

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - Regular Council Meeting
Tuesday, October 27, 2020, 10:00 AM



The Honorable William "Bill" Edwards, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs, District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Naeema Gilyard, District 4 Councilmember
The Honorable Corey A. Reeves, District 5 Councilmember
The Honorable khalid kamau, District 6 Councilmember
The Honorable Mark Baker, District 7 Councilmember

REGULAR COUNCIL MEETING AGENDA

- I. Meeting Called to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance
- V. Adoption of Council Agenda
- VI. Approval of City Council Meeting Minutes
 - 1. Request Council Approval of City Council Regular Meeting Minutes from September 22, 2020 (City Clerk)
 - 2. Request Council Approval of City Council Special Called Meeting Minutes from September 17, 2020 and two meetings on October 13, 2020 (City Clerk)
 - 3. Request Council Approval of City Council Work Session Meeting Minutes from October 13, 2020 (City Clerk)
- VII. Public Hearing(s)
 - 4. **PUBLIC HEARING** - Proposed Adoption of the City of South Fulton Tax Allocation Redevelopment Plan and Request Council Approval of City of South Fulton Tax Allocation District Resolution (Destination South Fulton)

5. **PUBLIC HEARING** - Request Council Approval of Rezoning Case Z20-001 from SH to TR for a Residential Development at 6705 Camp Valley (CDRA)
6. **PUBLIC HEARING** - Request Council Approval of Rezoning Case Z20-002 from AG-1 to CUP for a Residential Development at 2210 Wallace Road (CDRA)
7. **PUBLIC HEARING** - Request Council Approval of Rezoning Case Z20-003 from AG-1 to SH for Senior Housing Development at 3825 and 3895 Jonesboro Road (CDRA)
8. **PUBLIC HEARING** - Request Council Approval of Request for Alcohol License Revocation: re Pro Entertainment Enterprise, Inc., d/b/a South Beach (Police)

VIII. Public Comments

Speakers can complete a Public Comment Speaker Card between the 6:30pm and 6:50pm, when completed, please take card to the City Clerk. Speakers will be granted a total of two (2) minutes each and public comments will not exceed thirty (30) minutes. Speakers will not be allowed to yield or donate their time to other speakers. Speakers must identify themselves and their addresses prior to speaking. Speakers may only address the Presiding Officer, shall observe all rules of decorum. No debate, disrespect or obscenities shall be tolerated. The Presiding Officer shall rule any such individual out of order that fails to comply with the foregoing.

IX. Chief Financial Officer's Monthly Report

9. September 2020 Financial Report

X. City Manager's Monthly Report

10. September 2020 City Manager's Report

XI. City Attorney's Monthly Report

XII. Consent Agenda Items

11. Request Council Approval of Board Appointments:
 - Councilmember Gilyard appoints Thant Coleman to the South Fulton Development Authority
 - Mayor Edwards appoints Alvin Reynolds to the South Fulton Planning Commission
 - Councilmember Reeves appoints Christina D. Clarke to the South Fulton Environmental Committee

12. Council Proclamations for Spreading on the Minutes:
 - Isabella Cavienss - Councilmember Gumbs
 - Clifton Rainey, Jr. - Mayor Edwards
 - Bishop C. L. Carter, Sr. and Elder Deborah V. Carter Day - Councilmember Reeves
 - South Fulton Sews Day - Councilmember Rowell
 - Coach Anthony "Tony" Williams - Councilmember Rowell
 - Derek Cleveland - Councilmember Rowell
13. Request Council Approval to accept the FEMA Public Assistance Grant Award for COVID-19 reimbursement in the amount of \$103,140.06 (City Manager)
14. Request Council Approval to accept the 2020 Bulletproof Vest Partnership Grant in the amount of \$11,343.50 (Police)
15. Request Council Approval of Resolution Authorizing Fire Services Mutual Aid Agreement with Fayette County (**Councilmember Gumbs**)
16. Request Council Approval of Economic Development Strategic Plan (Destination South Fulton and BAE Urban Economics)
17. Request Council Approval of Resolution Assessing Reparations to Address History of Racism (**Councilmember Baker**)
18. Request Council Approval of Resolution to Georgia Congressional Delegation for John Lewis Post Office Renaming (**Councilmember Rowell**)
19. Request Council Approval of Resolution Authorizing Emergency Repairs with CSXT (Public Works)
20. Request Council Approval of Ahmaud Arbery Resolution Asking Georgia General Assembly to Enact Legislation Reducing Hate Crimes (**Councilmember Willis**)
21. Request Council Approval of Resolution Adopting Historic Landmark Commission Bylaws and Procedures (**Councilmembers khalid and Rowell**)
22. Request Council Approval of Resolution Extending Moratorium Banning Uses (CDRA)
23. Request Council Approval of Resolution Establishing Moratorium on Special Event Permits (**Councilmember Rowell**)
24. Request Council Approval of Resolution Amending the City of South Fulton Human Resource Policy and Procedures Manual to Incorporate Crown Act Anti-discrimination Regulations (**Councilmember Baker**)

XIII. Previous Agenda Items

25. Council 2nd Reading and Request Approval of An Ordinance Mandating Social Distancing at Restaurants (**Mayor Edwards**)
26. Council 2nd Reading and Request Approval of An Ordinance Title 16_Alcoholic Beverages-Regulating Entertainment at Restaurants (**Mayor Edwards**)

27. Council 2nd Reading and Request Approval of An Ordinance Title 2 Taxation_911 Prepaid Wireless (**Councilmember Rowell**)
28. Council 2nd Reading and Request Approval of Charter Amendment Sec 4.14 City Treasurer (**Councilmembers Rowell, Reeves and Willis**)
29. Council 2nd Reading and Request Approval of An Ordinance - Title 3_Bldg Regulations - Construction Site Waste Management (**Councilmember khalid**)
30. Council 2nd Reading and Request Approval of An Ordinance - Title 3_Bldg Regulations - Post Construction Stormwater Management (**Councilmember Rowell**)
31. Council 2nd Reading and Request Approval of An Ordinance - Title14_Environment - Sedimentation and Erosion Control (**Councilmember Gumbs**)
32. Council 2nd Reading and Request Approval of An Ordinance - Title 14_Environment - Protection of Stream Buffers (**Councilmember Gilyard**)

XIV. Agenda Items

33. Request Council Approval to re-schedule Council Regular Meetings for Tuesday, November 10, 2020 and Tuesday, December 8, 2020 at 10:00 AM instead of the regular scheduled meeting dates on November 24, 2020 and December 22, 2020 due to holidays occurring in these months; Further to cancel the following meetings:

Tuesday, November 10, 2020 Work Session
 Tuesday, December 8, 2020 Work Session

(Interim City Clerk)

34. Request Council Approval of Appointment of Mrs. Tammi Sadler Jones as Interim City Manager effective November 6, 2020 with salary to be determined administratively and consistent with the current Pay and Classification Plan. (**Mayor Edwards/City Manager**)
35. Request Council Approval of Resolution Approving Contract for Michael Sheridan to Serve as the Chief Judge for the Municipal Court of the City of South Fulton (City Manager)
36. Request Council Approval of Resolution Setting the Salary of Corey Adams as City Clerk (City Manager)
37. C.A.R.E.S. Act Update (**Mayor Edwards/City Manager**)
38. Request Council approval to execute the Construction Agreement with the Georgia Department of Transportation for the Butner Road at Stonewall Tell Intersection improvement in an amount not to exceed \$456,229.76 and award the project to Piedmont Paving (Public Works)
39. Council 1st Reading of An Ordinance to be known as the South Fulton Crown Act Anti-discrimination Ordinance (**Councilmembers Baker and Reeves**)

40. Council 1st Reading of the Amended Smoking Ordinance (**Councilmembers Rowell, Gumbs, Reeves and Baker**)
41. Council 1st Reading of the Amended Historic Landmark Commission Ordinance (**Councilmembers khalid and Rowell**)
42. Discussion: Implementation of Provisions of House Bill 921 Signed into Law on June 29, 2020 (**Mayor Edwards**)

XV. Executive Session

When an Executive Session is Required, one will be called for the following issues:

1) Personnel, 2) Litigation or 3) Real Estate

XVI. Adjournment of Meeting

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of City Council Meeting Minutes

DATE: October 27, 2020

SUBJECT: Council Approval of City Council Meeting Minutes

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
RM Meetings Sept 22	Cover Memo	10/22/2020

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - REGULAR COUNCIL MEETING
Tuesday, September 22, 2020, 10:00 AM



REGULAR MEETING MINUTES

I. Meeting Called to Order

Minutes:

The meeting was called to order by Mayor William Edwards at 10:00 AM.

The meeting is being conducted under special emergency circumstances due to the COVID19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

Mayor Edwards left the meeting at 12:02 PM and returned at 1:13 PM.

Mayor Edwards left the meeting at 6:03 PM.

II. Invocation

Minutes:

The invocation was rendered by Pastor Warren Henry, Chaplain.

III. Pledge of Allegiance

Minutes:

The pledge of allegiance was recited in unison.

IV. Adoption of Council Agenda

Motion (Adopt): Councilmember Willis

Second: Councilmember Rowell

[Motion Adopted]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was to adopt the Regular Meeting agenda.

The motion was approved unanimously.

V. Approval of City Council Meeting Minutes

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the following City Council Meeting Minutes:

Regular Meeting on August 25, 2020

Special Called Meeting on August 26, 2020 at 10am and 7pm

Special Called Meeting on Sept. 2, 2020

Work Session Meeting on Sept. 8, 2020

Special Called Meeting on Sept. 10, 2020

Special Called Meeting on Sept. 15, 2020

The motion was approved unanimously.

1. Council Approval of City Council Meeting Minutes for Regular Meeting on August 25, 2020 (City Clerk)
2. Council Approval of City Council Special Called Meeting Minutes on August 26, 2020 at 10am and 7pm (City Clerk)
3. Council Approval of City Council Special Called Meeting Minutes from Sept. 2, 2020 (City Clerk)
4. Council Approval of City Council Work Session Meeting Minutes from Sept. 8, 2020 (City Clerk)
5. Council Approval of City Council Special Called Meeting Minutes from Sept. 10, 2020 (City Clerk)
6. Council Approval of City Council Special Called Meeting Minutes from Sept. 15, 2020 (City Clerk)

VI. Public Hearing(s)

7. **PUBLIC HEARING** - Council Approval of Alcohol License for 5270 Campbellton-Fairburn Hwy, MSM Enterprise, Inc (Chevron Fairburn) (Police)

Motion (Approve): Councilmember Willis

Second: Councilmember Reeves

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

Public Hearing held. No comments received.

A motion was made to approve the alcohol license for 5270 Campbellton-Fairburn Highway.

The motion was approved unanimously.

8. **PUBLIC HEARING** - Council Approval of Rezoning Case Z19-005 from AG-1 to C-2 for Commercial Development at 3560 Jonesboro Road (CDRA)

Motion (Deny): Councilmember Baker

Second: Councilmember khalid

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

Public Hearing held. One comment received.

Michael Venable, District 6: Opposed to application

A motion was made to deny Case Z19-005 at 3560 Jonesboro Road.

The motion to deny was approved unanimously.

9. ***PUBLIC HEARING*** - Council Approval of Rezoning Case Z20-003 from AG-1 to SH for Senior Housing Development at 3825 and 3895 Jonesboro Road (CDRA)

Motion (Hold): Councilmember Baker

Second: Councilmember Reeves

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

Public Hearing held. One comment received.

Michael Venable, District 6: Opposed to application

A motion was made to hold Case Z20-003 at 3825 and 3895 Jonesboro Road until the October 27, 2020 Regular Council Meeting.

The motion to hold was approved unanimously.

10. ***PUBLIC HEARING*** - Council Approval of Rezoning Case Z20-004 from AG-1 to M-1 for Warehouse Development at 8185 Spence Road (CDRA)

Motion (Deny): Councilmember Baker

Second: Councilmember Willis

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

Public Hearing held. Fifteen comments received.

Vanetta Thomas, District 7: Opposed to application
Randy and Cathy Cox, District 7: Opposed to application
Brianna McGeehan, District 7: Opposed to application
Rachel Willerth, District 7: Opposed to application
Don Hindman, District 7: Opposed to application
Lucille Hindman, District 7: Opposed to application
Gary Miller, District 7: Opposed to application
Michael Mau, District 7: Opposed to application
Elizabeth Miller, District 7: Opposed to application
Rob Longnecker, District 7: Opposed to application
Carol Longnecker, District 7: Opposed to application
Jennifer Pickering, District 7: Opposed to application
Drew Deman, District 7: Opposed to application
Karen McGeehan, District 7: Opposed to application
Parker Lawrence, District 7: Opposed to application

A motion was made to deny Case U20-002 at 8185 Spence Road.

The motion to deny was approved unanimously.

11. ***PUBLIC HEARING*** - Council Approval of U20-001 Use Permit for an Existing Church at 3515 Butner Road (CDRA)

Motion (Approve): Councilmember Gumbs

Second: Councilmember Willis

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

Public Hearing held. No comments received.

A motion was made to approve Case U20-001 Use Permit for an Existing Church at 3515 Butner Road.

The motion to approve was approved unanimously.

12. **PUBLIC HEARING** - Council Approval of U20-002 Use Permit for a New Daycare at 3515 Butner Road (CDRA)

Motion (Approve): Councilmember Gumbs

Second: Councilmember Rowell

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

Public Hearing held. No comments received.

A motion was made to approve Case U20-002 Use Permit for a New Daycare at 3515 Butner Road.

The motion to approve was approved unanimously.

VII. Public Comments

Minutes:

There were 5 speakers who submitted public comment as follows:

Pamela Harris, District 1: Request status of COVID funds, concerned about the proposal to remove the Treasurer position and seeks status of sidewalk funds.

Gwen Foston, District 5: Concerned about trash in the city, excessive warehouses and tractor-trailers on residential streets.

