

AGENDA ITEM SUMMARY
May 17, 2021

ITEM NUMBER: _____

6A

ITEM SUMMARY:

Consider the approval of the annual Memorandum of Understanding (MOU) between the City of McDonough and the Georgia Department of Community Affairs (DCA) for participation in the Georgia Main Street Program.

SPECIAL CONSIDERATIONS OR CONCERNS:

Established in June 2001, the McDonough Main Street Program is part of a national network of more than 1,800 active Main Street entities. It is an essential, community-driven initiative that focuses on conscientious revitalization of older, traditional business districts throughout the United States, while remaining centrally focused on economic development and sensitive to historic preservation.

The Georgia Department of Community Affairs is the government entity that oversees Main Street programs across the State. To remain in compliance with the State Main Street Program Standards, every Main Street Program must annually renew its Memorandum of Understanding, which details the criteria upon which the program will be assessed. The City will be required to adhere to the state's ten minimum standards, including maintaining a Main Street Manager position, completing required reports, and following Main Street's Four-Point Approach. DCA will provide technical assistance, training, and promotional support for the McDonough Main Street Program.

STAFF RECOMMENDATION:

The McDonough Main Street Department Manager and staff recommend approval and signing of the annual Memorandum of Understanding between the City of McDonough and the Georgia Department of Community Affairs.

FINANCIAL IMPACT:

N/A

ATTACHMENTS:

Georgia Main Street Memorandum of Understanding (MOU) and Standards.

Submitted and Reviewed by:

Cinderella Bennett, Main Street Manager

Approved by:

Preston Dorsey, City Administrator



DOWNTOWN DEVELOPMENT

2021-2022 Classic Main Street MOU

Memorandum of Understanding

5/3/2021

**This document should be signed by all local parties
(ACR, Board Chair, and Main Street Program Manager)
by **July 1, 2021****

Please email Elizabeth.Elliott@dca.ga.gov with any questions.



**National Main Street
Center**
a subsidiary of the
National Trust for Historic Preservation

GEORGIA CLASSIC MAIN STREETS PROGRAM MEMORANDUM OF UNDERSTANDING

2021 -2022 Program Year

This agreement is entered into and executed by the Georgia Department of Community Affairs Office of Downtown Development (hereinafter referred to as "DCA"), the City/Town of McDonough, Georgia (hereinafter referred to as "Community"), the Local Main Street Program Board of Directors, and the Downtown Manager for the Community. DCA will enter into this agreement with the above parties to provide services in return for active and meaningful participation in the Georgia Classic Main Streets Program by the Community as specified below.

This agreement outlines the necessary requirements set forth by DCA for the Community's participation in the Georgia Classic Main Streets Program for the stated term. DCA is the sponsoring state agency for the Georgia Classic Main Street program and is licensed by the National Main Street Center (hereinafter referred to as "National Program") to designate, assess, and recommend for accreditation Main Street programs within the State of Georgia.

In recognition of the agreement by DCA, the Community, the Board of Directors, and the Downtown Manager to maintain an active Local Main Street Program, the parties have agreed to the following:

ARTICLE 1: THE COMMUNITY AGREES TO—

1. Appoint or contract with an entity to serve as the Board of Directors for the local Main Street Program. The city council may not serve as the Main Street Board.
2. Set and review boundaries for the target area of the local Main Street Program.
 - A. A copy of these boundaries should remain on file with DCA at all times.
 - B. The Community should work with the Board of Directors to review boundaries at least once every three years.
3. Employ a full-time paid professional downtown manager responsible for the daily administration of the local Main Street Program.
 - A. The downtown manager must have a job description that identifies at least 75% of their duties that relate directly to the Main Street program. A copy of the job description should remain on file with DCA at all times.
 - B. The downtown manager should be paid a salary consistent with other community and economic development professionals within the state. The program manager's salary must be paid in excess of minimum wage.
 - C. The Community must notify DCA within one week of any downtown manager vacancy and the Community must appoint an interim downtown manager until the position is filled. DCA must have accurate contact information for the downtown manager at all times.
 - D. Provide an annual evaluation of the downtown manager. If the manager is employed by an entity other than the local government, require that entity to provide an annual evaluation and performance review.
4. Provide for local Main Street Program solvency through a variety of direct and in-kind financial support.
 - A. If the downtown manager is an employee of the local Main Street Program and not the Community, the Community assures that the program has the financial means to pay for said manager for the period of this agreement.
 - B. The local Main Street program must maintain an identifiable and publicly accessible office space. DCA recommends this space to be in the local Main Street program area.
 - C. The local Main Street program must have sufficient funding to provide travel and training for the downtown manager and the Board of Directors.
5. Assist the downtown manager in compiling data required as part of the monthly reporting process.
 - A. Provide for a positive relationship between the downtown manager and key city staff to access the following information in a timely manner:
 - i. Business license data
 - ii. Building permit data
 - iii. Property tax data
 - iv. Geographic Information Systems data (mapping support when available)
 - B. Review reported data submitted by the downtown manager to assure accuracy.

6. Use the "Main Street America™" name in accordance with the National Main Street Policy on the use of the name Main Street.
7. Notify DCA in writing prior to any wholesale changes in the local program, including staff changes, major funding changes, change in organizational structure/placement of the program or major turnover in the board of directors. Such notice should be received by DCA one month prior to said changes. Changes may result in program probation, the loss of accreditation or removal of program designation.

ARTICLE 2: THE BOARD OF DIRECTORS AGREES TO—

1. Assist the downtown manager in creating an annual work plan that incorporates incremental and meaningful goals related to the Main Street Approach™ to downtown revitalization: Community Transformation Strategies, Organization, Design, Promotion and Economic Vitality.
 - A. The work plan should include specific tasks, assignments or a point of contact for the task, related budget needs, and a timeline.
 - B. The work plan will serve as a strategic plan for the local program for a period of three years or less.
 - C. A copy of the work plan must be on file and updated with DCA.
2. Provide opportunities for regular public engagement and support of the Local Main Street Program.
 - A. DCA recommends a public downtown visioning event/town hall meeting annually.
 - B. The Board should identify opportunities for volunteer support and assistance in executing the work plan.
 - C. The Board should actively engage the community for financial and in-kind support of the local program.
3. Conduct, at least, one board training, orientation or planning retreat per year for the local program.
4. Meet a minimum of 10 times per year and insure that the minutes of each meeting are maintained and distributed. Such meetings should be open to the public and public notice should be given related to meeting times and agendas.
5. Attend training when possible to become better informed about the Main Street Approach™ and trends for downtown revitalization and to support the downtown manager.
6. All newly appointed Board Members are required to become Main Street 101 certified within their first year of their first term. All current Board Members, must be Main Street 101 certified through DCA's online testing system. A copy of each Board Member's Main Street 101 certification must be uploaded to the Standard 5 file in your program's shared DCA Dropbox folder.
7. Assure the financial solvency and effectiveness of the Local Main Street Program.
 - A. Adopt an annual budget that is adequate to support the annual work plan, maintain an office and support staff, and provide for training and travel.
 - B. Maintain current membership of the Local Main Street Program to the National Main Street Center to be eligible for accreditation.
 - C. Provide for policies to expend funds, enter into debt, and provide programming support for the local Main Street Program.

ARTICLE 3: THE DOWNTOWN MANAGER AGREES TO—

1. Complete all reporting required by DCA to maintain National Accreditation of the local Main Street Program.
 - A. Complete monthly economic and programming activity reports, including portions of said reports that are required as part of the local program assessment process by DCA. These reports must be completed by the 30th of the following month. (Example: March report due by April 30th). Failure to complete monthly reports in a timely manner may result in program probation, the loss of accreditation or removal of program designation.
 - B. Participate in the annual manager's survey provided by DCA. Failure to complete the annual manager's survey by the deadline may result in the loss of accreditation.
 - C. Provide documentation of all meetings, work plans, budgets, job descriptions, and mission/vision statements for the organization.
 - D. Provide documentation to support the work of the organization as it relates to the Main Street Approach™, including information related to historic preservation as required by the National Main Street Center.
 - E. Provide, from time to time, documentation related to local ordinances, plans, codes, and policies that are specific to the Community's downtown area.
2. Participate in training to broaden the impact of the local Main Street Program.
 - A. The downtown manager and/or board members are expected to attend at least one preservation or economic development-related training annually.
 - B. DCA requires managers to attend at least 30 hours of training annually (including webinars, annual trainings, statewide workshops, etc.) Eligible training hours can come from both DCA and non-DCA hosted training events.

Training must be relevant to the field of downtown development, historic preservation, planning, community development and economic development.

