

CONSENT AGENDA ITEM SUMMARY
June 1, 2023, City Council Workshop
Item Number: 6A



Presented by: William VonDenBosch

Department: Public Works

ITEM SUMMARY:

Request approval to pay balance to 120Water for helping develop City inventory for the lead and copper mandate.

SPECIAL CONSIDERATIONS OR CONCERNS:

Phase two of project with a compliance date of October 16, 2024

STAFF RECOMMENDATION:

Staff recommends approving the request.

FINANCIAL IMPACT:

\$ 12,869.00

FUNDING SOURCE:

Line Item: 505-5.4440.52.3860 Copper/Lead Mandate

ATTACHMENTS:

120Water invoice #3888

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

120Water
PO Box 604
Zionsville, IN 46077 US
+1 3174412155
accounting@120water.com
120water.com



120Water

INVOICE

BILL TO
City of McDonough - GA
305 Racetrack Road
McDonough, GA 30252

INVOICE # 3888
DATE 05/18/2023
DUE DATE 06/17/2023
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Pro - Public Water System Annual subscription PWS Pro package to manage programs and data. Unlimited users	1	7,640.00	7,640.00
Discount 15% Discount on Software	1	- 1,146.00	-1,146.00
Program Consulting Assist Discrete tappable specifics under each scope area (block of 20 hours)	3	2,500.00	7,500.00
Discount 15% Discount on Services	1	- 1,125.00	-1,125.00

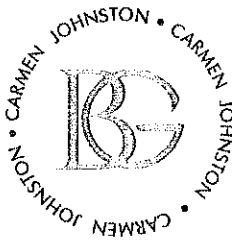
LSLI Program - Year 2

BALANCE DUE

\$12,869.00

Thank you for choosing 120Water.

Please remit to PO Box 604 Zionsville IN 46077.



The McDonough Square
McDonough, GA

April 27, 2023

Landscape Concept Plan Proposal

Dear Mayor Vincent and Team,

I am pleased to provide a fee proposal for a landscape plan for The McDonough Square.

PHASE 1

CONCEPT MASTER PLAN DEVELOPMENT

- I. Identification of client goals and design program, including but not limited to hardscape, landscape, and other desired site features
- II. Production of a detailed concept plan for existing Main Square to include the following:
 - Design and create a planting schematic for the entire property in keeping with the traditional design of the square as well as the shape and order of the natural topography
 - Provide a planting schedule for detailed planting areas throughout including common botanical name and quantity
 - Site in *conceptual* features to include but not limited to: Container location/selections, focal point for center of square, create a space for community gatherings.
 - Define the space with a restrained planting palette, providing the Carmen Johnston tailored signature look while complementing the existing setting
 - Provide a plan in which the natural environment is protected while maintaining an ecological balance
 - Provide a conceptual lighting plan which includes: uplighting, landscape lighting
 - Provide 3D renderings which will provide a visual of the conceptual plan, once installed.

Please Note: 3D renderings are not exact and only intended to provide an overall general concept and help give a visual aid. Some plant types and materials may vary pending the options provided on the software used and will not match up 100%.
- III. The plan will be presented via email. You will receive a project narrative to explain the proposed plans and the vision behind the design and layout, you will provide valuable feedback and our team will perform any necessary revisions or modifications (limited to 1 revision within 15 days of plan presentation sent via email)
- IV. Deliverables to include: PDF file of completed plan as well as a 24x36 copy printed to scale delivered to the Mayor's office,
- V. **Property Survey.** Should the client not provide a survey of their property or an inaccurate survey of their property (boundaries, size, scale, layout, etc.), your plan may not be exact to scale and may need field adjustments at the time of installation.
- VI. This proposal includes **(1) on-site visits:**
 - (1) Site visit to review plan with the client

Payment and Terms

Fee:

\$10,000

The proposed fee total for the Concept Plan is **\$10,000**. This will be completed in 8-10 weeks from the date all valuable information received. Please note: All time frames stipulated in this Agreement may be waived or extended, including by both duration and scope due to the unique structure of each Bespoke Plan provided.

If this proposal meets your approval, please sign below and remit the payment fee total of \$10,000. Upon receipt of the requested payment, the design services as described in this proposal will begin.

You will receive a draft plan prior to your color rendering. This is a black and white design, to ensure we are moving in the right direction. Upon completion of the plan, a preliminary version of your plan will be sent with a veil. Upon approval of the completed plan, the veil will be lifted, and your final plan will be sent.