Ron Booth, District 2: Concerned about proposed FY21 Budget. Recommends removing items identified in the City Manager's Sept. 8, 2020 memorandum.

Jamie Lynn Blair, District 7: Supports keeping the community clean and safe.

Charles Mitchell, District 4: Opposed to changes to Planning Commission Ordinance.

Motion (Recess): Councilmember Willis

Second: Councilmember Reeves

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to recess for a 5-minute break at 12:03 PM.

The motion was approved unanimously.

Motion (Reconvene): Councilmember Baker

Second: Councilmember Reeves

[Motion Approved]

Yea: 6 Baker, Gilyard, Gumbs, khalid , Reeves, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Rowell

Minutes:

A motion was made to reconvene at 12:08 PM.

The motion was approved 6-0-1. Councilmember Rowell did not vote.

VIII. Chief Financial Officer's Monthly Report

13. Chief Financial Officer's August 2020 Financial Report (Finance)

Minutes:

REPORT PRESENTED.

IX. City Manager's Monthly Report

14. City Manager's August 2020 Report and Transportation Post Transition Report

Minutes:

REPORT PRESENTED.

X. City Attorney's Monthly Report

Motion (Approve as Amended): Councilmember Willis

Second: Councilmember Gilyard

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to add to the agenda and approve a Task Force Memorandum of Understanding between the South Fulton Police Department and Union City.

The motion was approved unanimously.

Motion (Approve as Amended): Councilmember Baker

Second: Councilmember Gumbs

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to add to the agenda for first read the following ordinances:

Ord. Title 3_Bldg Regulations - Construction Site Waste Management

Ord. Title 3_Bldg Regulations - Post Construction Stormwater Management

Ord. Title14_Environment - Sedimentation and Erosion Control

Ord. Title 14_Environment - Protection of Stream Buffers

The motion was approved unanimously.

XI. Consent Agenda Items

15. Council Approval of Board Appointment

- CM Reeves appoints Hazel Simpson to Public Arts Commission Board
- CM khalid appoints George Oliver to Parks Advisory Board

Motion (Approve): Councilmember Willis

Second: Councilmember Reeves

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the Consent Agenda.

The motion was approved unanimously.

XII. Previous Agenda Items

16. Council 2nd Reading and Adoption to Amend Title 3 Building Regulations_Economic Development Incentives **(CM Gilyard)**

Motion (Approve): Councilmember Gilyard
Second: Councilmember Reeves
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve an Ordinance amending Title 3 Building Regulations_Economic Development Incentives.

The motion was approved unanimously.

17. Council 2nd Reading and Adoption to Amend Title 14 Environment_Illicit Discharge and Illegal Connection Ordinance **(CM Gilyard)**

Motion (Approve): Councilmember Gilyard
Second: Councilmember Rowell
[Motion Approved]

Yea: 6 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve an Ordinance amending Title 14 Environment_Illicit Discharge and Illegal Connection.

The motion was approved unanimously.

18. Council 2nd Reading and Adoption to Amend Title 5 Planning Commission Duties **(CM Rowell)**

Motion (Approve): Councilmember Rowell

Second: Councilmember Willis
[Motion Approved]

Yea: 5 Baker, Gumbs, Reeves, Rowell, Willis
Nay: 2 Gilyard, khalid
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve an Ordinance amending Title 5 Planning Commission Duties.

The City Attorney, at the request of Councilmembers Willis and Rowell, will introduce a new Ordinance at the next Regular Meeting addressing payment for Planning Commissioners.

The motion was approved 5-2. Councilmembers Gilyard and khalid voted in opposition.

19. Council 2nd Reading and Adoption to Amend Penalties Ordinance (Court)

Motion (Approve): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve an Ordinance amending Penalties (Court).

The motion was approved unanimously.

20. Council Approval of Adopting FY21 Budget Ordinance (City Manager)

Motion (Table): Councilmember khalid
Second: Councilmember Baker
[Motion Tabled]

Yea: 6 Baker, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 1 Gilyard
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to table Adopting FY21 Budget Ordinance until later in the meeting.

The motion was approved 6-1. Councilmember Gilyard voted in opposition.

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

Yea: 5 Baker, Gumbs, Reeves, Rowell, Willis

Nay: 1 khalid

Abstain: 1 Gilyard

Not Voting: 0

Minutes:

Later in the meeting, a motion was made to remove from the table and approve Adopting FY21 Budget Ordinance.

The motion was approved 5-1-1. Councilmember khalid voted in opposition. Councilmember Gilyard abstained.

XIII. Agenda Items

21. Council Approval of A.R. Long and Company Proposed 2021 Legislative Agenda (City Manager)

Motion (Approve as Amended): Councilmember Reeves

Second: Councilmember Rowell

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the Proposed 2021 Legislative Agenda with the following additions:

- 1) HB1203 - Repeal of the Citizens' arrest law**
- 2) Renaming of Campbellton Road (starting at Enon Road) to John Robert Lewis Parkway**
- 3) Strengthen the candidate residency requirement**
- 4) Secure funding for transportation projects**
- 5) Medical marijuana in the State of Georgia**

The motion as amended was approved unanimously.

22. Council Approval of a Resolution to Update HR Policy Manual (Human Resources)

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve a Resolution to Update HR Policy Manual.

The motion was approved unanimously.

23. Council Approval of Resolution Adopting South Fulton Comprehensive Transportation Plan (City Manager and Public Works)

Motion (Approve): Councilmember Rowell
Second: Councilmember Willis
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve a Resolution Adopting South Fulton Comprehensive Transportation Plan.

The motion was approved unanimously.

24. Council Approval or Denial of the Petition Regarding Road Closure of Jacanar Lane as requested by Canaan Ridge at Wolf Creek Subdivision (City Manager and Public Works)

Motion (Approve): Councilmember Gumbs
Second: Councilmember Rowell
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve a Petition Regarding the Road Closure of Jacanar Lane as

requested by Canaan Ridge at Wolf Creek Subdivision.

The motion was approved unanimously.

25. Council Approval of Negotiate an Agreement with Comcast and Machine Q to provide Smart Trash Can Monitoring in an amount not to exceed \$98,000 (City Manager)

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

Yea: 4 Gumbs, Reeves, Rowell, Willis

Nay: 1 khalid

Abstain: 1 Baker

Not Voting: 1 Gilyard

Minutes:

A motion was made to approve an Agreement with Comcast and Machine Q to provide Smart Trash Can Monitoring in an amount not to exceed \$98,000.

The motion was approved 4-1-2. Councilmember khalid voted in opposition. Councilmember Baker abstained and Councilmember Gilyard did not vote.

26. Council Approval of Resolution Reallocating Juneteenth Holiday Funds (Willis)

Motion (Approve as Amended): Councilmember Willis

Second: Councilmember Rowell

[Motion Not Carried]

Yea: 0

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve a Resolution Reallocating Juneteenth Holiday Funds with the following friendly amendment to allocate the \$150,000 budgeted for the holiday as follows:

\$100,000 Right-of-way funding

\$25,000 Election (Voting) Holiday

\$25,000 Juneteenth Holiday

The motion was not carried.

Motion (Hold): Councilmember Willis
Second: Councilmember Gumbs
[Motion Withdrawn]

Yea: 0
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to hold a Resolution Reallocating Juneteenth Holiday Funds following friendly amendment to allocate the \$150,000 budgeted for the holiday as follows:

**\$100,000 Right-of-way funding
\$25,000 Election (Voting) Holiday
\$25,000 Juneteenth Holiday.**

The motion was withdrawn.

Motion (Approve as Amended): Councilmember khalid
Second: Councilmember Baker
[Motion Failed]

Yea: 3 Baker, Gilyard, khalid
Nay: 4 Gumbs, Reeves, Rowell, Willis
Abstain: 0
Not Voting: 0

Minutes:

A substitute motion was made to amend the original resolution approved on June 23, 2020 by adding the following words to section 1.b "beginning Fiscal Year 2022".

The motion failed for a lack of four affirmative votes 3-4. Councilmembers Willis, Reeves, Rowell and Gumbs voted in opposition.

Motion (Approve): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea: 5 Gumbs, khalid , Reeves, Rowell, Willis
Nay: 1 Baker
Abstain: 0
Not Voting: 1 Gilyard

Minutes:

A motion was made to remove the funding language for FY2021 from the original resolution and

require staff to evaluate funding on an annual basis.

The motion was approved 5-1-1. Councilmember Baker voted in opposition. Councilmember Gilyard.

27. Council Approval of Resolution to Activating South Fulton Downtown Development Authority **(Rowell, Gumbs, Willis and Reeves)**

Motion (Approve): Councilmember Gumbs

Second: Councilmember Rowell

[Motion Approved]

Yea: 4 Gumbs, Reeves, Rowell, Willis

Nay: 1 khalid

Abstain: 1 Gilyard

Not Voting: 1 Baker

Minutes:

A motion was made to approve a Resolution Activating the South Fulton Downtown Development Authority.

The motion was approved 4-1-2. Councilmember khalid voted in opposition. Councilmember Gilyard abstained and Councilmember Baker did not vote.

28. Council Approval of Resolution Promoting 21st Century Policing **(Willis)**

Motion (Approve): Councilmember Willis

Second: Councilmember Gumbs

[Motion Approved]

Yea: 6 Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Baker

Minutes:

A motion was made to approve a Resolution Promoting 21st Century Policing.

Councilmember Reeves was added as a co-sponsor.

The motion was approved 6-0-1. Councilmember Baker did not vote.

29. Council Approval of Resolution for a Urban Agriculture Program **(Gilyard)**

Motion (Approve): Councilmember Gilyard

Second: Councilmember Gumbs

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve a Resolution for an Urban Agriculture Program.

The motion was approved unanimously.

30. Council Approval of Resolution Amending HR Manual to Establish a Use of Force Drug Testing Policy **(Willis)**

Motion (Approve): Councilmember Willis

Second: Councilmember Gumbs

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve a Resolution Amending HR Manual to Establish a Use of Force Drug Testing Policy.

Councilmember Gumbs was added as a co-sponsor.

The motion was approved unanimously.

31. Council 1st Reading and Approval of Adopting Emergency Ordinance Mandating Social Distancing at Restaurants **(Edwards)**

Minutes:

First Read Only.

32. Council 1st Reading of Amending Ordinance Title 16_ Alcoholic Beverages-Regulating Entertainment at Restaurants **(Edwards)**

Minutes:

First Read

33. Council 1st Reading of Amending Ordinance Title 2 Taxation_911 Prepaid Wireless **(Rowell)**

Minutes:

First Read

34. Council 1st Reading of Amending Charter Sec 4.14 City Treasurer (**Reeves and Willis**)

Minutes:

First Read

XIV. Addendum Items

35. Council 1st Reading of Amending Ord. Title 3_Bldg Regulations - Construction Site Waste Management (**khalid**)

Minutes:

First Read

36. Council 1st Reading of Amending Ord. Title 3_Bldg Regulations - Post Construction Stormwater Management (**Rowell**)

Minutes:

First Read

37. Council 1st Reading of Amending Ord. Title 14_Environment - Sedimentation and Erosion Control (**Gumbs**)

Minutes:

First Read

38. Council 1st Reading of Amending Ord. Title 14_Environment - Protection of Stream Buffers (**Gilyard**)

Minutes:

First Read

XV. Executive Session

Motion (Recess): Councilmember Willis

Second: Councilmember Reeves

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Edwards

Minutes:

A motion was made at 3:57 PM to recess for an Executive Session to begin at 4:05 PM for Litigation, Personnel and Real Estate.

The motion was approved unanimously.

Motion (Reconvene): Councilmember Baker

Second: Councilmember Reeves

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Edwards

Minutes:

A motion was made to reconvene from Executive Session at 6:03 PM.

The motion was approved unanimously. Mayor Edwards was not present.

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Edwards

Minutes:

A motion was made to authorize the Mayor and City Attorney to negotiate and execute the Fulton County Cares Intergovernmental Agreement in substantial form.

The motion was approved unanimously. Mayor Edwards was not present.

Motion (Approve as Amended): Councilmember Rowell

Second: Councilmember Willis

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Edwards

Minutes:

A motion was made to authorize the City Manager and City Attorney to execute an agreement

in substantial form of Fulton County's Lease extending City Hall use for a period not to exceed 100 days.

The motion was approved unanimously. Mayor Edwards was not present.

Motion (Approve): Councilmember Gumbs

Second: Councilmember Willis

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Edwards

Minutes:

A motion was made to accept Mayor Edwards' nomination of Michael Sheridan as the next Cheif Municipal Court Judge and authorize the City Manager and City Attorney to initiate negotiations and bring back a proposed contract.

The motion was approved unanimously. Mayor Edwards was not present.

XVI. Adjournment of Meeting

Motion (Adjourn): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to adjourn the Regular Meeting at 6:07 PM.

The motion was approved unanimously.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of City Council Meeting Minutes

DATE: October 27, 2020

SUBJECT: Council Approval of City Council Meeting Minutes

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
SCM Minutes Sept 17, 2020	Cover Memo	10/22/2020
SCM Minutes October 13, 2020	Cover Memo	10/22/2020
SCM Minutes October 13, 2020	Cover Memo	10/22/2020

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - SPECIAL CALLED MEETING
Thursday, September 17, 2020, 1:00 PM



SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

Minutes:

The Special Called Meeting was called to order by Mayor William Edwards at 1:00 PM.

The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.

2. Roll Call

Minutes:

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	1:08 PM
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	1:08 PM

Following the roll call by the City Clerk, a quorum was established.

3. Executive Session

When an Executive Session is Required, one will be called for the following issues:

1. Council Discussion on Personnel Matters

Motion (Recess): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

Yea: 5 Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 2 Baker, Gilyard

Minutes:

A motion was made at 1:02 PM to Recess for an Executive Session for Personnel.

The motion was approved 5-0-2. Councilmembers Gilyard and Baker were not present.