- C. Respond to requests by DCA in a timely manner.
3. Take advantage of the Georgia Main Street network of professional downtown managers.
4. All newly hired managers must complete Main Street 101 training with DCA within the first 6 months of employment in the local community. All existing downtown managers must be Main Street 101 certified through DCA's online testing system.
5. Provide regular updates between the local Main Street Program and the Community.
 - A. Managers are encouraged to provide at least quarterly reports to the local government.
 - B. Managers are encouraged to provide copies of all minutes, budgets, and work plans to the local government in a timely manner.
6. Maintain and preserve project files. Document downtown projects and other major local program information in a thorough and systematic fashion. All relevant programmatic documentation should be uploaded and stored in the DCA shared Dropbox folder created for your local program, following the organization structure outlined in DCA's "A Visual Guide to Dropbox Management" document which is located in the "Resources" folder of the Georgia Main Street website. This is to help ensure a seamless transfer of project files to city representatives or successor manager in the event of personnel changes.

ARTICLE 4: DCA AGREES TO—

1. Supervise all communications between the Community, state government agencies and the National Main Street Center as it relates to the local Main Street Program.
2. Conduct a curriculum of training on an annual basis to assist the downtown manager, the Main Street Board, and the Community with the local downtown revitalization program.
3. Assist local Main Street Programs with organizational issues that may prevent the successful progress of the Community's downtown revitalization strategy.
 - A. DCA may assist communities in selecting candidates for the position of downtown manager as requested.
 - B. DCA may require a local Main Street Program to host an on-site assessment visit if the program has had a major leadership or organization change, is currently in a probationary status, or is in jeopardy of losing accreditation or designation status.
4. Provide timely assistance and guidance to the Community as a result of requests for service, monthly reports, or the annual assessment process.
 - A. DCA may contact a community upon observation of monthly reporting abnormalities, missing data or missing reports. If a community becomes delinquent in multiple reports, DCA may contact the local board chair or city administrator about the delinquency.
 - B. DCA may assist in training local staff or volunteers in the reporting process.
 - C. DCA will provide unlimited telephone consultations with local programs.
 - D. DCA will attempt to provide on-site assistance as feasible.
5. Provide ongoing press coverage of the Georgia Classic Main Streets Program, including social media outreach, to recognize and publicize the work of local programs.
6. Provide access to resource materials, sample codes and ordinances, organizational documents, and templates for local programs.
7. Conduct an annual program assessment for the Community highlighting success and opportunities for improvement.
8. Provide design services to the local program. Services may include phone consultations, site visits, design training, services for local property owners and merchants, conceptual drawings, property plans and layouts, corridor plans and strategies, historic preservation plans, and historic research, among other services as requested.
9. Provide economic development assistance to encourage small business development, real estate development and property rehabilitation within the downtown area.

ARTICLE 5: ALL PARTIES AGREE THAT—

1. This agreement shall be valid through June 30, 2022.
2. This agreement may be terminated by DCA or the Community by written notice of 60 days. Termination of this agreement by the Community will result in the loss of local Main Street designation. Communities that choose to terminate their Georgia Classic Main Streets Program affiliation will be required to formally apply for and participate in the Start-Up process if they desire to regain their National Accreditation in the future.

3. If the Community, Board of Directors and/or Downtown Manager fail to fulfill their obligations set forth in this agreement, DCA reserves the right to determine a course of action for the local Main Street Program as it deems appropriate. Such course may include probation, loss of accreditation or termination of designation.
4. If at any point during the 2021-2022 program year there is a change in the local program manager, the local program is required to submit a new MOU including the new manager's signature certifying that person's understanding of the requirements of this relationship.
5. Any change in the terms of this agreement must be made in writing and approved by both parties.

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**GEORGIA CLASSIC MAIN STREET PROGRAM MEMORANDUM
OF UNDERSTANDING: 2021-2022 Program Year**

THIS AGREEMENT IS HEREBY EXECUTED BY AND BETWEEN THE PARTIES BELOW:

LOCAL GOVERNMENT (COMMUNITY): McDonough

Authorized City Representative (ACR) Signature

Date

Billy Copeland

ACR Name Printed

ACR Title

MAIN STREET BOARD OF DIRECTORS

Board Chair Signature

Date

Keith Sweat

Board Chair Printed Name

Date Term Expires

DOWNTOWN MANAGER

C Bennett
Manager's Signature

5/3/21
Date

Cinderella Bennett
Manager Printed Name

6/19/20
Date Hired



Please check here if this position is vacant.

**GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF DOWNTOWN DEVELOPMENT
GEORGIA MAIN STREET PROGRAM**

Jessica Reynolds

ODD Director's Signature

05/03/2021

Date

Jessica Reynolds
Director, Office of Downtown Development
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Phone: 404-679-4859
Email: Jessica.reynolds@dca.ga.gov

Item 6C

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 21-04-19002(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 The Residential Group for Crest South Point:

All that lot, tract or parcel of land, otherwise known as a Parcel #075-01066001, #075-01066002, #075-01066004, #075-01066005, & #075-01066006, lying and being in Land Lot(s) 161 of the 7th District of Henry County, Georgia, consisting of 36 +/- acres and being more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2.

The above property is hereby zoned C-3 (Highway Commercial) consisting of 5+/- acres and RM-75 (Multi-Family Residential) consisting of 31+/- acres, 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 April, 2021.

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:

JANIS PRICE, CITY CLERK

CITY ATTORNEY

Exhibit A
Legal Description (See Attached)

TRG McDonough

Tract 1

All that tract or parcel of land lying and being in Land Lot 161 of the 7th District, City of McDonough, Henry County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a point at the southeasterly most mitered intersection of the southeasterly Right of Way of Haven Ridge Drive (50' R/W) and the northeasterly Right of Way of State Route 81 (80' R/W); thence running southeasterly along said Right of Way of State Route 81 439.62 feet to a 1 1/2" open top pipe found; thence North 00° 46' 07" West a distance of 3.71 feet to an iron pin set; thence running along a curve to the right an arc length of 278.04 feet, (said curve having a radius of 4577.44 feet, with a chord bearing of South 74° 15' 12" East, and a chord length of 278.00 feet) to an iron pin set; thence running along a curve to the right an arc length of 261.34 feet, (said curve having a radius of 2446.97 feet, with a chord bearing of South 69° 15' 37" East, and a chord length of 261.22 feet) to an iron pin set; thence running along a curve to the right an arc length of 194.70 feet, (said curve having a radius of 1862.52 feet, with a chord bearing of South 63° 05' 11" East, and a chord length of 194.61 feet) to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 25° 11' 12" East a distance of 212.44 feet to an iron pin set; thence South 89° 58' 12" East a distance of 183.86 feet to an iron pin set; thence South 02° 13' 12" West a distance of 338.00 feet to a nail found on the aforementioned Right of Way of State Route 81; thence running along said Right of Way North 60° 51' 37" West a distance of 299.02 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.440 Acres (62,736 Square Feet).

TRG McDonough

Tract 2

All that tract or parcel of land lying and being in Land Lot 161 of the 7th District, City of McDonough, Henry County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a point at the southeasterly most mitered intersection of the southeasterly Right of Way of Haven Ridge Drive (50' R/W) and the northeasterly Right of Way of State Route 81 (80' R/W); thence running southeasterly along said Right of Way of State Route 81 439.62 feet to a 1 1/2" open top pipe found; thence North 00° 46' 07" West a distance of 3.71 feet to an iron pin set; thence running along a curve to the right an arc length of 278.04 feet, (said curve having a radius of 4677.44 feet, with a chord bearing of South 74° 15' 12" East, and a chord length of 278.00 feet) to an iron pin set; thence running along a curve to the right an arc length of 261.34 feet, (said curve having a radius of 2446.97 feet, with a chord bearing of South 69° 15' 37" East, and a chord length of 261.22 feet) to an iron pin set; thence running along a curve to the right an arc length of 194.70 feet, (said curve having a radius of 1862.52 feet, with a chord bearing of South 63° 05' 11" East, and a chord length of 194.61 feet) to an iron pin set; thence South 60° 51' 37" East a distance of 299.02 feet to a nail found and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 02° 13' 12" East a distance of 976.06 feet to a 1/2" rebar found; thence South 64° 24' 49" East a distance of 190.17 feet to a 1/2" rebar found; thence South 02° 39' 47" West a distance of 974.46 feet to a 1/2" rebar with cap found on the aforementioned Right of Way of State Route 81; thence running along said Right of Way running along a curve to the right an arc length of 182.64 feet, (said curve having a radius of 3060.03 feet, with a chord bearing of North 63° 56' 42" West, and a chord length of 182.61 feet) to the TRUE POINT OF BEGINNING. Said tract contains 3.834 Acres (167,021 Square Feet).