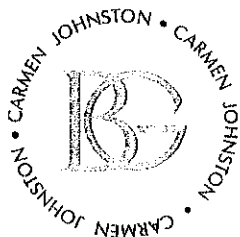
CONFIDENTIALITY & LIMITATIONS OF LIABILITY

CONFIDENTIALITY: All Confidential information provided, via the Concept Plan Proposal, by Company hereto shall not be used by any other party hereto solely for the purpose of rendering or obtaining services pursuant to this Agreement and, except as may be required in carrying out this Agreement, shall not be disclosed to any third party without the prior consent of such providing party. Client agrees to take all steps reasonable to protect the other's Confidential Information from unauthorized use and/or disclosure.

LIMITATIONS OF LIABILITY: In no event and under no legal theory, whether in tort (including negligence), contract, or otherwise, unless required by applicable law (such as deliberate and grossly negligent acts) or agreed to in writing, shall any Nectar and Company be liable to you for damages, including any direct, indirect, special, incidental, or consequential damages of any character arising as a result of this agreement or out of the use or inability to use the Landscape Plan Concept, even if such Bespoke Garden Plans has been advised of the possibility of such damages.

EXCLUSIONS: This proposal does not include construction documents of any kind.

____ I UNDERSTAND THE CONCEPT PLAN ONLY PROVIDES SUGGESTIONS AND CONCEPTS AND ARE NOT INTENDED AS CONSTRUCTION DOCUMENTS. I UNDERSTAND THAT CARMEN STANEK JOHNSTON / BESPOKE GARDEN IS NOT HELD RESPONSIBLE FOR THE INSTALLATION OR THEREAFTER.



April 27, 2023

This acknowledges that I have received, read and agree to the terms and conditions outlined
in the Bespoke Garden Service Agreement.

Carmen C. Johnston

Mayor Sandra Vincent

Signature: _____

Signature: _____

Date: _____

Date: _____

AGENDA ITEM SUMMARY
June 1, 2023, City Council Workshop
Item Number: 11



Presented by: Deborah Upshaw and Mike Clark

Department: Finance

ITEM SUMMARY:

Presentation of the Proposed Budget for Fiscal Year 2023-2024

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

FINANCIAL IMPACT:

FUNDING SOURCE:

ATTACHMENTS:

Power Point Presentation

OTHER DEPARMENTAL REVIEW NEEDED:

☐ Yes

☒ No

AGENDA ITEM SUMMARY
June 1, 2023, City Council Workshop
Item Number: 12



Presented by: Andrew Baker

Department: Community Development Department

ITEM SUMMARY:

The request is to satisfy City Code (Chapter 16.12: Procedure, specifically Section 16.12.060: Referral of Preliminary Plat for review), that requires approval by the Mayor and Council for the Preliminary Plat as recommended by Staff, for the subject property located in District 1: (CM Rufus Stewart) on Hampton Street, and further recognized as Tax Parcel ID #M03.5-01004003.

SPECIAL CONSIDERATIONS OR CONCERNS:

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

- 6/1/2023 City Council Public Review

STAFF RECOMMENDATION:

After a review, the Community Development Department recommends Approval based on compliance with City Code and Zoning Ordinance (#22-05-05001(Z)

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

Zoning Ordinance (#22-05-05001(Z)

NOTE: Due to the large size of the plat, a hard copy of the document is located in the Community Development Department. You may visit the office to review this item prior to the meeting.

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

McDonough Police	McDonough Fire	Building & Inspections
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: Not a reviewing agency.

Department Name: McDonough Fire

Comments: Approval based on review for code compliance.

Department Name: Building & Inspections

Comments: Approval based on review for code compliance.

Department Name: City Engineer

Comments: Approval based on review for code compliance.

Department Name: Public Works

Comments: Not a reviewing agency.

Department Name: Stormwater

Comments: Not a reviewing agency.

Department Name: Water Distribution

Comments: Not a reviewing agency.

Department Name: Water/Sewer Operations

Comments: Not a reviewing agency.

Department Name: HC Water & Sewer

Comments: Approval based on review for code compliance.

Department Name: HCDOT

Comments: Not a reviewing agency.

Department Name: HCBOE

Comments: Not a reviewing agency.

Department Name: HC GIS

Comments: Not a reviewing agency.

Department Name: HC Environmental Health Dept.

Comments: Not a reviewing agency.

Department Name: GDOT

Comments: Not a reviewing agency.