Motion (Reconvene): Councilmember Baker

Second: Councilmember Gumbs

[Motion Approved]

Yea: 6 Baker, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Gilyard

Minutes:

A motion was made to Reconvene from Executive Session at 2:15 PM.

The motion was approved 6-0-1. Councilmember Gilyard was not present.

4. Adjournment of Meeting

Motion (Adjourn): Councilmember Baker

Second: Councilmember Gumbs

[Motion Approved]

Yea: 6 Baker, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Gilyard

Minutes:

A motion was made to adjourn the Special Called Meeting at 2:16 PM.

The motion was approved 6-0-1. Councilmember Gilyard was not present.

**CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - SPECIAL CALLED MEETING
Tuesday, October 13, 2020, 1:00 PM**



SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

Minutes:

The special meeting was called to order by Mayor William Edwards at 1:00 PM.

The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.

2. Roll Call

Minutes:

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

3. Executive Session

When an Executive Session is Required, one will be called for the following issues:

1) Personnel, 2) Litigation or 3) Real Estate

1. Council Discussion on Personnel Matters

Motion (Recess): Councilmember Willis

Second: Councilmember Rowell
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made at 1:02 PM to Recess for an Executive Session regarding Personnel.

The motion was approved unanimously.

Motion (Reconvene): Councilmember Gumbs
Second: Councilmember Rowell
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to Reconvene from Executive Session at 2:59 PM.

The motion was approved unanimously.

No formal action was taken in Executive Session.

4. Adjournment of Meeting

Motion (Adjourn): Councilmember Rowell
Second: Councilmember Willis
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to adjourn the Special Called Meeting at 3:00 PM.

The motion was approved unanimously.

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - SPECIAL CALLED MEETING
Tuesday, October 13, 2020, 3:00 PM



SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

Minutes:

The special meeting was called to order by Mayor William Edwards at 3:01 PM.

The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.

2. Roll Call

Minutes:

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

3. Agenda Items

Motion (Recess): Councilmember Willis

Second: Councilmember Gumbs

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to recess from the Special Called Meeting for a 10 minute break at 3:02 PM.

The motion was approved unanimously.

Motion (Reconvene): Councilmember Gumbs
Second: Councilmember Rowell
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to reconvene the Special Called Meeting at 3:12 PM.

The motion was approved unanimously.

1. Council Discussion and Approval of C.A.R.E.S. Act Funding (City Manager)

Motion (Approve): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve the City Manager's recommendation for C.A.R.E.S. Act Funding (Option 1) in an amount not to exceed \$4,136,829

The motion was approved unanimously.

4. Adjournment of Meeting

Motion (Adjourn): Councilmember Baker
Second: Councilmember Gumbs
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to adjourn the Special Called Meeting at 4:05 PM.

The motion was approved unanimously.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of City Council Meeting Minutes

DATE: October 27, 2020

SUBJECT: Council Approval of City Council Meeting Minutes

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
WS Minutes October 13, 2020	Cover Memo	10/22/2020

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - COUNCIL WORK SESSION
Tuesday, October 13, 2020, 4:00 PM



COUNCIL WORK SESSION MEETING MINUTES

I. Call to Order

Minutes:

The Work Session was called to order by Mayor William Edwards at 4:12 PM.

The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.

II. Roll Call

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

III. Agenda Items

1. Council Discussion on Governmental Relations (City Manager and Michael McPherson, GMA)

Minutes:

Michael McPherson with the Georgia Municipal Association (GMA) provided an update

regarding legislative updates and initiatives from GMA.

The presentation was followed by a question and discussion period.

Councilmember Rowell requested additional information regarding HR 1023. Mr. McPherson advised he would provide additional information after the meeting.

2. Council Discussion on Medical Services Update (City Manager)

Minutes:

Matthew Hicks, Erin Vickery and John Hanson with Grady Health System led a presentation regarding the Evaluation of Enhancing Medical Services in South Fulton. Additionally, Elizabeth Bolton-Harris and April Case with South Fulton Parents for Education provided an overview of a Pediatric Healthcare Survey which was conducted in South Fulton.

The presentation was followed by a question and discussion period.

3. Council Discussion of Tax Allocation District Redevelopment Plan (DSF and Bleakly Advisory Group)

Minutes:

Christopher Pike, Economic Development Director and Geoff Koski with Bleakly Advisory Group provided an update regarding the Tax Allocation District Redevelopment Plan.

The presentation was followed by a question and discussion period.

4. Council Discussion on Economic Development Strategic Plan Update (DSF and BAE Urban Economics)

Minutes:

Christopher Pike, Economic Development Director provided an update regarding the Economic Development Strategic Plan.

5. Council Discussion on Speed Enforcement Camera Program (Police and Municipal Court)

Minutes:

Chief Keith Meadows with the Police Department and Phenix Gaston with Municipal Court provided an update regarding the Speed Enforcement Camera Program.

The presentation was followed by a question and discussion period.

6. Council Discussion on Sanitation Update (Public Works)

Minutes:

Antonio Valenzuela, Director of Public Works provided an update regarding the Sanitation Program and Options.

Councilmember Willis requested that this item be placed on the next Work Session meeting agenda.

7. Council Discussion Regarding Community Development (CDRA)

- a. Code Enforcement 2020 and Beyond
- b. Special Event Permits
- c. Zoning Rewrite Hearing Dates and Adoption

Minutes:

Christina Cummings with CDRA provided an update regarding Code Enforcement Operations in 2020 and Beyond.

Shayla Reed with CDRA provided an update regarding Special Events Permits and Operations during the COVID-19 pandemic and provided an update regarding the Zoning Re-write Process.

The presentations were followed by a question and discussion period.

8. Council Discussion on Proposed Meeting Dates for Council for the next Six Months (City Clerk)

Minutes:

The Mayor and City Council discussed Proposed Meeting Dates for City Council for the next Six Months.

The presentation was followed by a question and discussion period.

IV. Addendum Agenda Items

9. Council Discussion on Smoke-Free Environment Ordinance (**Rowell, Reeves and Gumbs**)

Minutes:

Howard Franklin with Ohio River South, Laura Bracci with the American Heart Association, Onjewel Smith with American Nonsmokers' Rights Foundation and Gregory Bolden with

the Center for Black Health and Equity led a presentation regarding amending the Smoke-Free Environment Ordinance in South Fulton.

The presentation was followed by a question and discussion period.

V. Executive Session (if needed)

When an Executive Session is Required, one will be called for the following issues: 1) Personnel, 2) Litigation or 3) Real Estate

Motion (Recess): Councilmember Rowell

Second: Councilmember Gilyard

[Motion Approved]

Yea: 6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis

Nay: 1 khalid

Abstain: 0

Not Voting: 1 Edwards

Minutes:

A motion was made to Recess for an Executive Session for Personnel, Litigation and Real Estate at 8:16 PM.

The motion was approved 6-1. Councilmember khalid voted in opposition.

Motion (Reconvene): Councilmember Baker

Second: Councilmember Willis

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Edwards

Minutes:

A motion was made to Reconvene from Executive Session at 9:00 PM.

The motion was approved unanimously. Mayor Edwards was not present.

VI. Adjournment of Meeting

Motion (Adjourn): Councilmember Gilyard

Second: Councilmember Rowell

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Edwards

Minutes:

A motion was made to adjourn the Work Session at 9:01 PM.

The motion was approved unanimously. Mayor Edwards was not present.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: PUBLIC HEARING - Council Approval of City of South Fulton Tax Allocation District Resolution

DATE: October 27, 2020

SUBJECT: PUBLIC HEARING - Council Approval of City of South Fulton Tax Allocation District Resolution

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
TAD Redevelopment Plan	Cover Memo	10/22/2020
TAD Resolution	Cover Memo	10/22/2020
TAD Advertisement	Cover Memo	10/22/2020

TAX ALLOCATION DISTRICT NUMBER 1
CITY OF SOUTH FULTON
EASTSIDE TAD
&
TAX ALLOCATION DISTRICT NUMBER 2
CITY OF SOUTH FULTON
WESTSIDE TAD

REDEVELOPMENT PLAN

DRAFT

OCTOBER 14, 2020

Prepared for:
City of South Fulton, Georgia



Prepared by:



BleaklyAdvisoryGroup



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

TABLE OF CONTENTS

Table of Contents	i
Executive Summary	2
Introduction	7
Geographic Boundaries of the Proposed Redevelopment Area (A)	12
Grounds for Exercise of Redevelopment Powers (B)	15
Proposed Land Uses after Redevelopment (C)	17
Proposed Redevelopment Projects and Method of Financing (D)	20
Contractual Relationships (E)	21
Relocation Plans (F)	22
Conformance with Local Comprehensive Plans, Zoning & Land Use Codes (G)	22
Estimated Redevelopment Costs/Method of Financing (H)	24
Assessed Valuation for TAD (I)	26
Historic Property within Boundaries of TAD (J)	27
Creation & Termination Dates for TAD (K)	27
TAD Boundaries Existing Uses of Real Property (L)	27
Tax Allocation Increment Base (M)	28
Ad Valorem Property Taxes for Computing Tax Allocation Increments (N)	29
Tax Allocation Bond Issues (O, P, Q)	29
School System Impact Analysis (R)	30
Tax Parcel List (Appendix A)	34
Appendix B: Bond Proceed Estimates for TAD #1 and TAD #2	86
Appendix C: City of South Fulton City Council and Fulton County Board of Commissioners	88
Appendix D: Fulton County Schools Board of Education	90

* Headings followed by a letter in parenthesis [e.g. (A)] denote information required per Georgia Code Chapter 36, Title 44.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

EXECUTIVE SUMMARY

OVERVIEW

This document, The South Fulton Redevelopment Plan, presents the rationale, boundaries, fiscal data, and proposed projects that could result from the formation of the City of South Fulton, Tax Allocation District #1: Eastside, and Tax Allocation District #2: Westside. These two Tax Allocation Districts (TADs) are located within the larger redevelopment area and are complementary components of a comprehensive revitalization effort for the City of South Fulton. This redevelopment plan was prepared by Bleakly Advisory Group, Inc. (BAG) in conformance with the provisions of Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44), which governs the creation of the Tax Allocation Districts (TADs) in the state. The intent of proposing two TADs within a larger redevelopment area is to coordinate a comprehensive revitalization strategy that will enable the City to support complementary redevelopment projects that collectively would have a considerable positive economic impact.

Tax allocation districts (TADs) are Georgia's version of tax increment financing. Tax increment financing (TIF) is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project as an incentive to attract new private investment into an area.

In total, the proposed two TADs contain 1,298 parcels totaling roughly 5,845 acres, with a taxable real estate digest of \$157 million. A map is provided below.

- TAD #1: Eastside would incorporate a total of 961 parcels, an area of 1,113 acres. The properties in TAD #1 have a fair market value of \$233 million and a taxable value of \$93 million.
- TAD #2: Westside would incorporate a total of 337 parcels, an area of 4,732 acres. The properties in TAD #2 have a fair market value of \$159 million and a taxable value of \$64 million.

Together, the value of the properties in the TADs represents approximately 6.1% of the City's tax digest, well under the 10% maximum limit for all TADs in the City, as required by Georgia's Redevelopment Powers Law.

The City of South Fulton Redevelopment Plan envisions various potential redevelopment within the two TADs areas that reflect community objectives as the type of development they would like to see in the respective areas over the next decade. The objectives and desirable development character were identified in:

- The 2035 Fulton County Comprehensive Plan,
- Recommendations for the areas within each of the two TADs in the Economic Development Strategic Plan prepared for the city by BAE Urban Economics, and



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

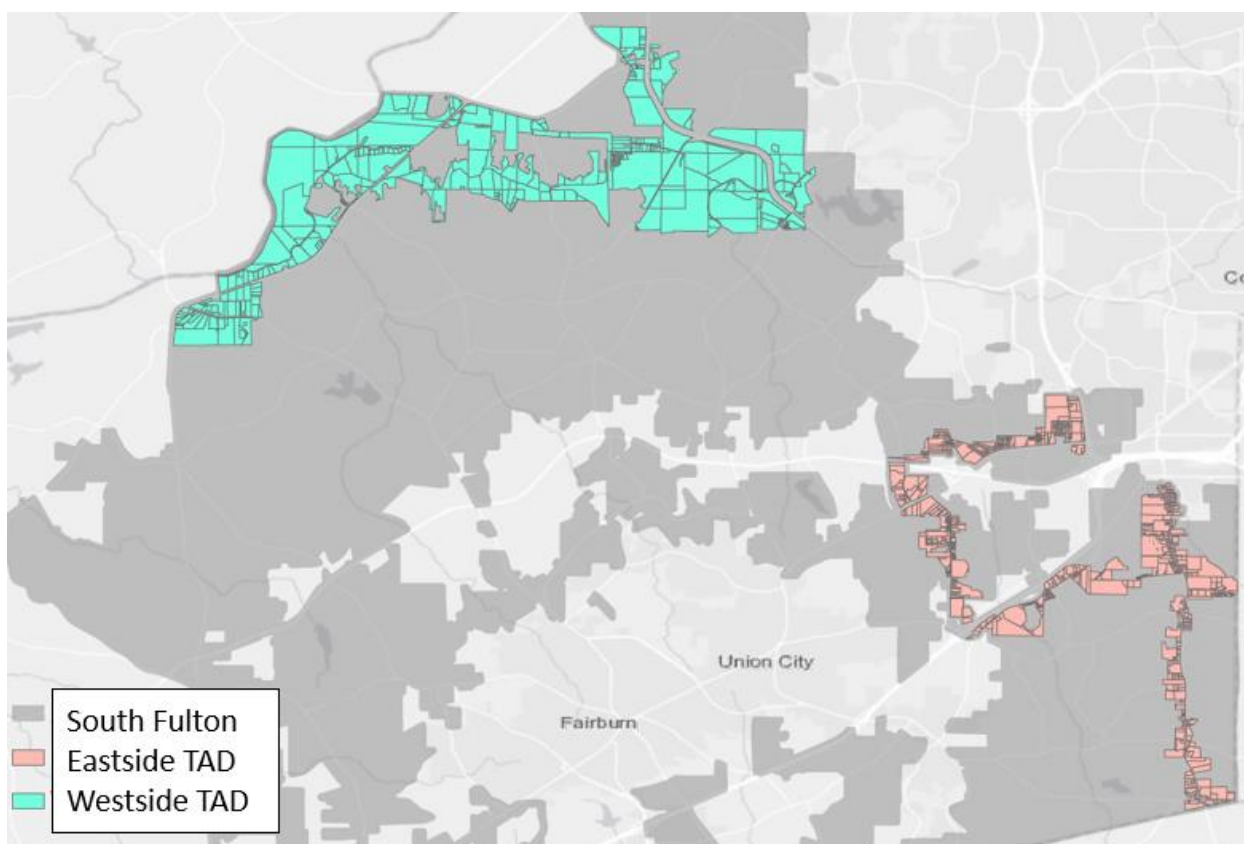
- Input, gathered by Bleakly Advisory Group from city staff and district leadership representatives.