TRG McDonough

Tract 3

All that tract or parcel of land lying and being in Land Lot 161 of the 7th District, City of McDonough, Henry County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a point at the southeasterly most mitered intersection of the southeasterly Right of Way of Haven Ridge Drive (50' R/W) and the northeasterly Right of Way of State Route 81 (80' R/W); thence running southeasterly along said Right of Way of State Route 81 439.62 feet to a 1 1/2" open top pipe found; thence North 00° 46' 07" West a distance of 3.71 feet to an iron pin set; thence running along a curve to the right an arc length of 278.04 feet, (said curve having a radius of 4677.44 feet, with a chord bearing of South 74° 15' 12" East, and a chord length of 278.00 feet) to an iron pin set; thence running along a curve to the right an arc length of 261.34 feet, (said curve having a radius of 2446.97 feet, with a chord bearing of South 69° 15' 37" East, and a chord length of 261.22 feet) to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 00° 02' 44" West a distance of 1410.82 feet to a 1/2" rebar found; thence South 84° 43' 39" East a distance of 500.22 feet to a 1/2" rebar found; thence South 02° 14' 52" West a distance of 229.74 feet to a point on the westerly terminus of Sons Drive (60' R/W); thence running along said terminus South 02° 14' 52" West a distance of 78.43 feet to a point; thence leaving said terminus South 02° 14' 52" West a distance of 315.54 feet to a 1/2" rebar found; thence South 02° 13' 12" West a distance of 638.05 feet to an iron pin set; thence North 89° 58' 12" West a distance of 183.86 feet an iron pin set; thence South 25° 11' 12" West a distance of 212.44 feet an iron pin set on the aforementioned Right of Way of State Route 81; thence running along said Right of Way running along a curve to the left an arc length of 194.70 feet, (said curve having a radius of 1862.52 feet, with a chord bearing of North 63° 05' 11" West, and a chord length of 194.61 feet) to the TRUE POINT OF BEGINNING. Said tract contains 14.732 Acres (641,726 Square Feet).

TRG McDonough

Tract 4

All that tract or parcel of land lying and being in Land Lot 161 of the 7th District, City of McDonough, Henry County, Georgia and being more particularly described as follows:

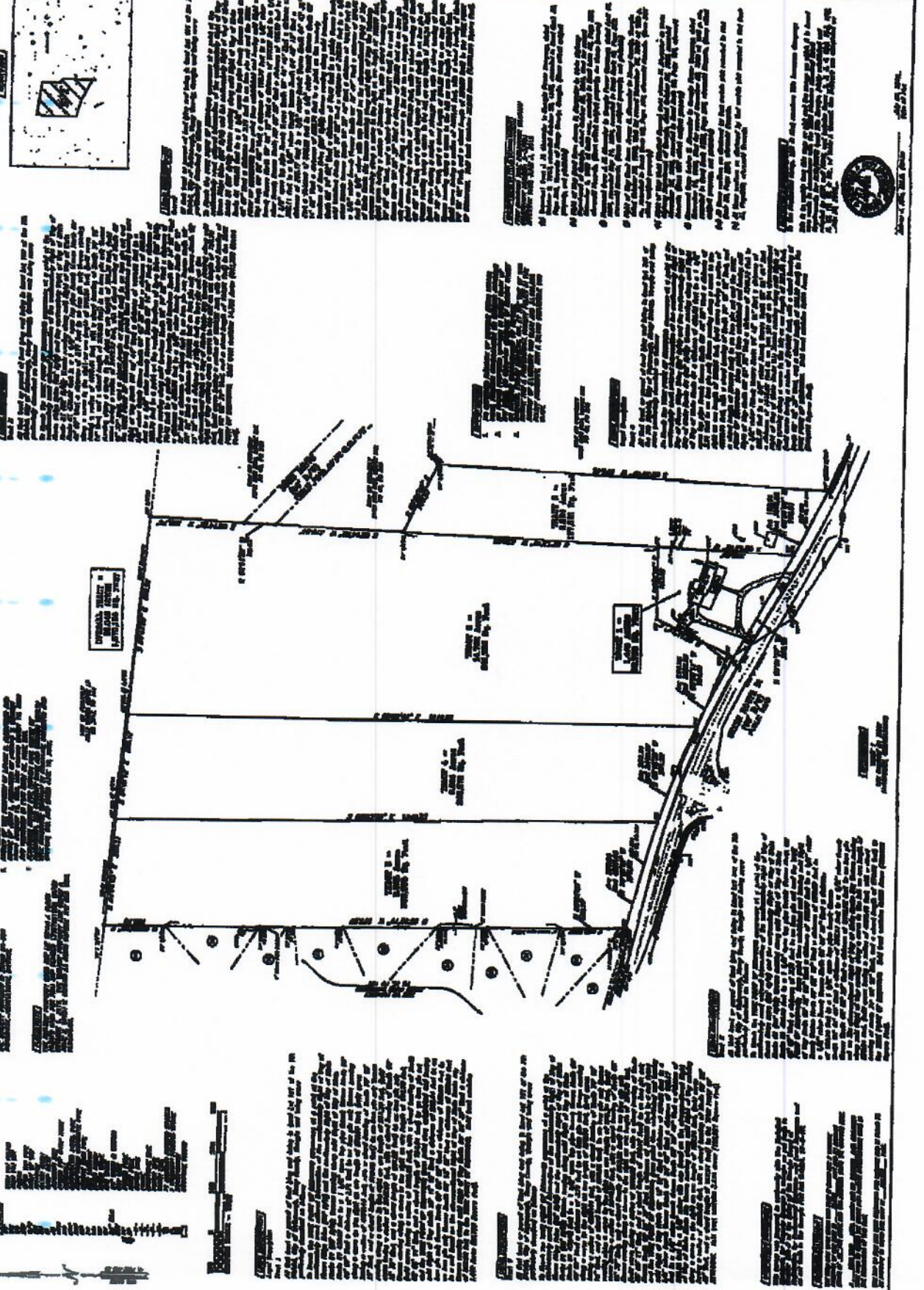
To reach the TRUE POINT OF BEGINNING commence at a point at the southeasterly most mitered intersection of the southeasterly Right of Way of Haven Ridge Drive (50' R/W) and the northeasterly Right of Way of State Route 81 (80' R/W); thence running southeasterly along said Right of Way of State Route 81 a distance of 439.62 feet to a 1 1/2" open top pipe found; thence North 00° 46' 07" West a distance of 3.71 feet to an iron pin set; thence running along a curve to the right an arc length of 278.04 feet, (said curve having a radius of 4677.44 feet, with a chord bearing of South 74° 15' 12" East, and a chord length of 278.00 feet) to an iron pin set and the TRUE POINT OF BEGINNING from point thus established and leaving said Right of Way North 00° 53' 29" West a distance of 1342.73 feet to a 1/2" rebar found; thence South 84° 45' 12" East a distance of 265.17 feet to a 1/2" rebar found; thence South 00° 02' 44" East a distance of 1410.82 feet to an iron pin set on the aforementioned Right of Way of State Route 81; thence running along said Right of Way running along a curve to the left an arc length of 261.34 feet, (said curve having a radius of 2446.97 feet, with a chord bearing of North 69° 15' 37" West, and a chord length of 261.22 feet) to the TRUE POINT OF BEGINNING. Said tract contains 8.004 Acres (348,673 Square Feet).

TRG McDonough

Tract 5

All that tract or parcel of land lying and being in Land Lot 161 of the 7th District, City of McDonough, Henry County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a point at the southeasterly most mitered Intersection of the southeasterly Right of Way of Haven Ridge Drive (50' R/W) and the northeasterly Right of Way of State Route 81 (80' R/W); thence running southeasterly along said Right of Way of State Route 81 439.62 feet to a 1 1/2" open top pipe found; thence North 00° 46' 07" West a distance of 3.71 feet to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 00° 52' 00" West a distance of 162.77 feet to a 1/2" rebar found; thence North 00° 52' 19" West a distance of 977.97 feet to a 1/2" rebar found; thence North 00° 00' 29" East a distance of 150.79 feet to a 1 1/2" open top pipe found; thence South 84° 44' 49" East a distance of 265.11 feet to a 1/2" rebar found; thence South 00° 53' 29" East a distance of 1342.73 feet to an iron pin set on the aforementioned Right of Way of State Route 81; thence running along said Right of Way running along a curve to the left an arc length of 278.04 feet, (said curve having a radius of 4677.44 feet, with a chord bearing of North 74° 15' 12" West, and a chord length of 278.00 feet) to the TRUE POINT OF BEGINNING. Said tract contains 8.035 Acres (350,008 Square Feet).



AGENDA ITEM SUMMARY
April 19, 2021

Item Number: 108

ITEM SUMMARY:

The request for Case #210101 (Crest South Point) is for a rezoning of the subject property recognized as Tax Parcel ID #075-01066001, #075-01066002, #075-01066004, #075-01066005, & #075-01066006, located at Hwy. 81 W.

SPECIAL CONSIDERATIONS OR CONCERNS:

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

2/9/21 Municipal Planning Commission Workshop
3/9/21 Municipal Planning Commission Public Review
3/4/21 City Council Workshop – POSTPONED PER APPLICANT REQUEST
3/15/21 City Council Public Hearing - POSTPONED PER APPLICANT REQUEST
4/1/21 City Council Workshop
4/19/21 – City Council Public Hearing

RECOMMENDATION (Community Development Director):

MPC (3/9/21 Meeting)

Calvin McClenden made motion for denial of the rezoning, Scott Reeves second.

➤ **Vote: 3-2 (Motion Passed)**

- **Yes Votes (Scott Reeves, Stanley Head, Calvin McClenden)**
- **No Votes (Terry Ellington, Terri O'Quinn)**

Staff – Recommends approval of rezoning from RA-200 (Residential Agricultural) to RM-75 (Multi-Family Residential) and C-3 (Highway Commercial) with conditions.

