



Amended AGENDA
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
September 19, 2022
6:00 PM

1. Call to Order Mayor Sandra Vincent
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Approval of Agenda
6. Consent Agenda
 - A. Public Safety – Police Department** **Police Chief Ken Noble**

Correction of funding source for purchase (57) new 4G LTE radio drawers for the existing 3G meter drawers currently downtown from MacKay Meters. Cost per 4g LTE radio drawer \$240.00 each. The total for (57) units is \$13,680.00 and (1) shipping charge of \$40.00, for a total cost of \$13,720.00, from General Fund - Line Item: 100-5.3210.52.3855, to correct funding source General Fund - Line Item 100-5.1535.52.1301.
 - B. Finance** **Mayor Vincent**

Request adoption of Resolution 22-09-19, adopting the Capital Improvements Element 2021 Update: FY 2021 Financial Report & Community Work Program.
 - C. Technology Services** **Steve Sikes, Director**

Approval by Mayor and Council to pay Civic Plus for Civic Clerk annual maintenance for fiscal 2022, at a total cost of \$12,600 – Funding Source: 100-5.1535.52.1301 (Technical Software Maintenance)
 - D. Public Works – Wastewater Treatment Plant** **Jeremy Newton, Supervisor**

Request approval to purchase 48,000 lbs. of ZetaSol 533 for daily operations of the Wastewater Plant, at a total cost of \$12,868.40. Funding Source: 505-5.4335.53.1160
7. Public Comments
8. Proclamations
 - Alzheimer's Awareness Month
 - National Spinal Cord Injury Awareness Month

9. **Technology Services** **Steve Sikes, Director**
Request Approval to purchase 35 desktops, 11 notebooks and 25 Police Notebooks as part of Phase II of our Network Infrastructure Plan, at a total cost of \$119,447.20, to be paid from Funding Source 326.5.54.2599 (PROJ0011-IT INFRASTRUCURE). *The purpose of this request is to approve the purchase/order of computers to replace failed and aging computers in service currently. Chip shortages and shipping delays continue to be a significant challenge for the City. Ordering the equipment now should allow the equipment to arrive by 4th quarter of 2022.*
10. **Public Works** **Steve Morgan, Interim Director**
Request approval to allow Yancey Brothers to make Capital improvements to the Caterpillar 420E backhoe loader, including a new engine and related components, at an estimated cost of \$53,509.91, to be paid from Funding Source 326-5.4210.54.1422, Project 23. This equipment will be utilized by various departments in Public Works.
11. **Public Works – Highways & Streets** **Steve Morgan, Interim Director**
Request approval to award 2022 Local Maintenance & Improvement Grant (LMIG) bid to Onsite Paving, Sealcoating & Maintenance, Inc., to resurface the roads listed on Exhibit A within the City of McDonough; approval of the contract between the City of McDonough and Onsite Paving, Sealcoating & Maintenance; and authorization for the Mayor to sign all required documents. The amount of the contract is \$ 783,107.00, of which \$ 264,095.29 will come from the 2022 LMIG, and the remaining \$473,011.71, to be paid from SPLOST V funds.
12. **Public Works** **Steve Morgan, Interim Director | Mayor Vincent**
Request approval to have Advanced Trenchless Solutions, LLC bore and install six two-inch sleeves under Jonesboro Road to provide irrigation to the gateway for beautification of gateways coming into the City, at a total cost of \$15,900.00, to be paid from SPLOST IV Gateway Terminus-east 325-5.4210.54.1408, Project 18.
13. **Community Development** **Charles Reese, Director**
Case #220702 District 2: Jamal Burt
Applicant: Albireo Real Estate Investments, LLC., for Wesley Lakes Plaza
Address: 375 Jonesboro Rd.
Request: Rezoning to C-3 (Highway Commercial)
Zoning: C-2 (Central Commercial) w/conditions per ORD #06-12-04001(ZM)
Land Lot(s) 126 of the 7th District 4.55 +/- total acres
08/09/2022 Municipal Planning Commission Workshop
09/13/2022 Municipal Planning Commission Public Review
09/01/2022 City Council Workshop
09/19/2022 City Council Public Hearing & Vote
The Applicant submitted a written request to defer Case 220702 to the October Planning Commission Meeting

14. **Community Development** **Charles Reese, Director**
Case #220704 District 4: Kam Varner
Applicant: Marcia Taylor for the Bennett Transfer Site
Address: 1780 Avalon Pkwy
Request: Rezoning to M-1 (Light Industrial)
Zoning: C-2 (Central Commercial) per ORD #01-08-20A(AA)
Land Lot(s) 190 & 191 of the 7th District 11.82 +/- total acres
08/09/2022 Municipal Planning Commission Workshop
09/13/2022 Municipal Planning Commission Public Review
09/01/2022 City Council Workshop
09/19/2022 City Council Public Hearing & Vote
15. **Community Development** **Charles Reese, Director**
SPECIALTY ITEM: Adoption of Text Amendments to amend the C-2 (Central Commercial) & C-3 (Highway Commercial) zoning districts to accommodate the development of automobile carwash facilities.
16. **Local Option Sales Tax (LOST) Negotiations Update** **Mayor Vincent**
17. Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b)(1)
Personnel O.C.G.A. 50-14-3 (b)(2)
18. Project Updates:
District I | Rufus Stewart District III | Scott Reeves At-Large | Ben Pruett
District II | Jamal Burt District IV | Kam Varner At-Large | Vanessa Thomas
19. Approval of the September 1, 2022 City Council Workshop Minutes.
20. City Clerk, City Attorney, and Mayor Comments
21. Adjournment

OPEN MEETINGS COMPLIANCE NOTICE: This is a regularly scheduled meeting of Mayor and Council of the City of McDonough duly noticed pursuant to the requirements of the Georgia Open Meetings Law (O.C.G.A. § 50-14-1, et seq). Notice of the meeting schedule was published in the *Henry Herald* on December 29, 2021; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.

09/16/2022 @ 9:42 a.m.

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This includes a thorough analysis of the social, economic, and cultural factors that may influence the success or failure of the intervention. It is essential to engage with the community from the outset, ensuring that their voices are heard and their needs are addressed. This participatory approach not only builds trust but also ensures that the project is tailored to the specific circumstances of the target population.

In addition, the paper highlights the need for clear communication and transparency throughout the project lifecycle. Regular updates and open dialogue with stakeholders are crucial for maintaining their interest and support. It is also important to establish a system for monitoring and evaluation, allowing for the timely identification of challenges and the implementation of corrective measures. By fostering a culture of accountability and continuous improvement, the project can better adapt to changing conditions and achieve its intended goals.

Finally, the paper emphasizes the importance of sustainability. Projects should be designed with a long-term perspective, ensuring that the benefits they generate are maintained even after the external support has ended. This can be achieved by building local capacity, transferring knowledge, and creating self-sustaining mechanisms for the project's continuation. Ultimately, the success of any development initiative depends on its ability to empower the community and foster a sense of ownership and responsibility among its members.

CONSENT AGENDA ITEM SUMMARY
September 19, 2022 City Council Meeting
Item Number: 6A



Presented by: Ken Noble

Department: Police Department

ITEM SUMMARY:

Correction of the funding source for the purchase of (57) new 4G LTE radio drawers for the existing 3G meter drawers currently downtown from MacKay Meters. The current meters will not be operational with the 3G radio drawers as of the end of March due to 4G LTE limitations on the current meters. The only way to continue using the same type of meter is to replace the 3G with the 4G LTE radio drawers.

SPECIAL CONSIDERATIONS OR CONCERNS:

Purchase was approved on March 21, 2022, from funding source General Fund - Line Item: 100-5.3210.52.3855.

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

Cost per 4g LTE radio drawer \$240.00 each. The total for (57) units is \$13,680.00 and (1) shipping charge of \$40.00, is a grand total of \$13,720.00.

FUNDING SOURCE:

General Fund - Line Item 100-5.1535.52.1301

ATTACHMENTS:

- Mackay Meters Quote 22522-1
- March 21, 2022 City Council Minutes

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

☒ Finance

☐ Fire

☐ Stormwater

☐ Highway and Streets

☐ Main Street

☐ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☒ Technology Services

☐ Other

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



PRICING QUOTATION

Date	Quote #
#####	22522-1

1342 Abercrombie Road
New Glasgow, Nova Scotia
B2H 5E3
Canada

Phone (888) 462-2529
Fax (902) 752-4889

Requested By: McDonough Parking Services

50 Lawrenceville Street
McDonough, GA 30253

Attn: Paul Honcharik
Phone: 770-957-1218
e-mail: phoncharik@mcdonoughga.org

COST DATA

ITEM	QTY	PART #	DESCRIPTION	UNIT PRICE	TOTAL
1	57	15MM0520101	4G LTE replacement radio drawer - * A \$40.00 credit for every 3G radio assembly that is replaced and returned to MacKay is available	\$ 240.00	\$13,680.00
					\$0.00
					\$0.00
					\$0.00
				SubTotal	\$13,680.00
				Shipping	\$40.00
				Total	\$13,720.00

THANK YOU FOR YOUR REQUEST FOR QUOTE / ESTIMATE
WE ARE PLEASED TO SUBMIT THE ABOVE FOR YOUR CONSIDERATION

Valid through: May 31-2022
Taxes: n/a
Terms: Net 30 days
Delivery: 5-6 weeks ARO
Warranty: 1 yr. Manufacturer Warranty

By: Sherry Fountain,
US Business Development
Email: sherry.fountain@mackaymeters.com
Phone: 479-858-8671



Head Office:
J.J. MacKay Canada Limited
P.O. Box 338
1342 Abercrombie Road
New Glasgow, Nova Scotia
Canada, B2H 5E3

Tel: (902) 752-5124
Fax: (902) 752-5955

Dear Valued Customer

As a result of the sunsetting of 3G cellular services by wireless carrier partners, certain MacKay metering products will not be able to communicate with your meter management system (Sentinel™ MMS) or process credit card transactions by no later than July 2022.

The phase out of the 3G cellular network was made at the discretion of the respective cellular carriers, and lies beyond the control of MacKay. To minimize disruption, MacKay is offering an easy and efficient upgrade path to 4G cellular technology.

The MacKay SINGLE SPACE product line has been designed modularly and built for an easy on street retrofit. This on street upgrade will take less than 30 seconds to complete as the radio module requiring upgrade is a true 'plug and play' device. Simply:

- ✓ Remove power from device
- ✓ Remove radio drawer
- ✓ Install new radio drawer
- ✓ Power device back up
- ✓ Push reset

The cost of a 4G LTE replacement radio drawer (Part # - 15MM0520101) is \$240.00. However, a \$40.00 credit for every 3G radio drawer that is replaced and returned to MacKay is available.

Delivery of LTE radio drawers is anticipated to begin by end of February 2022. MacKay is currently accepting orders on a 'first come, first serve' basis. Please note, delivery time is up to 6- weeks from time of order due to the current stressed global supply chain. To avoid delays, we recommend you order your LTE radio drawers through your local MacKay representative today.

IMPORTANT NOTICE: You must meet the following criteria before your LTE radio drawers will be shipped to you:

- 1.) Have provided a Purchase Order for the LTE radio drawers
- 2.) The Purchase Order has been reviewed and approved by MacKay
- 3.) *Your account with MacKay must be current (ie. less than 31 days old) at time of shipping your LTE radio drawers.*

Thank you for your continued support of our products.



MINUTES
City of McDonough
City Council Meeting
McKibben Chambers City Hall
136 Keys Ferry Street
March 21, 2022
6:00 PM

The Regular Scheduled Meeting of the City of McDonough City Council was held on Monday, March 21, 2022, at 6:00 p.m.

Mayor Vincent called the meeting to order at 6:00 p.m.

The City Clerk Ms. Christy Taylor called roll for the meeting, as follows:

Mayor Sandra Vincent	Present
Mayor Pro Tem Rufus Stewart	Present
Councilmember Jamal Burt	Present
Councilmember Benjamin Pruett	Present
Councilmember Scott Reeves	Present
Councilmember Vanessa Thomas	Present
Councilmember Kamali Varner	Present

Others in attendance were: City Attorney, Mr. Jim Elliott; City Clerk, Ms. Christy Taylor; Police Chief, Mr. Ken Noble; Fire Chief, Mr. Dave Williams; Community Development Director, Mr. Charles Reese; Facilities & Assets Management Director, Mr. Steve Morgan; Human Resources Director, Mr. Nick Calhoun; Technology Services Director, Mr. Steve Sikes; City Planner, Ms. Diane Johnson; Network Administrator, Mr. Brian Linton; and Executive Assistant, Ms. Joani Clemons.

Mayor Vincent called for a motion to approve the Agenda with the removal of Item 15. Mayor Pro Tem Stewart motioned and Councilmember Burt seconded. The vote was seven in favor.

The Reverend Doctor Bert Neal, Pastor of Wesley Chapel United Methodist Church gave the Invocation; and Councilmember Varner led the Pledge of Allegiance.

There were no public comments.

Ms. Taylor read and presented Proclamations in Recognition of Women's History Month, in Honor of the Women who have governed in the City of McDonough. Proclamations were presented honoring Ms. Janice Horton, Councilmember; Ms. Gail Notti, Councilmember; Ms. Gina Riffey, Councilmember; Ms. Kamali Varner, Councilmember; Ms. Vanessa Thomas, Councilmember; and Ms. Sandra Vincent, Councilmember and Mayor.

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Mayor Vincent read and presented Proclamations in Recognition of Women's History Month in Honor of Ms. Hattie Miranda Stewart-Barnes and Ms. Mary Alberta Childs, both of whom served women of their community as midwives. Ms. Stewart-Barnes and Ms. Childs were mother and daughter, and several members of their family were present to receive the Proclamations.

Mayor Vincent also read and presented the Proclamation in Recognition of Women's History Month, honoring Ms. Kit Welch for her dedication to the community and for initiating "Kindness Works – Pass It On" Week, in memory of her son, Hunter. Ms. Welch was in attendance for the meeting with her children, Kirsten and Andy.

Mayor Vincent recognized April 24 through April 30, 2022, as Georgia Cities Week as she read the Georgia Cities Week Resolution into the record. Mayor Pro Tem Stewart discussed the importance of teaching children about the processes of government and encouraging citizens to be involved in the community.

Mr. David Jernigan, President and CEO and Mr. Jesse Coltrane, Executive Director of the Boys & Girls Club of Metro Atlanta offered a presentation on the Shaquille O'Neal Boys & Girls Club in McDonough. Some of the items discussed are listed below:

- The club opened in August of 2021.
- Property was formerly the Henry County Middle School.
- Currently there are 202 members registered.
- The program promotes academic success, character, leadership and healthy living.
- Over \$1,000,000,000 was invested to renovate the facility to promote a club atmosphere for the program.

Doctor Rosalyn Matthews, President of the Henry County NAACP discussed the proposed development of a Community Garden project in collaboration with the Environmental Protection Agency (EPA), the NAACP, and the City of McDonough. Other organizations represented at the meeting in support of the project include the National Council of Negro Women – Henry/Clayton Section, Top Ladies of Distinction, McDonough Middle School, McDonough High School, and Girls First Incorporated.

Doctor Matthews explained that areas planned for the garden will include Environmental Justice, Health and Wellness, Community Beautification, and Education and Training. The focus of the project is training and demonstration, to teach students the skills required to grow and manage the garden. The partnership with the City for the project was established under the former Mayor; and now there is a need to update the Memorandum of Understanding. Discussion ensued.

Councilmember Varner made a motion to authorize the Mayor to sign the Memorandum of Understanding (MOU) for the Community Garden; and Councilmember Pruett seconded. The vote was seven in favor.

Consent Agenda

A. Fire Department

Fire Chief Dave Williams

Repairs to Ladder Truck 52 that were necessary to return the vehicle to service for fire operations, at a total cost of \$11,611.33. Approval of repairs authorized per Ordinance 14-02-17(A).

Funding Source: General Fund - Line Item 100-5.3520.52.2210

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Mayor Vincent called for a motion to approve necessary repairs to Ladder Truck 52, at a total cost of \$11,611.33. Mayor Pro Tem Stewart motioned and Councilmember Burt seconded. The vote was seven in favor.

Human Resources Director Mr. Nick Calhoun offered a Power Point presentation on the UKG Human Resources Information Software. He explained that the software will replace the analog systems that are currently being utilized, and the program will significantly reduce the time required for processing. He requested that Mayor and Council to approve the annual minimum cost of \$34,266.00 for the software and support. He noted that there will be a one-time set-up fee of \$10,250.00, and a one-time charge of \$3,208.35 for 1 HID time clock for the Public Works building. Discussion ensued.

Councilmember Varner motioned to approve the purchase of UKG Human Resources Software, and Councilmember Reeves seconded. The vote was seven in favor.

Facilities & Assets Management Director Mr. Steve Morgan made the request for approval to purchase a new 2022 GMC Sierra 2500 Double Cab truck for use in the newly created department, at a total cost of \$44,895.00. Discussion ensued.

Councilmember Varner made a motion to approve the purchase of a 2022 GMC Sierra 2500, at a total cost of \$44,895.00, and Mayor Pro Tem Stewart seconded. The vote was seven in favor.

Police Chief Mr. Ken Noble presented the request to purchase 57 4G radio drawers for the downtown parking meters, at a cost of \$13,720.00. He explained that without the upgrade to 4G equipment, the meters will not function properly.

Councilmember Varner made a motion to approve the purchase 57 new 4G LTE radio drawers, at a total cost of \$13,720.00; and Councilmember Pruett seconded. The vote was seven in favor.