DRAFT



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

PROPOSED REDEVELOPMENT AREA AND TAX ALLOCATION DISTRICTS Proposed TAD boundaries shown in Green and Red Shaded Areas



WHY THE REDEVELOPMENT AREA QUALIFIES AS A TAD

The redevelopment area meets the statutory definition of a Redevelopment Area under the specific provisions of the Redevelopment Powers Law. The redevelopment area meets the intent of the statute. These relevant sections are as follows:

- B (i) – The area includes locations with the “presence of structures or buildings that are 40 years old or older with no historic significance;”
- B (ii, iii) – The area includes locations with “high commercial or residential vacancies” and where there is a “predominance of structures or buildings of relatively low value.”
- C (i) – “Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment;”

More detailed justification under each of these provisions appears in the following report.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

PROPOSED REDEVELOPMENT PROJECTS

At this stage of redevelopment planning, official site or building construction cost estimates have been submitted to the City for any potential projects in either TADs. Absent having construction cost estimates, Bleakly Advisory Group prepared representative taxable value estimates for hypothetical development programs, distributing potential land uses for office, commercial and residential development in the TAD areas. The hypothetical redevelopment projects outlined in this plan conform to the implementation strategies for future growth in the City's Comprehensive Plan (adapted from Fulton County) and recent visioning plans in the TAD areas.

Based on 2019 property values and construction costs, the potential development over the coming two decades in TAD #1 would represent \$1.07 billion in new market value and support up to \$49 million in net TAD bond proceeds that would be available for investment in TAD #1. Potential development in TAD #2 would represent \$1.34 billion in new market value and support up to \$61 million in net TAD bond proceeds that would be available for investment in TAD #2.

The primary method of financing development within the TADs will be through private equity and debt. TAD proceeds would supplement private financing and reduce overall development costs to make the projects financially feasible. TAD proceeds would be applied to address off-site development costs and reduce the cost of constructing access roads and internal infrastructure.

POTENTIAL TAD REVENUES AND BONDING CAPACITY

Should the projected theoretical developments in the South Fulton TADs occur like the estimates noted above and detailed in the complete report, they would, collectively, represent an unprecedented level of investment in that district. The development could represent an investment of \$2.67 billion in the two TADs. It would mean potential growth in the City's tax digest of \$1.07 billion at the time of build-out. This level of investment in the three TADs would be sufficient to support over \$111 million in potential TAD funding for infrastructure and other improvements in the TAD area to support investment in the area.

PROPOSED USES OF TAD PROCEEDS

Priorities for the use of TAD proceeds will evolve as project planning proceeds, more detailed site development budgets are prepared, and actual costs become better known. The intent is to employ TAD proceeds as available and necessary to make site development financially feasible and to attract the types of end-users that would positively impact the redevelopment area, the city, and the regional economy.

Uses of TAD proceeds may include (a) supporting on- and of-site development (including access roads, signage, site preparation, utility improvements, stormwater detention, and any environmental remediation to support redevelopment), (b) paying for desired public amenities that cannot otherwise be afforded based on prevailing market pricing of real estate; (c) reimbursing developers for the added cost of building demolition and remediation of greyfield sites, and (d) funding potential incentives to attract high-quality end-users.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

SCHOOL DISTRICT IMPACTS

The impacts to Fulton County Schools from participation in the South Fulton TADs are as follows:

- The South Fulton redevelopment area will affect the future appreciation of 0.4% of the county's tax digest. The current amount of ad valorem property taxes generated from within the TAD, roughly \$3.3 million, will continue to go to the school system. In contrast, only taxes associated with incremental real estate digest growth above the current base amount are pledged to the TAD.
- The redevelopment area will directly add up to 3,894 school-aged children over the next 25 years at an average rate of approximately 156 students per year.
- There are two Fulton County public schools located within the boundaries of the redevelopment area, which are Westlake High School in TAD #2: Westside, and Feldwood Elementary School, in TAD #1: Eastside.
- Over the next 25 years, proposed redevelopment in the TADs should generate over \$101 million in additional revenues to Fulton County Schools, \$88 million more than if the TADs were not created due to growth in personal property and ESPLOST revenues.

Thus, we conclude that the potential gains to the Fulton County Schools from participating in the South Fulton TADs will be substantially positive due to the future growth in its tax digest and ESPLOST revenues while creating only a modest impact on the demand for school services.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

REDEVELOPMENT PLAN

INTRODUCTION

This plan presents the rationale, boundaries, fiscal data, and proposed projects that could result from the formation of the City of South Fulton, Tax Allocation District #1: Eastside, and Tax Allocation District #2: Westside. These two Tax Allocation Districts (TADs) are located within the same, larger redevelopment area and are complementary components of a comprehensive revitalization effort for the City of South Fulton. This redevelopment plan was prepared in conformance with the provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44), which governs the creation of the Tax Allocation Districts in the state. This plan was prepared by Bleakly Advisory Group, Inc. (BAG), in cooperation with the City of South Fulton.

The purpose of the proposed TADs is to support redevelopment in locations within the planned redevelopment area. In addition to potentially providing funds for critical public infrastructure initiatives within the redevelopment area, the two TADs will enable landowners and real estate developers to overcome deficient infrastructure, demolition, off-site costs, and other impediments to redevelopment that have made improvements of these properties economically unfeasible to date.

The purpose of this redevelopment plan is to outline a strategy to leverage tax increments from the prospective redevelopment projects to both offset high site development costs and make needed public improvements to support new construction. Using the City's redevelopment powers, this plan intends to achieve better-quality, higher-value development, resulting in a much shorter development timeline than feasible without the proposed TADs.

Definition and Contents of a Redevelopment Plan

Sec. 36-44-3(9) of the Redevelopment Powers Law defines a redevelopment plan as "a written plan of development for a redevelopment area or a designated portion thereof which:"

- (A) Specifies the boundaries of the proposed redevelopment area;
- (B) Explains the grounds for a finding by the local legislative body that the redevelopment area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the redevelopment plan;
- (C) Explains proposed uses after redevelopment of real property;
- (D) Describes proposed redevelopment projects and explains the proposed method of financing;
- (E) Describes any contracts, agreements, or other instruments which are proposed to be entered into for the purpose of implementing the plan;
- (F) Describes the type of relocation payments proposed to be authorized, if any;
- (G) Includes a statement that the proposed redevelopment plan conforms to the local comprehensive plan, master plan, zoning ordinance, and building codes of the political subdivision;
- (H) Estimates redevelopment costs to be incurred or made during the course of implementing the redevelopment plan;
- (I) Recites the last known assessed valuation of the redevelopment area and estimates the assessed valuation after redevelopment;

(Continued on next page)



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

The intent of proposing two TADs within a larger redevelopment area is to coordinate a comprehensive revitalization strategy that will enable the City to support complementary “catalyst projects,” which collectively would have a considerable positive economic impact.

At right, the text box outlines the required information to support the creation of Tax Allocation Districts in Georgia. This redevelopment plan follows the general outline. Section headings followed by a letter in parenthesis [e.g. (A)] refer to the relevant section in Georgia Code Chapter 36, Title 44, § 3(9) that defines the required contents of redevelopment plans.

OVERVIEW OF TAX ALLOCATION DISTRICTS

Tax allocation districts (TADs) are Georgia’s version of tax increment financing. Tax increment financing (TIF) is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project as an incentive to attract new private investment into an area. As described by the Council of Development Finance Agencies (www.cdfa.net) TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, 49 states and the District of Columbia use tax increment financing.

In 1985, the Georgia General Assembly authorized Georgia’s form of tax increment financing called tax allocation districts. The purpose of a Georgia tax allocation district is similar to tax increment financing in any other state. It uses the increased property taxes generated by new development in a designated redevelopment area to finance costs related to the development such as building construction, demolition, public infrastructure, land acquisition, relocation, utilities, debt service, and planning costs. Other costs it might cover include but are not limited to:

- Sewer expansion and repair
- Storm drainage
- Street construction and expansion
- Water supply
- Park improvements
- Bridge construction and repair
- Curbs, sidewalks, and streetscapes
- Grading and earthwork

Sec. 36-44-3(9) continued:

(J) States that if any property to be redeveloped is defined or eligible to be defined as a historic property, such historic property will not be substantially altered in any way that is inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been fully evaluated;

(K) Specifies the proposed effective dates for the creation and termination of the TAD;

(L) Contains a map specifying the boundaries of the proposed TAD and showing existing uses and conditions of real property;

(M) Calculates the estimated tax allocation increment base of the proposed TAD;

(N) Specifies ad valorem property taxes to be used for computing tax allocation increments, supported by a required resolution;

(O) Specifies the amount of the proposed tax allocation bond issue or other financing and the term and assumed interest rate for such financing;

(P) Estimates positive tax allocation increments for the period covered by the term of the proposed tax allocation bonds or other financing;

(Q) Specifies the property proposed to be pledged for payment or security for payment of tax allocation bonds;

(R) Includes a school system impact analysis if the plan proposes to include in the tax allocation increment, ad valorem taxes levied by a board of education; and

(S) Includes such other information as may be required by resolution of the political subdivision whose area of operation includes the proposed redevelopment area.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

- Traffic control
- Parking structures, etc.

DRAFT



TAX ALLOCATION DISTRICTS NUMBER 1 & 2

CITY OF SOUTH FULTON

Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. Over 100 Georgia cities and counties have either created or are considering establishing TADs in their communities. A TAD offers local governments the opportunity to promote worthwhile redevelopment projects that would otherwise not be financially viable, or are located in areas which would otherwise be unattractive to private investment.

Before the Great Recession in 2008- 2009, other Georgia tax allocation districts such as Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), demonstrated the economic benefits that TADs can generate. These benefits include:

- **A stronger economic base**—TAD incentives can attract private development that would not otherwise have occurred absent of the district designation.
- **The halo effect**—Several Georgia TADs have generated significant new investment in areas surrounding the TAD and within the tax allocation districts, further expanding positive economic impacts to the host taxing jurisdictions.
- **No impact on current tax revenues**—Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expands the local tax base**—By stimulating economic activity, TADs expand the local tax digest, create additional demand for retail sales, and, as a result, local sales taxes.
- **Self-financing**—TADs are self-financing since they are funded by the increased tax revenues (increment) from new development within the district.
- **High leverage**—Typically, TAD funds represent between 5-15% of project costs, leveraging 7-20 times their value in private investment.

In summary, a tax allocation district is a financing mechanism that can be used to pay for public infrastructure or reduce private development costs, to make an underutilized area attractive to private investment and development, at no additional cost to local taxpayers. Establishing a TAD does not create a tax increase for either the community or property owners within the district. Nor does a TAD reduce tax revenues to the community below levels that existed when the district was certified. In many cases, TADs can increase general fund revenues from new business personal property taxes, added county sales taxes, hotel/motel taxes, business license fees, and other revenues that are not pledged for redevelopment purposes and would not otherwise occur.

PURPOSE AND VISION FOR THE PROPOSED TAX ALLOCATION DISTRICTS

The South Fulton Redevelopment Area is designed to capture the potential for substantial investment and improvement in two vital areas in the City of South Fulton: the aging Eastside



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

commercial corridors of the city along Old National Highway and Roosevelt Highway, and the underdeveloped Westside corridors along Fulton Industrial Boulevard and Camp Creek Parkway. The logic in this approach is to recognize the unique character and potential of these two areas that are proximate to the Hartsfield Jackson Atlanta International Airport (HJIA) and the Chattahoochee River, respectively. HJIA is a significant economic engine for the entirety of Metro Atlanta that can power development catering to visitors and residents alike, and the river is an as-yet under-utilized resource providing recreation and beauty that enriches any potential development around it.

The two TAD areas have their unique character and history and will likely follow a distinct path towards revitalization. By combining the two TADs into the South Fulton Redevelopment Area, the City recognizes the potential for synergy as the two areas redevelop in tandem, creating healthy activity nodes.

Specifically, the South Fulton Redevelopment Area and its two proposed TADs are intended to:

- Strengthen the City's emergent commercial corridors by strategically encouraging infill redevelopment, creating new residential, commercial, and mixed-use nodes, and expanding/upgrading existing nodes. The purpose of these efforts is to serve local consumers better and attract new retail spending, residents, and visitors resulting in increased tax revenues to South Fulton and its schools;
- Transition under-utilized properties in prime locations to higher-valued uses;
- Encourage job creation while improving physical conditions in under-performing sections of the City;
- In so doing, encourage reinvestment in established older commercial corridors that are no longer considered competitive; and
- Use the tool of tax increment financing to achieve higher-quality, higher-valued development within the redevelopment area.

The opportunity for the City of South Fulton is to selectively use the funding mechanism of TADs to leverage private reinvestment through targeted incentives that will help to make the redevelopment of key sites and catalyst projects financially feasible. In a redevelopment area that encompasses broad geography with many individual tax parcels, not every property is blighted, and not every parcel will be redeveloped over time. Over time, however, the redevelopment area as a whole can be positively impacted by the cumulative effects of multiple individual investments.