FINANCIAL IMPACT: (Funding Source) – N/A

ATTACHMENTS:

ORD# 21-04-19002(Z)

P/Z Final Staff Report (Exhibit B)

Submitted by:

Charles Rccsc, Community Development Director
Eric Pitts, Consulting City Planner

**CONSENT AGENDA ITEM
MAY 17, 2021**

ITEM NUMBER: 6D

ITEM SUMMARY:

Approval to amend the agreement for audit services for the year ended 6-30-20, with the firm of James L Whitaker, PC, in the amount of \$1,225. The agreement amount of \$48,000 would be amended to \$49,225.

SPECIAL CONSIDERATIONS OR CONCERNS:

Additional time was required to complete audit in accordance with Generally Accepted Auditing Standards.

STAFF RECOMMENDATION:

Approve the increase of \$1,225.

FINANCIAL IMPACT: (Funding Source)

The amount will be paid from budgeted appropriations in the Finance Department.

ATTACHMENTS:

See Attachment A.

Submitted by:

Mike Clark, Finance Director

ANNUAL AUDIT FEE INCREASE

Total Approved Fee	\$ 48,000.00
Amounts Previously Billed	<u>(44,080.00)</u>
Balance Remaining	3,920
Final Amount Billed	<u>(5,145)</u>
Amount Subject to Approval	<u>\$ (1,225)</u>

Attachment A

AGENDA ITEM SUMMARY

Date: 5/17/21

6:00 p.m.

ITEM NUMBER:

6E

ITEM SUMMARY:

Requesting approval, for the future purchase of the following vehicle and emergency equipment for the McDonough Police Department Parking Enforcement:

One (1) 2021 GMC 1500 double cab truck from Bellamy Strickland	\$27,165.00
Emergency equipment from West Chatham Warning Devices	\$3,064.70

SPECIAL CONSIDERATIONS OR CONCERNS:

Purchase of one (1) new vehicle and emergency equipment for the McDonough Police Department Parking Enforcement.

STAFF RECOMMENDATION:

Recommend approval.

FINANCIAL IMPACT: (Funding Source)

Total amount for the (1) vehicle with emergency equipment will be \$30,229.70. If approved, the funds will be paid from the General Fund.

ATTACHMENTS:

Cost sheet attached for one (1) vehicle and emergency equipment.

Submitted by:

Chief Ken Noble

BELLAMY STRICKLAND

Office: 770-954-3017
Christa Mooney/John Winter

Client: City of McDonough Police Department

Date: 5/5/2021

Stock Number: 247101

VIN: 1GTR8AEH0MZ297888

Year: 2021 Make: GMC Model: 1500 double cab

Body Description:

Chassis: \$ 27,165.00

Body: \$ -

Other Locals:

Other Locals: \$ -

Documentation and Temporary Operating Permit: -

Sub total: \$ 27,165.00

Rebates / Discount: Included

Pre Tax: \$ 27,165.00

County / Rate: - Tax: \$ -

Tag/Title: \$ -

Net Sales Price: \$ 27,165.00

Down Payment: \$ -

Balance Due: \$ 27,165.00

Dealership to give county titles upon delivery

Accepted By:

Date:



Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (Complete)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	\$34,000.00
Total Options	\$875.00
Vehicle Subtotal	\$34,875.00
Destination Charge	\$1,695.00
Grand Total	\$36,570.00

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Data Version: 13684. Data Updated: May 4, 2021 10:14:00 PM PDT.



Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (✓ Complete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
TC10753	2021 GMC Sierra 1500 2WD Double Cab 147"	\$34,000.00

COLORS

CODE	DESCRIPTION
G9K	Satin Steel Metallic (Available at extra charge.)

EMISSIONS

CODE	DESCRIPTION	MSRP
FE9	Emissions, Federal requirements	\$0.00

ENGINE

CODE	DESCRIPTION	MSRP
LV3	Engine, 4.3L EcoTec3 V6 with Active Fuel Management (285 hp [212 kW] @ 5300 rpm, 305 lb-ft of torque [413 Nm] @ 3900 rpm) (Requires (MYC) 6-speed automatic transmission.) (STD) *GROSS*	\$0.00

TRANSMISSION

CODE	DESCRIPTION	MSRP
MYC	Transmission, 6-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (Included and only available with (LV3) 4.3L EcoTec3 V6 engine or (LB2) 5.3L EcoTec3 V8 engine.) (STD)	\$0.00

AXLE

CODE	DESCRIPTION	MSRP
GU6	Rear axle, 3.42 ratio	\$0.00

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION	MSRP
1SA	Work Truck Preferred Equipment Group includes standard equipment	\$0.00

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Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (✔ Complete)

WHEELS

CODE	DESCRIPTION	MSRP
Q5U	Wheels, 17" x 8" (43.2 cm x 20.3 cm) 6-spoke Bright Silver painted aluminum (Not available with (VYU) Snow Plow Prep Package.)	\$350.00

TIRES

CODE	DESCRIPTION	MSRP
QBN	Tires, 255/70R17 all-season, blackwall (STD)	\$0.00

SPARE TIRE

CODE	DESCRIPTION	MSRP
QBR	Tire, spare 255/70R17 all-season, blackwall (Included with (QBN) 255/70R17 all-season, blackwall tires.) (STD)	\$0.00

PAINT

CODE	DESCRIPTION	MSRP
G9K	Satin Steel Metallic (Available at extra charge.)	\$495.00

SEAT TYPE

CODE	DESCRIPTION	MSRP
AE7	Seats, front 40/20/40 split bench with covered armrest storage (STD)	\$0.00

SEAT TRIM

CODE	DESCRIPTION	MSRP
H0U	Jet Black, Cloth seat trim (Requires (A2X) 10-way power driver seat including power lumbar. Not available with (ZW9) pickup bed delete.)	\$0.00

RADIO

CODE	DESCRIPTION	MSRP
IOR	Audio system, GMC Infotainment System with 7" diagonal color touch-screen, AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring wired Android Auto and Apple CarPlay capability for compatible phones (STD)	\$0.00

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Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (✔ Complete)

OPTION DISCOUNT

CODE	DESCRIPTION	MSRP
—	Option/Package Discount (Requires (LV3) 4.3L EcoTec3 V6 Engine or (L3B) 2.7L Turbo Engine or (PEB) Sierra Value Package.) *DISCOUNT*	(\$2,500.00)

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	MSRP
PCI	Convenience Package includes (AQQ) Remote Keyless Entry, (QT5) EZ Lift power lock and release tailgate, (AKO) tinted glass, (UF2) LED cargo bed lighting, (C49) rear-window defogger, (K34) cruise control and (DLF) outside power mirrors (Not available with (ZLQ) Fleet Convenience Package. When (ZW9) pickup bed delete is ordered (QT5) EZ Lift power lock and release tailgate and (UF2) LED cargo bed lighting will not be available. Included with (PEB) Sierra Value Package. Available to upgrade to (QK2) GMC MultiPro Tailgate without (ZW9) pickup bed delete.)	Inc.
PEB	Sierra Value Package includes (PCI) Convenience Package and (Z82) Trailering Package (Not available with (ZW9) pickup bed delete or (ZLQ) Fleet Convenience Package.) *GROSS*	\$1,640.00
Z82	Trailering Package includes trailer hitch, 7-pin and 4-pin connectors and (CTT) Hitch Guidance (Not available with (ZW9) pickup bed delete. Included with (PEB) Sierra Value Package.)	Inc.

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
AKO	Glass, deep-tinted (Included with (PCI) Convenience Package.)	Inc.
DLF	Mirrors, outside heated power-adjustable (Included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)	Inc.
QT5	Tailgate, gate function manual with EZ Lift includes power lock and release, includes hitch area light (Included and only available with (PCI) Convenience Package, (QK2) GMC MultiPro Tailgate or (ZLQ) Fleet Convenience Package.)	Inc.
UF2	LED Cargo Area Lighting located in cargo bed activated with switch on center switch bank or key fob (Included with (PCI) Convenience Package. Not available with (ZW9) pickup bed delete.)	Inc.

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Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (✓ Complete)

ADDITIONAL EQUIPMENT - ENTERTAINMENT

CODE	DESCRIPTION	MSRP
U2K	SiriusXM Radio enjoy an All Access trial subscription with over 150 channels including commercial-free music, plus sports, news and entertainment. Plus listening on the SiriusXM app, online and at home on compatible connected devices is included, so you'll hear the best SiriusXM has to offer, anywhere life takes you. Welcome to the world of SiriusXM. (Requires (UE1) OnStar. IMPORTANT: The SiriusXM radio trial package is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. See the SiriusXM Customer Agreement at www.siriusxm.com for complete terms and how to cancel. All fees, content, features, and availability are subject to change. GM connected vehicle services vary by vehicle model and require active service plan, working electrical system, cell reception and GPS signal. See onstar.com for details and limitations.	\$100.00
VV4	4G LTE Wi-Fi Hotspot capable (Included and only available with (UE1) OnStar. Terms and limitations apply. See onstar.com or dealer for details.)	Inc.