Community Development **Mark Dobson, Building Official**
Preliminary Plat Review, Chapter 16.12 Procedure, Section 16.12.060 (A-D)
Case # 200703
Applicant(s): Falcon Design Consultants
Petition Request: Approval of Preliminary Plat
Development: The Enclave at Brookstone Town Homes
Location: Highway 42 N. and McDonough Parkway

This item was removed when the Agenda was approved.

Executive Session (if needed) for: Litigation O.C.G.A. 50-14-2
Real Estate O.C.G.A. 50-14-3 (b)(1)
Personnel O.C.G.A. 50-14-3 (b)(2)

Mayor Vincent called for a motion to go into Executive Session for potential Litigation and Real Estate. Councilmember Reeves motioned and Councilmember Varner seconded. The vote was seven in favor.

Mayor Vincent called for a motion to go back into Regular Session. Mayor Pro Tem Stewart motioned and Councilmember Pruett seconded. The vote was seven in favor.

There were no action items to report.

Mayor Vincent called for a motion to approve the March 3, 2022 City Council Workshop Minutes. Councilmember Burt motioned and Councilmember Varner seconded. The vote was five in favor. Those voting in favor were Mayor Vincent, Mayor Pro Tem Stewart, Councilmember Burt, Councilmember Thomas and Councilmember Varner. Councilmember Pruett and Councilmember Reeves did not vote, as they were not present at the March 3, 2022 Workshop.

Ms. Taylor offered a reminder about registration for the GMA Convention in June 2022.

Councilmember Thomas discussed her recent newly elected officials training which was held in Tifton, Georgia. She said that the training offered a wealth of information, and that she looks forward to learning more about funding sources and zoning matters in the City of McDonough.

Mayor Pro Tem Stewart said he is looking forward to Georgia Cities Week.

Councilmember Burt stated he also attended newly elected officials training in Tifton; and he said the experience was amazing. He enjoyed the opportunity to network and gain more of an understanding on municipal processes.

Mayor Vincent shared her excitement over recent meetings with the McDonough Lions Club to discuss plans for the Geranium Festival and the 2022 Christmas Parade. She also praised Eagle's Landing First Baptist Church for hosting a community day of service over the weekend, where they served the communities of all four cities in Henry County with various projects.

Mayor Vincent also discussed the requests that the City is receiving regarding the use of ARPA funds that have been allocated to the City. She said that she would like to hold a meeting with Council to specifically discuss the best use of the ARPA funds and how they should be allocated so that the public can be properly informed.

Mayor Vincent adjourned the meeting at 9:08 p.m.

Christy L. Taylor,
City Clerk

OPEN MEETINGS COMPLIANCE NOTICE: This is a regularly scheduled meeting of Mayor and Council of the City of McDonough duly noticed pursuant to the requirements of the Georgia Open Meetings Law (O.C.G.A. § 50-14-1, et seq). Notice of the meeting schedule was published in the *Henry Herald* on December 29, 2021; and a copy the meeting schedule was posted at City Hall and on the City's website, as required by law.

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The next section describes the methodology used in the study, including the data sources and the statistical techniques employed. The results of the study are then presented, followed by a discussion of the findings and their implications. The paper concludes with a summary of the main points and a list of references.

The research was conducted using a quantitative approach, with data collected from a large sample of participants. The results show a significant positive correlation between the variables studied, which is consistent with the findings of previous research. The study also identified several factors that influence the relationship between the variables, providing a more nuanced understanding of the phenomenon.

The findings of this study have important implications for both theory and practice. They suggest that the relationship between the variables is not simply a matter of correlation, but is influenced by a range of factors. This has implications for the development of interventions and policies aimed at addressing the issue.

In conclusion, the study provides a comprehensive analysis of the relationship between the variables, highlighting the importance of considering multiple factors in the research. The findings are robust and have significant implications for the field.

CONSENT AGENDA ITEM SUMMARY
September 19, 2022 City Council Meeting
Item Number: 6B



Presented by: Sandra Vincent

Department: Administration

ITEM SUMMARY:

Request adoption of Resolution 22-09-19, adopting the Capital Improvements Element 2021 Update: FY 2021 Financial Report & Community Work Program.

SPECIAL CONSIDERATIONS OR CONCERNS:

The Draft Report has been reviewed and approved for adoption by both the Atlanta Regional Commission and the Georgia Department of Community Affairs. Upon adoption, the report will be filed with the Atlanta Regional Commission.

STAFF RECOMMENDATION:

Adopt the Resolution adopting the Capital Improvements Element 2021 Annual Update: FY 2021 Financial Report & Community Work Program.

FINANCIAL IMPACT:

N/A

FUNDING SOURCE:

ATTACHMENTS:

FY 2021 Financial Report & Community Work Program
Resolution 22-09-19

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

☒ Finance

☐ Fire

☐ Stormwater

☐ Highway and Streets

☐ Main Street

☐ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☐ Technology Services

☐ Other

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

STATE OF GEORGIA
COUNTY OF HENRY

RESOLUTION NO. 22-09-12

A RESOLUTION ADOPTING THE CAPITAL IMPROVEMENTS ELEMENT
2021 ANNUAL UPDATE

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

WHEREAS, the City of McDonough has prepared a 2021 Annual Update to the adopted Capital Improvements Element, which incorporates an impact fee financial report for FY 2021; and

WHEREAS, the draft Capital Improvements Element 2021 Annual Update was prepared, submitted and reviewed in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Department of Community Affairs pursuant to the Georgia Planning Act of 1989;

WHEREAS, the Atlanta Regional Commission and Georgia Department of Community Affairs have reviewed the Capital Improvements Element 2021 Annual Update and found it to be in compliance with all State and Regional requirements;

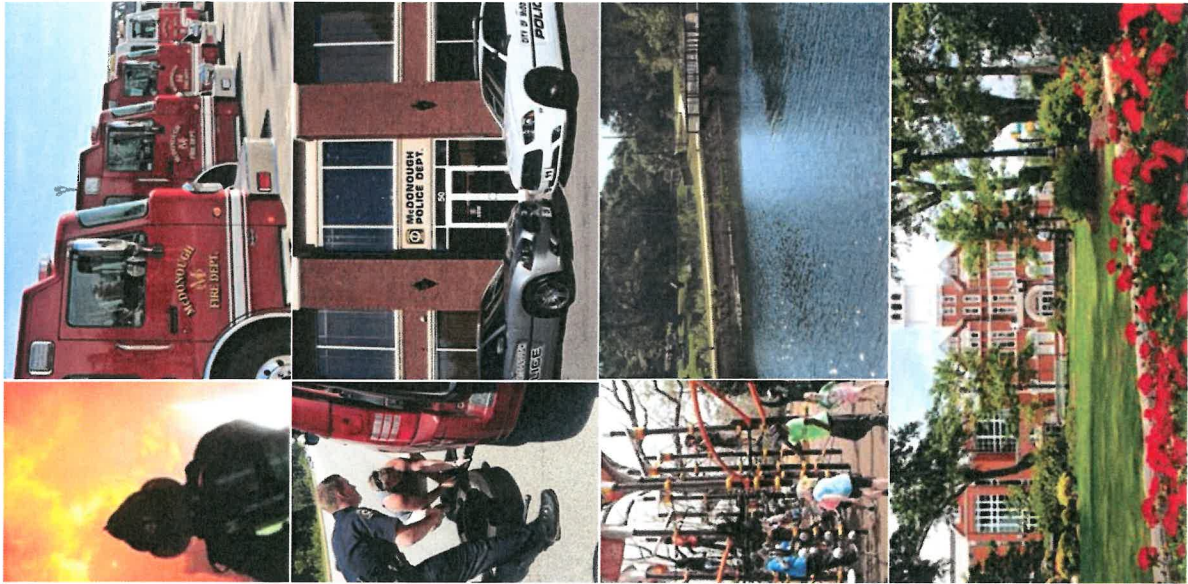
BE IT THEREFORE RESOLVED that the City Council does hereby adopt the Capital Improvements Element 2021 Annual Update (a copy of which is attached hereto as Exhibit “A”), as per the requirements of the Development Impact Fee Compliance Requirements adopted pursuant to the Georgia Planning Act of 1989.

RESOLVED this 19th day of September, 2022.

Sandra Vincent, Mayor

Attest:

Christy L. Taylor, City Clerk



Capital Improvements Element

2021 Annual Update: FY 2021 Financial Report & Community Work Program

McDonough, Georgia

Adopted: September 19, 2022

ROSS+associates

urban planning & plan implementation
in association with HatleyPlans, LLC

This CIE Annual Update covers the fiscal year 2021, and is based on the *Capital Improvements Element* adopted by the City in 2003, and subsequently amended March 18, 2019.

The City's fiscal year runs from July 1 through June 30.

This Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements* and *Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA's Compliance Requirements, the Annual Update:

"must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in

project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(c))

The required financial information for each public facility category appears in the main financial table (page 2); all of the public facility categories have a single, city-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables beginning on page 3.

¹ Note that DCA's Compliance Requirements specify that the work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the work program

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA's Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term [i.e., Community] Work Programs annually."¹

According to DCA's requirements,² the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document beginning on page 6.

Planning. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

² Chapter 110-12-1-.03(3).

IMPACT FEE FINANCIAL REPORT

City of McDonough GA		Annual Impact Fee Financial Report - Fiscal Year 2021				
Public Facility	Fire Department City-wide	Police Department City-wide	Parks & Recreation City-wide	CIE Cost Recovery	Admin- istration	TOTAL
Service Area						
Impact Fee Fund Balance June 30, 2020	\$ 189,242.07	\$ -	\$ 544,459.73	\$ (25,438.87)	\$ 14,527.13	\$ 722,790.06
Impact Fees Collected (July 1, 2020 through June 30, 2021)	\$ 218,859.53	\$ 232,769.71	\$ 140,281.50	\$ 1,221.69	\$ 17,714.56	\$ 610,847.00
Accrued Interest	\$ 77.75	\$ 82.69	\$ 49.83	\$ 0.43	\$ 6.29	\$ 217.00
Subtotal: Fee Accounts	\$ 218,937.28	\$ 232,852.40	\$ 140,331.33	\$ 1,222.13	\$ 17,720.86	\$ 611,064.00
(Impact Fee Refunds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(Expenditures)	\$ (100,300.89)	\$ (8,984.00)	\$ (7,200.00)	\$ (5,048.00)	\$ (8,400.00)	\$ (129,932.89)
Impact Fee Fund Balance June 30, 2021	\$ 118,636.39	\$ 223,868.40	\$ 133,131.33	\$ (3,825.87)	\$ 9,320.86	\$ 481,131.11
Impact Fees Encumbered	\$ 118,636.39	\$ 223,868.40	\$ 133,131.33			\$ 475,636.13

Note: All figures shown rounded to whole cents. City financial records maintain the actual amounts.

Public Facility: Fire Stations and Equipment

Responsible Party: Fire Department

Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2021 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2022	2022	\$ 22,302.65	100.00%	\$ 22,302.65		\$ 22,302.65	
Brush Truck	2022	2022	\$ 202,625.59	100.00%	\$ 202,625.59		\$ 96,333.74	
Command Vehicle	2023	2023	\$ 194,520.57	100.00%	\$ 194,520.57			
Rescue ATV	2027	2027	\$ 19,452.06	100.00%	\$ 19,452.06			
Station 53	2020	--	\$ 3,719,584.54	100.00%	\$ 3,719,584.54			Delayed
Simpson Street Precinct	2021	2022	\$ 52,220.00	100.00%	\$ 52,220.00	\$ 52,220.00		
Ladder Truck	2023	2023	\$ 872,464.04	100.00%	\$ 872,464.04			
Pumper Truck	2024	2024	\$ 359,249.90	100.00%	\$ 359,249.90			
Brush Truck	2025	2025	\$ 205,285.66	100.00%	\$ 205,285.66			
Administrative Vehicle	2021	2021	\$ 48,080.89	100.00%	\$ 48,080.89	\$ 48,080.89		
Pumper Truck	2030	2030	\$ 409,298.09	100.00%	\$ 409,298.09			
Ladder Truck	2030	2030	\$ 872,464.04	100.00%	\$ 872,464.04			
Command Vehicle	2030	2030	\$ 98,537.12	100.00%	\$ 98,537.12			
New Fire Station	2030	2030	\$ 1,654,302.44	100.00%	\$ 1,654,302.44			
Administrative Vehicle	2034	2034	\$ 40,288.09	100.00%	\$ 40,288.09			
Administrative Vehicle	2040	2040	\$ 43,567.48	100.00%	\$ 43,567.48			
			\$ 8,814,243.17		\$ 8,814,243.17	\$ 100,300.89	\$ 118,636.39	

* All dollar amounts are Net Present Value

Public Facility: Police Buildings and Equipment

Responsible Party: Police Department

Service Area: Citywide

Project Description	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2021 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Storage Building Expansion	2022	2022	\$ 51,904.35	100.00%	\$ 51,904.35			
Simpson Street Precinct Vehicle	2022	2022	\$ 582,910.17	100.00%	\$ 582,910.17	8,984.00	\$ 223,868.40	Underway
Emergency Power Systems Station 53	2023	2023	\$ 35,459.48	100.00%	\$ 35,459.48			
Vehicle	2019	2019	\$ 101,312.80	100.00%	\$ 101,312.80			Delayed
Vehicle	2020	--	\$ 2,002,852.76	100.00%	\$ 2,002,852.76			
Vehicle	2025	2026	\$ 36,396.61	100.00%	\$ 36,396.61			
Vehicle	2027	2027	\$ 37,358.51	100.00%	\$ 37,358.51			
Law Enforcement Complex Phase I	2028	2030	\$ 2,656,479	100.00%	\$ 2,656,478.63			
Vehicle	2028	2028	\$ 38,849.24	100.00%	\$ 38,849.24			
Vehicle	2030	2030	\$ 39,875.96	100.00%	\$ 39,875.96			
Vehicle	2032	2032	\$ 41,467.13	100.00%	\$ 41,467.13			
Law Enforcement Complex Phase II	2033	2033	\$ 3,225,782	100.00%	\$ 3,225,781.97			
Vehicle	2033	2033	\$ 42,563.04	100.00%	\$ 42,563.04			
Vehicle	2036	2036	\$ 44,261.44	100.00%	\$ 44,261.44			
Vehicle	2038	2038	\$ 45,431.20	100.00%	\$ 45,431.20			
Vehicle	2040	2040	\$ 46,631.86	100.00%	\$ 46,631.86			
			\$ 9,029,535.15		\$ 9,029,535.15	\$ 8,984.00	\$ 223,868.40	

* All dollar amounts are Net Present Value

Public Facility: Parks & Recreation
Responsible Party: Public Services Department
Service Area: Citywide

Project Description*	Project Start Date	Project End Date	Local Cost of Project*	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	FY 2021 Impact Fees Expended	Impact Fees Encumbered	Status/Remarks
Under CIE adopted in 2003								
Park B Facility Expansion (Avalon)	2018	2022	\$ 2,000,000.00	100.00%	\$ 2,000,000.00			
Park C Facility Expansion (Alexander)	2018	2022	\$ 1,330,000.00	100.00%	\$ 1,330,000.00	7,200.00		
Future Park D (Hope Park)	2018	2022	\$ 535,000.00	100.00%	\$ 535,000.00			
Under CIE adopted March 18, 2019								
Park Acres	2025	2040	\$ 17,097,495.74	100.00%	17,097,495.74			
Baseball/Softball Fields	**	**	\$ 4,348,423.80	96.96%	4,216,123.71			
Batting Cages	**	**	\$ 21,028.31	100.00%	21,028.31			
Football Fields	**	**	\$ 884,831.71	100.00%	884,831.71			
Multi-Purpose Fields	**	**	\$ 289,960.63	100.00%	289,960.63			
Tennis Courts	**	**	\$ 1,740,749.50	96.96%	1,687,775.87			
Pickleball Courts	2022	2023	\$ 394,280.75	42.11%	166,023.53			
Basketball Courts (Full Court)	**	**	\$ 290,289.20	96.96%	281,456.23			
Basketball Courts (Half Court)	**	**	\$ 48,381.53	72.72%	35,182.03			
Playgrounds	2022	2023	\$ 1,514,530.92	93.49%	1,416,006.87			Jonesboro Rd
Pavilions	2022	2024	\$ 484,636.75	100.00%	484,636.75		\$ 54,565.83	1 Pavilion
Restroom Buildings	2023	2024	\$ 149,485.34	100.00%	149,485.34			
Concessions Stands	**	**	\$ 93,428.34	72.72%	67,939.11			
Restroom/Concessions/Storage	2027	2030	\$ 603,690.79	96.96%	585,321.58			
Storage Buildings	**	**	\$ 215,603.85	72.72%	156,782.57			
Band Shell/Amphitheaters	2025	2026	\$ 1,068,066.16	63.15%	674,470.87			
Splash Pad	2022	2022	\$ 440,773.02	72.72%	320,520.83		\$ 74,742.67	Avalon Park
Disc Golf Courses	2023	2024	\$ 147,875.82	42.10%	62,258.85			
Walking Trails	2027	2030	\$ 385,029.58	100.00%	385,029.58			
Benches	2023	2030	\$ 29,571.06	96.96%	28,671.26		\$ 3,822.84	2 benches
Parking Spaces	2023	2026	\$ 4,529,135.81	99.98%	4,528,240.50			
			\$ 34,777,268.61		\$ 33,539,241.86	\$ 7,200.00	\$ 133,131.33	

* All dollar amounts are Net Present Value

** Not yet programmed.

2022-2026 COMMUNITY WORK PROGRAM
Impact Fee Projects only, based on CIE of March 18, 2019

The following impact fee funded projects are contained in this Capital Improvements Element Annual Update Report and amend the Community Work Program contained in the McDonough portion of the Henry County Joint Comprehensive Plan.