This plan is intended to help the City implement a long-term market-driven redevelopment strategy for areas that can represent the most potential for development or redevelopment. The intent of using the umbrella of a single redevelopment area with two separate TADs is to coordinate strategy and make the creation of these TADs easier and less time consuming for the City.

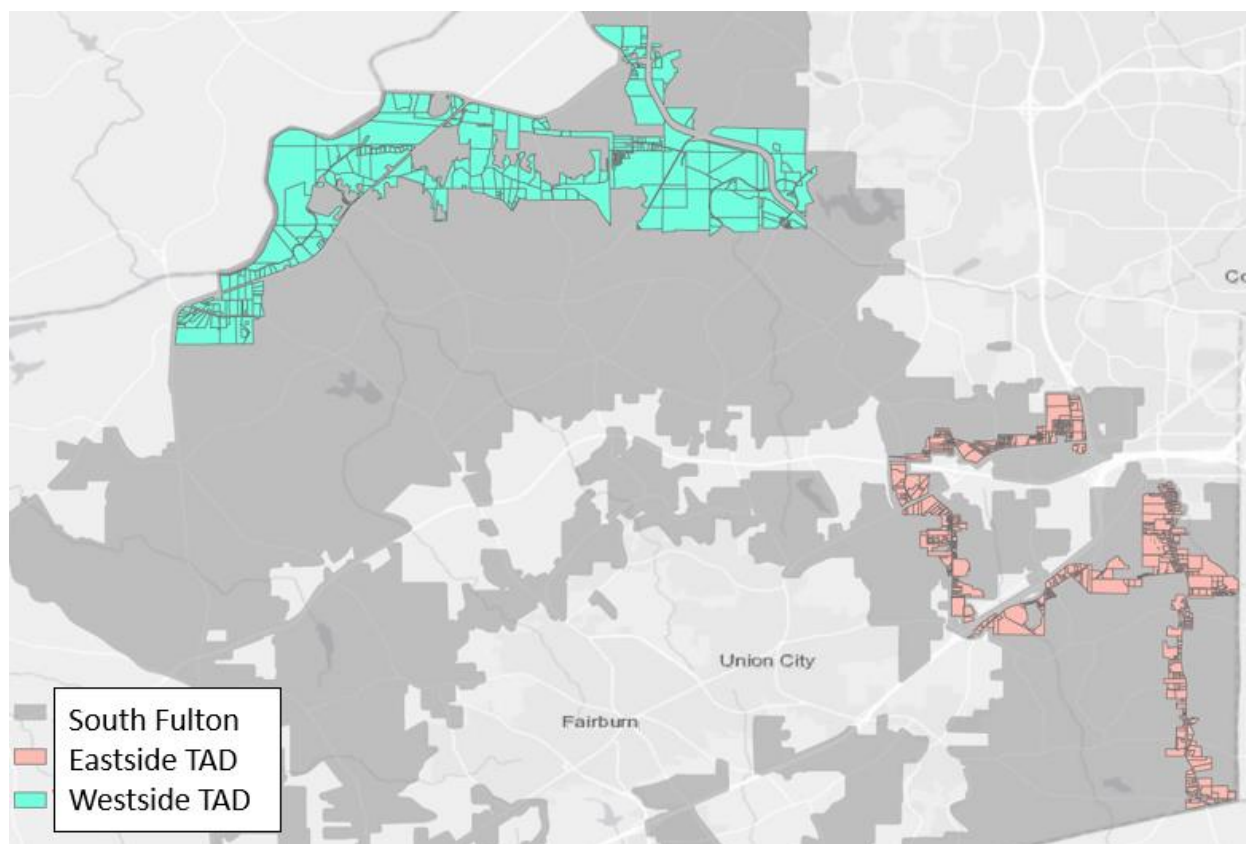


TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

GEOGRAPHIC BOUNDARIES OF THE PROPOSED REDEVELOPMENT AREA (A)

The boundaries for the Redevelopment Area are shown on the map on the next page and summarized below. In total, the proposed TADs contain 1,298 parcels totaling just under 5,845 acres, with a taxable real estate digest of \$157 million. This acreage estimate does not include streets, rights of way, and other lands for which no assessment records are available.

South Fulton Redevelopment Area (2 TADs) Summary	
Number of Parcels	1,298
Total Acres	5,845
2019 Market Value	
Fair Market Value	\$392,082,545
Taxable Digest	\$156,833,018
Total Fair Market Value/Acre	\$67,080
Total Taxable Value/Taxable Acre	\$26,832





TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

TWO TAX ALLOCATION DISTRICTS

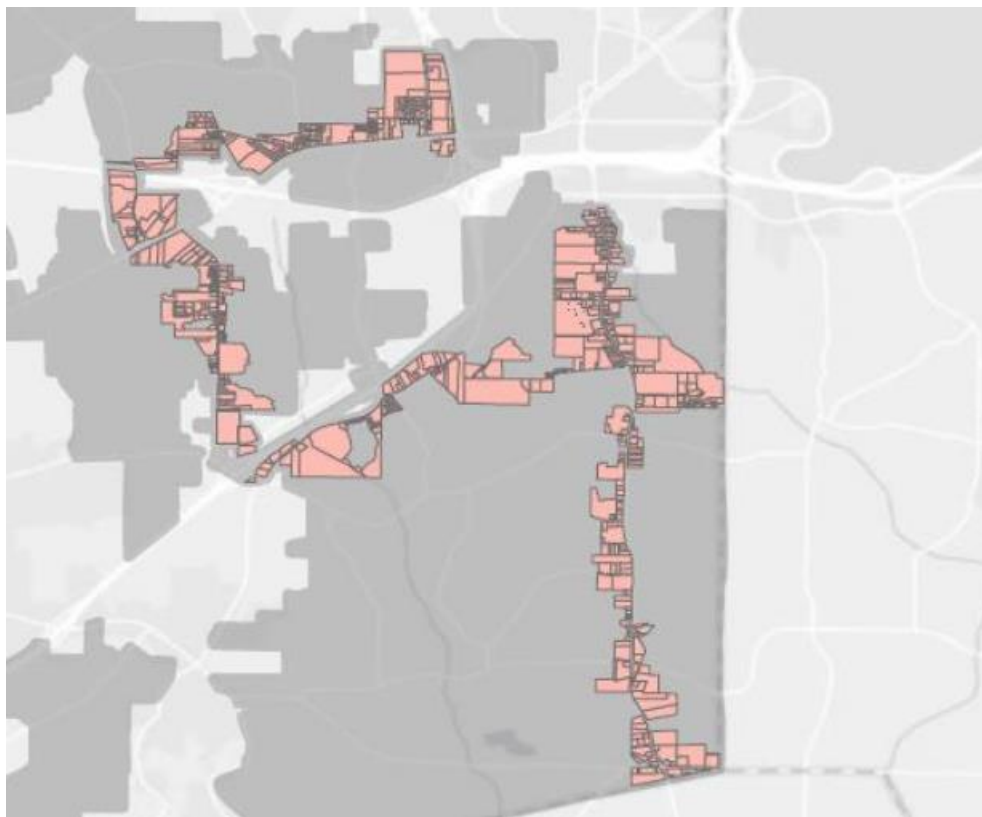
The South Fulton Redevelopment Area, as proposed, contains two tax allocation districts:

- TAD# 1: Eastside
- TAD# 2: Westside

TAD #1: EASTSIDE

The map below shows the proposed boundaries for TAD #1: Eastside:

TAD #1: EASTSIDE



TAD #1: Eastside TAD Summary

Number of Parcels	961
Total Acres	1,113
2019 Market Value	
Fair Market Value	\$232,957,055
Taxable Digest	\$93,182,822
Total Fair Market Value/Acre	\$209,306
Total Taxable Value/Taxable Acre	\$83,722



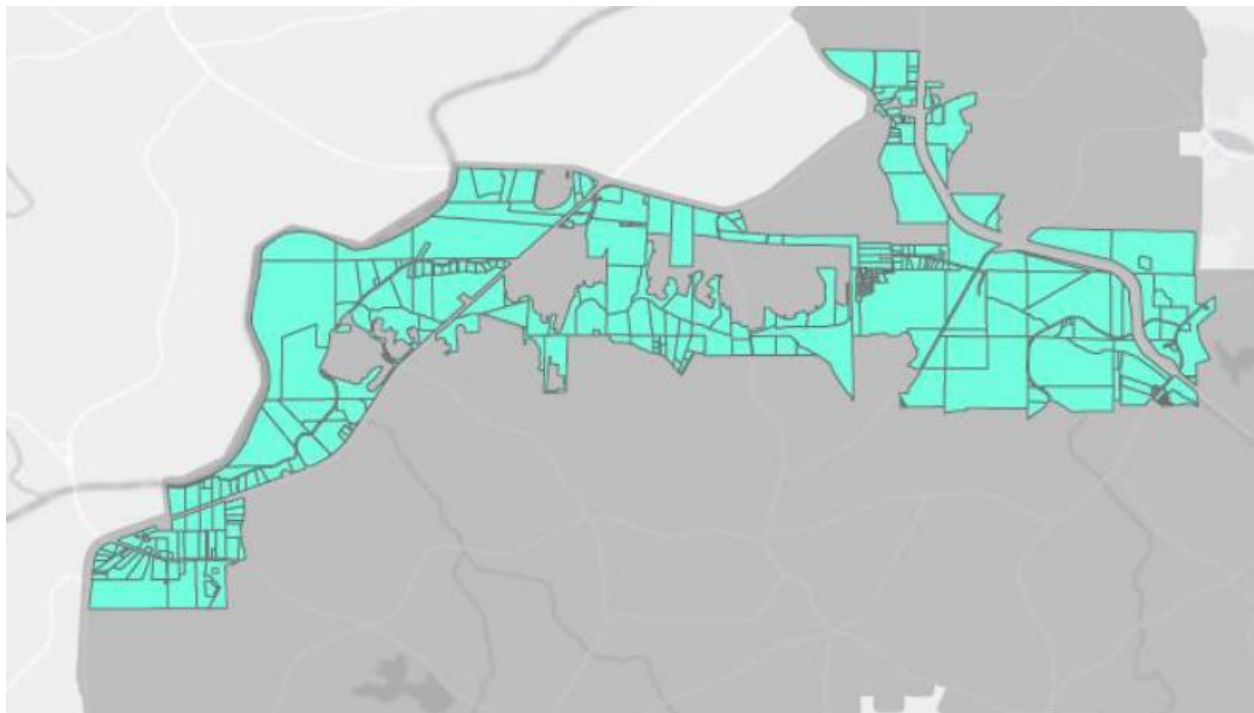
TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

This area would incorporate a total of 961 parcels. It would include an area of 1,113 acres. The properties in TAD #1 have a fair market value of \$233 million and a taxable value of \$93 million. This represents approximately 3.6% of the City's tax digest, well under the 10% maximum limit for all TADs in the City, as required by Georgia's Redevelopment Powers Law.

TAD #2: WESTSIDE

The map below shows the proposed boundaries for TAD #2: Westside:

TAD #2: WESTSIDE



TAD #2: Westside TAD Summary

Number of Parcels	337
Total Acres	4,732
2019 Market Value	
Fair Market Value	\$159,125,490
Taxable Digest	\$63,650,196
Total Fair Market Value/Acre	\$33,628
Total Taxable Value/Taxable Acre	\$13,451

This area would incorporate a total of 337 parcels. It would include an area of 4,732 acres. The properties in TAD #2 have a fair market value of \$159 million and a taxable value of \$64 million. This represents approximately 2.5% of the City's tax digest, well under the 10% maximum limit for all TADs in the City, as required by Georgia's Redevelopment Powers Law.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

GROUND'S FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts (TAD) are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended, with the following definition of a “redevelopment area.”

‘Redevelopment area’ means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a ‘blighted or distressed area’, a ‘deteriorating area,’ or an ‘area with inadequate infrastructure’ as follows:

(A) A ‘blighted or distressed area’ is an area that is experiencing one of more conditions of blight as evidenced by:

- (i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;*
- (ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*
- (iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;*
- (iv) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or*
- (v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;*

(B) A ‘deteriorating area’ is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:

- (i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;*
- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;*
- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;*
- (iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;*
- (v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;*
- (vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and*

(C) An ‘area with inadequate infrastructure’ means an area characterized by:



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

- (i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or*
- (ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.*

WHY THE PROPOSED REDEVELOPMENT AREA QUALIFIES UNDER THE REDEVELOPMENT POWERS LAW

The City of South Fulton has the authority to exercise all redevelopment and other powers authorized or granted municipalities under the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by South Fulton voters by referendum in November 2019.

The redevelopment area meets the Redevelopment Area's statutory definition under three specific provisions of the Redevelopment Powers Law. These provisions are not equally applicable or prevalent throughout the entire area but meet the statute's intent. These relevant sections are as follows:

- B (i) – The area includes locations with the “presence of structures or buildings that are 40 years old or older with no historic significance;”
- B (ii, iii) – The area includes locations with “high commercial or residential vacancies” and where there is a “predominance of structures or buildings of relatively low value.”
- C (i) – “Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment;”

Justification for the designation of the redevelopment area is presented in the following section. This analysis intends to demonstrate that the proposed redevelopment area meets the above statutory definition based on housing and building conditions, including age, vacancy, and other characteristics, and other related factors, as well as a lack of necessary infrastructure.

B (i, ii, iii) A “DETERIORATING AREA”

To meet the definition of a “deteriorating area” that is “experiencing physical or economic decline or stagnation,” there must be evidence of two or more of the following conditions: (i) a substantial presence of older structures with no historic significance; (ii) comparatively high commercial or housing vacancy; (iii) the predominance of low-valued structures or buildings, or significantly slower growth in the property tax digest than the political subdivision as a whole; (iv) declining or stagnant rents or sales prices; (v) a shortage of safe, decent housing that is affordable to low and moderate-income persons; and (vi) deteriorating or inadequate utility, transportation, or transit infrastructure. Although the South Fulton Redevelopment Area exhibits most/all of these conditions to varying degrees, the following section focuses mainly on qualifying criteria i and iii.