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 22-05-05001(Z)

AN ORDINANCE, PURSUANT TO MCDONOUGH CODE OF ORDINANCES SECTION 17.104.020(A)(1), AMENDING THE ZONING MAP OF THE CITY OF MCDONOUGH; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCDONOUGH AND IT IS HEREBY ORDAINED BY AUTHORITY HEREOF:

SECTION 1.

This ordinance applies to the following real property per the application filed by Steven Jones for Eagles Rest PH 2:

All that lot, tract or parcel of land, otherwise known as Parcel #M0.35-01004003, lying and being in Land Lot(s) 156 of the 7th District of Henry County, Georgia, consisting of 3.085 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned RTD (Residential Townhouse District), and subject to the new conditions of development contained in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 3.

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

SECTION 4.

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

SECTION 5.

This ordinance shall become effective immediately upon adoption.

So ordained this 5th day of May, 2022.

CITY OF MCDONOUGH, GEORGIA


SANDRA VINCENT, MAYOR

ATTEST:

APPROVED TO FORM:


CHRISTY TAYLOR, CITY CLERK


JIM ELLIOTT, CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 20/81 (ALSO KNOWN AS HAMPTON STREET) (80 FOOT RIGHT-OF-WAY WIDTH) LOCATED 951 FEET FROM THE INTERSECTION OF PHILLIPS DRIVE AND HAMPTON STREET;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, 550.89 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 520.77 FEET AND A CHORD BEARING SOUTH 70 DEGREES 36 MINUTES 29 SECONDS EAST, 525.56 FEET) TO A 1/2 INCH REBAR;

THENCE, SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 146.79 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 48 DEGREES 06 MINUTES 44 SECONDS WEST, 67.50 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 04 DEGREES 35 MINUTES 24 SECONDS WEST, 86.09 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 84 DEGREES 01 MINUTES 22 SECONDS WEST, 46.63 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, SOUTH 58 DEGREES 50 MINUTES 35 SECONDS WEST, 69.84 FEET TO A 1/4 INCH REBAR;

THENCE, NORTH 82 DEGREES 42 MINUTES 01 SECONDS WEST, 296.90 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST, 354.92 FEET TO A 1/4 INCH REBAR;

THENCE, NORTH 31 DEGREES 58 MINUTES 30 SECONDS WEST, 105.94 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **3.085 ACRES (134,398 SQUARE FEET)**.

CITY OF WOODBRIDGE
PLANNING
MANAGEMENT

FALCON DESIGN CONSULTANTS

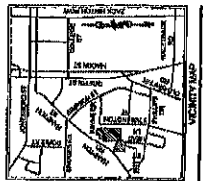
DATE: 10/1/2011
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 PROJECT NO: 11-001

