shall be approved by

the director upon the director's administrative determination that the public/private multifamily project:

1. complies with DCA regulations and DCA qualified allocation plans, expressly including the DCA Architectural Manual, which may be demonstrated by a certification from the project developer thereof; and
2. meets or exceeds the following additional minimum standards:
 - a. no more than four (4) buildings, no one being more than four (4) stories in height;
 - b. a density of no more than twenty-six (26) units per acre; and
 - c. a site plan which reflects parking, amenities and other design elements, which identifies all variances from underlying district standards or development standards as set forth in the Ordinance, with such site plan governing over any district or development standards otherwise in conflict.

Section 2. Title 17, Zoning, Section 17.56.010, District intent, of the City of McDonough Code of Ordinances, is hereby amended to read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.56 - OI - OFFICE/INSTITUTIONAL DISTRICT

Section 17.56.010 – District intent.

The OI office/institutional district is intended to encourage and provide suitable areas for business and professional offices, hospitals, medical and dental clinics and certain related activities, public, nonprofit or civic uses and institutional uses including affordable housing, with a minimum of interference from traffic and conflicting uses.

Section 3. Title 17, Zoning, 17.90.040 – Use classification, of the City of McDonough Code of Ordinances, is hereby amended to add a new use, titled “Public /Private Multifamily”, at the end of said use table, which added use shall read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.90 - USE CLASSIFICATION

...

Section 17.90.040 – Use table.

USE	ZONING DISTRICT																Supplemental Standards
	RA	R-200	R-100	R-85	R-75	R-60	RTD	RM-75	OI	C-1	C-2	C-3	MU	M-1	M-2	PUD	
SPECIALIZED HOUSING FACILITIES																	
...																	

Public /Private Multifamily									P		P						
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Section 4. 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 5. 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 6. 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 Walker-Ashby, City Attorney

AGENDA ITEM SUMMARY
August 06, 2026, City Council Meeting
Item Number: 16



Presented by: Emilia Walker, City Attorney

Administration

ITEM SUMMARY:

Request for the approval and adoption of a Resolution Authorizing an Intergovernmental Agreement with Henry County and Henry County Cities for FLOST Tax Relief.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

OTHER DEPARMENTAL REVIEW NEEDED:

☐ Yes

☒ No

2026 FLOST INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement entered this the _____ day of _____, 2026 by and between Henry County, Georgia (hereinafter referred to as the "County") and the Cities of Hampton, Locust Grove, McDonough and Stockbridge (hereinafter referred to as the "Cities") for the purpose of implementing the provisions of the Official Code of Georgia as they relate to implementation of a County Floating Local Option Sales Tax ("FLOST") within the special tax district established for and conterminous with the County (hereinafter sometimes referred to as the "Special Taxing District") pursuant to O.C.G.A. § 48-8-109.30.

WHEREAS, the County and Cities desire to impose a FLOST within the Special Taxing District which requires entering into an intergovernmental agreement calling for a FLOST and specifying the proposed rate of the tax of 1% of sales, the proposed maximum period of time that the tax is to be levied for 5 years, and the proposed allocation and distribution of the tax among the eligible political subdivisions; and

WHEREAS, the Special Taxing District that is conterminous with the County is eligible to impose a FLOST pursuant to O.C.G.A. § 48-8-109.31(d)(1)(A), because the governing authority of the county whose geographical boundary is conterminous with that of the special district and the governing authority or authorities of all municipalities that levy an ad valorem tax on property have in effect for the 2026 taxable year, a base year value or adjusted base year value homestead exemption; and

WHEREAS, in accordance with O.C.G.A. § 48-8-109.31(d)(1)(B), the municipalities signing represents at least 50 percent of the Special Taxing District's residents of municipalities that levy an ad valorem tax on property and are eligible to receive a distribution of FLOST proceeds because they levy an ad valorem tax on property; and

WHEREAS, the projected revenue to be generated in the 20 quarters of the FLOST is approximately \$___ million dollars but may exceed this amount and the parties wish to provide for the allocation of any and all revenue received and ensure that all FLOST proceeds are used to reduce property taxes and the roll back millage rates of the respective government entities; and

WHEREAS, the parties desire to reach an agreement to meet the requirements of O.C.G.A. §§ 48-8-109.31(d) and 48-8-109.32; and

WHEREAS, the parties wish to provide for the allocation among the parties of any and all revenues received of which all proceeds received by a political subdivision from the FLOST are obligated by O.C.G.A. 48-8-109.42 to be used exclusively for tax relief, which shall result in a reduction of the roll back millage rate and be shown on each taxpayer's ad valorem property tax bill; and

WHEREAS, a meeting of the County and Cities was conducted on _____, 2026, to consider the imposition of the FLOST within the Special Taxing District that is conterminous with the borders of Henry County; and

WHEREAS, the County has requested that the Cities enter into an Intergovernmental Agreement in accordance with O.C.G.A. §§ 48-8-109.31(d) and 48-8-109.32, which agreement establishes the rate of the FLOST, the duration of the FLOST, and the allocation and distribution of FLOST proceeds which shall be used exclusively to reduce the property taxes levied by the County and Cities.