- 48.3% of structures in the Eastside TAD were built before 1980, while only 4.5 % of structures were built after 2010
- 88.1% of parcels in the Eastside TAD are valued at less than \$175,000, and the median parcel value of \$22,400 is 66% lower than in South Fulton overall



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

Source: Bleakly Advisory Group, based on data from the 2013 U.S. Census American Community Survey

C (i) An “AREA WITH INADEQUATE INFRASTRUCTURE.”

The redevelopment area meets the statutory definition of a Redevelopment Area under the “inadequate infrastructure” provisions (Section C) of the Redevelopment Powers Law. The presence of inadequate infrastructure to support redevelopment is not equally applicable or prevalent throughout the entire plan area but meets the statute's intent.

The City of South Fulton and private landowners in the broader area have begun to develop master plans for strategic nodes within the plan area over the past few years. The most relevant document, the Economic Development Strategic Plan, has identified various areas as “Economic Opportunity Focus Areas.” The plan specifically advocated for Tax Allocation District(s) as an aid to development. The Town Center area, within the proposed Westside TAD, will, in particular, need to be developed as part of a Public-Private Partnership (P3). This is due to the large number of public uses that the Town Center area will serve once complete, which must be balanced with the need and potential for private development within the same area.

Additionally, the Strategic Plan recognizes that to accommodate new development and expanded public facilities such as parks, green space, pedestrian amenities, and stormwater management in the other Focus Areas, new infrastructure investments by the City will need to be completed.

PROPOSED LAND USES AFTER REDEVELOPMENT (C)

The City of South Fulton Redevelopment Plan envisions various potential redevelopments within the two TADs areas that reflect community objectives as the type of development they would like to see in the respective areas over the next decade and beyond. The objectives and desirable development character were identified in:

- The 2035 Fulton County Comprehensive Plan,
- Recommendations for the areas within each of the two TADs in the Proposal for Economic Development Strategic Plan prepared for the city by BAE Urban Economics, and
- Input, gathered by Bleakly Advisory Group from city staff and district leadership representatives.

The 2035 Fulton County Comprehensive Plan outlines character, the future land uses, vision, and implementation strategies to be pursued throughout the area that is now the City of South Fulton. The Land Use section of the plan details various types of character areas created based on community input, which recommends typical use and density.

The City of South Fulton is currently as of October 2020, developing an updated Comprehensive Plan. For this document, the existing 2035 plan will be used. Any reference to Unincorporated



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

Fulton County in that plan should be treated as referring to the City of South Fulton, which was created after adopting the 2035 plan.

The Local Live Work and Community Live Work character area types are most typical of the footprint of the proposed TADs. Below are excerpts from the Comprehensive Plan that summarize the future's existing conditions and vision in the relevant planning areas. These excerpts show not only the current conditions within the redevelopment area but also the community's preferred conditions in the TADs after redevelopment:

LOCAL LIVE WORK

"The intent of the Local Live Work Character Area is to provide a balanced mix of commercial, office, and residential uses at intersections and along corridors within Unincorporated Fulton County. The designated areas are roughly 1/4 mile in distance from designated intersections or the centerline of designated corridors. A mix of uses is allowed within this Character Area.

Within the Local Live Work Character Areas, vertical and horizontal mixes of uses are appropriate, including medium density residential housing, small-scale commercial services such as banks, drug stores, and small multi-tenant shopping centers. Structures within the local designation can also be repurposed as office, commercial spaces, or single and multi-family housing.

The Local Live Work Character Area designation is based on the size and scale of Unincorporated South Fulton's historic communities, including the historic community of Campbellton."

COMMUNITY LIVE WORK

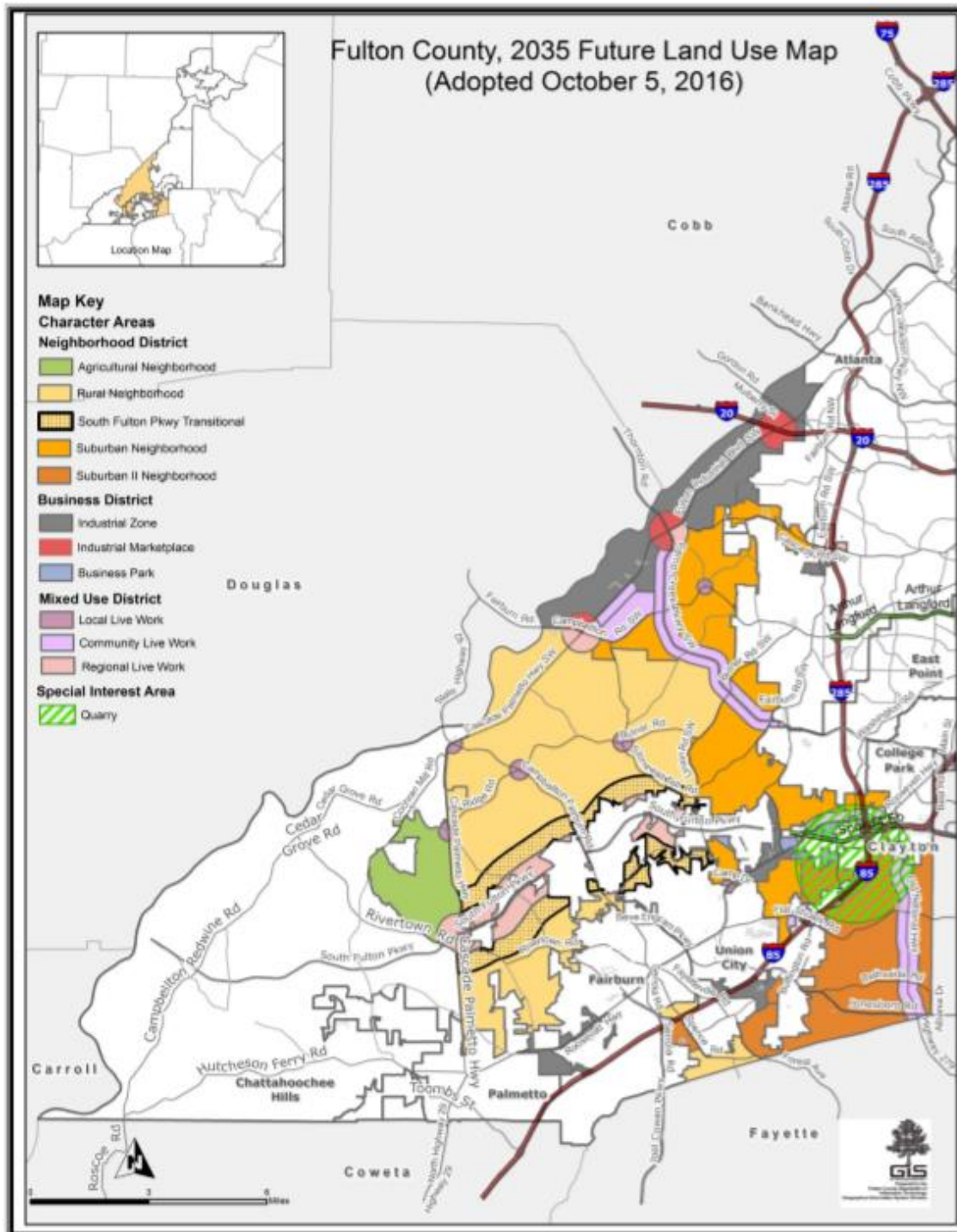
"The intent of the Community Live Work Character Area is to provide a balanced mix of commercial, office, and residential uses at intersections and along corridors within Unincorporated Fulton County at a higher density than the Local Live Work area. Based on a 1/2 mile distance for intersections and a 1/4 mile distance for corridors, these areas are designated at intersections or along corridors and provide for a balanced mix of uses to create a live-work environment.

Within the Community Live Work Character Areas, vertical and horizontal mixing of uses is appropriate, which includes medium and high-density residential housing such as duplexes and townhomes. Commercial services such as banks, drug stores, offices, and multi-tenant shopping centers are also appropriate types of development. Structures within the Community Live Work designation can also be repurposed as office, commercial spaces, or single and multi-family housing."



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

THE FULTON COUNTY 2035 COMPREHENSIVE PLAN CHARACTER AREAS





TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

As noted in the above excerpts, both TADs are proposed for additional future mixed-use, commercial office, and multi-family residential development. The Suburban Neighborhood character area type also applies to portions of the proposed TAD areas.

PROPOSED REDEVELOPMENT PROJECTS AND METHOD OF FINANCING (D)

At this stage of redevelopment planning, no official site or building construction cost estimates have been submitted to the City for any potential large scale developments in the two TADs. Absent of having construction cost estimates, Bleakly Advisory Group prepared representative taxable value estimates for the proposed development programs where available, showing the distribution of office, commercial and residential development by land use. Assessed values are based on estimated construction costs.

It is anticipated that the hypothetical projects used in the modeling would require up to two decades to reach build-out and the density and distribution of land uses are subject to change as market conditions evolve

The hypothetical potential catalyst redevelopment projects in the South Fulton Redevelopment Area summarized below, illustrate the scope of feasible potential redevelopment in the TAD areas. These development estimates should be seen as illustrative to model achievable redevelopment potential within the redevelopment area boundaries.

TAD #1: EASTSIDE

Based on the recommendations from the Economic Development Strategic Plan, the following redevelopment focus areas were analyzed in TAD #1 along with the remainder of the proposed TAD area:

- Red Oak
- Old National and Jonesboro
- Old National Park
- Old National Commons

These four redevelopment areas plus the remaining footprint (which is not forecast to redevelop as intensely) could result in the following development in TAD #1 over the next two decades:

- 4,222 Residential units
- 1,833,135 SF of combined commercial space
- 1,393 hotel rooms



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

Based on 2019 property values and construction costs, this level of development over the coming decade in TAD #1 would represent \$1.07 billion in new market value and support up to \$49.4 million in net TAD bond proceeds that would be available for investment in TAD #1.

TAD #2: WESTSIDE

Based on the recommendations from the Economic Development Strategic Plan, the following redevelopment focus areas were analyzed in TAD #2 along with the remainder of the proposed TAD area:

- Town Center
- River Front
- Sandtown Crossing
- Campbellton

These four redevelopment areas plus the remaining footprint (which is not forecast to redevelop as intensely) could result in the following development in TAD #2 over the next two decades:

- 5,174 Residential units
- 1,184,029 SF of retail space
- 391 hotel rooms

Based on 2019 property values and construction costs, this level of development over the coming decade in TAD #2 would represent \$1.34 billion in new market value and support up to \$61.9 million in net TAD bond proceeds that would be available for investment in TAD #2.

It is anticipated that the method of development financing of the projects within the two TADs will be through private equity and debt. TAD proceeds would be used to supplement private financing and reduce overall development costs to make projects financially feasible. TAD proceeds would be applied to address off-site development costs and reduce the cost of constructing access roads and internal infrastructure. Forecasts of potential TAD proceeds and their potential for public bonding purposes are detailed above.

CONTRACTUAL RELATIONSHIPS (E)

Pursuant O.C.G.A. §34-44-3(a), the South Fulton City Council will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the council, either directly or through its designee, may conduct or delegate the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities involved in implementing this redevelopment plan.



TAX ALLOCATION DISTRICTs NUMBER 1 & 2

CITY OF SOUTH FULTON

2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.
3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.
4. Coordinate public improvement planning, design, and construction among City and State agencies and departments.
5. Prepare (either directly or through a subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies, and assessments of tax base increments supporting the issuance of tax allocation bonds or other forms of financing by the City.
6. The City will enter into contractual relationships with qualified vendors to provide professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis, and other related services.
7. The City will perform other duties as necessary to implement the redevelopment plan.

RELOCATION PLANS (F)

As is currently foreseen, no relocation of tenants, or residents from private homes, is anticipated within either Redevelopment Area TADs. In the future, should the relocation of existing homes or businesses be required, such relocation expenses may be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition. If such funding sources require relocation, benefits would be offered to tenants and users for relocation.

CONFORMANCE WITH LOCAL COMPREHENSIVE PLANS, ZONING & LAND USE CODES (G)

Currently, 69% of the parcels in the South Fulton Redevelopment Area are zoned residential, with the number of homes being roughly proportional between TADs. Commercially zoned properties comprise 17.4% of the total number of parcels in the redevelopment area, while exempt properties account for 9.6%. The only industrial land in the redevelopment area is located in TAD #2: Eastside, and comprises 1% of the total.



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

South Fulton Development Area TADs Zoning Designations

Zoning Designation	Eastside	Percent	Westside	Percent	Total	Percent
A5	1	0.1%	13	3.9%	14	1.1%
C3	146	15.2%	12	3.6%	158	12.2%
C4	39	4.1%	5	1.5%	44	3.4%
C5	12	1.3%	11	3.3%	23	1.8%
E1	24	2.5%	48	14.3%	72	5.6%
E2	37	3.9%	7	2.1%	44	3.4%
E3	3	0.3%	0	0.0%	3	0.2%
E4	2	0.2%	1	0.3%	3	0.2%
E6	1	0.1%	0	0.0%	1	0.1%
E9	1	0.1%	0	0.0%	1	0.1%
I3	5	0.5%	0	0.0%	5	0.4%
I4	6	0.6%	0	0.0%	6	0.5%
I5	2	0.2%	0	0.0%	2	0.2%
R3	590	61.5%	83	24.7%	673	51.9%
R4	75	7.8%	80	23.8%	155	12.0%
R5	11	1.1%	56	16.7%	67	5.2%
U3	5	0.5%	7	2.1%	12	0.9%
U4	0	0.0%	2	0.6%	2	0.2%
V5	0	0.0%	11	3.3%	11	0.8%

The appropriate zoning, development regulations, and design standards are currently being prepared to support the implementation of future projects within the two proposed TADs.