Category	Action/Item	2022	2023	2023	2025	2026	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Storage Building Expansion (Fire Dept. portion)	✓					Fire Department	\$ 22,302.65	100% Impact Fees
Fire Protection	Purchase Brush Truck	✓					Fire Department	\$ 202,625.59	100% Impact Fees
Fire Protection	Purchase Command Vehicle		✓				Fire Department	\$ 194,520.57	100% Impact Fees
Fire Protection	Construct Station 53 (Fire Dept. portion) - Delayed						Fire Department	\$ 3,719,584.54	100% Impact Fees
Fire Protection	Purchase Ladder Truck		✓				Fire Department	\$ 872,464.04	100% Impact Fees
Fire Protection	Purchase Pumper Truck			✓			Fire Department	\$ 359,249.90	100% Impact Fees
Fire Protection	Purchase Brush Truck				✓		Fire Department	\$ 205,285.66	100% Impact Fees

Category	Action/Item	2022	2023	2023	2025	2026	Responsible Party	Cost Estimate	Funding Source
Fire Protection	Purchase Administrative Vehicle					✓	Fire Department	\$ 33,564.21	100% Impact Fees
Law Enforcement	Construct Storage Building Expansion (Police Dept. portion)	✓					Police Department	\$ 51,904.35	100% Impact Fees
Law Enforcement	Construct Simpson St. Precinct	✓					Police Department	\$ 582,910.17	100% Impact Fees
Law Enforcement	Construct Station 53 (Police Dept. portion) - Delayed						Police Department	\$ 2,002,852.76	100% Impact Fees
Law Enforcement	Purchase Police Vehicle		✓				Police Department	\$ 36,396.61	100% Impact Fees
Law Enforcement	Purchase Police Vehicle					✓	Police Department	\$ 37,358.51	100% Impact Fees
Parks & Recreation	Construct 6 Pickleball Courts	✓	✓				Public Works Department	\$ 394,280.75	42.11% Impact Fees; SPLOST
Parks & Recreation	Construct Playground, Jonesboro Rd. Park	✓	✓				Public Works Department	\$ 160,674.00	93.49% Impact Fees; SPLOST
Parks & Recreation	Construct Pavilion, Avalon Park	✓					Public Works Department	\$ 71,980.00	100% Impact Fees
Parks & Recreation	Construct Pavilion, Alexander Park West		✓				Public Works Department	\$ 71,980.00	100% Impact Fees

Category	Action/Item	2022	2023	2023	2025	2026	Responsible Party	Cost Estimate	Funding Source
Parks & Recreation	Construct Pavilion, Jonesboro Road Park				✓		Public Works Department	\$ 71,980.00	100% Im-pact Fees
Parks & Recreation	Construct Restroom Building, Avalon Park		✓				Public Works Department	\$ 63,440.00	100% Im-pact Fees
Parks & Recreation	Construct Restroom Building, Jonesboro Road Park					✓	Public Works Department	\$ 63,440.00	100% Im-pact Fees
Parks & Recreation	Construct Splash Pad, Avalon Park	✓					Public Works Department	\$ 327,326.00	72.72% Im-pact Fees; SPLOST
Parks & Recreation	Construct Disc Golf Course, Alexander Park West		✓				Public Works Department	\$ 54,900.00	42.10% Im-pact Fees; SPLOST
Parks & Recreation	Provide 5 Benches, Jonesboro Road Park		✓				Public Works Department	\$ 7,320.00	96.96% Im-pact Fees; SPLOST
Parks & Recreation	Add 275 Parking Spaces (total), Avalon West and Alexander Park West		✓				Public Works Department	\$ 637,450.00	99.98% Im-pact Fees; SPLOST
Parks & Recreation	Add 150 Parking Spaces, Jonesboro Road Park				✓		Public Works Department	\$ 347,700.00	99.98% Im-pact Fees; SPLOST

CONSENT AGENDA ITEM SUMMARY
September 19, 2022 City Council Meeting
Item Number: 6C



Presented by: Steve Sikes

Department: Technology Services Department

ITEM SUMMARY:

Approval by Mayor and Council to pay Civic Plus for Civic Clerk annual maintenance for fiscal 2022.

SPECIAL CONSIDERATIONS OR CONCERNS:

The purpose of this request is to approve the payment of Civic Clerk, our software service that manages publication of all Council meeting online agendas, audio, video, minutes and post agendas. This is the annual maintenance for Fiscal 2022.

STAFF RECOMMENDATION:

Staff recommends as we are very happy with this product for managing our online agendas and video of council meetings.

FINANCIAL IMPACT:

Planned and Funded General Fund. Cost \$12,600.00

FUNDING SOURCE:

General Fund 100-5.1535.52.1301

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No



Invoice PAST DUE

CivicPlus LLC
NEW REMITTANCE ADDRESS
(FOR PAYMENTS ONLY)
CivicPlus
PO Box 1572
Manhattan KS 66505

#215444

9/9/2021

PO #

Bill To

Steve Sikes
City of McDonough
136 Keys Ferry Street
McDonough GA 30253

TOTAL DUE

\$12,600.00

Due Date: 10/9/2021

Terms	Due Date	PO #	Approving Authority
Net 30	10/9/2021		

Qty	Item	Start Date	End Date
1	CP Media-Unlimited Storage Annual Fee	9/9/2021	9/8/2022
1	CivicClerk- Premium Annual Fee	9/9/2021	9/8/2022

Total \$12,600.00

Due \$12,600.00

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
KS State Bank	CivicPlus LLC	1046292	101101536

CivicPlus
302 S 4th St.
Suite 500
Manhattan KS 66502

The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights the need for researchers to be sensitive to the values and beliefs of the communities they are studying. This is particularly important in the field of education, where cultural differences can significantly impact learning outcomes. The author argues that a one-size-fits-all approach to education is not only ineffective but also disrespectful to the diverse cultures of our world.

In the second part, the author explores the challenges of conducting research in non-Western contexts. One major challenge is the lack of standardized research methods that are applicable across different cultures. What works in one cultural setting may not work in another. The author provides examples of how researchers have adapted their methods to better fit the needs of their study populations. For instance, some researchers have found that using local languages and involving community members in the research process can lead to more accurate and meaningful results.

The third part of the paper focuses on the ethical considerations of cross-cultural research. Researchers must be aware of the potential for exploitation and ensure that their study is conducted in a way that respects the autonomy and dignity of the participants. This often involves obtaining informed consent in a way that is understandable to the participants and ensuring that the research has a clear benefit to the community being studied. The author emphasizes that ethical research is not just a matter of following rules but of having a genuine respect for the people involved.

Finally, the author discusses the importance of sharing research findings with the communities being studied. Research should not be an end in itself but a means to improve the lives of the people it serves. This means that researchers have a responsibility to communicate their findings in a way that is accessible and useful to the community. It also means that researchers should be open to learning from the community and incorporating their insights into their work.

CONSENT AGENDA ITEM SUMMARY
September 19, 2022 City Council Meeting
Item Number: 6D



Presented by: Jeremy Newton

Department: Wastewater Treatment Plant

ITEM SUMMARY:

To purchase 48,000 lbs. of ZetaSol 533 for daily operations of the wastewater plant.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approving this request

FINANCIAL IMPACT:

\$12,868.40 for 48,000 lbs. of ZetaSol 533 Chemical

FUNDING SOURCE:

Line Item: Wastewater Treatment Plant Operating Supplies 505-5.4335.53.1160

ATTACHMENTS:

Estimate 1103

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No

OTHER DEPARTMENTAL REVIEW

☐ Finance

☐ Fire

☐ Stormwater

☐ Highway and Streets

☐ Main Street

☐ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☐ Technology Services

☐ Other

Department Name: Solid Wastewater Treatment Plant

Comments:

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency



ZETA SOLUTIONS

Zeta Solutions, LLC
4 Long Shoals Rd Ste B466
Arden, NC 28704
Customerservice@zetawatersolutions.com
zetawatersolutions.com

Invoice 1103

BILL TO
City of McDonough
136 Keys Ferry St
McDonough, Ga 30253

SHIP TO
City of McDonough
107 Turner Church Rd
McDonough, Ga 30252

DATE
09/12/2022

PLEASE PAY
\$12,868.40

DUE DATE
10/12/2022

SHIP DATE
09/12/2022

CUSTOMER/END USER PO NUMBER
Pending

DELIVERY DATE REQUESTED
09/12/2022

ITEM	DESCRIPTION	TOTAL QUANTITY	UNIT PRICE	AMOUNT
ZetaSOL 533	48,000 FTL Bulk	48,560	0.265	12,868.40
Please Remit To:		SUBTOTAL		12,868.40
Zeta Solutions, LLC		TAX		0.00
4 Long Shoals Rd		TOTAL		12,868.40
Ste B466				
Arden, NC 28704				
		TOTAL DUE		\$12,868.40

Customerservice@zetawatersolutions.com

THANK YOU.

AGENDA ITEM SUMMARY
September 19, 2022 City Council Meeting
Item Number: 9



Presented by: Steve Sikes

Department: Technology Services Department

ITEM SUMMARY:

Approval by Mayor and Council to purchase 35 desktops, 11 notebooks and 25 Police Notebooks as part of Phase II of our Network Infrastructure Plan.

SPECIAL CONSIDERATIONS OR CONCERNS:

The purpose of this request is to approve the purchase/order of computers to replace failed and aging computers in service currently. Chip shortages and shipping delays continue to be a significant challenge for the City. Ordering the equipment now should allow the equipment to arrive by 4th quarter of 2022.

STAFF RECOMMENDATION:

Staff recommends as this will help to keep the SPLOST V Network Infrastructure Phased Plan on schedule by proactively ordering the equipment.

FINANCIAL IMPACT:

Planned and Funded utilizing SPLOST V Network Infrastructure. Total Cost \$119,447.20

FUNDING SOURCE:

326.5.54.2599 (PROJ0011-IT INFRASTRUCURE)

ATTACHMENTS:

SHI Quotation # 22159617 (SHI is on Georgia State Contract along with the specific items on this quote.)

OTHER DEPARTMENTAL REVIEW NEEDED:

☐ Yes

☒ No



The following is the first part of the information that I promised you in a previous email. This is a general outline of my plan to upgrade, replace and enhance the City's Network Infrastructure. These steps are crucial to carry us thru the next 8 – 10 years. The steps here also enhance our data rates between buildings and provide an enhanced disaster recovery method. As we get more specific quotes for said hardware I will provide another document with better breakdown of each cost. I included an estimated professional services cost for outside vendor to help us complete the phases.

Phase I

Replace the primary storage and “core” fiber switches that allow communication across all devices.

- 1) SAN infrastructure changes
 - a) Purchase new SAN for City Hall (*Approved & ordered saving \$60,000*)
 - b) Migrate data from Old City Hall SAN to New SAN
 - c) Move old City Hall SAN to Courthouse
 - d) Move Old SAN at Courthouse to Public Works
 - e) Setup and configure old SANs to work in their new locations
- 2) Core Switch infrastructure changes
 - a) Purchase new Pair of Cisco 9500 Switches for new Core Switch setup
 - b) Migrate Connections, configurations and routing from 3650 core and 3850 pair to the new 9500s
 - c) Move old 3850 pair to Courthouse
 - d) Upgrade connection speed from City Hall to Courthouse to 40Gbps using 3850 pair

Hardware required: **\$100,000**

Professional services to complete Phase I : **\$20,000**

Phase II

Update our existing host servers, replace end of life switches and replace half of the computers in service now focusing on Public Safety needs.

- 1) Server host infrastructure changes
 - a) Purchase 4 new Cisco host servers
 - b) Install and configure new hosts
 - c) Migrate servers to new hosts
 - d) Move old hosts to Public Works
 - e) Setup and configure old VMWare hosts to work in Public works
- 2) Edge switch infrastructure changes
 - a) Purchase 17 new Cisco 9200 switches
 - b) Migrate configurations from old switches to new 9200 switches
 - c) Install new edge switches
- 3) Desktop and Laptop changes



Network Infrastructure Upgrade and Replacement of Devices at End of Life Submitted 08/25/21 to Council/ Updated 06/29/22 by Steve Sikes, Technology Services Director

- a) Purchase new Desktops and Laptops
- b) Configure and image new desktops and laptops.

Hardware required: **\$250,000**

Professional services to complete Phase II : **\$20,000**

Phase III

Replace remaining computers, enhance our disaster recovery abilities by setting up a site at Public Works building, enhance security via dual authentications & migrate existing card access hardware to be managed by GENETEC software paired with our cameras.

- 1) Desktop and Laptop changes
 - a) Purchase new Desktops and Laptops
 - b) Configure and image new desktops and laptops.
- 2) Disaster recovery and high availability changes
 - a) Purchase new Palo Alto Firewall
 - b) Install and configure to be in high available paring with current firewall
 - c) Purchase UPS for Public Works
- 3) Security software changes
 - a) Purchase Cisco DUO for 2 factor authentication
 - b) Install DUO for access to servers and Internet facing applications
 - c) Purchase new card access software
 - d) Purchase additional VMWare licenses

Hardware required: **\$300,000**

Professional services to complete Phase III : **\$10,000**



Pricing Proposal
Quotation #: 22159617
Created On: 6/15/2022
Valid Until: 6/30/2022

GA-City of McDonough

Brian Linton

136 Keys Ferry St.
McDonough, GA 30253
United States
Phone: (770) 957-3915
Fax:
Email: blinton@mcdonoughga.org

Inside Account Executive

Lauren Rallis

290 Davidson Ave
Somerset, NJ 08873
Phone: 732-652-3086
Fax:
Email: lauren_rallis@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 OptiPlex 3090 Small Form Factor Dell - Part#: 3000122936529.1	35	\$895.14	\$31,329.90
2 Dell Small Form Factor All-in-One Stand – OSS21 Dell - Part#: OSS21	35	\$113.32	\$3,966.20
3 Dell Latitude 5430 Rugged Dell - Part#: 3000122936605.1	25	\$2,573.66	\$64,341.50
4 TP X1 CARBON G10 CORE I5-1235U3.3G 16GB 512GB 14IN W10P 64BIT Lenovo - Part#: 21CB009NUS	10	\$1,980.96	\$19,809.60
5 TP X1 CARBON G10 CORE I5-1235U3.3G 16GB 512GB 14IN W10P 64BIT Lenovo - Part#: 21CB009NUS	1	\$0.00	\$0.00
Total			\$119,447.20

Additional Comments

Please Note: Lenovo has a zero returns policy on any custom build machines. Lenovo also does not allow returns on open box/phased out products.

SHI SPIN: #143012572

SHI-GS SPIN (For Texas customers ONLY): #143028315

For E-rate SPI orders, applicant shall be responsible for payment of any outstanding or ineligible costs if USAC rejects reimbursement claim in whole or in part.

Please note, if Emergency Connectivity Funds (ECF) will be used to pay for all or part of this quote, please let us know as we will need to ensure compliance with the funding program.

Hardware items on this quote may be updated to reflect changes due to industry wide constraints and fluctuations.

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 [SHI Online Customer Resale Terms and Conditions](#), unless a separate resale agreement exists between SHI and the Customer.

The first part of the paper discusses the importance of the study of the history of the English language. It is a branch of linguistics which deals with the changes in the language over time. The study of the history of the English language is important for several reasons. First, it helps us to understand the development of the language and the factors which have influenced it. Second, it helps us to understand the relationship between the English language and other languages. Third, it helps us to understand the cultural and social changes which have influenced the language.

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AGENDA ITEM SUMMARY
September 1, 2022 City Council Meeting
Item Number: 10



Presented by: Steve Morgan

Department: Public Works Department

ITEM SUMMARY:

Approval to allow Yancey Brothers to make Capital improvements to the Caterpillar 420E Backhoe Loader, including a new engine and components related.

SPECIAL CONSIDERATIONS OR CONCERNS:

Various departments in public works utilize this equipment.

STAFF RECOMMENDATION:

Staff recommends moving forward with the purchase.

FINANCIAL IMPACT:

Total Estimated Cost: \$ 53,509.91

FUNDING SOURCE:

Line Item: 326 5.4210.54.1422 Project # 23

ATTACHMENTS:

In-shop Inspection: Yancey Brothers
Cost Quote from: Yancey Brothers

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes		☐ No
☒ Finance	☐ Fire	☐ Storm water
☒ Highway and Streets	☐ Main Street	☒ Water Distribution
☐ Human Resources	☐ Police	☒ Water/Sewer Operations
☐ Community Development	☐ Technology Services	☐ Other



Estimate No:114043 - 1

CITY OF MCDONOUGH

136 KEYS FERRY ST

MCDONOUGH 30253-3213

CUSTOMER NO.	ESTIMATE NO.	DATE	CONTACT
9250400	114043	8/11/2022	STEVE MORGAN
PHONE NO.	FAX NO.	EMAIL	
678-614-4287			
MODEL	MAKE	SERIAL NO.	
420E 4X4A	AA	0HLS05447	
UNIT NO.	HOURS	WO NO.	P.O. NO.
	4213		
ESTIMATE DESCRIPTION:		TROUBLESHOOT ENGINE	

SEGMENT: 01 PREPARE FOR TRANSPORT MACHINE (05A 7000)**TROUBLESHOOT ENGINE.**

DROVE TO CUSTOMER SITE, ATTEMPTED TO START ENGINE.
BATTERY WAS DEAD, HOOKED UP JUMPER BOX TO MACHINE.
MACHINE WILL SPIN OVER BUT NOT START UP
LIFTED STABILIZERS AND CHAINED THEM UP TO PREP
MACHINE FOR TRANSPORT TO SHOP

Total Estimated Labor: 618.00

Segment 01 Total: 618.00

SEGMENT: 02 TROUBLESHOOT ENGINE (035 1000)

ENGINE DID NOT HAVE A DIPSTICK TO INDICATE OIL
LEVEL. BEFORE ATTEMPTING TO CRANK ENGINE, I
REMOVED THE OIL DRAIN PLUG, THE OIL HAD
APPROXIMATELY 2 QUARTS OF COOLANT IN IT. ENGINE
OIL HAD A LARGE AMOUNT OF FINE METAL PARTICLES
PRESENT. ATTEMPTED TO CRANK THE ENGINE, THE ENGINE
WOULD CRANK BUT NOT START. FOUND ENGINE TO HAVE
LOW COMPRESSION. RECOMMEND REPLACING ENGINE.