NOW, THEREFORE, the parties agree as follows:

SECTION ONE

Proposed Rate and Duration of the FLOST

In accordance with O.C.G.A. §§ 48-8-109.31(c), the proposed rate of the FLOST shall be 1%. In accordance with O.C.G.A. §§ 48-8-109.32(a), the proposed duration of the tax shall be five years. If approved in a referendum held on November 3, 2026, the imposition of the tax is expected to commence on January 1, 2027, and shall terminate five (5) years thereafter. The final day for

imposition of the tax without renewal is expected by December 31, 2032. Prior to termination of FLOST or as provided by law, the County agrees to call for a renewal of FLOST. Unless notice of an objection is filed with all parties within 10 calendar days of the County's call for renewal of FLOST, the parties agree that this Agreement shall automatically renew and reauthorize FLOST consistent with the terms of this Agreement, state law, and the apportionment formula stated in Section Two.

SECTION TWO

Allocation of FLOST Proceeds

The expected proceeds are to be used exclusively to lower property taxes within each jurisdiction and/or a party's special service district as such party determines and as provided in O.C.G.A. § 48-8-109.42. FLOST proceeds shall be allocated among the parties in accordance with the following percentages:

Henry County	64.72%
Hampton	3.55%
Locust Grove	5.45%
McDonough	13.00%
Stockbridge	13.28%

The above percentages were calculated using the formula attached and incorporated herein as Exhibit "A". For all future FLOSTs, the parties agree to the use of the formula attached as Exhibit "A," provided, however, that there will be no balancing column; the populations for the unincorporated area of the County and each City shall be based on the most recent population census data or census estimate published by the U.S. Census Bureau, whichever is closer in time to the next FLOST; and the most recent finalized net maintenance and operations (M&O) digests for the unincorporated area and each city, respectively, shall be used to calculate the percentage of future FLOST allocations among the parties.

SECTION THREE

Procedures for Distributing Proceeds to Qualified Government Entities

All funds received by the County shall be distributed as provided in Section Two except that County and no City shall receive a greater amount of FLOST sales tax than the total of their ad valorem taxes as provided in O.C.G.A § 48-8-109.42. All funds received shall be distributed for the purpose of reducing property taxes. The County or Cities shall not be entitled to funds in excess of the County or City's ad valorem taxes. Excess funds shall be transferred to the other Cities pro rata. If all Cities have the ad valorem millage rate reduced to zero, then the remaining FLOST sales tax proceeds shall be distributed to the County to ensure that all sales tax collections in the previous year used exclusively to reduce property taxes whether in a special tax district or not. The above-mentioned FLOST fund transfer will be completed after the year end funds are received in January. The County and Cities which receive excess funds during the prior year will distribute those funds to the County and Cities which continue to have a millage rate above 0.000 mills in February each year. Should any City cease to exist as a legal entity before all funds are distributed under this Agreement, that City's share of the funds after dissolution shall be paid to the County and Cities on a prorated basis and in accordance with this Section and Section Five.

SECTION FOUR

Notices

All notices, consents, waivers, directions, requests or other instruments or communications provided for under this Agreement shall be deemed properly given when delivered personally or sent by registered or certified United States mail, postage prepaid, as follows:

HENRY COUNTY: Henry Board of Commissioners
140 Henry Parkway
McDonough, GA 30253
Attn: Interim County Manager, Kevin Johnson

HAMPTON: City of Hampton

17 East Main Street
Hampton, GA 30228
Attn: City Manager Jeff Baker

LOCUST GROVE: City of Locust Grove
3644 GA-42
Locust Grove, GA 30248
Attn: City Manager Tim Young

MCDONOUGH: City of McDonough
136 Keys Ferry Street
McDonough, GA 30253 P.O. Box 280
Attn: City Administrator

STOCKBRIDGE: City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281
Attn: City Manager Shawn Edmondson

SECTION FIVE

Distribution of Proceeds

In accordance with O.C.G.A. § 48-8-109.36, the net proceeds of the FLOST received by the County from the State Revenue Commissioner shall be allocated and distributed to the political subdivisions within ten (10) business days after the end of the month in which the funds are received by the County at the percentages stated in Section Two, except that no city shall receive a greater amount of FLOST proceeds than the total of the city's ad valorem taxes as provided in O.C.G.A. § 48-8-109.42. If necessary, adjustments to the percentage allocations in Section Two consistent with the formula in Exhibit "A" may be required to ensure all FLOST funds are used as described in Section Three.