Both TADs are proposed in the forthcoming City Comprehensive Plan for future mixed-use commercial and multi-family residential. The following map shows future land use for the areas of the city that include each proposed TAD. The future land use will appear in the Comprehensive Plan. The future vision for TAD #1: Eastside includes high-density mixed-use redevelopment, new mixed-use, and general commercial. The future vision for TAD #2: Westside has mostly medium density new mixed-use development along with a sizable institutional component in the Town Center area.

The potential development envisioned in the modeling above conforms to the planned future land uses in each of the South Fulton TADs outlined in the City of South Fulton Draft Comprehensive Plan. The Comprehensive Plan will also provide implementation strategies for future development in the TAD areas. The hypothetical redevelopment projects outlined in this plan also conform to these strategies.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

ESTIMATED REDEVELOPMENT COSTS/METHOD OF FINANCING (H)

Should the projected theoretical developments in South Fulton's two TADs occur like the estimates above over the coming two decades, it would represent an unprecedented level of investment in those areas.

As shown in the table below, this type of development could represent an investment of \$2.7 billion in the two TADs, which would far exceed the level of investment in the same geography over the past several decades. It would represent potential growth in the City's tax digest of \$1.1 billion at the time of build-out. This level of investment in the two TADs would be sufficient to support over \$111 million in potential TAD funding for infrastructure and other supportive improvements in the TAD area.

SOUTH FULTON TADs ESTIMATED REDEVELOPMENT COST AND POTENTIAL IMPACT

TAD	Potential Redevelopment Value	Potential Taxable Digest from Redevelopment	Potential Public Infrastructure Financed
TAD #1: Eastside	\$1,235,858,635	\$494,343,454	\$49,401,622
TAD #2: Westside	\$1,431,269,600	\$572,507,840	\$61,851,102
Total	\$2,667,128,235	\$1,066,851,294	\$111,252,723

The estimates and modeling to arrive at these totals for the TAD areas are detailed above in the section titled: Proposed Redevelopment Projects and Method of Financing (D). As noted, based on 2019 property values and construction costs, the hypothetical level of development over the coming decade in TAD #1: Eastside would represent \$1.2 billion in new market value and support up to \$49 million in net TAD bond proceeds that would be available for investment in that TAD. TAD #2: Westside would represent \$1.4 billion in new market value and support up to \$62 million in net TAD bond proceeds that would be available for investment.

PROPOSED REDEVELOPMENT COSTS (USES OF TAD PROCEEDS)

Existing public infrastructure and prevailing market pricing for residential and commercial property in South Fulton are often inadequate to support the City's vision of creating high-quality commercial, residential, and mixed-use development nodes in its vital commercial corridors. In essence, the prices that end-users of real estate in the two TAD areas are willing to pay to make it very difficult to finance the cost of new construction and redevelopment. The use of TAD proceeds would be applied to eligible activities to lower development costs to an amount that can be supported by market rents and sale prices.



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

Once the redevelopment is underway, having working TADs in place could be applied to such items as lowering the construction cost of internal site development and infrastructure, paying for off-site traffic improvements or adding public amenities, demolishing existing buildings, removing existing asphalt parking, etc. Potential long-term costs are likely to exceed the estimated financing proceeds that could be financed through TAD increments alone. TAD funds would therefore need to be used strategically to leverage other funding sources where possible and to incentivize private investments that create a new taxable digest.

Priorities for the use of TAD proceeds will evolve as project planning proceeds, more detailed site development budgets are prepared, and actual costs become better known. The intent is to employ TAD proceeds as available and necessary to make site development financially feasible and attract end-users that would positively impact the redevelopment area, the city, and the regional economy. Uses of TAD proceeds may include (a) supporting on- and off-site development (including access roads, signage, site preparation, utility improvements, stormwater detention, and any environmental remediation to support redevelopment), (b) paying for desired public amenities that cannot otherwise be afforded based on prevailing market pricing of real estate; (c) reimbursing developers for the added cost of building demolition and remediation of greyfield sites, and (d) funding potential incentives to attract high-quality end-users.

Illustrative funding allocation for the potential TAD funds appear below:

TAD Bond Proceed Uses			
	Percent of Anticipated Development by Value	Value of Development Supported by Bonds at 10%	Value of Development Supported by Bonds at 10% Without Schools
TAD #1: Eastside			
25 Year Bond Amount		\$49,401,622	\$24,004,464
Residential	25%	\$12,350,405	\$6,001,116
Commercial	50%	\$24,700,811	\$12,002,232
Retail	25%	\$12,350,405	\$6,001,116
TAD #2: Westside			
25 Year Bond Amount		\$61,851,102	\$30,053,720
Residential	50%	\$30,925,551	\$15,026,860
Commercial	25%	\$15,462,775	\$7,513,430
Retail	25%	\$15,462,775	\$7,513,430

Estimated TAD Bond proceeds could be used in numerous combinations as specific needs arise. The table above contains a representative distribution of fund uses among various priorities. In reality, TAD proceeds will be allocated to specific purposes as development opportunities arise and specific agreements are negotiated between developers and the City, and with prospective end users.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

CONCLUSION

The calculations made above provide a reasonably illustrative forecast of possible future redevelopment within the two proposed TADs. The resulting gains in the area's real estate tax digest and corresponding tax allocation increments, supportable TAD financing proceeds potential uses for those proceeds to reduce redevelopment costs. As noted, numerous combinations of equally reasonable inputs and assumptions could be applied to produce marginally different results. This report sets an achievable expectation for the TADs future financial performance intended to help the City make decisions moving forward.

ASSESSED VALUATION FOR TAD (I)

The Redevelopment Powers Law specifies that this plan "recites the last known assessed valuation of the redevelopment area and estimate the assessed valuation after redevelopment." The tax base is expected to increase in the future through the private investment stimulated by the implementation of the redevelopment plan and the reinvestment of TAD increments back into the project(s).

TAD #1: Eastside, as defined in this Redevelopment Plan, includes 961 tax parcels and 1,113 acres within those parcels. The proposed TAD #1 has an estimated 2019 fair market (appraised) value of \$233 million and a \$93 million taxable value.

TAD #2: Westside, includes 337 tax parcels and 4,732 acres within those parcels. The proposed TAD #2 has an estimated 2019 fair market (appraised) value of \$159 million and a taxable digest total of \$64 million.

In total, the proposed TADs contain 1,298 parcels totaling roughly 5,845 acres, with a taxable value of \$157 million.

Proposed TAD	Appraised Value	Percent
Eastside TAD	\$ 232,957,055	3.62%
Westside TAD	\$ 159,125,490	2.47%
TAD Total	\$ 392,082,545	6.09%
South Fulton	\$ 6,437,089,565	

The taxable digest within the two proposed TADs represents only 6.1% of the Consolidated Government's digest of \$6.4 billion. The maximum percentage of a taxing jurisdiction's total digest that can be placed in TADs is capped at 10% by the Georgia Redevelopment Powers Law. Thus, approval of the two TADs will leave the City with the flexibility to create other TADs or address other redevelopment priorities.

According to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City will request that the Commissioner of Revenue of the



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

State of Georgia certify the tax base for December 31, 2020, the base year for the proposed tax allocation districts.

HISTORIC PROPERTY WITHIN BOUNDARIES OF TAD (J)

The South Fulton Redevelopment area contains few historic properties. Near the intersection of Roosevelt Highway and Welcome All Road, only the Red Oak area has any known historical significance. The Georgia Historical Commission has placed a historical marker at the former Red Oak Post Office site.

No plans associated with this redevelopment plan currently exist that would alter any historic properties within either of the two TADs. Any future development that occurs within the TADs will not substantially alter a historic property in any way inconsistent with technical standards for rehabilitation. Nor would it demolish a historic property unless reuse feasibility has been evaluated based on technical standards for reviewing historic preservation projects. Technical standards for rehabilitation and review shall be used by the state historic preservation officer and local historical standards.

CREATION & TERMINATION DATES FOR TAD (K)

The redevelopment area's Tax Allocation Districts #1 and #2 will be created effective December 31, 2020. The Redevelopment Powers Law provides that the TAD will exist until all redevelopment costs, including debt service, are paid in full. For analysis purposes, this report has based calculations on a 25-year term and assumes that the TAD will remain in existence for 25 years. Future elected officials could either dissolve or extend the TAD's existence based on future circumstances within the Districts.

TAD BOUNDARIES EXISTING USES OF REAL PROPERTY (L)

As noted earlier, 69% of the parcels in the South Fulton Redevelopment Area are zoned residential, with most single-family homes located in TAD #2: Westside, while most of the multifamily housing is located in TAD #1: Eastside. Commercially zoned properties comprise 17% of the total number of parcels in the redevelopment area, while exempt properties account for 10%. Industrial land comprises less than 1% of the total.

The TAD boundaries include the respective tax parcels and associated public rights in the South Fulton Redevelopment Area. (A complete list of TAD parcels appears in Appendix A.) For any section of roadway that abuts a TAD parcel, and used as a boundary in the TAD map, the entire section of ROW is intended to be included inside the TAD boundary to maintain flexibility to use TAD proceeds for public improvements to those rights of way, if desired by the redevelopment agency.

Implementation of this redevelopment plan is consistent with the City's existing zoning, future Land Use Map, and previously identified strategies for the area as articulated in the Comprehensive Plan. The redevelopment will create needed jobs and resulting housing and retail demand that will help



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

to achieve the transition of existing underdeveloped property to higher uses, as envisioned in the Comprehensive Plan.

TAX ALLOCATION INCREMENT BASE (M)

On or before December 31, 2020, the City of South Fulton, acting as the redevelopment agent, will apply to the State Revenue Commissioner to determine the tax allocation increment base of the proposed tax allocation districts.

PROPERTY TAXES COLLECTED WITHIN TAD #1 TO SERVE AS BASE

TAD #1: Eastside		
Number of Parcels		961
2019 FMV		\$232,957,055
Taxable Value		\$93,182,822
South Fulton	7.149	\$666,164
Fulton County O&M	10.38	\$967,238
Fulton County Schools	18.546	\$1,728,169

The tax allocation increment base for the proposed TAD #1: Eastside will be \$666,164 annually for the City of South Fulton, \$967,238 for Fulton County, and \$1,728,169 for Fulton County Schools. An increase in tax collections above these amounts in future years will become part of the on-going TAD #1 fund collections.

PROPERTY TAXES COLLECTED WITHIN TAD #2 TO SERVE AS BASE

TAD #2: Westside		
Number of Parcels		337
2019 FMV		\$159,125,490
Taxable Value		\$63,650,196
South Fulton	7.149	\$455,035
Fulton County O&M	10.38	\$660,689
Fulton County Schools	18.546	\$1,180,457

The tax allocation increment base for the proposed TAD #1: Side will be \$455,035 annually for the City of South Fulton, \$660,689 for Fulton County, and \$1,180,457 for Fulton County Schools. An increase in tax collections above these amounts in future years will become part of the on-going TAD #2 fund collections.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

The total tax allocation increment base for the two TADs in the proposed South Fulton Redevelopment Area will be \$1,121,199 annually for the City of South Fulton, \$1,627,927 for Fulton County, and \$2,908,625 for Fulton County Schools.

AD VALOREM PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS (N)

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the following authorized millage rates:

South Fulton Redevelopment Area Tax Increment Base	
City of South Fulton (M&O) Millage:	7.149
Fulton County Schools (M&O) Millage:	18.546
Fulton County (M&O) Millage:	10.38
TOTAL Millage Rate	36.075

*Levies for bonded indebtedness and Special Service Districts (SSD) are not included in the calculation of the millage rates for TAD purposes.

Source: Georgia Department of Revenue

TAX ALLOCATION BOND ISSUES (O, P, Q)

Upon adopting this Redevelopment Plan, the City of South Fulton proposes issuing tax allocation bonds or other financing instruments in one or more issues. Estimated supportable levels of future financing could range from \$54 million to \$111 million depending upon whether the School District consents to participate, terms available at the time of issuance, and the types of financing methods used.

TERM OF THE BOND ISSUE OR ISSUES

The City of South Fulton proposes to issue tax allocation bonds or alternative forms of financing for a term no longer than 25 years.

RATE OF BOND ISSUE

The City of South Fulton intends to either:

- (a) seek fixed-rate tax-exempt bonds;
- (b) obtain comparable forms of commercial financing available, or
- (c) enter into a development agreement to remit certain tax allocation increments to the master developer, to enable the developer to secure commercial financing or improve a pay-as-you-go basis.

Should financing be sought in the future, the actual rate, terms, and issuance costs would be determined at the time of issuance based upon general market conditions, anticipated development within the TAD, assessed taxable property values, and federal tax law considerations.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

PROPERTY PROPOSED TO BE PLEDGED FOR PAYMENT OF TAX ALLOCATION INCREMENTS FINANCING

Bonds or pay-as-you-go agreements will be secured by the positive tax allocation increment from eligible ad valorem taxes levied for these purposes. The actual amount of collected tax increments will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base in the TAD as a whole.

SCHOOL SYSTEM IMPACT ANALYSIS (R)

Georgia's Redevelopment Powers Law, which governs the operation of tax allocation districts in the State, was amended during the 2009 legislative session to include a new provision under section 36-44-3(9)(R) for preparation of a "School System Impact Analysis." This section presents the school impacts of the City of South Fulton, Tax Allocation District #1: Eastside, and Tax Allocation District #2: Westside to address the requirements of this portion of the Redevelopment Powers Law.

CURRENT VALUE OF THE SOUTH FULTON TADS VERSES THE FULTON COUNTY SCHOOLS TAX DIGEST

The current tax digest for the TAD #1: Eastside is estimated to be \$93,182,822. The tax digest for TAD #2: Westside is \$63,650,196. The combined taxable digest for both TADs is \$156,833,0148. According to the Georgia Department of Revenue, the most recent published value for the Fulton County School District's net taxable digest (M&O) is nearly \$35.6 billion.¹ Thus, the proposed TAD #1 represents roughly 0.26% of the School District's total tax digest, and TAD #2 represents 0.18% of the School's digest. Combined, both TADs account for 0.44% of the school district's digest.