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
—	Compass, located in instrument cluster (Included and only available with (UE1) OnStar.)	Inc.
—	GMC Connected Access capable (Included and only available with (UE1) OnStar. Subject to terms. See onstar.com or dealer for details.)	Inc.
A2X	Seat adjuster, driver 10-way power including lumbar (Requires and only available with (H0U) Jet Black Interior trim and (PCI) Convenience Package or (ZLQ) Fleet Convenience Package. Requires (K14) 120-volt power outlet and (KC9) 120-volt bed-mounted power outlet. Not available with (ZW9) pickup bed delete.)	\$290.00
AQQ	Remote Keyless Entry (Included and only available with (PCI) Convenience Package, or (ZLQ) Fleet Convenience Package.)	Inc.
B30	Floor covering, color-keyed carpeting	
B32	Floor mats, rubberized-vinyl front (Included and only available with (B30) color-keyed carpeting.	\$100.00
B33	Floor mats, rubberized-vinyl rear (Requires Crew Cab or Double Cab model. Included and only available with (B30) color-keyed carpeting.	Inc.
C49	Defogger, rear-window electric (Included with (PCI) Convenience Package.)	Inc.
K34	Cruise control, steering wheel-mounted (Included with (PCI) Convenience Package, (ZLQ) Fleet Convenience Package or (RGE) 1SA Safety Confidence Package.)	Inc.
KC9	Power outlet, bed mounted, 120-volt (400 watts shared with (K14) instrument panel mounted power outlet) (Included and only available with (K14) 120-volt AC power outlet. Not available with (ZW9) pickup bed delete.)	Inc.
K14	Power outlet, instrument panel, 120-volt (400 watts shared with (KC9) bed mounted power outlet) (Requires (PCI) Convenience Package, (PEB) Sierra Value Package or (ZLQ) Fleet Convenience Package. Included with (PQA) 1SA Driver Alert Package I or (PEF) 1SA 2.7L Fleet Package.)	\$225.00

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Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (Complete)

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION	MSRP
CTT	Hitch Guidance (Included and only available with (Z82) Trailing Package.)	Inc.
UE1	OnStar and GMC connected services capable (Included with (PEF) 1SA 2.7L Fleet Package. Terms and limitations apply. See onstar.com or dealer for details. Requires (U2K) SiriusXM.)	\$175.00
Options Total		\$875.00

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Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (✓ Complete)

Standard Equipment

Mechanical

Pickup bed (Deleted when (ZW9) pickup bed delete is ordered on Regular Cab models.)

Engine, 4.3L EcoTec3 V6 with Active Fuel Management (285 hp [212 kW] @ 5300 rpm, 305 lb-ft of torque [413 Nm] @ 3900 rpm) (Requires (MYC) 6-speed automatic transmission.) (STD)

Transmission, 6-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (Included and only available with (LV3) 4.3L EcoTec3 V6 engine or (L82) 5.3L EcoTec3 V8 engine.) (STD)

GVWR, 8800 lbs: (3084 kg) (Requires 2WD model with (LV3) 4.3L EcoTec3 V6 engine, 2WD Crew Cab or Double Cab models with (L3B) 2.7L Turbo engine or Double Cab or Regular Cab 2WD model and (L82) 5.3L EcoTec3 V8 engine.) (STD)

Rear axle, 3.42 ratio

Rear wheel drive

Cooling, external engine oil cooler (Not available with (L3B) 2.7L Turbo engine.)

Alternator, 170 amps

Battery, heavy-duty 730 cold-cranking amps/70 Amp-hr, maintenance-free with rundown protection and retained accessory power (Included and only available with (LV3) 4.3L EcoTec3 V6 engine.)

Frame, fully-boxed, hydroformed front section

Cargo tie downs (12), fixed, rated at 500 lbs per corner

Steering, Electric Power Steering (EPS) assist, rack-and-pinion

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Capless Fuel Fill

Exhaust, single outlet

Exhaust, aluminized stainless-steel muffler and tailpipe

Exterior

Wheels, 17" x 8" (43.2 cm x 20.3 cm) painted steel, Silver (STD)

Tires, 255/70R17 all-season, blackwall (STD)

Tire, spare 255/70R17 all-season, blackwall (Included with (QBN) 255/70R17 all-season, blackwall tires.) (STD)

Wheel, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare

Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete.)

Bumper, front chrome lower (Requires (VJH) rear chrome bumper and (E63) pickup bed. Required with (UD7) Rear Park Assist.)

Bumper, rear chrome with bumper CornerSteps (Requires (V46) front chrome bumper and (E63) pickup bed.)

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Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (✔ Complete)

Exterior

CornStep, rear bumper
Grille (Chrome surround with Black mesh.)
Headlamps, LED reflector with incandescent turn signals and LED signature Daytime Running Lamps
Taillamps, LED tail and stop light with incandescent reverse light
Mirrors, outside manual, Black
Glass, solar absorbing, tinted
Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel
Tailgate, standard (Deleted with (ZW9) pickup bed delete.)
Tailgate, gate function manual, no lift assist (Deleted with (ZW9) pickup bed delete or (QK2) GMC MultiPro Tailgate.)
Tailgate and bed rail protection caps, top
Tailgate, locking utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete or (QK2) GMC MultiPro Tailgate.)
Door handles, Black grained

Entertainment

Audio system, GMC Infotainment System with 7" diagonal color touch-screen, AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring wired Android Auto and Apple CarPlay capability for compatible phones (STD)
Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)
Bluetooth for phone connectivity to vehicle Infotainment system

Interior

Seats, front 40/20/40 split bench with covered armrest storage (STD)
Seat adjuster, driver 4-way manual
Seat adjuster, passenger 4-way manual
Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Not available with Regular Cab model.)
Floor covering, rubberized-vinyl (Not available with LPO floor liners.)
Steering column, Tilt-Wheel, manual with wheel locking security feature
Steering wheel, urethane
Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
Driver Information Center, 3.5" diagonal monochromatic display

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Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (✔ Complete)

Interior

Exterior Temperature Display, located in radio display

Brake lining wear indicator

Windows, power front, drivers express up/down (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)

Window, power front, passenger express down (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)

Windows, power rear, express down (Not available on Regular Cab models.)

Door locks, power (Standard on Crew Cab and Double Cab. On Regular Cab, included and only available with (PCI) Convenience Package or (ZLQ) Fleet Convenience Package.)

USB ports, 2 (first row) located on instrument panel

Power outlet, front auxiliary, 12-volt

Air conditioning, single-zone

Air vents, rear (Not available with Regular Cab model.)

Mirror, inside rearview, manual tilt

Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

Safety-Mechanical

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

Safety-Exterior

Daytime Running Lamps, LED signature lighting

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Rear Vision Camera (Deleted with (ZW9) pickup bed delete.)

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitoring System with Tire Fill Alert (does not apply to spare tire)

Rear Seat Reminder (Requires Crew Cab or Double Cab model.)

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Vehicle: [Fleet] 2021 GMC Sierra 1500 (TC10753) 2WD Double Cab 147" (✓ Complete)

WARRANTY

Warranty Note: <<< Preliminary 2021 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles

Maintenance Note: 1 Year/1 Visit

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WEST CHATHAM WARNING DEVICES2208 GAMBLE RD
SAVANNAH, GA 31405

PHONE (912) 234-2600

FAX (912) 238-1369

Quote

Customer No.: MCDONOUGHPI

Quote No.: 87446

Quote To: **MCDONOUGH POLICE DEPT**
50 LAWRENCEVILLE ST
MCDONOUGH, GA 30253Ship To: **GRIFFIN INSTALL**

FAX NUMBER: (678) 414-7814

Date	Ship Via	F.O.B.	Terms	
05/06/21		Origin	NET 30	
Purchase Order Number	Sales Person		Quote Expires	
	ANDREA PADGETT		06/05/21	
Quantity	Item Number	Description	Unit Price	Amount

21 GMC 1500 DOUBLE CAB

1	WHE-GS2AAAA	SOLO LEGACY 54" AMBER (No takedown or ally)	1595.00	1595.00
1	WHE-MKAJ101	Adj Mt Kit #101	0.00	0.00
4	WHE-VTX609C	VERTEX LED WHITE 2 flush mt front 2 b/u lights	67.80	271.20
2	WHE-VTXFB	FLANGE VERTEX SURFACE MT BLK	6.75	13.50
1		GATOR COVER-HARD TOP FOLDABLE ** NEED BED LENGTH **	750.00	750.00
1		SWITCH FOR ALL TO TURN ON 1	10.00	10.00
1	SHOPSUPPLY	SHOP SUPPLY FEE (WIRING, LOOM, ETC)	25.00	25.00
1.000		LABOR TO INSTALL	400.00	400.00

Quote subtotal 3064.70

Quote total 3064.70

Pricing subject to Manufacture price increases

Thank You

AGENDA ITEM SUMMARY
May 17, 2021

ITEM NUMBER:

6F

ITEM SUMMARY:

Approval for Mayor to sign all documents and agreements to obtain roundabout lighting as part of the SR 20 @ CS 992/McGarity Road & CS 608/Lawrenceville Street project, said lighting to be installed under P.I.No.0015916, Henry County.