SECTION SIX

Fund Accounting, Record Keeping, and Audit

All FLOST funds received by the County and Cities participating in this Intergovernmental Agreement shall be maintained in discrete accounts and accounted for as separate and discrete funds prior to being deposited into the respective parties' general fund or special district funds. All records shall be kept by the fund so that the records may be audited by

the County and Cities designated auditor, if needed. Funds generated by FLOST shall be expended only for the purpose of reducing the property taxes levied by the County and Cities as provided in this Agreement and O.C.G.A § 48-8-109.42.

SECTION SEVEN

Severability and Completeness

If any law, regulation, or court decision shall cause any provision of this Intergovernmental Agreement to be rendered invalid, the remaining provisions of this Intergovernmental Agreement shall remain in full force and effect. This Intergovernmental Agreement reflects the entire understanding between the parties and may not be modified except as allowed by law and in writing by the authorized representatives of the parties.

SECTION EIGHT

Compliance with Law

The County and the Cities shall comply with all applicable local, State, and Federal statutes, ordinances, rules, and regulations.

SECTION NINE

No Consent to Breach

No consent or waiver, express or implied, by any party to this Agreement, to any breach of any covenant, condition or duty of another party shall be construed as a consent or waiver of any future breach of the same.

SECTION TEN

Counterparts

This Agreement shall be executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION ELEVEN

Mediation

Prior to filing suit, the County and cities of Hampton, Locust Grove, McDonough and Stockbridge agree to submit any controversy arising under this Agreement to non-binding mediation to seek a resolution. The parties to the mediation shall select a neutral party to serve as mediator. Costs of mediation shall be shared among the parties to the mediation based on their respective percentages in Exhibit "A."

SECTION TWELVE

Call of Election, Notice, and Ballot Language

The Henry County Elections Superintendent is hereby directed to issue a call and hold a referendum election for the November 3, 2026, election cycle on the question of imposition of the FLOST authorized under Article 2C of Chapter 8, Title 48 of the Official Code of Georgia. The Elections Superintendent shall cause the date and purpose of the election to be published once a week for four (4) weeks immediately prior to the November 3, 2026, election in the legal organ of the County. The ballot for the question of imposing the FLOST shall state as follows:

"Shall a special 1 percent sales and use tax be imposed for five years within the Special Taxing District of Henry County with the proceeds exclusively used to lower property taxes imposed by Henry County and the Cities of Hampton, Locust Grove, McDonough and Stockbridge."

() YES () NO

IN WITNESS WHEREOF the authorized representatives of the parties have hereunto set their hands and affixed the seals of the respective County and Cities as of the date above first written.

[Signatures on flowing page]

HENRY COUNTY BOARD OF
COMMISSIONERS

By: _____
Chair

Attest: _____
Clerk [Seal]

CITY OF HAMPTON

By: _____
Mayor

Attest: _____
Clerk [Seal]

CITY OF LOCUST GROVE

By: _____
Mayor

Attest: _____
Clerk [Seal]

CITY OF MCDONOUGH

By: _____
Mayor

Attest: _____
Clerk [Seal]

CITY OF STOCKBRIDGE

By: _____
Mayor

Attest: _____
Clerk [Seal]

EXHIBIT "A"

HENRY COUNTY & MUNICIPALITIES SALES TAX ALLOCATION SHARE:

2024 Population, 2025 Net M&O Property Tax Digests

Sources: DOR: Henry Count & Municipal--Sales Tax shares, Net Digests. U.S. Census 2024 Population Estimates

LOST ALLOCATION UPDATE: 2 FACTORS				
JURISDICTIONS	2024 Population	2025 Share of Net M&O Digest	Average of "2" Factors	Balancing for Hampton to get to population
HAMPTON	3.55%	3.15%	3.35%	3.55%
LOCUST GROVE	4.53%	6.45%	5.49%	5.45%
MCDONOUGH	12.65%	13.50%	13.08%	13.00%
STOCKBRIDGE	13.84%	12.73%	13.29%	13.28%
HENRY COUNTY/ UNINCORPORATED	65.43%	64.17%	64.80%	64.72%
Total	100.00%	100.00%	100.00%	100.00%