Part Number	Description	Qty	Unit Price	Ext Price
YANOIL	OIL SOS KIT	1	20.50	20.50
5153957	CAT DEO-ULS 15W-40	3	16.00	48.00

Total Estimated Parts: 68.50

Total Estimated Labor: 636.00

Segment 02 Total: 704.50

SEGMENT: 04 REPLACE ENGINE (510 1000)

Part Number	Description	Qty	Unit Price	Ext Price
10R8791	ENGINE AR	1	13,521.86	13,521.86
10R8791	CORE	1	4,384.14	4,384.14
2388649	CAT ELC	2	85.70	171.40
5153957	CAT DEO-ULS 15W-40	3	16.00	48.00
2934053	ELEMENT PRIM	1	73.69	73.69
2277449	ELEMENT-SAFE	1	46.16	46.16
BLU105	PIG BLUE ABS LT-WT	2	64.80	129.60
PY4003	PYROIL-BRK CLEANER	8	3.85	30.80
8T-MISC	HARDWARE/SEALS	1	1,250.00	1,250.00
2468051	HARNESS AS.-	1	1,331.97	1,331.97
7K1181	TIE	100	0.47	47.00
3145168	CAT HYDO ADV 10 BU	20	18.23	364.60

Total Estimated Parts: 21,399.22

Item Number	Description	Qty	Ext Price
FREIGHT	FREIGHT	1	1,000.00

Total Estimated Labor: 4,134.00

Total Estimated Misc: 1,000.00

Segment 04 Total: 26,533.22

SEGMENT: 05 REMOVE & INSTALL RADIATOR (010 1353)

Part Number	Description	Qty	Unit Price	Ext Price
2106139	HOSE-RADIATO	1	45.36	45.36
2106141	HOSE RAD	1	60.69	60.69
2166945	CLAMP-T BOLT	2	10.37	20.74
2147457	CLAMP-T'BOLT	1	10.23	10.23
2147458	CLAMP-T'BOLT	1	10.23	10.23
2W9710	MOUNT AS	4	14.00	56.00
6N6984	GROMMET A	2	34.12	68.24
2143647	BAFFLE LOWER	1	35.30	35.30
8C3681	CM HOSE STK	36	0.25	9.00
1367728	SEAL-COMP	5	2.02	10.10
2598417	HOSE-SHUNT T	1	49.75	49.75
6S8620	CLAMP	2	3.46	6.92
9M7958	CLAMP	2	3.48	6.96
0315644	CLIP	1	2.14	2.14

2513227	CAP AS	1	23.67	23.67
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Total Estimated Parts:	415.33
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Total Estimated Labor:	1,908.00
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Segment 05 Total:	2,323.33
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SEGMENT: 06 CLEAN, FLUSH, TEST RADIATOR (801 1353)

Total Estimated Labor:	625.50
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Segment 06 Total:	625.50
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SEGMENT: 60 MOVE MACHINE (551 7000)

PICK UP DOWNED MACHINE, TRANSPORT MACHINE INTO
SHOP, STAGE FOR REPAIRS

Total Estimated Labor:	318.00
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Segment 60 Total:	318.00
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SEGMENT: 61 REPLACE SEAT BELT (510 7327)

Part Number	Description	Qty	Unit Price	Ext Price
2061749	BELT GP-SEAT	1	147.12	147.12
8T4223	WASHER	4	0.94	3.76
362-1320	BOLT-HEX HEA	2	1.64	3.28

Total Estimated Parts:	154.16
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Total Estimated Labor:	159.00
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Segment 61 Total:	313.16
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SEGMENT: 62 QUOTE/ESTIMATE TRANSMISSION FOR LEAKS (01D 3030 FKK)

Part Number	Description	Qty	Unit Price	Ext Price
8T-MISC	HARDWARE/HOSES/SEALS/GASKE TS	1	500.00	500.00

Total Estimated Parts:	500.00
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Total Estimated Labor: 636.00

Segment 62 Total: 1,136.00

SEGMENT: 63 REPLACE BOTTOM GUARD (510 7153)

Part Number	Description	Qty	Unit Price	Ext Price
2165981	GUARD AS.	1	1,281.22	1,281.22
2903347	BOLT-CARRIAG	4	2.43	9.72
8T4122	WASHER	4	1.55	6.20
8T4132	NUT	4	1.64	6.56

Total Estimated Parts: 1,303.70

Total Estimated Labor: 397.50

Segment 63 Total: 1,701.20

SEGMENT: 64 REPAIR SAFETY LOCK/LATCH (023 0353 LX)

REPLACE MISSING AND BROKEN BOOM LOCK ASSEMBLY

Part Number	Description	Qty	Unit Price	Ext Price
2165981	GUARD AS.	1	1,281.22	1,281.22
2903347	BOLT-CARRIAG	4	2.43	9.72
8T4122	WASHER	4	1.55	6.20
8T4132	NUT	4	1.64	6.56

Total Estimated Parts: 1,303.70

Item Number	Description	Unit Price	Ext Price
SHP		159.00	1,272.00

Total Estimated Labor: 1,272.00

Segment 64 Total: 2,575.70

SEGMENT: 65 REPLACE FIRE EXTINGUISHER (510 7419)

INSTALL NEW FIRE EXTINGUISHER MOUNT AND EXTINGUISHER

Part Number	Description	Qty	Unit Price	Ext Price
8T-MISC	FIRE EXTINGUISHER	1	150.00	150.00

Total Estimated Parts: 150.00

Total Estimated Labor: 159.00

Segment 65 Total: 309.00

SEGMENT: 66 REPLACE CONTROL SWITCH (510 1435)
REPLACE BROKEN FLASHER ROCKER SWITCH IN CAB

Part Number	Description	Qty	Unit Price	Ext Price
2144702	SWITCH AS.-R	1	37.86	37.86

Total Estimated Parts: 37.86

Total Estimated Labor: 119.25

Segment 66 Total: 157.11

SEGMENT: 67 REPLACE BATTERY (510 1401)
REPLACE BATTERY AND MISSING HOLD DOWNS.

Part Number	Description	Qty	Unit Price	Ext Price
2306368	BATTERY	2	162.16	324.32
7X7729	WASHER	4	1.03	4.12
8T4133	NUT	2	0.44	0.88
8T4185	BOLT	2	1.41	2.82
0389317	TREAD	2	19.78	39.56
6T0465	COVER	1	3.70	3.70
7K1181	STRAP-CABLE	7	0.47	3.29
1781781	CLIP	1	19.17	19.17
2136088	CABLE AS.-NE	1	61.22	61.22
2136089	CABLE AS	1	113.32	113.32
2136094	CABLE AS. -	1	89.70	89.70
2404639	BRACKET AS.	1	185.39	185.39
2468053	CABLE AS.	1	154.74	154.74
2435027	NUT AS	1	0.29	0.29
1566175	CLIP	2	7.33	14.66
4D6466	CLIP	2	6.24	12.48
4P7581	CLIP	1	5.08	5.08
5C2890	NUT	2	0.20	0.40
5C7261	NUT	1	0.27	0.27
8T4121	WASHER	3	0.62	1.86
8T4137	BOLT	4	0.59	2.36
5C9553	BOLT	2	0.24	0.48
8T4205	WASHER	4	0.35	1.40
9G4191	GROMMET	1	13.24	13.24
4P8134	CLIP	1	5.30	5.30
8T4224	WASHER	1	0.44	0.44

Total Estimated Parts: 1,060.49

Total Estimated Labor: 318.00

Segment 67 Total: 1,378.49

SEGMENT: 68 REMOVE & INSTALL TILT CYLINDER (010 5104)

REMOVE/INSTALL- LEAKING BUCKET TILT CYLINDER FOR RESEAL

Part Number	Description	Qty	Unit Price	Ext Price
8T-MISC	HARDWARE/SEALS	1	50.00	50.00

Total Estimated Parts: 50.00

Total Estimated Labor: 397.50

Segment 68 Total: 447.50

SEGMENT: 69 REPLACE GASKET/RESEAL TILT CYLINDER (014 5104)

ADDITIONAL PARTS AND LABOR MAY BE REQUIRED FOR REPAIR AFTER DISASSEMBLY AND INSPECTION OF CYLINDER.

Part Number	Description	Qty	Unit Price	Ext Price
3387038	KIT-SEAL-H.C	1	129.20	129.20
8T-MISC	HARDWARE/SUPPILES	1	50.00	50.00

Total Estimated Parts: 179.20

Total Estimated Labor: 954.00

Segment 69 Total: 1,133.20

SEGMENT: 70 REMOVE & INSTALL BOOM CYLINDER (010 5456)

Part Number	Description	Qty	Unit Price	Ext Price
8T-MISC	SEALS	1	30.00	30.00

Total Estimated Parts: 30.00

Total Estimated Labor: 477.00

Segment 70 Total: 507.00

SEGMENT: 71

REPLACE GASKET/RESEAL BOOM CYLINDER (014 5456)

ADDITIONAL PARTS AND LABOR MAY BE REQUIRED FOR
REPAIR AFTER DISASSEMBLY AND INSPECTION OF
CYLINDER.

Part Number	Description	Qty	Unit Price	Ext Price
6V9746	SEAL O RING	1	1.49	1.49
2037807	ELBOW	1	30.48	30.48
2233360	RING-WEAR	1	20.83	20.83
1672202	SEAL AS-BUFF	1	32.66	32.66
1672310	SEAL-U-CUP	1	24.01	24.01
1757902	SEAL-O-RING	1	6.30	6.30
1757903	SEAL-O-RING	1	6.47	6.47
3263362	BEARING-SLEE	1	82.44	82.44
2766142	PLUNGER	1	17.48	17.48
9T2178	SPRING	1	12.63	12.63
2Y5821	RING	1	1.96	1.96
2313540	SEAL	1	27.44	27.44
2J3961	RING-LEATHER	1	4.58	4.58
4T8588	SEAL	1	35.11	35.11
5J5731	NUT-SELF LOC	1	40.72	40.72
9X7260	RING	1	11.11	11.11

Total Estimated Parts: 355.71

Total Estimated Labor: 1,098.50

Segment 71 Total: 1,454.21

SEGMENT: 72

REMOVE & INSTALL SWING CYLINDER BOTH (010 5105 BOT)

REMOVE BOTH LEAKING BOOM SWING CYLINDERS.

Part Number	Description	Qty	Unit Price	Ext Price
8T-MISC	HARDWARE/SEALS	1	75.00	75.00

Total Estimated Parts: 75.00

Total Estimated Labor: 1,272.00

Segment 72 Total: 1,347.00

SEGMENT: 73 REPLACE GASKET/RESEAL SWING CYLINDER BOTH (014 5105 BOT)

ADDITIONAL PARTS AND LABOR MAY BE REQUIRED FOR
REPAIR AFTER BOTH CYLINDERS ARE DISASSEMBLED AND
INSPECTED.

Part Number	Description	Qty	Unit Price	Ext Price
2332622	SEAL KIT	2	119.02	238.04
8T-MISC	HARDWARE/SUPPLIES	1	75.00	75.00
Total Estimated Parts:				313.04
Total Estimated Labor:				1,436.50
Segment 73 Total:				1,749.54

SEGMENT: 74 QUOTE/ESTIMATE IMPLEMENT CONTROL CONTROL VALVE (01D 5063 V4)

TROUBLESHOOT LEAKS AT BACK HOE IMPLEMENT CONTROL
VALVE FOR LEAKS AFTER MACHINE IS OPERATIONAL,
ADDITIONAL PARTS AND LABOR MAY BE REQUIRED.

Part Number	Description	Qty	Unit Price	Ext Price
8T-MISC	HARDWARE/SEALS	1	250.00	250.00
Total Estimated Parts:				250.00
Total Estimated Labor:				636.00
Segment 74 Total:				886.00

SEGMENT: 75 REPLACE TIRE (510 4203)

REPLACE BOTH FRONT AND REAR TIRES.

Item Number	Description	Qty	Ext Price
#OP	REPLACE TIRES	1	3,623.25
Total Estimated Misc:			3,623.25
Segment 75 Total:			3,623.25

SEGMENT: 76

REPLACE CUTTING EDGE (510 6801)

CUT OFF OLD DAMAGE CUTTING EDGE HARDWARE, REPLACE
EDGE WITH NEW HARDWARE.

Part Number	Description	Qty	Unit Price	Ext Price
9W8215	EDGE *	2	203.15	406.30
3F5108	BOLT	8	2.00	16.00
4K0367	NUT	8	1.06	8.48
8T4122	WASHER	8	1.55	12.40

Total Estimated Parts: 443.18**Total Estimated Labor: 477.00****Segment 76 Total: 920.18****SEGMENT: 77**

REPLACE BUCKET TIP (510 6805)

Part Number	Description	Qty	Unit Price	Ext Price
500-0269	PIN-G.E.T.	5	3.18	15.90
2011239	RETAINER AS	5	5.90	29.50
2085235	TIP IMPACT	5	24.94	124.70

Total Estimated Parts: 170.10**Total Estimated Labor: 159.00****Segment 77 Total: 329.10****SEGMENT: 97**

TRANSPORT MACHINE (052 7000)

TRANSPORT MACHINE TO MCDONOUGH SHOP FOR REPAIR
DELIVER MACHINE BACK TO CUSTOMER AFTER REPAIRS ARE
COMPLETE.

Item Number	Description	Qty	Ext Price
#OP	TRANSPORT MACHINE	1	1,500.00

Total Estimated Misc: 1,500.00**Segment 97 Total: 1,500.00**

SEGMENT: 98

CLEAN & INSPECT MACHINE (571 7000)

PERFORM IN SHOP INSPECTION

CLEAN MACHINE IN PREP OF REPLACEMENT OF ENGINE

Item Number	Description	Total Estimated Labor:	468.00
#OS	DEGREASER	Qty	Ext Price
		3	16.83

Total Estimated Misc: 16.83

Segment 98 Total: 484.83

SEGMENT: 99

TRAVEL TO/FROM MACHINE (056 7000)

Item Number	Description	Total Time and Material Labor:	178.00
Z01	TRAVEL CHARGE	Qty	Ext Price
		1	256.89

Total Time and Material Misc: 256.89

Segment 99 Total: 434.89

Total Segments: 53,509.91

SUB TOTAL (BEFORE TAXES) 53,509.91

-This estimate will expire 30 days from the estimate date.

-Price excludes Freight Charges, Operating Supplies/EPA Fees and Overtime.

-Terms: Net 30

-Sales Taxes where applicable are not included with the above prices.

ESTIMATED REPAIR TIME: _____ from start date

"The signature is an authorization to proceed with the required repair work as described within the quote"

Issued PO#: _____ Authorized Name: _____ Please Print

Date: ____/____/____.

Signature

Any questions? Please call David McMillian at Office: 404-867-9416 Mobile: 404-867-9416 Fax: 770-819-5197 Branch:

Yancey In-Shop Inspection

Dealer Process

● 21 ● 4 ● 10 ● 7

Inspection Number **9628594**
 Make **CATERPILLAR**
 Customer Name **City of McDonough**
 Customer Phone **6786144287**
 Completed On **8/11/2022 10:51:20 AM**
 Inspector **Colby Kempton**
 Coordinates **0, 0, 0**
 Technician **CR**

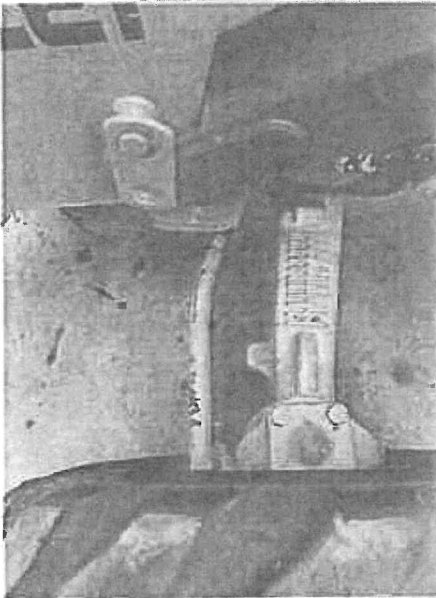
Serial Number **HLS05447**
 Model **420E**
 Equipment Family **FAMILY-ALL**
 SMU **4576 Hours**
 Location **McDonough**
 PDF Generated On **8/11/2022**

General Info & Comments

● General info/Comments

ACTION

Comments: Machine is in poor condition overall.



Red - In Shop Inspection

● 1.1 Operational Check

ACTION

Comments: Can not operate machine due to failed engine.