SPECIAL CONSIDERATIONS OR CONCERNS:

Dual roundabout project SR 20 @ CS 992/McGarity Road & CS 608/Lawrenceville Street.

STAFF RECOMMENDATION:

Staff recommends approval for Mayor's signature.

FINANCIAL IMPACT:

Amount of Contract: City of McDonough shall assume full responsibility for the operation the repair and maintenance of said lighting system.

ATTACHMENTS:

Agreement between Georgia Department of Transportation and City of McDonough

Submitted and Approved by:

Ronnie Thompson
Public Works Director

AGREEMENT
BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
CITY OF MCDONOUGH

This Agreement is made and entered into this _____ day of _____, 20____,
by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of
Georgia, hereinafter called the **DEPARTMENT**, and CITY OF MCDONOUGH, GEORGIA acting
by and through its Board of Commissioners, hereinafter called the **CITY**.

WHEREAS, the CITY has represented to the DEPARTMENT a desire to obtain roundabout
lighting as part of the **SR 20 @ CS 992/MCGARITY ROAD & CS 608/LAWRENCEVILLE**
STREET project, said lighting to be installed under P.I. No. 0015916, Henry County;

WHEREAS, the CITY has represented to the DEPARTMENT a desire to participate in: 1)
Providing the Energy and 2) the Operation and Maintenance of said lighting system at the aforesaid
location, and the DEPARTMENT has relied upon such representation; and

WHEREAS, the DEPARTMENT has indicated a willingness to fund the materials and installation for the said lighting system at the aforesaid location, with funds of the DEPARTMENT, funds apportioned to the DEPARTMENT by the Federal Highway Administration under Title 23, United States Code, Section 104, or a combination of funds from any of the above sources.

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the CITY hereby agree each with the other as follows:

1. The DEPARTMENT or its assigns shall cause the installation of all materials and equipment necessary for roundabout lighting as part of the **SR 20 @ CS 992/MCGARITY ROAD & CS 608/LAWRENCEVILLE STREET** project, said lighting to be installed under P.I. No. 0015916, Henry County as shown on Attachment "A" attached hereto and made a part hereof.

2. Upon completion of installation of said lighting system, and acceptance by the DEPARTMENT, the CITY shall assume full responsibility for the operation, the repair and the maintenance of the entire lighting system, including but not limited to repairs of any damages, replacement of lamps, ballasts, luminaires, lighting structures, associated equipment, conduit, wiring and service equipment, and the requirements of the Georgia Utility Facility Protection Act. The CITY further agrees to provide and pay for all the energy required for the operation of said lighting system.

3. The DEPARTMENT shall retain ownership of all materials and various components of the entire lighting system. The CITY, in its operation and maintenance of the lighting system, shall not in any way alter the type or location of any of the various components which make up the entire lighting system without prior written approval from the DEPARTMENT.

4. This Agreement is considered as continuing for a period of fifty (50) years from the date of execution of this Agreement. The DEPARTMENT reserves the right to terminate this Agreement, at any time for just cause, upon thirty (30) days written notice to the CITY.

5. It is understood by the CITY that the DEPARTMENT has relied upon the CITY'S representation of providing for the energy, maintenance, and operation of the lighting represented by this Agreement; therefore, if the CITY elects to de-energize or fails to properly maintain or to repair the lighting system during the term of this Agreement, the CITY shall reimburse the DEPARTMENT the materials cost for the lighting system. If the CITY elects to de-energize or fails to properly maintain any individual unit within the lighting system, the CITY shall reimburse the DEPARTMENT for the material cost for the individual unit which will include all costs for the pole, luminaires, foundations, and associated wiring. The DEPARTMENT will provide the CITY with a statement of material costs upon completion of the installation.

The covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day
and year first above written.

RECOMMENDED:

CITY OF MCDONOUGH

BY:

Mayor

(SEAL)

GA DEPARTMENT OF TRANSPORTATION

BY

Commissioner

(SEAL)

WITNESS

Notary Public

This Agreement approved by the City
Council at a meeting held at

this ____ day of _____,

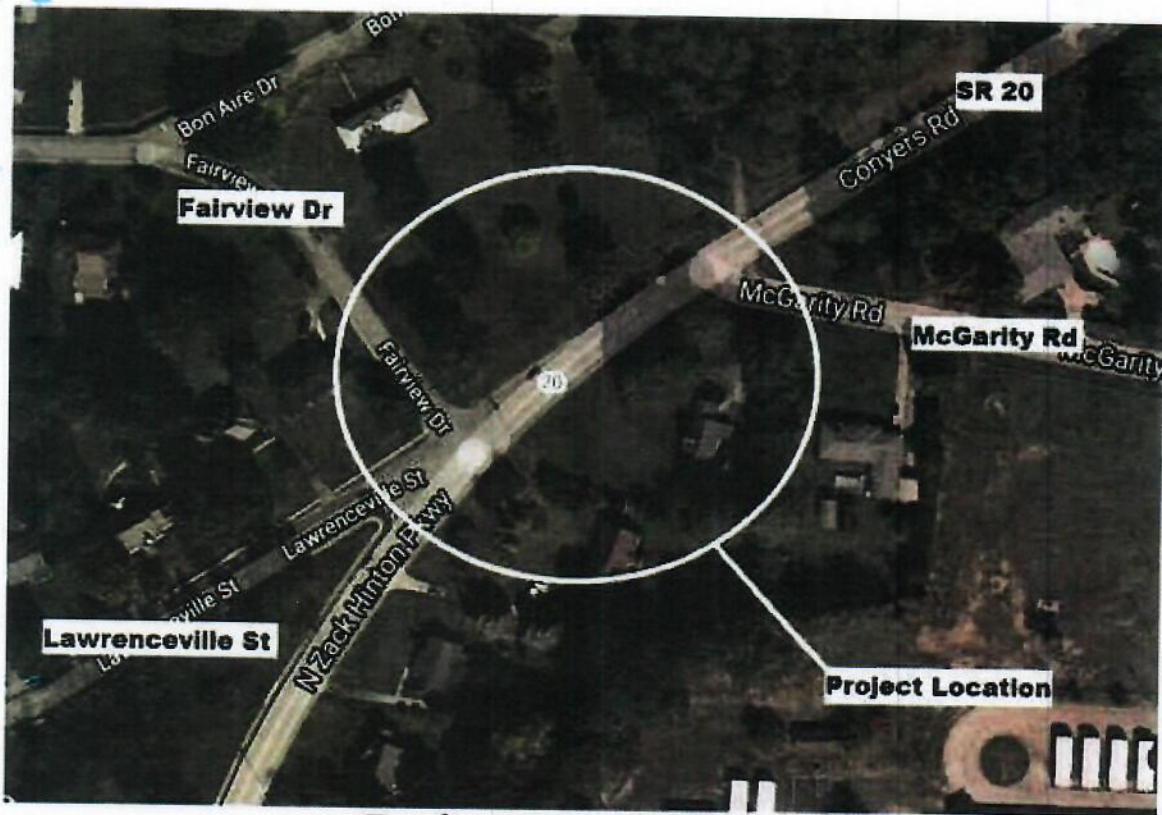
20__.

ATTEST:

Treasurer

City Clerk

Attachment "A"



Project Location Map

**SR 20 @ CS 992/MCGARITY ROAD & CS 608/LAWRENCEVILLE
STREET**

City of McDonough (Henry County)

P.I. No. 0015916

AGENDA ITEM SUMMARY

Date: May 17, 2021

Item

66

ITEM SUMMARY:

Request approval to allow Environmental Instrumentation & Calibration to install Variable Frequency Drive & all related equipment for the 25 HP submersible well at Alexander Park

SPECIAL CONSIDERATIONS OR CONCERNS:

Pump runs at 150 GPM withdrawal 100 GPM Variable Frequency Drive will provide lower proper flow for max water withdrawal per the requirement purposed aquifer test.

STAFF RECOMMENDATION:

Staff recommends approving the request.

FINANCIAL IMPACT:

Estimated Cost: \$ 11,769.51.

This will be funded by Water Plant budget

ATTACHMENTS:

Environmental Instrumentation & Calibration Estimate

Submitted by:

Ronnie Thompson, Public Works Director

EIC

PO BOX 710
Dublin, GA 31040 US
+1 4782782859
joshgodbee@eicworks.com



Estimate

ADDRESS

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

ESTIMATE

DATE

2061

04/21/2021

DESCRIPTION

QTY	RATE	AMOUNT
-----	------	--------

This estimate is for the North Well in Alexander Park.
Service call to install VFD & all related equipment for the 25HP submersible well

1	4,250.00	4,250.00
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- DV/DT FILTER KIT FOR 30HP MOTOR
- VFD 30HP
- DV/DT FILTER 80A
- "H/O/A" SELECTOR SWITCH
- TERMINAL STRIP KIT
- COOLING FAN
- THERMOSTAT

1	7,307.14	7,307.14
---	----------	----------

Shipping & Handling

1	212.37	212.37
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We appreciate your interest in our company and look forward to working with you!