CONCEPT PLAN
FOR
EAGLES REST
PHASE II
 LAND LOT 188, 7TH DISTRICT
 CITY OF WOODBRIDGE, GEORGIA

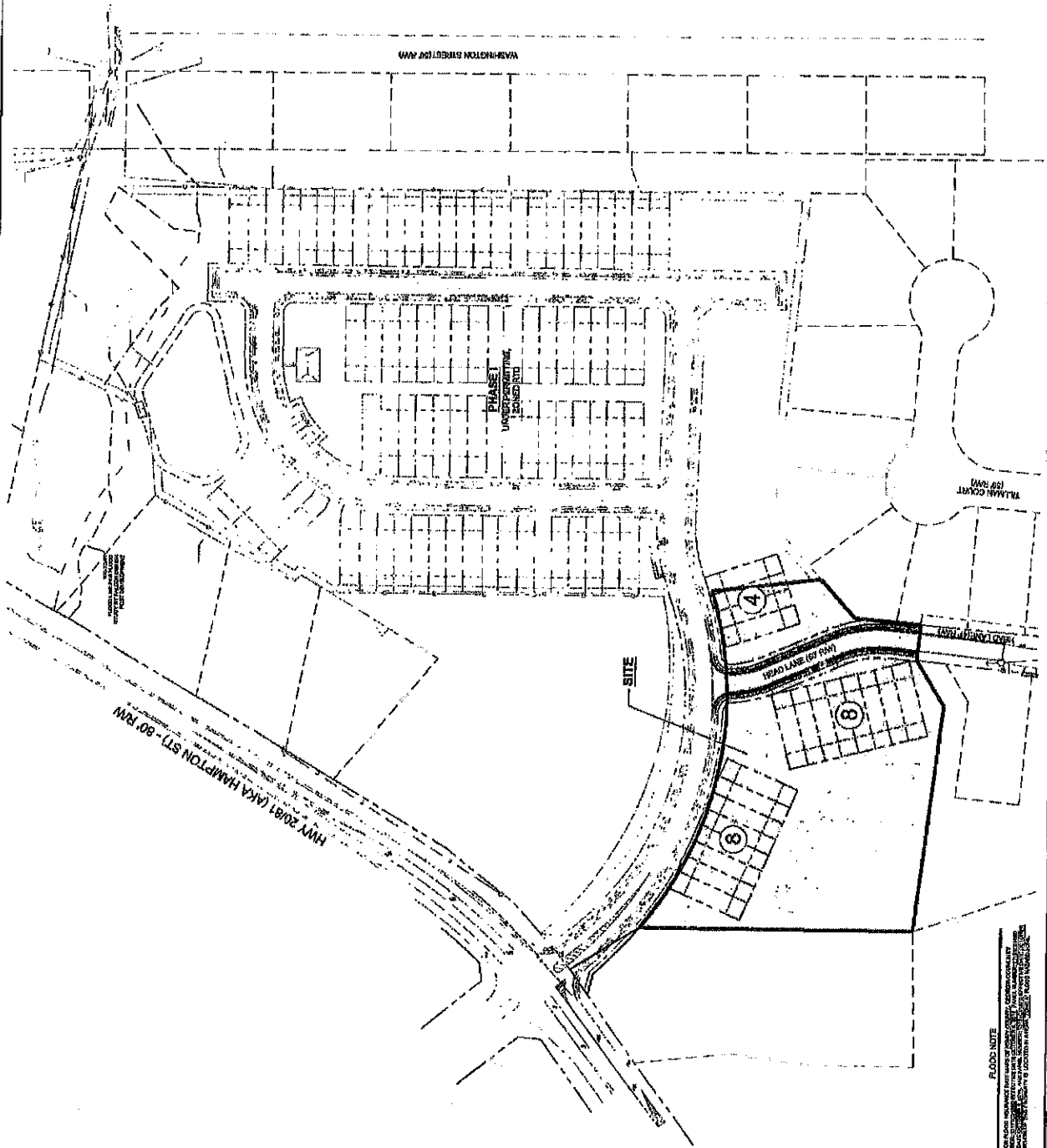
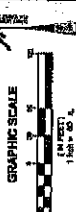
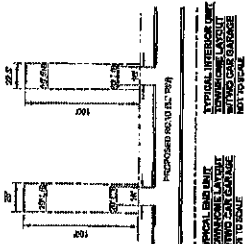
DATE	DESCRIPTION
10/1/2011	CONCEPT PLAN

NO.	DATE	DESCRIPTION
1	10/1/2011	CONCEPT PLAN

1.0
STREET NUMBER



LAND USE SUMMARY
 TOTAL SITE AREA: 2.05 ACRES
 TOTAL LOT AREA: 2.05 ACRES
 ZONING DISTRICT: RTO - RESIDENTIAL TOWNHOUSE DISTRICT
 DEVELOPMENTAL STANDARDS:
 MIN. LOT WIDTH: 30'
 MIN. LOT DEPTH: 30'
 MAX. BUILDING HEIGHT: 35'
 MAX. UNITS PER BUILDING: 8 UNITS
 MIN. SPACING BETWEEN BUILDINGS: 30'



FLOOD NOTE
 THE CITY OF WOODBRIDGE HAS A FLOOD HAZARD MAP. THE FLOOD HAZARD MAP IS AVAILABLE AT THE CITY OF WOODBRIDGE PLANNING DEPARTMENT. THE FLOOD HAZARD MAP IS A TOOL TO IDENTIFY AREAS THAT ARE AT RISK OF FLOODING. THE FLOOD HAZARD MAP IS NOT A GUARANTEE OF FLOOD PROTECTION. THE FLOOD HAZARD MAP IS A TOOL TO IDENTIFY AREAS THAT ARE AT RISK OF FLOODING.