● 1.4 General Overall Appearance

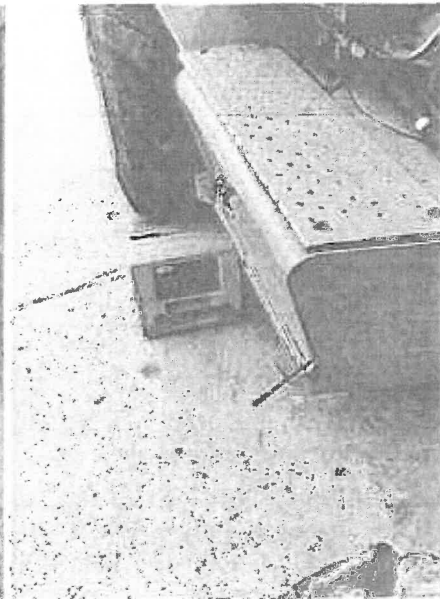
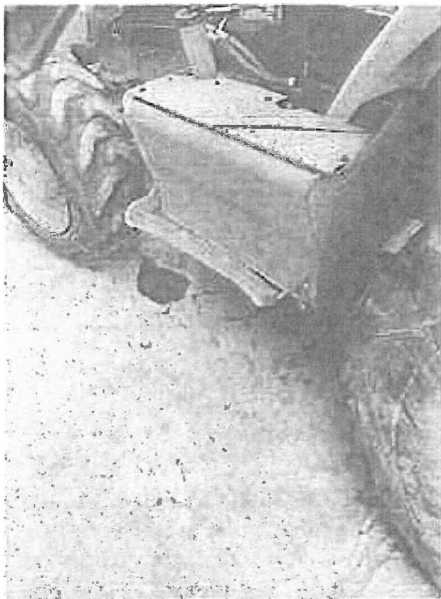
ACTION



● **1.6 Sheet Metal/Frame**

ACTION

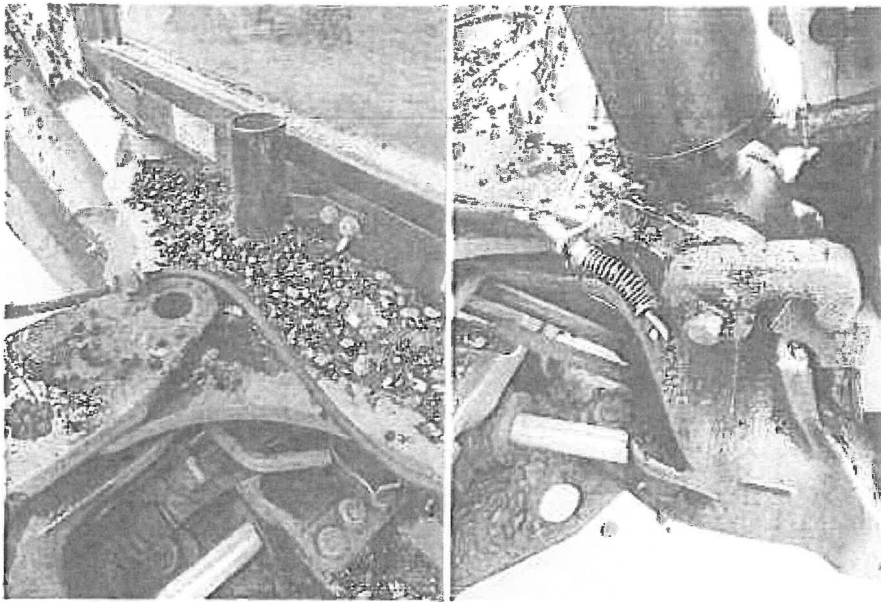
Comments: Damaged steps. Damaged belly pan.



● **1.8 Safety- Lockouts, Steps, Ladders, Hand Rails, ROPS**

ACTION

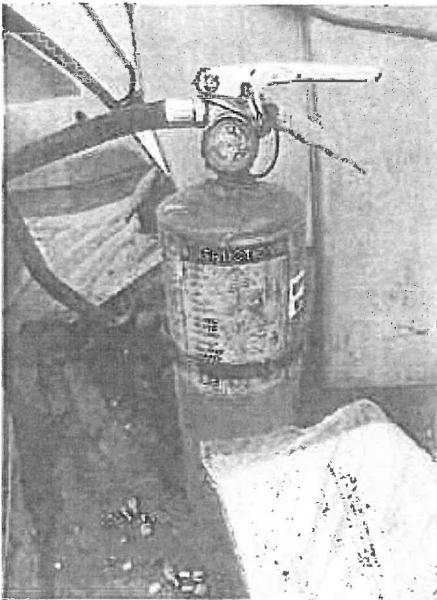
Comments: Missing boom lock. Broken boom lock.



● **1.9 Check Fire Extinguishers for condition and expiration date**

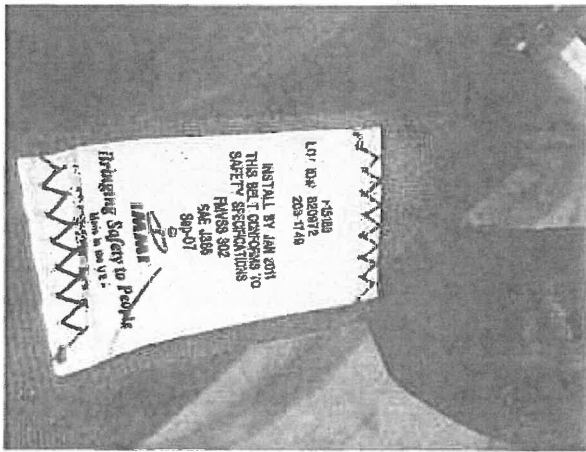
FAIL

Comments: Discharged and not mounted.



● **1.13 Seat Belt(s) Record Seat Belt Date. (see help menu)**

FAIL



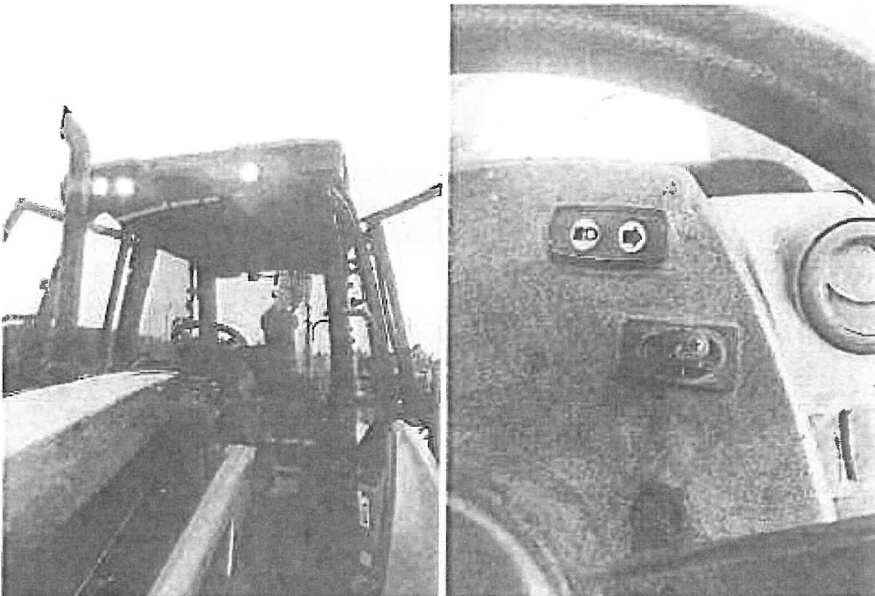
1.13.1 Record Seat Belt Date

jan 2011 Rating-Numeric

1.15 Check lights

ACTION

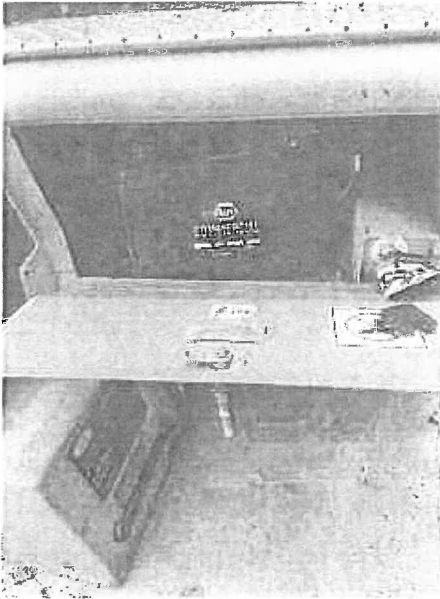
Comments: Hazard switch has a screw in it.



1.16 Batteries/Cables

ACTION

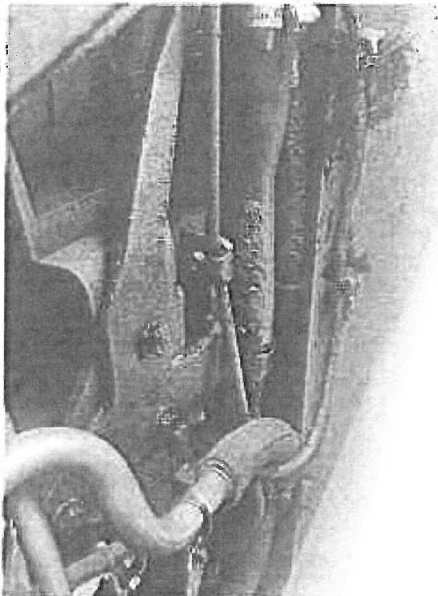
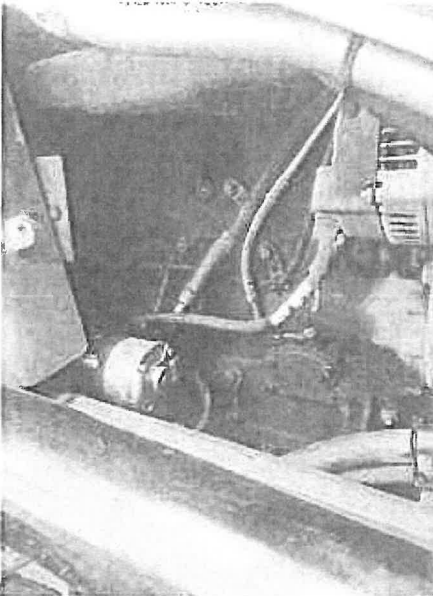
Comments: Unsecured battery

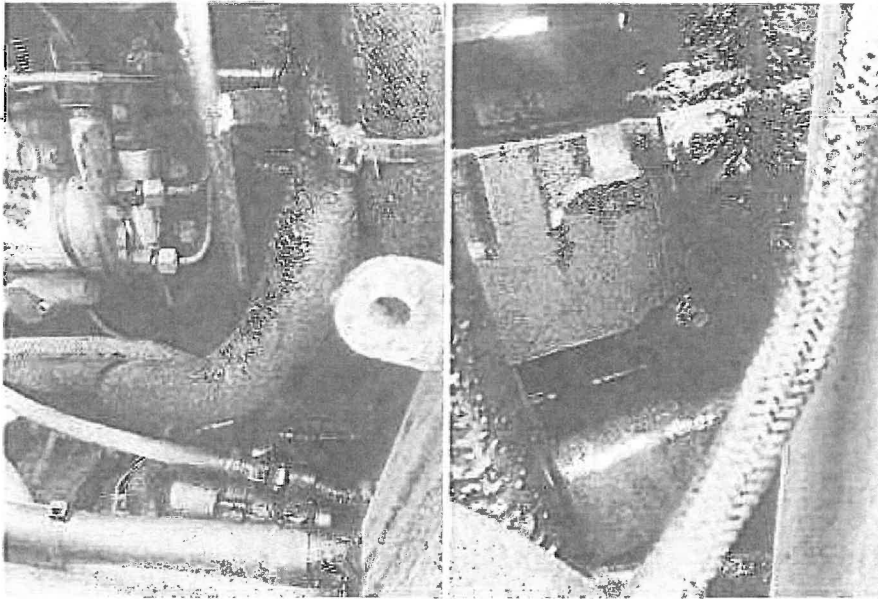


● **1.18 Leaks, Engine**

Comments: Major oil leaks present.

ACTION





● **1.20 Engine Oil Level**

Comments: No dip stick in machine

ACTION

● **1.21 Cooling System**

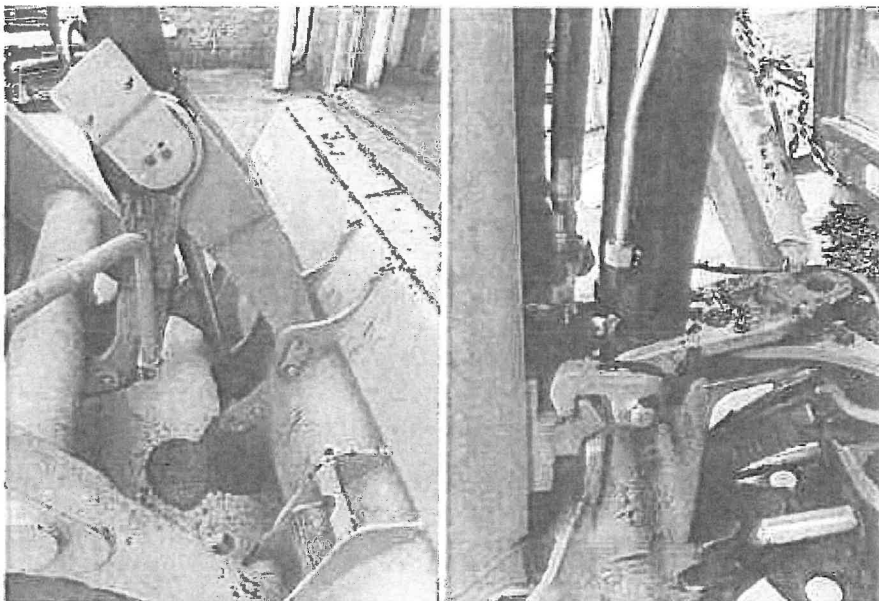
Comments: No coolant indicated in surge tank