TOTAL

\$11,769.51

Accepted By

Accepted Date

AGENDA ITEM SUMMARY

May 17, 2021

Item

6H

ITEM SUMMARY:

Request approval for Georgia Power to supply three-phase power for West Alexander Park Bandstand Project.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Staff recommends approving the request.

FINANCIAL IMPACT:

Total project cost \$ 45,055.81

Funded by: SPLOST III

ATTACHMENTS:

Submitted and Approved by:

Ronnie Thompson, Public Works Director



GEORGIA POWER COMPANY
1704 Noah's Ark Road
Jonesboro, GA 30236-6144

QUOTE

Reference # 1199021
Work Order GP141E06721

Date: Apr 19, 2021

MCDONOUGH AMPHITHEATER
110 JONESBORO RD
MCDONOUGH, GA 30253

Business Description	Amount
ADDITIONAL FACILITIES: BILLING CUSTOMER FOR OVER RATIO COSTS TO PROVIDE ELECTRIC SERVICE. Contact: FREEMAN,ANTWOINE C. 770-603-5403 Office, ANFREEMA@SOUTHERNCO.COM	\$45,055.81
TOTAL INVOICE AMOUNT	\$45,055.81

REMINDERS

- Please allow at least two weeks after payment is received for work to be scheduled.
- This quote is good until 07/18/2021, 90 days from when the quote was calculated on 04/19/2021.

AGENDA ITEM SUMMARY

May 17, 2021

Item

6I

ITEM SUMMARY:

Ratify an emergency repair at the City Reservoir caused by storm water runoff and drainage issues in the primary and secondary spillways. Award to Toby Spires/Toby's Tree Service.

SPECIAL CONSIDERATIONS OR CONCERNS:

Georgia Safe Dam; which is a version of EPD has performed a visual inspection and concluded that the deficiencies and other concerns be handled promptly.

STAFF RECOMMENDATION:

Staff recommends awarding the job to Toby Spires/Spires Tree Service.

FINANCIAL IMPACT:

Total project cost: \$ 44,500.00

Funded by: Storm Water budget

ATTACHMENTS:

Quotes:

Toby Spires: \$44,500.00

Total Tree Solutions Inc: \$49,000.00

Submitted and Approved by:

Ronnie Thompson, Public Works Director

TOBY SPIRES/TOBYS TREE SERVICE
P.O. BOX 833
SUNNYSIDE, GA. 30284
(770)764-8559
(678)272-8050



QUOTE

April 28, 2021

To: City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

Job Location: Reservoir and Spillway

JOB SUMMARY

Remove all trees related to Northside drainage issues due to stormwater runoff from English Oaks.

Remove all trees and debris due to drainage issues on the Southeast side secondary spillway.

Reservoir and creek clearing due to sediment and tree growth Northwest of water plant on primary spillway.

TOTAL: \$44,500.00

Toby Spires
Owner

AGENDA ITEM SUMMARY
May 17, 2021

Item Number:

8

ITEM SUMMARY:

The request for Case #210203 (Eagles Rest PH 2) is for rezoning of the subject property recognized as Tax Parcel ID #M03.5-01004003, bordered by Hampton Street.

SPECIAL CONSIDERATIONS OR CONCERNS:

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

03/09/21 Municipal Planning Commission Workshop
04/13/21 Municipal Planning Commission Public Review
04/01/21 City Council Workshop
04/19/21 City Council Public Hearing - POSTPONED
05/17/21 City Council Public Hearing

RECOMMENDATION (Community Development Director):

MPC (4/13/21 Meeting)

Stanley Head made motion for Denial of the rezoning request, Yolanda Williams Second
➤ **Vote: 5-0 (Unanimous)**

STAFF: Approval of the Rezoning to RTD (Residential Townhouse District) with conditions.

FINANCIAL IMPACT: (Funding Source) – N/A

ATTACHMENTS:

ORD #21-05-17001(Z)

P/Z Final Staff Report (Exhibit B)

Submitted by:

Charles Reese, Community Development Director
Eric Pitts, Consulting City Planner

**STATE OF GEORGIA
CITY OF MCDONOUGH**

ORDINANCE NO. 21-05-17001(Z)

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

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

SECTION 1.

This ordinance applies to the following real property per the application filed by 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 17th day of May, 2021.

CITY OF MCDONOUGH, GEORGIA

BILLY COPELAND, MAYOR

ATTEST:

APPROVED AS TO FORM:

JANIS PRICE, CITY CLERK

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, 295.90 FEET TO A 1/2 INCH REBAR;

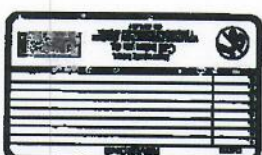
THENCE, NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST, 354.92 FEET TO A 1/4 INCH REBAR;

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)**.



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

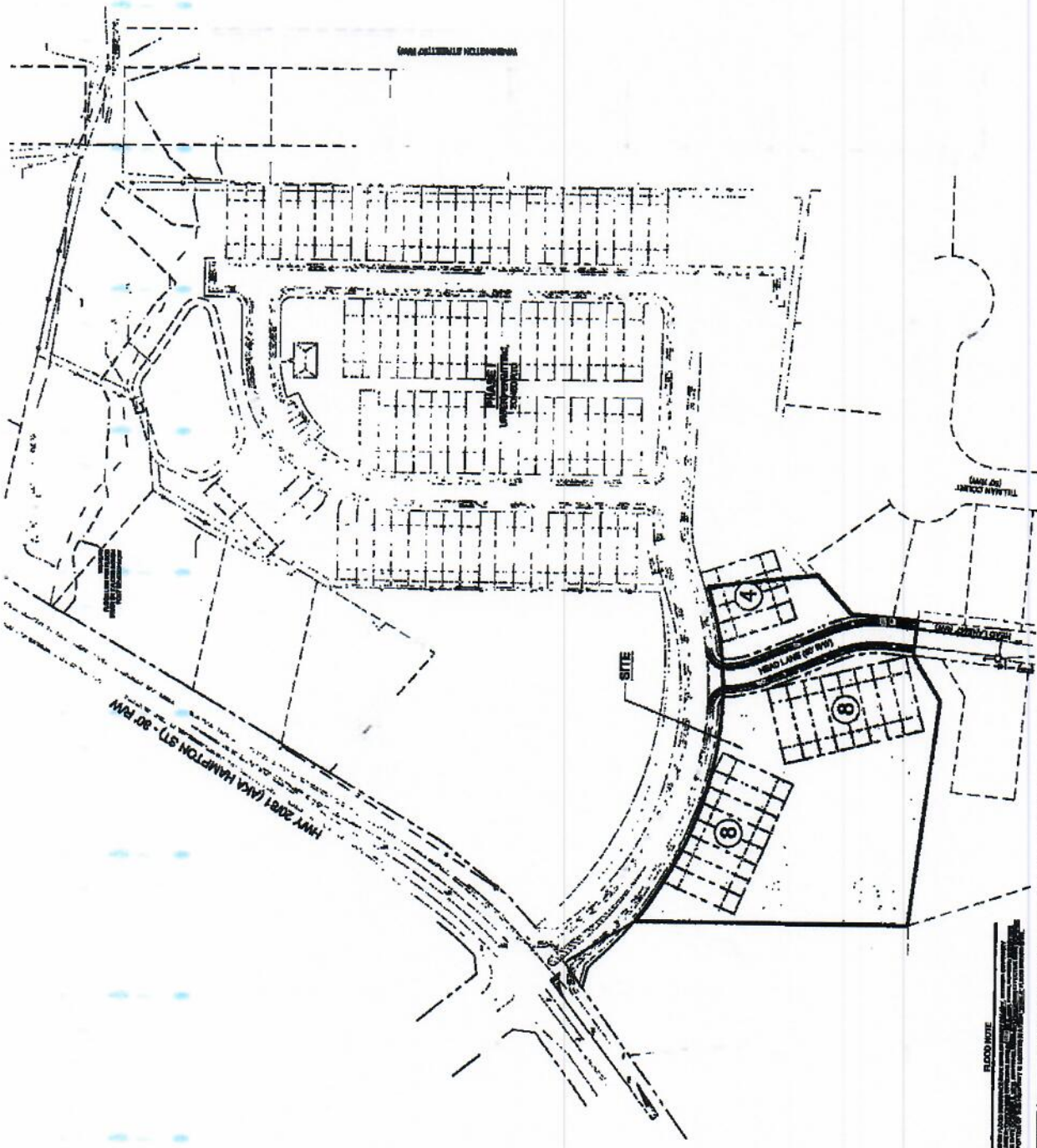
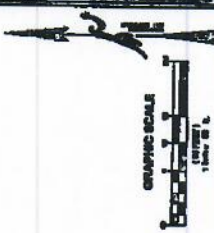
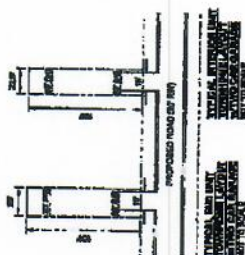