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



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

Case Petition

210203

Applicant

Steven Jones of Bovis, Kyle, Burch & Medlin, LLC
Eagles Rest Phase 2
Hampton Street
Kamali Varner

Address/Location
Council District 4

Request

Land Lot District
Tract Size

Land Lot(s) 156 of the 7th District
Approximately 3.085 Acres +/-
(Parcel # M035-01004003)

Meetings

03/08/22
04/07/22
04/12/22
04/18/22

Planning Commission Workshop
City Council Workshop
Planning Commission "Public Review"
City Council "Public Hearing"

Background Information

Current Zoning

Zoned R-50 (Single Family Residential)

Location

Phase 1-Eagles Rest Townhome Community-Zoned RTD
Hampton Street



North Boundary

Zoned: R-50 (Single Family Residential)
Land Use: Vacant Residential Tract

East Boundary

Zoned: RTD (Residential Townhouse District)
Land Use: Townhome Community

South Boundary

Zoned: R-50 (Single Family Residential)
Land Use: Developed lot with dwelling structure

West Boundary

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



City of McDonough, Georgia
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	Yes
<i>Minimal change to school and water/sewer resources</i>	
▶ Cost increase to the City	Yes
<i>Developer will make improvements required to gain access from SR 20/81</i>	
▶ Impact to environment	No
▶ Amendment will be a deterrent to adjacent properties	No
▶ Current zoning may be used for the purpose intended	No
<i>Only feasibility of development</i>	
▶ 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



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

Section 17.104.050 Review by other agencies

Police Chief (Mr. Ken Noble) – Not applicable at this time (Police only receive the Final Plat for review.)



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

Fire Chief (Mr. Steve Morgan) – Not applicable at this time (Fire will review LDP when submitted.)

City Engineer (Mr. Mark Whitley) – *Civil/Stormwater design will be addressed during LDP Review*

Building Official (Mr. Mark Dobson) – N/A (Rezoning not applicable to Building Code Compliance)

Public Works Director (Mr. Ronnie Thompson) – Recommends approval

City Environmental Engineer (Mr. Tom Fleming) - No comments returned.

Henry County Board of Education (Dr. Carl Knowlton) – [PHASE 2] 20 units proposed with additional 40 students (average of 2 students per unit) for a need of 2 additional classrooms.
 $40\text{units}/25\text{classroom capacity} = 1.6$ (2) classrooms [PHASE 1] 91 units (91 units x 2 students = 182 students/25 classroom capacity = 7.28 (7) classrooms

Henry County Dept. of Transportation (Mr. David Simmons) – *If they did an ICE study for GDOT for Phase 1, GDOT may require an update to the ICE study with the additional townhomes proposed (GDOT's jurisdiction concerning access to Hampton st (SR20/81). With these townhomes getting utilities placed, including utility services, has been a difficult task, particularly with street trees and it wide 2 lane driveways are required—so I'd recommend the developer/owner solidify where all utilities (including services) go as part of permitting the site with the utility companies, and it's recommended to avoid placing street trees.*

Henry County Environmental Health Dept. (Ms. Glenda Scott) – *Not applicable*

Henry County Water Authority (Ms. Fritz Jacques) – *Is a formal availability letter required? If so, the applicant will need to submit an availability request packet.*

Georgia Department of Transportation (Mr. Donald Wilkerson) No further comment.

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



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

Final Staff Recommendation by: Charles Reese, Community Development Director

Staff recommends *Approval* of the **Rezoning to RTD (Residential Townhouse District)** = 3.085 +/- acres with the following stipulations outlined herein: Approval of rezoning from R-50 to RTD with the following conditions:

1. The development shall include sidewalk and street lighting along all roadways within the development.
2. The development shall include a Children's playground in either Phase 1 or Phase 2.
3. The development shall include auxiliary/overflow off street parking in Phase 1 and Phase 2.
4. All townhomes shall be a minimum of twenty-two Feet (22') wide and all townhomes shall have a two (2) car garage.
5. Facades of the residences shall have at least fifty percent (50%) of the front elevation consisting of brick/stone with the remainder to be either brick/stone, stucco or fibrous concrete board (e.g., hardiplank)
6. Vinyl shall only be permitted to be used for eaves and soffits.
7. There shall be a Boulevard style entrance with extensive landscaping from Hwy 20/81
8. Connection to water and sewer is required prior to development.
9. A homeowner's association shall be established for the proposed development for the purpose of providing maintenance of the common areas.
10. Restrictive covenants regulating uses and structures shall be imposed upon the development.
11. Speed bumps to be installed along boulevard connecting to Hwy 20/81
12. Agreement needed between neighbor and adjacent property for easement at 20/81 connection/decel lane including GDOT approval and permit. *Has been received.*
13. No on-street parking
14. All other conditions of development will be in accordance with the development ordinances of the City.

From PC PR meeting-Resident-construction should not block roadway-Payne drive, hours of operation, Must have water truck to keep down dust ("leave the neighborhood as they found it")
Questions about speed bumps along blvd.

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.*