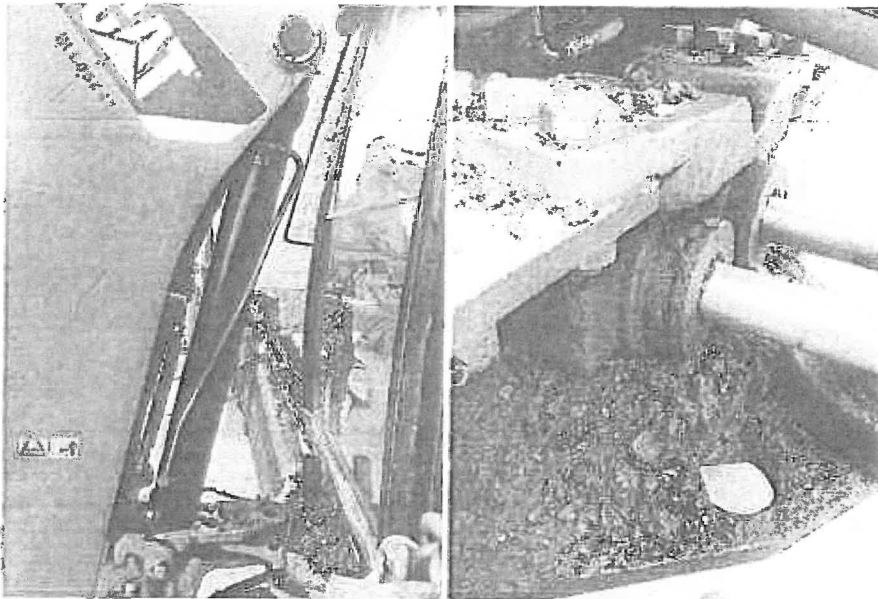
ACTION

● **1.25 Hydraulic Cylinders**

Comments: Leaks present

ACTION

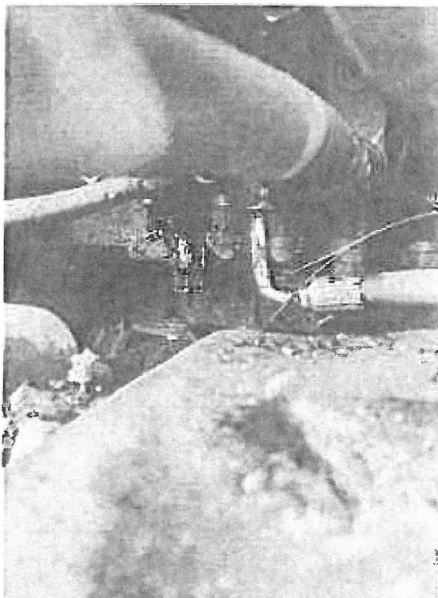




● **1.26 Leaks, Hydraulic**

Comments: Valve body leaking

ACTION



● **1.28 Leaks, Transmission/Powertrain**

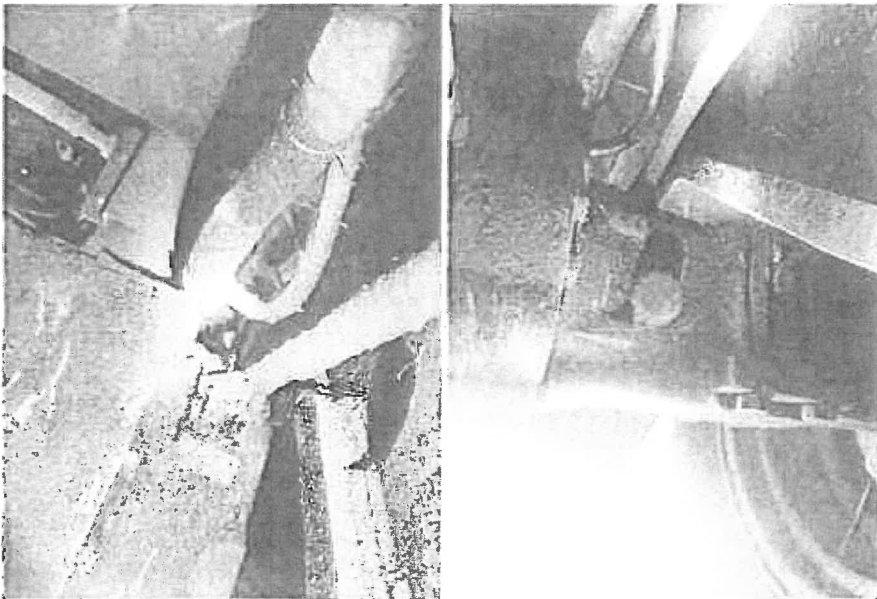
Comments: Transmission leaking

ACTION



● 1.32 Leaks, General

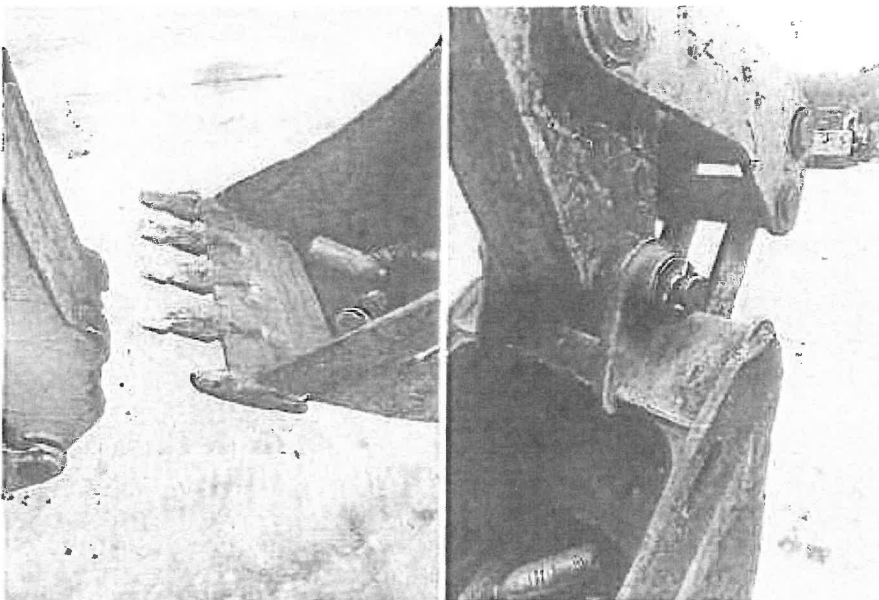
ACTION





● 1.33 Bucket / Blade Pins and Bushings

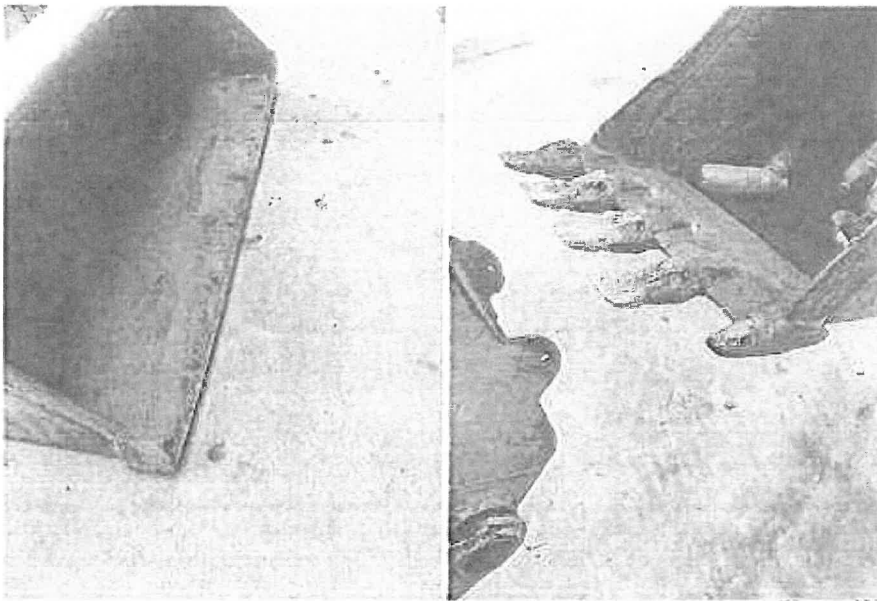
ACTION



[View Video](#)

● 1.34 Check condition of GET

BROKEN



● **1.35 Belly Pans**

ACTION

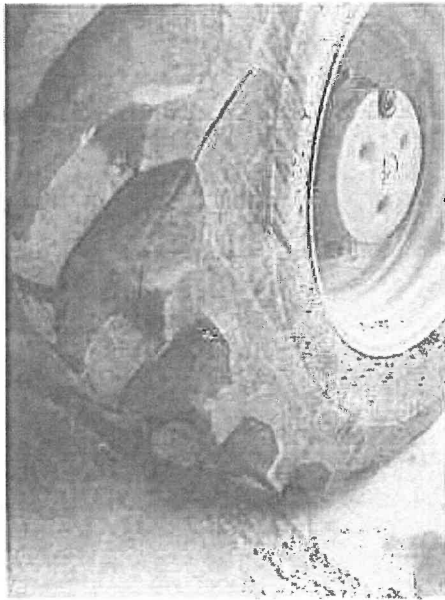
Comments: Bent engine and front driveshaft pan.

● **1.36 Wheels & Tires**

ACTION

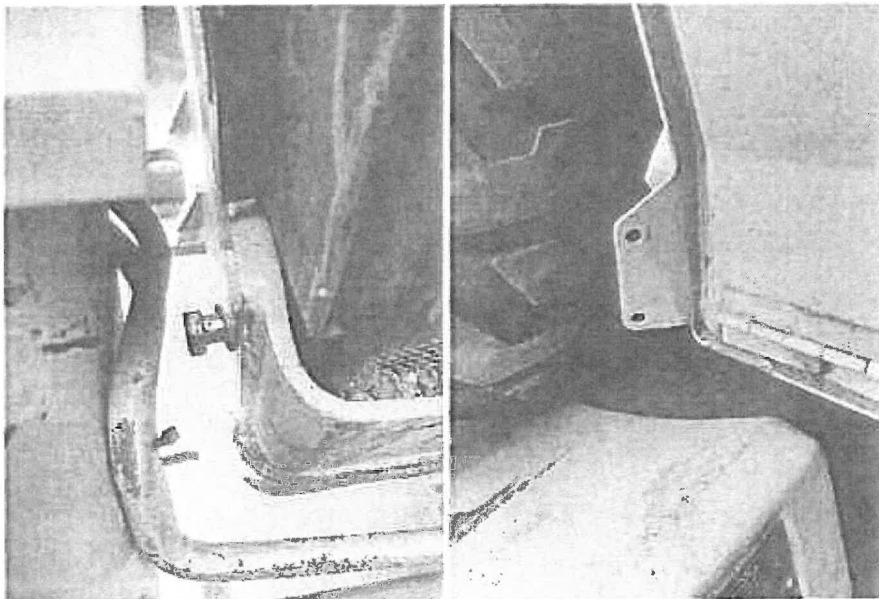
Comments: Tires worn. Front tires were flat

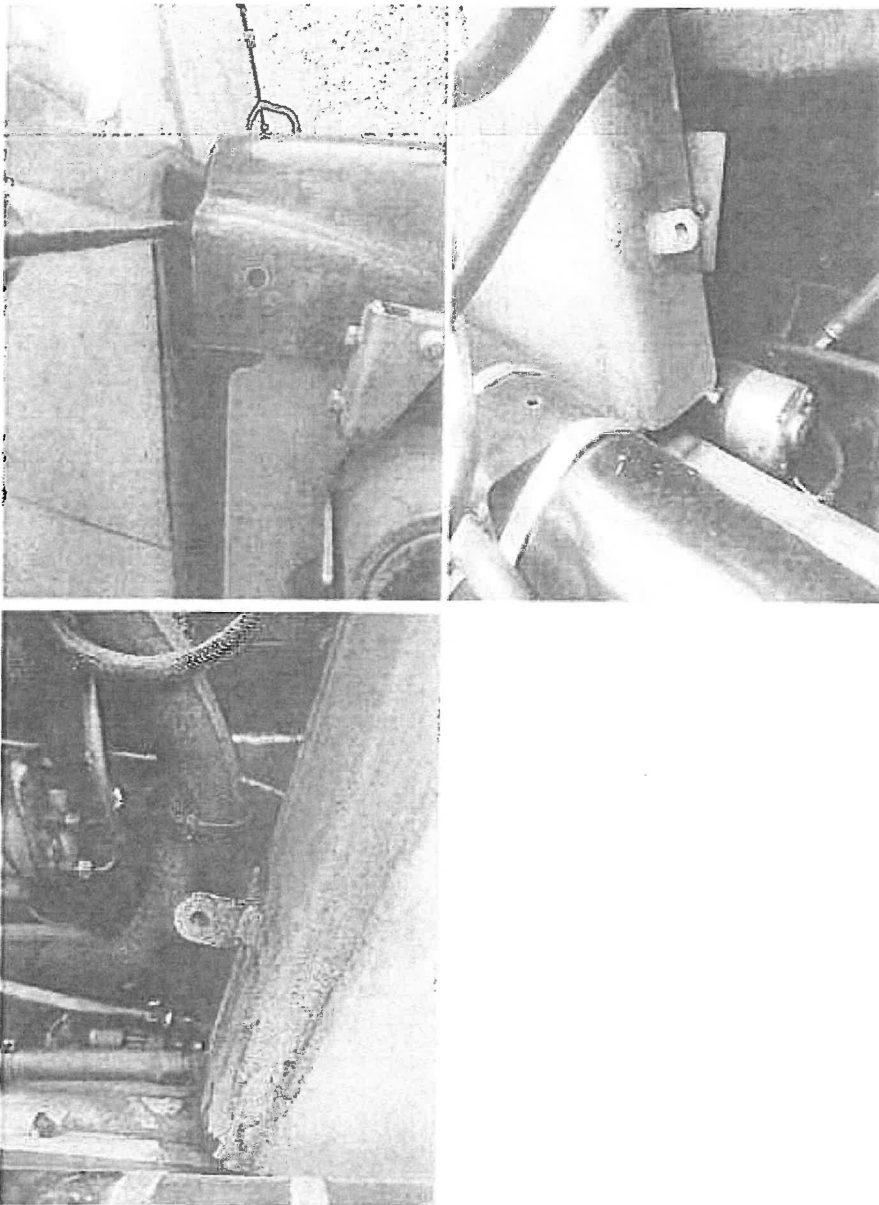




● 1.37 Loose, Missing & Broken Bolts

HIGH





Yellow - In Shop Inspection

- **1.2 Check for Excessive Noise, Vibration, or Smoke** *MONITOR*
 Comments: Engine does not start but smokes while cranking.
- **1.5 Listen for unusual noise (engine, hydraulic pump, transmission & axle)** *MONITOR*
 Comments: Can not operate, failed engine.
- **1.17 Service Brakes and Parking Brake** *MONITOR*
 Comments: Can not check machine inoperable

● 1.23 Fans/Belts/Pulleys/Shroud/Guards	MONITOR
Comments: Belts need adjustment	

Green - In Shop Inspection

● 1.3 Visually Inspect All Gauges/Metering for Proper Operation.	NORMAL
● 1.10 Window Glass / Mirrors	NORMAL
● 1.11 Horn(s)/Movement Alarm	NORMAL
● 1.12 Seat Condition	NORMAL
● 1.14 Back Up Alarm	NORMAL
● 1.19 Intake/Exhaust/Muffler	NORMAL
● 1.30 Leaks, Final Drive(s)/Differential(s)	NORMAL
● 1.31 Check- Final Drive, Differential, Wheel hub, Oil Level	NORMAL
● 1.40 CHECK PRODUCT LINK	YES
● 1.41 Does this Machine have any outstanding PSP/PIP to be completed?	NO

Grey - In Shop Inspection

● 1.7 Is the OMM installed?	N/A
● 1.22 Check Engine Coolant Condition/ Record Readings. (see help menu)	N/A
1.22.1 Freeze Protection Reading	
1.22.2 SCA Reading	
● 1.24 Alternator/ Record Voltage	N/A
Comments: Machine inoperable	

1.24.1 Alternator Output Voltage

● 1.27 Hydraulic Oil Level	N/A
Comments: Machine inoperable	
● 1.29 Transmission oil level	N/A
Comments: Machine inoperable	
● 1.38 Undercarriage (Wear, Damage, Tension)	N/A
● 1.39 Bar Code On Machine	N/A

AGENDA ITEM SUMMARY
September 1, 2022 City Council Meeting
Item Number: 11



Presented by: Steve Morgan

Department: Highways & Street

ITEM SUMMARY:

Requesting approval to award 2022 LMIG bid to Onsite Paving, Sealcoating & Maintenance, Inc. To resurface the Roads listed on Exhibit A within the City of McDonough; approval of the contract between the City of McDonough and Onsite Paving, Sealcoating & Maintenance; authorization for the Mayor to sign all required documents. The amount of the contract is \$ 783,107.00 of which \$ 264,095.29 will come from the 2022 LMIG grant, and the remaining amount will be paid from SPLOST V funds.

SPECIAL CONSIDERATIONS OR CONCERNS:

The contractor shall furnish all materials, equipment, and labor to complete the Milling, resurfacing of approximately 3.05 centerline miles – Including all incidentals as directed by the City of McDonough Director of Public Works or a representative. Unless otherwise specified.
All work is to be completed in accordance with Georgia Department of Transportation Standard Specifications (current edition).

STAFF RECOMMENDATION:

Staff recommends awarding contract to Onsite Paving, Sealcoating & Maintenance, Inc.

FINANCIAL IMPACT:

Total project cost is \$ 783,107.00

FUNDING SOURCE:

Line Item: 325 - 5.4210.54.1401 Project # 12

ATTACHMENTS:

Exhibit A - Road list
Exhibit B - All Bidders & Bid Pricing
Exhibit C - Onsite Paving, Sealcoating & Maintenance, Inc Contract
Exhibit D - Resolution

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

☐ Fire

☐ Stormwater

☒ Highway and Streets

☐ Main Street

☐ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☐ Technology Services

☐ Other

Department Name:

Comments:

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

[illegible]



PO Box 1149
McDonough, GA 30253
Phone # 770-914-6400 Fax # 770-914-6485
www.Onsitepaving.com

CONTRACT

Date	CONTRACT
8/22/2022	2022-6304

Customer Information

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

Description	Total
Project Information: Paving / Resurfacing 2022 Bid # 2022-01	
Striping of crosswalks 24ft (Length) (Thermoplastic): 7 EA @ \$300.00 / EA	2,100.00
Reflective thermoplastic traffic 24" stop bars 11 ft. x 24": 11 EA @ \$115.00 / EA	1,265.00
Milling depth of 1.5 inches: 40,000 SY @ \$2.62 / SY	108,800.00
Hot mix asphalt 9.5mm Super Pave / topping with tack complete: 4,000 TN @ \$107.19 / TN	532,840.00
Gore in White Thermoplastic	550.00
Solid Traffic Stripe, 4" Yellow Double lines (Thermoplastic): 8,560 LF @ \$2.00 / LF	17,120.00
Deep patching of existing asphalt 6" 19mm Super Pave: 600 TN @ \$129.22 / TN	77,532.00
Adjust sewer manhole risers: 29 EA @ \$100.00 / EA	2,900.00
Adjust Water Valves: 5 EA @ \$100.00 / EA	500.00
Traffic Control: 1 LS	2,500.00
Mobilization: 1 LS	2,000.00
allowance per special conditions: 1 LS	35,000.00

Page ____ of ____

WE PROPOSE to furnish labor and materials - complete in accordance with above specifications, and subject to conditions stated herein, for the sum of: \$783,107.00

WITH PAYMENTS TO BE MADE AS FOLLOWS:

All material is guaranteed to be specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance upon above work. our workers are covered by Workmen's Compensations Insurance.

Acceptance of Proposal: Signing below acknowledges the acceptance of the above pricing, work specifications and authorizes to do the work as specified. Payment is due upon completion of the project unless otherwise stated above. All legal and court costs incurred in the collection of monies owed according to this signed contract will be the responsibility of the customer. Interest of 18% Annum will be charged on all accounts over 30 days. Prices good for 30 days. The undersigned by entering this agreement acknowledges and agrees to the attached terms and conditions of Onsite Paving Sealcoating and Maintenance.