DATE	10/1/2017
BY	ALAN W. BROWN
CHECKED BY	ALAN W. BROWN
APPROVED BY	ALAN W. BROWN
DATE	10/1/2017

SCALE
1.0



LAND USE SUMMARY:
TOTAL SITE AREA: 2.26 ACRES
TOTAL LOTS: 20 LOTS
ZONING DISTRICT: R1 (RESIDENTIAL)
PROPOSED: RESIDENTIAL, TOWNHOUSE DISTRICT
DEVELOPMENTAL STANDARDS:
MIN. LOT WIDTH: 30'
MIN. LOT DEPTH: 100'
MIN. SETBACK: 10'
MAX. UNITS PER BUILDING: 4 UNITS
MAX. UNITS PER ACRES: 10 UNITS
MAX. SPACING BETWEEN BUILDINGS: 20'



FLOOD NOTE:
FLOOD ZONE: 100-YEAR FLOOD ZONE
FLOOD ELEVATION: 10.0 FT
FLOOD SOURCE: ATLANTIC OCEAN

Exhibit B
Conditions of Development

REFER TO FINAL STAFF REPORT



City of McDonough, Georgia
Community Development Department

Case #210203

Rezoning Staff Report

Denial
James D. Montgomery
Chris M. Clark

Case Petition #210203

Applicant: Steven Jones of Bovis, Kyle, Burch & Medlin, LLC for Eagles Rest Phase 2

Address/Location: Hampton Street

Council District 4: Kam Varner

Request:

Land Lot/District: Land Lot(s) 156 of the 7th District; located

Tract Size: Approximately acres 3.085 +/- (Parcel #M0.35-01004003)

Meetings:

- 3/9/21 Planning Commission Workshop
- 4/1/21 City Council Workshop
- 4/13/21 Planning Commission "Public Review"
- 4/19/21 City Council "Public Hearing"

Community Development Staff recommendation:

Staff recommends *Approval* of the **Rezoning to RTD (Residential Townhouse District)** of the 3.085 +/- acres tract with conditions

Background Information

The subject property is presently zoned R-50 and is located on Hampton Street in McDonough, GA. It is situated along the corridor. It is Phase 2 of the Eagles Rest townhome community which is already zoned RTD (Residential Townhouse District).

PHOTOS OF PARCEL LOCATION



- Police Chief (Mr. Ken Noble) - *No comments returned.*
- Fire Chief (Mr. Steve Morgan) - *No comments returned.*
- City Engineer (Mr. Mark Whitley) - *The entranceway at Highway 20 is not clear. It appears that some property will need to be obtained from the property owner to the west to construct a proper roadway at the intersection. GDOT approval should be required before the LDP is issued for either phase.*
- Building Official (Mr. Mark Dobson) – *The document is unclear. Does not show the true layout of the building with setbacks and driveways and right of ways. The original zoning ordinance will need to be modified for the Head Lane connection.*
- Public Works Director (Mr. Ronnie Thompson) – *email response 03/08/2021, no issues.*
- City Environmental Engineer (Mr. Tom Fleming) - *No comments returned.*
- Henry County Board of Education (Dr. Carl Knowlton) – *March 17, 2021 – at 40 units (only 20 proposed) additional 80 students (average of 2 students per unit) for a need of 3 additional classrooms.*
- Henry County Dept. of Transportation (Mr. David Simmons) – *email response 03/05/2021 – no comments.*
- Henry County Environmental Health Dept. (Ms. Glenda Scott) - *No comments returned.*
- Henry County Water Authority (Ms. Fritz Jacques) - *No Comments returned.*
- Georgia Department of Transportation (Mr. Donald Wilkerson) – *emailed response 03/05/2021- Developer will need to obtain a permit from GDOT to access SR 20/81. This property and properties at 353 Hampton Street and 365 Hampton Street will be required to have a shared access for SR 20/81 with a shared access agreement recorded with all 3 plats with no other access points on 353 Hampton Street and 365 Hampton Street along the frontage of SR 20/81. A deceleration/acceleration lane and a left turn lane into the site will be required to get access.*

Schools: Henry County Schools

Final Staff Recommendation by: Eric C Pitts, PE, Consultant City Planner

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:

- The development shall include sidewalk and street lighting along all roadways within the development.
- The development shall include a Children's playground in either Phase 1 or Phase 2.
- The development shall include auxiliary/overflow off street parking in Phase 1 and Phase 2.
- All townhomes shall be a minimum of twenty-two Feet (22') wide and all townhomes shall have a two (2) car garage.
- 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., hardi-plank)
- Vinyl shall only be permitted to be used for eaves and soffits.
- There shall be a Boulevard style entrance with extensive landscaping that shall have interconnectivity to Head Lane.
- Connection to water and sewer is required prior to development.
- A homeowner's association shall be established for the proposed development for the purpose of providing maintenance of the common areas.
- Restrictive covenants regulating uses and structures shall be imposed upon the development.
- All other conditions of development will be in accordance with the development ordinances of the City.

Staff Analysis: (Refer to Chapter 17.104 Amendments)

Section 17.104.048 Standards of Review for Rezoning

- A (1.) The subject property is bordered by the following (refer to Zoning Maps):

North/Northwest boundary (353 Hampton Street)

Zoning: R-50 (Single Family Residential)

Land Use: Vacant Residential Tract

East Boundary (Eagles Rest Townhomes Phase 1)

Zoning: RTD

Land Use: Townhome Community

South Boundary (249 Head Lane)

Zoning: R-50 (Single Family Residential)

Land Use: Developed lot with dwelling structure

West Boundary (365 Hampton Street)

Zoning: C-2

Land Use: Vacant Commercial

- **A (2.)** The possible creation of an isolated district unrelated to adjacent and nearby districts;
Answer: No. The RTD (Residential Townhome District) request aligns with the existing RTD zoning districts adjacent to the subject property as noted in A(1).
- **A (3.)** The population density pattern and possible increase or overtaxing load on public facilities including, but not limited to, schools, utilities, and streets;
Answer: With the exception of the schools and water/sewer resources, there should be minimal impact to the City
- **A (4.)** The cost of the City and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets, and other public safety measures;
Answer: The cost to the city will be minimal, with the exception of the schools, as the developer will make the improvements required to gain access from SR 20/81 and Head Lane.
- **A (5.)** The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, and water quantity.
Answer: Minimal impacts are expected with respect due to the existing as built conditions of the subject property, scope of work, and minor scale of the proposed development on site.
- **A (6.)** Whether the proposed Zoning Map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;
Answer: The stipulations, customarily associated with the development standards of the city are expected to create compatibility with and enhance the value of adjacent & nearby properties.
- **A (7.)** Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;
Answer: None other than developers' feasibility of development
- **A (8.)** The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
Answer: It is expected, per the inclusion of the stipulations recommended, that the subject property will be compatible with adjacent properties developed within recent years per the existing as built conditions, the scope of work, scale of the proposed development on-site.
- **A (9.)** The extent to which the proposed Zoning Map amendment is consistent with the Land Use Plan;
Answer: The subject property is within the delineated boundaries of the mixed use corridor of the SR 20/81 corridor that allows for a mix of residential, office, and commercial uses.
- **A (10.)** The possible effects of the proposed Zoning Map amendment to the character of a Zoning district, a particular piece of property, neighborhood, a particular area, or the community.
Answer: The proposed amendment, including proposed land use, is deemed to be compatible with the zoning and land uses encompassing the subject property.

- A (11.) The relation that the proposed Zoning Map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these regulations;

Answer: The proposed development, inclusive of the stipulations recommended by staff, is expected to be a catalyst for continuation of re-development and/or adaptive re-use of properties along the identified segment of Hampton Street (a.k.a. SR 20/81).

- A (12.) Applications for a Zoning Map amendment which do not contain specific site plans carry a rebuttal presumption that such rezoning shall adversely affect the zoning scheme;

Answer: Applicant submitted photos of the existing, as built conditions present on-site and proposed parking.

- A (13.) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

Answer: The proposed development, inclusive of the stipulations recommended by staff, is expected to not adversely affect the integrity of the residential properties

- A (14.) In those instances in which property fronts a major thoroughfare and also adjoins an established residential neighborhood, the factor or preservation of the residential area shall be considered to carry great weight.

Answer: The proposed development, inclusive of the stipulations recommended by staff, is expected to provide an effective land use transition.

**AGENDA ITEM
MAY 17, 2021**

ITEM NUMBER:

9

ITEM SUMMARY:

Discussion of Proposed Budget for FY 2021-2022 and Public Hearing

SPECIAL CONSIDERATIONS OR CONCERNS:

None

STAFF RECOMMENDATION:

N/A Discussion Only.

FINANCIAL IMPACT: (Funding Source)

Estimated Revenues and Expenditure Appropriations for the year beginning July 1, 2021, and ending June 30, 2022.

ATTACHMENTS:

See Attachments.

Submitted by:

Mike Clark, Finance Director