Acceptance of Proposal:

Signature _____ Title _____

Print Name: _____

Date of acceptance: _____

Road Name	From	To	Rating	Width	Length
James Street	Washington Street	Old Griffin Rd	82	24	1838
Washington Street	Phillips Drive	Payne Drive	85	21	2054
Tillman Court	Head Lane	Cul- de -sac	93	22	1143
Talbot Court	Tillman Court	End	95	22	484
Head Lane	Phillips Drive	End	84	22	743
Tomlinson Street	McGarity Road	1823 Subd.	65	18	1665
Long Needle Drive	Madison Grace Ave	Pinehaven Court	95	22	1670
Pinehaven Court	Long Needle Drive	McGarity Road	98	22	1409
Madison Grace Ave	Long Needle Drive	Melanie Jean Drive	98	22	148
Holly Smith Drive	Phillips Drive	George W Lemon Drive	63	22	1433
Ronnie Stewart Drive	Phillips Drive	Work Camp Road	31	22	1570
Cherry Street	Phillips Drive	Key Street	86	15	747
Fairview Road	Phillips Drive	Key Street	86	15	757
Key Street	Cherry Street	Fairview Road	87	15	412

RESOLUTION

WHEREAS bids were received by the City of McDonough August 23, 2022, for the 2022 LMIG resurfacing the roads and streets on the list, and

WHEREAS the low, responsible, responsive bidder is Onsite Paving, Sealcoating & Maintenance of McDonough, Georgia with a bid in the amount of \$783,107.00,

WHEREAS the low bidder, Onsite Paving, Sealcoating & Maintenance submitted a bid in the amount of \$783,107.00,

WHEREAS the low bidder, Onsite Paving, Sealcoating & Maintenance,, appears to have the necessary financial and technical ability to complete the project,

BE IT THEREFORE resolved the City of McDonough hereby makes contract award of the resurfacing contract to the low bidder, Onsite Paving, Sealcoating & Maintenance of McDonough, Georgia,

THIS RESOLUTION was passed by a vote of ____ to ____ at a regular meeting of the Mayor and Council on

CITY OF MCDONOUGH

Sandra Vincent, Mayor

Christy Taylor, City Clerk

		Onsite Paving & Sealcoating			Magnum Paving LLC		Piedmont Paving Inc.	
	Item	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
1	Solid Traffic Stripe, 4" Single Yellow With Yellow Hash Line (Thermoplastic)							
2	Striping of crosswalks 24ft. (Length)	\$300.00	\$2,100.00	\$400.00	\$2,800.00	\$386.10	\$2,702.70	
3	Reflective thermoplastic traffic standard 24 " stop bars 10ft x 24"	\$115.00	\$1,265.00	\$200.00	\$2,200.00	\$57.20	\$629.20	
4	4ft edge milling depth of 1.5 inches in curbed areas							
5	Sealcoat							
6	Crackseal							
7	Milling depth of 1.5 inches	\$2.72	\$108,800.00	\$4.00	\$160,000.00	\$4.59	\$183,600.00	
8	2 ' wide shoulder rehab with screened topsoil on over-							
	laid section of street. Includes seed, fertilizer, and Mulch							
9	Railrod Crossing Street Marking in White(Thermoplastic)							
10	Hot mix asphalt 9.5mm Super Pave / topping includes materials,hauling,placement,and tack,Complete	\$133.21	\$532,840.00	\$155.35	\$621,400.00	\$155.00	\$620,000.00	
11	Word "ONLY" Street Marking in White (Thermoplastic)							
12	Gore in White Thermoplastic	\$11.00	\$550.00	\$10.00	\$500.00	\$6.73	\$336.50	
13	Solid Traffic Stripe, 4" Single White Shoulder Line/Turning Lane/Gore (Thermoplastic)							
14	Solid Traffic Stripe, 4" Yellow Double lines (Thermoplastic)	\$2.00	\$17,120.00	\$2.00	\$17,120.00	\$1.78	\$15,236.80	
15	Solid Traffic Stripe,4" Yellow Double Lines (Painted)							
16	Deep patching of existing asphalt includes removal,disposal, placement of 6" of 19mm Super Pave	\$129.22	\$77,532.00	\$234.85	\$140,910.00	\$221.97	\$133,182.00	
17	Thermoplastic Pavement Marking (Turning Arrows)							
18	Adjust sewer manhole risers	\$100.00	\$2,900.00	\$300.00	\$8,700.00	\$567.62	\$16,460.98	
19	Adjust Water Valves/Storm water Grate	\$100.00	\$500.00	\$500.00	\$2,500.00	\$507.34	\$2,536.70	

20	Erosion control									
21	Traffic Control		\$2,500.00		\$2,500.00	\$55,000.00	\$55,000.00	\$67,000.00	\$67,000.00	
22	Mobilization		\$2,000.00		\$2,000.00	\$10,000.00	\$10,000.00	\$7,306.04	\$7,306.04	
23	Allowance per special conditions(Authorized by Public Works Directoe)				\$35,000.00		\$35,000.00		\$35,000.00	
TOTAL PROJECT COST:					\$783,107.00		\$1,056,130.00		\$1,083,990.92	

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This involves a thorough analysis of the social, cultural, and economic factors that may influence the success or failure of the intervention. The second part of the paper describes the methodology used in the study, which includes a combination of qualitative and quantitative approaches. The third part of the paper presents the findings of the study, which show that the intervention had a positive impact on the target population. The final part of the paper discusses the implications of the findings for future research and practice.

The study was conducted in a rural area of a developing country, where the majority of the population is engaged in agriculture. The intervention was designed to improve the livelihoods of the target population by providing them with access to credit and training. The results of the study show that the intervention was successful in achieving its objectives, and that the target population was able to improve their living standards.

The findings of the study have important implications for the design and implementation of similar interventions in other contexts. First, it is important to understand the local context in which the intervention is being implemented. This involves a thorough analysis of the social, cultural, and economic factors that may influence the success or failure of the intervention. Second, it is important to use a combination of qualitative and quantitative approaches to collect data. This will allow researchers to gain a more comprehensive understanding of the impact of the intervention. Finally, it is important to monitor and evaluate the impact of the intervention regularly. This will allow researchers to identify any problems early on and make adjustments as needed.

In conclusion, the study shows that the intervention had a positive impact on the target population. The findings have important implications for the design and implementation of similar interventions in other contexts. It is important to understand the local context in which the intervention is being implemented, to use a combination of qualitative and quantitative approaches to collect data, and to monitor and evaluate the impact of the intervention regularly.

AGENDA ITEM SUMMARY
September 19, 2022 City Council Meeting
Item Number: 12



Presented by: Steve Morgan

Department: Public Works

ITEM SUMMARY:

Approval to have Advanced Trenchless Solutions, LLC bore and install 6 2” sleeves under Jonesboro Road to provide irrigation to the gateway for beautification of gateways coming into the City.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends moving forward with the project.

FINANCIAL IMPACT:

Total Cost \$ 15,900.00

FUNDING SOURCE:

SPLOST IV Gateway Terminus-east
Line Item: 325 5.4210.54.1408 Project # 18

ATTACHMENTS:

Quote: \$15,900.00

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

☒ Finance

☐ Fire

☐ Stormwater

☒ Highway and Streets

☐ Main Street

☐ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☐ Technology Services

☐ Other

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

Shawn Collins

From: Steve Morgan
Sent: Tuesday, August 9, 2022 12:21 PM
To: Shawn Collins
Subject: Fwd: Estimate from Advanced Trenchless Solutions, LLC

Sent from my iPhone

Begin forwarded message:

From: Steve Morgan <SMorgan@mcdonoughga.org>
Date: July 26, 2022 at 9:56:02 AM EDT
To: whit.ats@gmail.com
Subject: Re: Estimate from Advanced Trenchless Solutions, LLC

Thank you, I will keep you updated.

Sent from my iPhone

On Jul 26, 2022, at 8:47 AM, Advanced Trenchless Solutions, LLC
<quickbooks@notification.intuit.com> wrote:

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.**

Dear City of McDonough Public Works,

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Sincerely,
Advanced Trenchless Solutions, LLC

----- Estimate -----

P.O. Box 2548
McDonough, GA 30253 US
6783226273

Estimate #: 2470
Date: 07/26/2022
Exp. Date: \$15,900.00

Address:

City of McDonough Public Works
136 Keys Ferry Street
McDonough, GA 30253

P.O. Number: Irrigation Sleeves
Project: Jonesboro Street Scapes
Project Manager: Steve Morgan

Activity	Qty	Rate	
Amount			
02 Site Work:02.	6	2,650.00	15,900.00
02 Site Work	1	0.00	0.00
00 Clause Sectio	1	0.00	0.00
02 Site Work	1	0.00	0.00

\$15,900.00

Total:

If you have any questions, please feel free to contact me at 678.
322.6273
Thanks, Whit Graham

<Estimate_2470_from_Advanced_Trenchless_Solutions_LLC.pdf>

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The next section describes the methodology used in the study, including the data sources and the statistical techniques employed. The results of the study are then presented, followed by a discussion of the findings and their implications. The paper concludes with a summary of the main points and a list of references.

The research was conducted using a quantitative approach, with data collected from a large sample of participants. The results show a significant positive correlation between the variables studied, which supports the hypotheses of the study. The findings have important implications for the field and suggest areas for further research.

In conclusion, the study provides valuable insights into the relationship between the variables examined. The results are consistent with previous research and offer new perspectives on the topic. The authors hope that this work will contribute to the understanding of the phenomenon and inform future research.

AGENDA ITEM SUMMARY
September 19, 2022 City Council Meeting
Item Number: 14



Presented by: Charles Reese

Department: Community Development Department

ITEM SUMMARY:

The request for Case #220704 for **Bennett Transfer Site** is for a rezoning to **M-1 (Light Industrial)** The subject property recognized as Tax Parcel ID #075-01008001 located at 1780 Avalon Parkway.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 08/09/2022 Municipal Planning Commission Workshop
- 09/13/2022 Municipal Planning Commission Public Review
- 09/01/2022 City Council Workshop
- **09/19/2022 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

MPC

Stanley Head made the Motion for Approval of the rezoning with Staff Recommendations
Second-Ricky Beauchamp

- **Vote:** [4 Yes / 1 Abstained] **Approved**

CDD –Approval with Staff Condition

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #22-09-19001(Z)
- P/Z Final Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes – PENDING REVIEW AND COMMENTS

OTHER DEPARTMENTAL REVIEW

McDonough Police

McDonough Fire

Building & Inspections

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

City Engineer	Public Works	Stormwater
Water Distribution	Water/Sewer Operations	HC Water & Sewer
HCDOT	HCBOE	HC GIS
HC Environmental Health Dept.	GDOT	Other

Department Name: McDonough Police

Comments: Chief Ken Noble

After reviewing the petitions, I did not have any areas of concerns or comments.

Department Name: McDonough Fire

Comments: Fire Chief-Dave Williams

No comments or concerns at this point from the Fire Department

Department Name: Building & Inspections

Comments: Mark Dobson-Building Official

Recommend approval

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

Comments: Brandon Williams

I do not have any concerns or comments at this time.

Department Name: Stormwater

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

Department Name: Water Distribution

Comments: William VonDenBosch-Supervisor

I have no questions.

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: GDOT

Comments: Donald Wilkerson

Lidl will gain access off the new access built by the city and the corner lot will gain access off Wesley Lakes.

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 22-09-19002(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 **Marcia Taylor for the Bennett Transfer Site:**

All that lot, tract or parcel of land, otherwise known 1780 Avalon Pkwy., lying and being in Land Lot(s) 190 & 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 M-1 (Light Industrial), 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 19th day of September, 2022.

CITY OF MCDONOUGH, GEORGIA

SANDRA VINCENT, MAYOR

ATTEST:

APPROVED AS TO FORM:

CHRISTY TAYLOR, CITY
CLERK

JIM, ELLIOTT, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

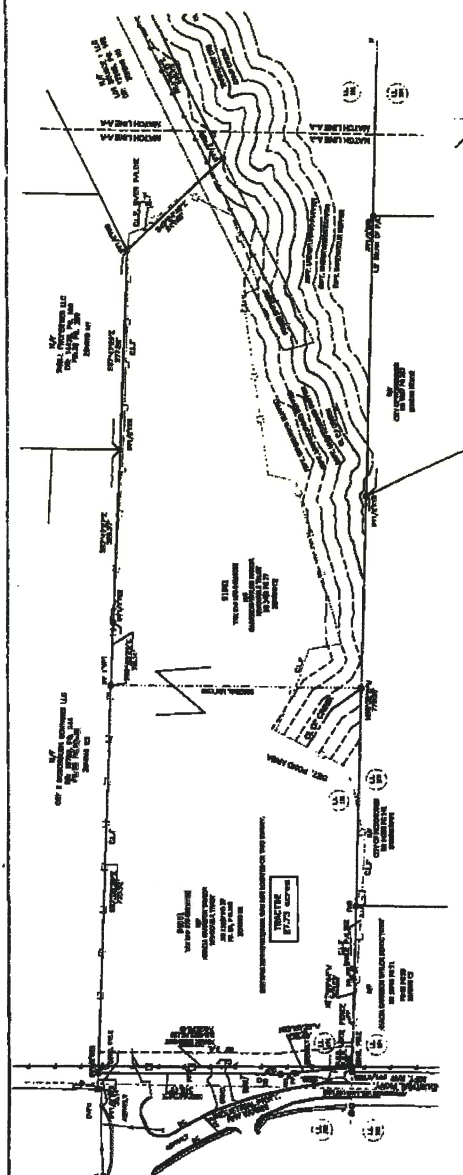
Written Description
Tract #1
1785 Avalon Pkwy.
Tax ID # 075-01008001

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 190 & 191 of the 7th District, City of McDonough, Henry County, Georgia, being Tract #1 as per plat prepared for Marcia Garrison Taylor Revocable Trust by Southside Surveying & Planning LLC, by Angel M. Marrero P.L.S. #2642, dated 5/5/2022, recorded in Plat Book 62, page 17, Henry County, Georgia records.



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PLAY IS SURE TO A QUANTUM PRESENCE OF
THE FOOT IN 1970, AND AN AMERICAN
SERVICE OF "P" AND AVOID, AND THE
ADULTERED-NAME COMPANY FOLLOWS.

TO BE RETURNED BY
CITY McDONOUGH



ZONING C-2:

[illegible]

Results

- [illegible]

Abstract

[illegible]

APPROVED

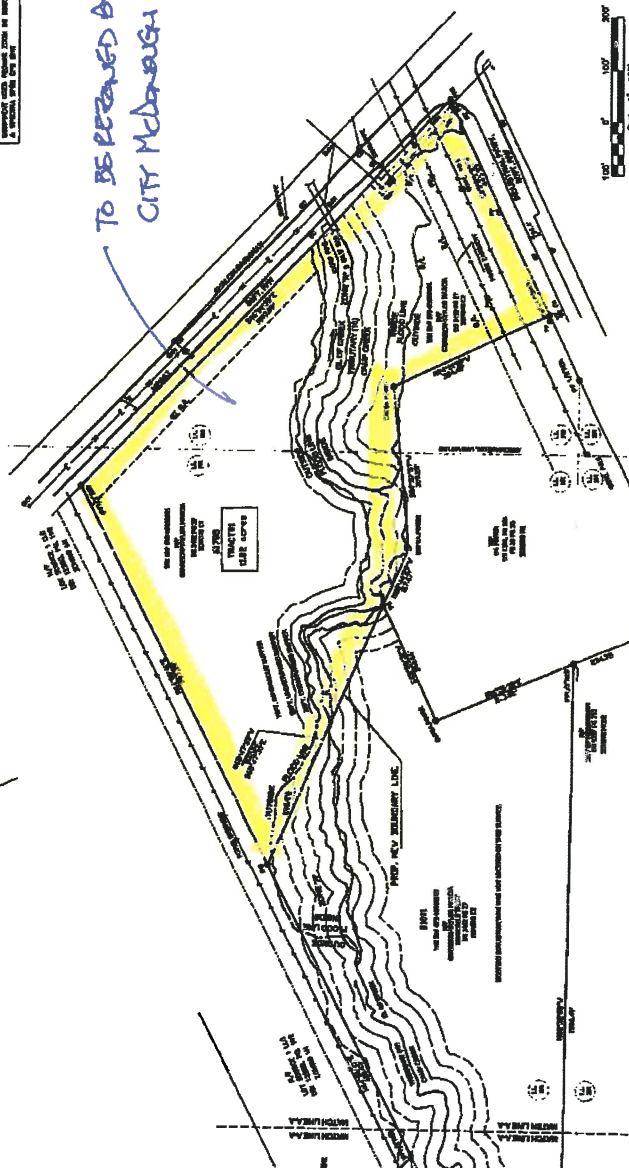
Mr 20 32

UNIT 1

[illegible]

There were 47 people killed, 120 injured, 100,000 homeless and 100,000 left in need of food, with 100,000 in need of clothing. The situation was so dire that the government had to ask for help from the United Nations and the Red Cross. The government also had to ask for help from the United States and the United Kingdom. The government also had to ask for help from the United Nations and the Red Cross. The government also had to ask for help from the United States and the United Kingdom.

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NAME	DOCKERTON	DATE
SOUTHSIDE		
LAWYERS & PLANNING		
1000 POND		
JACKSONVILLE, FL 32202		
TEL (904) 322-0000		
FAX (904) 322-0000		
TERRY DOCKERTON JR		
AMERICAN EXPRESS TRAVEL		
REVOCABLE TRUST		
CITY OF JACKSONVILLE		
FLORIDA, ON		
APR 18, 1997		
Book 1-1997		
Page 16		
Deputy Clerk, Circuit Court		
JACKSONVILLE, FL		

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Case Petition:

#220704

Applicant:

Marcie Taylor for the Bennett Transfer Site

Address/Location

1780 Avalon Parkway

Council District:

#4 Kam Varner

Request:

Rezone property from C-2 (Central Commercial) to M-1 (Light Industrial)

Land Lot District:

190 & 191 of the 7th District

Tract Size:

Approximately 11.82 +/- (Parcel # 075-01008001)

Meetings

08/09/22

Planning Commission Workshop

09/01/22

City Council Workshop

09/13/22

Planning Commission "Public Review"

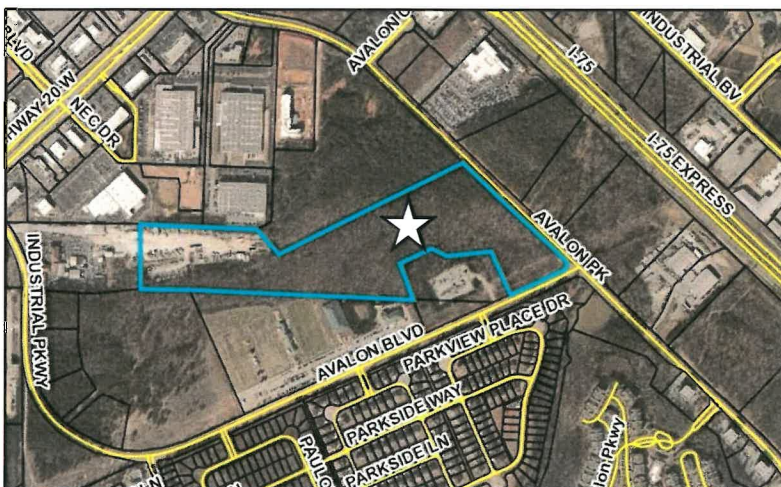
09/19/22

City Council "Public Hearing"

Background Information

Current Zoning

C-2 (Central Commercial)



North Boundary

Zoned: C-3 Highway Commercial

Land Use: Vacant Land

East Boundary

Zoned: C-2/M-1 Central Commercial &

Light Industrial

Land Use: Vacant Land

South Boundary

Zoned: McDonough City Property

Land Use: Utilities

West Boundary

Zoned: C-2 Central Commercial

Land Use : Bennett Offices



City of McDonough, GA

Community Development Department

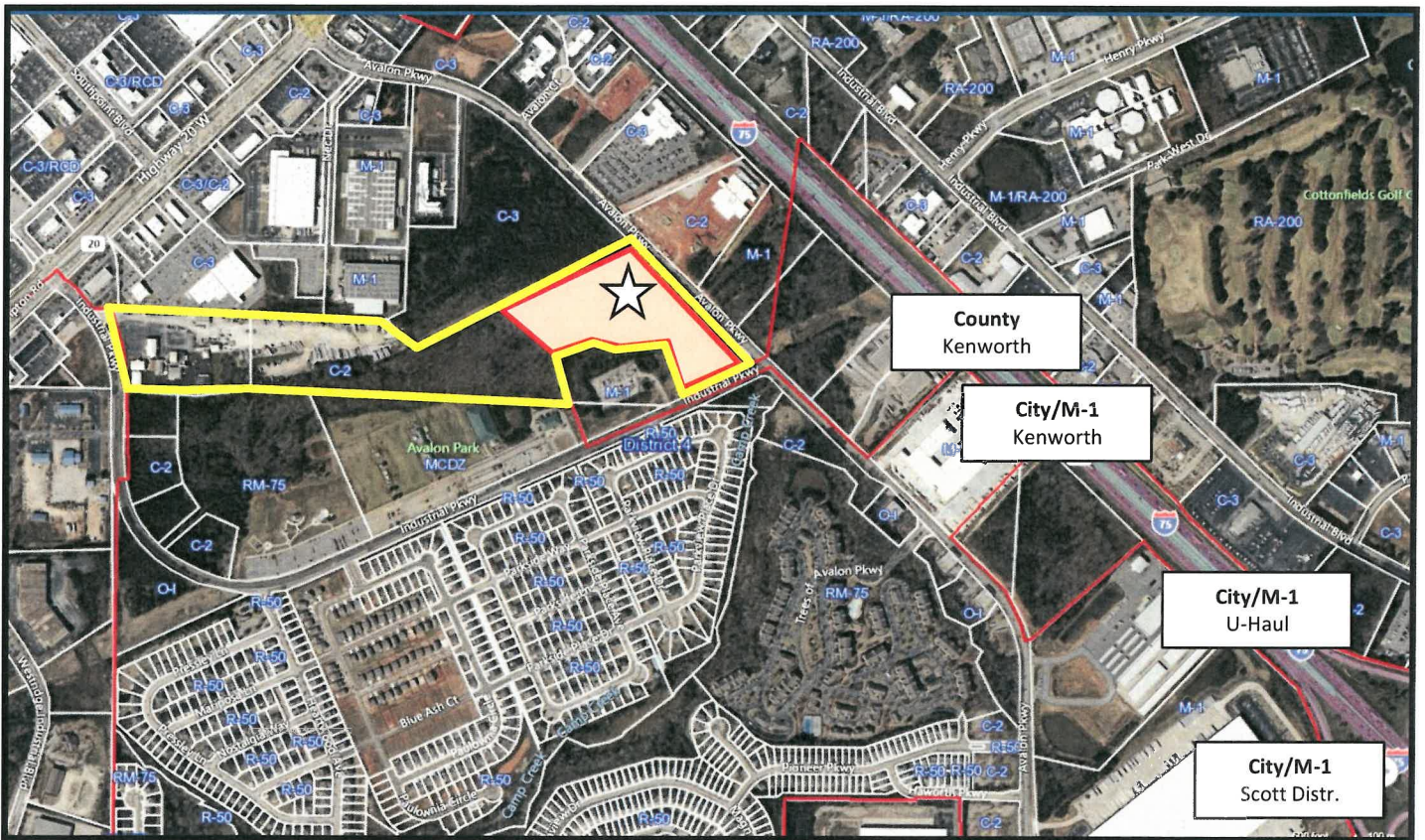
Rezoning Staff Report

For Recommendation Only

Background Information

Current Zoning

C-2 (Central Commercial)





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

Staff Analysis:

Section 17.104.048 Standards of Review for Rezoning

▶ Isolated district	No
▶ Possible overtaxing load on public facilities	No
▶ Cost increase to the City (<i>Public Utilities, schools streets, other public safety measures</i>)	No
▶ Impact to environment	No
▶ Amendment will be a deterrent to adjacent properties	No
▶ Current zoning may be used for the purpose intended Grandfather status on current parcel as C-2	<u>No</u>
▶ Property to stay compatible with adjacent properties	Yes
▶ Property is consistent with FLUM	Yes
▶ Any character change to the Zoning District	No
▶ Does the amendment follow the zoning regulations	Yes
▶ Applicant submitted all information	Yes
▶ Any impact to neighboring residential properties	No
▶ Buffers have been adhered to	Yes

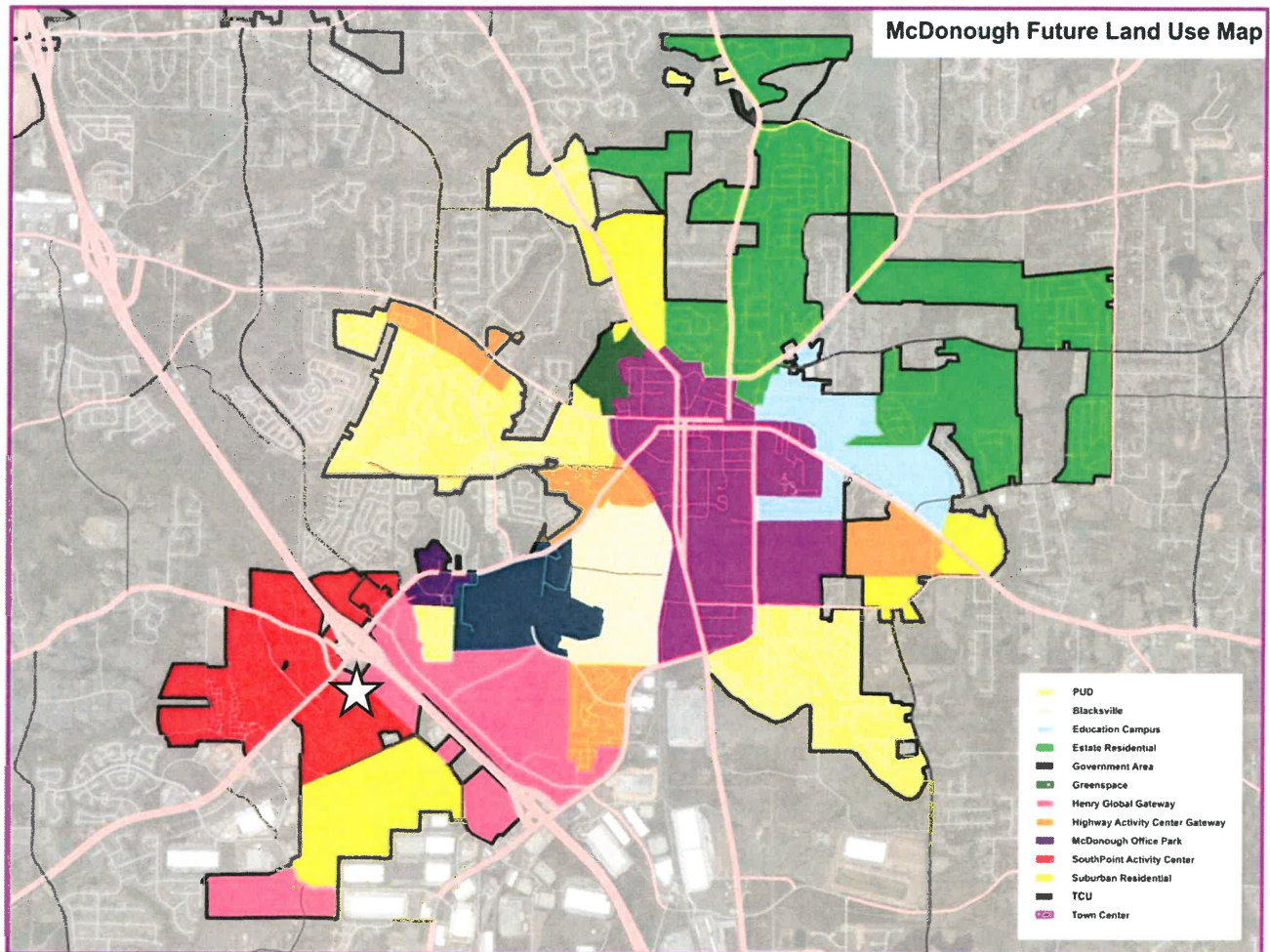


City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only





City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

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

Department Name: McDonough Police

Comments: Ken Noble

I have no questions.

Department Name: McDonough Fire

Comments: David Williams

No comments or concerns at this point.

Department Name: Building & Inspections

Comments: Mark Dobson

I recommend a 100 foot undisturbed buffer perimeter around gravel trailer lot

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

Comments: Brandon Williams

I do not have any concerns or comments at this time.

Department Name: Stormwater

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

Department Name: Water Distribution

Comments: William VonDenBosch

I have no concerns or comments about the petition.

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Not a reviewing agency.

Department Name: GADOT

Comments: Donald Wilkerson

No concerns or comments



City of McDonough, GA

Community Development Department

Rezoning Staff Report

For Recommendation Only

Infrastructure:

Water Service:	Henry County Water Authority
Sewer Service:	Henry County Water Authority
Electricity:	Central GA EMC
Telephone:	Ring Central
Cable Television:	Nitel

Final Staff Recommendation by: Charles Reese, Community Development Director

Based on the current trends and the FLUM, Staff recommends **Approval** of the Rezoning to **M-1 Light Industrial with the following conditions.**

1. No trucks may enter or exit the property from Avalon Parkway
2. No curb cut onto Avalon Parkway
3. No over-night parking
4. A 100 foot undisturbed buffer must be maintained along Avalon Parkway to the east and along the south side property line.
5. A 50 foot undisturbed buffer must be maintained along the north property line.

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 an illustrative drawing 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.*

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AGENDA ITEM SUMMARY
September 19, 2022 City Council Meeting
Item Number: 15



Presented by: Charles Reese

Department: Community Development Department

ITEM SUMMARY:

Request adoption of Ordinance 22-09-19 to amend the Zoning District(s), Chapter 17.64: C-2 (Central Commercial) and Chapter 17.68: C-3 (Highway Commercial) to accommodate the development of carwashes within the City limits.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed in accord with schedule herein:

- 08/09/2022 Municipal Planning Commission Workshop
- 09/13/2022 Municipal Planning Commission Public Review
- 09/01/2022 City Council Workshop
- **09/19/2022 City Council Public Hearing & Vote**

STAFF RECOMMENDATION:

Approval

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

Ordinance

OTHER DEPARTMENTAL REVIEW NEEDED:

No

**STATE OF GEORGIA
COUNTY OF HENRY**

ORDINANCE NO. 22-09-19

WHEREAS, City staff has recommended an amendment to the zoning ordinance to provide for carwash facilities in certain commercial zones; and

WHEREAS, as required by state law, a public hearing was duly advertised and held on The 13th day of September, 2022, where the City's Municipal Planning Commission, by majority vote, recommended adoption of the proposed amendments; and

WHEREAS, the mayor and council deem the amendments to be in the best interest of the City.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF McDONOUGH that chapter 17 of the code of ordinances regarding zoning be amended as follows:

-1-

Section 17.64.020 of the city code shall be amended to allow "carwash facilities" as a special use in C-2 Central Commercial districts.

-2-

Section 17.68.010 of the city code shall be amended to allow "carwash facilities" as a permitted use in C-3 Highway Commercial districts.

-3-

If any ordinance, or part thereof, is in conflict herewith, this ordinance shall have preference. If any provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

This ordinance shall become effective upon adoption this 19th day of September, 2022.

CITY OF McDONOUGH, GEORGIA

By: _____
Sandra Vincent, Mayor

Attest: _____
Christy L. Taylor, City Clerk

Approved as to form:

James E. Elliott, Jr., City Attorney

CHAPTER 17.64 C-2 CENTRAL COMMERCIAL DISTRICT¹

¹Editor's note(s)—Ord. No. 13-02-07(A) , § 2, adopted Feb. 7, 2013, repealed the former Ch. 17.64, §§ 17.64.010, 17.64.020, and enacted a new Ch. 17.64 as set out herein. The former chapter pertained to similar subject matter and derived from Zoning Ord. § 830, 1979; Ord. No. 04-12-06-B, §§ XXVIII, XXIX, 12-6-2004; Ord. No. 05-02-07(D), § 5, 2-7-2005; Ord. No. 08-01-22(C), §§ XXXII, XXXIII, 1-22-2008. See also the Code Comparative Table.

Sections:

17.64.010 Purpose and permitted uses.

- A. The C-2 Central Commercial District is intended to protect and promote suitable areas for business and commercial uses which benefit from proximity to each other, to encourage the eventual elimination of uses inappropriate to a central business area, and to encourage the intensive development of a central business center for the City.
- B. Within any C-2 Central Commercial District, the following uses shall be permitted as a matter of right:
 - 1. Any use allowed as a matter of right in a C-1 Neighborhood Commercial District.
 - 2. Automobile repair garages limited to minor routine maintenance with no overnight storage of any vehicles.
 - 3. Automobile sales, new and used.
 - 4. Churches.
 - 5. Commercial indoor and outdoor recreation and amusement facilities.
 - 6. Funeral homes and mortuaries.
 - 7. Hotels, provided that all guest rooms are accessible from secured interior hallways that are heated and air-conditioned.
 - 8. Libraries, museums, art galleries, and similar facilities.
 - 9. Newspaper offices and printing plants incidental to such offices.
 - 10. Nursing and rest homes.
 - 11. Radio and TV stations, studios and offices.
 - 12. Retail businesses selling convenience goods and services to the traveling public and residents of adjacent neighborhoods, provided that any manufacturing of products sold on the premises is incidental to the retail business and occupies less than thirty (30) percent of the total floor area.
 - 13. Schools.
 - 14. Service stations.
 - 15. Sign companies, with no outside construction or heavy manufacturing.
 - 16. Theaters, indoor.

(Ord. No. 13-02-07(A) , § 2, 2-7-2013)

17.64.020 Special uses.

Within any C-2 Central Commercial District, the following uses may be allowed upon obtaining a Special Use Permit from the Mayor and Council:

- A. Any use allowed with a special use permit within a C-1 Neighborhood Commercial District.
- B. Assembly halls.
- C. Convention centers.

D. Halfway house.

E. Carwash Facilities

(Ord. No. 13-02-07(A) , § 2, 2-7-2013)

CHAPTER 17.68 – C-3 HIGHWAY COMMERCIAL DISTRICT

17.68.010 Purpose and permitted uses.

- A. 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.
- B. Within any C-3 Highway Commercial District, the following uses shall be permitted as a matter of right:
 - 1. Any use allowed as a matter of right in a C-2 Central Commercial District or C-1 Neighborhood Commercial District.
 - 2. Boat sales, new and used.
 - 3. Fuel station (pumps only) with convenience or specialty retail.
 - 4. Pawn shops.
 - 5. Radio and TV transmission towers.
 - 6. Restaurants, bars, grills and similar eating institutions including drive-ins provided that a pass lane of at least twelve (12) feet has been provided for the drive through.
 - 7. Theaters, drive-in.

8. Carwash Facilities

(Ord. No. 13-02-07(A) , § 3, 2-7-2013)



**City of McDonough
Community Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665**

MEMORANDUM

August 5, 2022

TO: City and County Reviewing Agencies
CC: Municipal Planning Commission Members
FROM: Tina Tebo, Executive Assistant to Community Development Director
SUBJECT: Initial Review of Proposed Text Amendments

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

City of McDonough Planning & Zoning Staff request Adoption of Text Amendments to amend the C-2 (Central Commercial) & C-3 (Highway Commercial) zoning districts to accommodate the development of automobile carwash facilities.