The amount of ad valorem school taxes collected from the properties designated in the redevelopment area, as determined by the tax assessor on December 31, 2020, will continue to flow to the Fulton County School District throughout the operation of the TAD. The TAD Special Fund will receive any additional property taxes collected above the 2020 base amount for use to attract redevelopment to this portion of South Fulton.

TAX DIGEST IN SOUTH FULTON TADS AS PERCENT OF FULTON SCHOOL TAX DIGEST*			
	TAD #1: Eastside	TAD #2: Westside	Total
TAD Current Tax Digest	\$93,182,822	\$63,650,196	\$156,833,018
Fulton County Schools Digest	\$35,635,858,631	\$35,635,858,631	\$35,635,858,631
TADs as percent of County	0.261%	0.179%	0.440%

* This Table reports published 2019 Digest values for comparison purposes

Source: Georgia Department of Revenue, Fulton County Tax Assessor

¹ Published total tax digest information used for this report is for 2019 as reported by the Georgia Department of Revenue. 2019 digest values may be different from what is reported herein. The taxable digest reported in the table is for general fund (M&O) expenditures.



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

ESTIMATED NUMBER OF PUBLIC SCHOOL STUDENTS FROM THE SOUTH FULTON TADS

Presented below is a summary of the hypothetical levels of development that can be anticipated in the two TADs. This information was developed from the available plans and Bleakly's forecasts for the TAD areas about potential projects that could occur over the coming 25 years in the TAD areas.

SOUTH FULTON TADS HYPOTHETICAL DEVELOPMENT POTENTIAL			
Land Use Type	TAD #1: Eastside	TAD #2: Westside	Combined TADs
Single Family	822	2,128	2,950
Townhome	180	824	1,004
Multifamily	3,219	2,222	5,441
Total	4,221	5,174	9,395

As shown in the table, there will be significant development in the South Fulton TADs over the next 25 years. Much of this development will be commercial (retail, office, and hotels), which will have no direct impact on the demand for school services in the TADs, though it is projected that up to 9,395 new residential units could be constructed over the next 25 years. This would represent an average of approximately 375 units per year.

Among new residential households, there will be some school-aged residents. The table below is an estimate of the residents and school-aged children that could be generated from the hypothetical development over 25 years of the South Fulton TAD operation.

SOUTH FULTON TADS POPULATION AND SCHOOL AGED CHILDREN FROM HYPOTHETICAL DEVELOPMENT					
Unit Type	Units at Build-Out	Population Multiplier	Estimated Population	School Age Children Multiplier	School Aged Children at Build- Out
Single Family	2,950	3.05	8,998	0.35	3,149
Townhome	1,004	2.11	2,118	0.11	233
Multifamily	5,441	2	10,882	0.1	1,088
Total	9,395		21,998		4,470
Public School Students (87.1 % of total)					3,894

As indicated in the table, there are projected to be 21,998 residents in the 9,395 new housing units that would be constructed. Of those, approximately 4,470 of these residents would be school-aged children, and of which 3,894 would be expected to attend public schools. Thus, over the next 25 years, there would be an average of 156 new school-aged children added annually in the two TADs. In addition to the school-aged children from the residential development located within the TADs, there may be some additional school impacts due to new employment generation from commercial development in the TADs occurring in the larger South Fulton area. Those impacts have not been estimated in this analysis.



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

LOCATION OF SCHOOL FACILITIES WITHIN THE SOUTH FULTON REDEVELOPMENT AREA

There are two Fulton County public schools located within the boundaries of the redevelopment area, which are Westlake High School in TAD #2: Westside, and Feldwood Elementary School, in TAD #1: Eastside.

ESTIMATE OF SCHOOL DISTRICT REVENUE IMPACTS FROM DEVELOPMENT IN THE SOUTH FULTON TADS

The hypothetical development that could occur in the two South Fulton TADs would have a major positive impact on the amount of ESPLOST school system sales tax revenue Fulton County will receive. Shown below is an estimate of the additional retail sales that will occur in South Fulton from the hypothetical development in the TADs. Based on both the net addition of new residential units and the development of additional retail space and new hotel rooms, Fulton County Schools should receive an additional \$6 million in ESPLOST revenue from the development occurring in the TADs over the next 25 years.

ESTIMATED ESPLOST REVENUE TO FULTON COUNTY SCHOOLS AT BUILD OUT					
Residential	Units	Median HH Income	Aggregate HH Income	Average Local HH Spending	ESPLOST Revenue (1% Sales Tax)
Single Family	822	\$61,702	\$50,719,044	\$25,359,522	\$253,595
Townhome	180	\$55,000	\$9,900,000	\$4,950,000	\$49,500
Multifamily	3,219	\$40,000	\$128,760,000	\$64,380,000	\$643,800
Subtotal					\$946,895
Commercial	Square Feet	Sales/SF	Aggregate Sales	Adjustment for Double Counts (25%)	
Retail	2,750,016	\$220	\$605,003,520	\$453,752,640	\$4,537,526
Hotel	Rooms	Room Nights	Nightly Rate	Taxable Revenue	
Rooms	1,784	429,766	\$125	\$53,720,700	\$537,207
Total					\$6,021,629

In the event of the creation of the TADs, the annual real estate revenue amount associated with the base value of the proposed TAD areas would continue to flow to the school district's general fund, as would current and future personal property taxes levied on business furnishings, inventories, and industrial equipment. Throughout Fulton County, the value of commercial and industrial personal property averages 35% of commercial and industrial real estate value. Given the significant residential component of the TADs, we have assumed a personal property ratio of 15%.



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

25-YEAR FINANCIAL GAIN TO FULTON SCHOOLS	
Personal Property Tax Revenue Collections Without TADs	\$13,313,055
Personal Property Tax Revenue Collections With TADs	\$31,198,513
ESPLOST Revenue Collections With TADs	\$69,790,676
Total Revenue Increase from TADs	\$87,676,134

The table above shows a calculation of the 25-year tax revenues that would flow to Fulton County Schools with and without creating the South Fulton TADs. As shown in the table, without creating the TADs, assuming that property values increase at 1.5% annually, the school district would realize a revenue growth of \$13 million in personal property taxes from the area included in the proposed TADs. However, if Fulton County Schools participated in the South Fulton TADs, the estimated personal property tax revenue would be \$31 million over the same period. An additional \$70 million in cumulative ESPLOST revenue would be generated by new households, retail space, and hotels to be developed in the TADs. This would be above and beyond an assumed stagnant or possibly even falling rate of ESPLOST revenue collections that would occur without the TADs. The net result is that schools would receive \$88 million more if the proposed TADs are created versus not being created.

CONCLUSION REGARDING SCHOOL DISTRICT IMPACTS FROM THE SOUTH FULTON TADs

As demonstrated in the preceding analysis, the economic impacts to Fulton County Schools participation in the South Fulton TADs are as follows:

- The South Fulton redevelopment area will affect the future appreciation of 0.4% of the county's tax digest. The current amount of ad valorem property taxes generated from within the TAD, roughly \$3.3 million, will continue to go to the school system. In contrast, only taxes associated with incremental real estate digest growth above the current base amount are pledged to the TAD.
- The redevelopment area will directly add up to 3,894 school-aged children over the next 25 years at an average rate of approximately 156 students per year.
- There are two Fulton County public schools located within the boundaries of the redevelopment area, which are Westlake High School in TAD #2: Westside, and Feldwood Elementary School, in TAD #1: Eastside.
- Over the next 25 years, proposed redevelopment in the TADs should generate over \$101 million in additional revenues to Fulton County Schools, \$88 million more than if the TADs were not created due to growth in personal property and ESPLOST revenues.

Thus, we conclude that the Fulton County Schools' potential gains from participating in the South Fulton TADs will be substantially positive due to the future growth in its tax digest and ESPLOST revenues while creating only a modest impact on the demand for school services.



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

TAX PARCEL LISTS (APPENDIX A)



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

TAD #1: Eastside:

Parcel ID	Address	Owner	Assessed Value	Appraised Value	Class Code	Acreage
09F240201030522	5785 FELDWOOD RD	STINCHCOMB R E	\$30,080	\$75,200	R3	1.0021
09F240201030548	5795 FELDWOOD RD	ARCEO GONZALEZ CARLOS & ARCEO AMALIA	\$37,520	\$93,800	R3	1.0021
09F240201031777	3925 PIERCE RD	STEVENSON TAMARA M	\$34,000	\$85,000	R3	0.5005
09F240201031785	3915 PIERCE RD	SMITH MARTHA L	\$35,840	\$89,600	R3	0.59
09F240201031793	5815 FELDWOOD RD	LUU HOANG VAN	\$25,560	\$63,900	R3	0.5877
09F240201031801	5805 FELDWOOD RD	EDWARDS DONNIE T	\$32,440	\$81,100	R3	0.668
09F240201031835	5700 SPENCE CIR	KING EDNA MAE HARDING & BRADLEY CYNTHIA KING	\$57,320	\$143,300	R4	2.02
09F240201031900	5715 SPENCE CIR	OH CHEUNG WHA OH HEUNG S	\$76,560	\$191,400	R4	7.59
09F240201031918	5765 FELDWOOD RD	DELPOZZO JAYSON	\$26,680	\$66,700	R3	0.3
09F240301040025	6230 FELDWOOD RD	NAJARIAN CAPITAL LLC	\$29,720	\$74,300	R3	1.6529
09F240301040124	0 FELDWOOD RD	LAKE FELDWOOD GARDEN CLUB INC	\$1,160	\$2,900	R5	21.72
09F240301040157	6250 FELDWOOD RD	WEILER SARAH	\$57,640	\$144,100	R4	2.92
09F240301040199	6280 FELDWOOD RD	SUTTON MICHAEL ANTHONY	\$40,000	\$100,000	R4	4.03
09F240301040215	6260 FELDWOOD RD	JENKINS ALFRED D	\$42,480	\$106,200	R3	1.1938
09F240301040223	0 FELDWOOD RD	NEWSOME KENNETH D	\$480	\$1,200	R3	0.3444
09F240301040231	5798 FELDWOOD RD	FULTON COUNTY BOARD OF EDUCATION	\$0	\$12,420,900	E1	24.4232
09F240301040256	6270 FELDWOOD RD	REAVES MARSHA R	\$37,200	\$93,000	R3	0.74
09F240301040264	0 FELDWOOD RD # REAR	SUTTON MICHAEL ANTHONY	\$800	\$2,000	R3	1.24



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

09F240501040015	3895 PEBBLE BEACH DR	HORIZON GLOBAL ENTERPRISES LP	\$31,840	\$79,600	R3	0.5051
09F240501040023	3885 PEBBLE BEACH DR	OFOR NNEAMAKA	\$33,960	\$84,900	R3	0.4591
09F240501040031	3875 PEBBLE BEACH DR	PRICE ROBERT L & MARY R	\$31,480	\$78,700	R3	0.7346
09F240501040312	3860 PEBBLE BEACH DR	SIMMONS BURNSTINE ET AL	\$35,160	\$87,900	R3	0.4247
09F240501040320	3870 PEBBLE BEACH DR	THOMAS MARY	\$30,560	\$76,400	R3	0.4247
09F240501040338	3880 PEBBLE BEACH DR	FRONTIERO JOSEPH & FRANCISCA MIRANDA	\$52,600	\$131,500	R3	0.4247
09F240501040346	3890 PEBBLE BEACH DR	GURITZ DAVID & ELIZABETH P	\$35,000	\$87,500	R3	0.4672



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

09F240501040353	5850 FELDWOOD RD	KOULAGNA YOTAH J A B	\$31,360	\$78,400	R3	0.5566
09F240501040361	5860 FELDWOOD RD	BAKER WILLIE M & KATHY J	\$34,920	\$87,300	R3	0.7074
09F240501040379	5870 FELDWOOD RD	RODGERS SANDRA MELBA	\$34,280	\$85,700	R3	0.882
09F240601040014	3895 BENCH MARK DR	MLS HOLDING GROUP LLC	\$30,400	\$76,000	R3	0.3444
09F240601040022	3885 BENCH MARK DR	DANIEL CHERYL J	\$31,120	\$77,800	R3	0.2394
09F240601040030	3875 BENCHMARK DR	CLARKE DON & JOANNA	\$33,200	\$83,000	R3	0.2771
09F240601040253	3870 BENCH MARK DR	REID VICKIE M	\$25,080	\$62,700	R3	0.241
09F240601040261	3880 BENCH MARK DR	HOPKINS CLARA J	\$32,520	\$81,300	R3	0.2824
09F240601040279	3890 BENCH MARK DR	SRP SUB LLC	\$25,880	\$64,700	R3	0.3478
09F241100820088	0 BUFFINGTON RD	GALIN MORTGAGE LENDING LLC	\$5,320	\$13,300	R4	3
09F241100820096	6160 BUFFINGTON RD	DEVELOPMENT AUTHORITY OF FULTON COUNTY	\$18,080	\$45,200	R4	4.2
09F241100820120	3725 FLAT SHOALS RD	GEORGIA CHILDCARE SERVICES LLC	\$247,000	\$617,500	C4	2.04
09F241100820153	3740 FLAT SHOALS RD	GEORGIA CHILDCARE SERVICES LLC	\$87,980	\$219,960	C3	1.2
09F241100820211	3770 ROYAL SOUTH PKWY	DEPARTMENT OF TRANSPORTATION	\$0	\$4,300	E1	4.61
09F241100820310	6265 BUFFINGTON RD	NANCE NADINE	\$61,360	\$153,400	C4	3.1
09F241100820369	0 BUFFINGTON RD	BURNSWORTH ALFRED R	\$11,560	\$28,900	R4	3.23
09F241100820377	3775 ROYAL PKY S	VT REAL ESTATE ACQUISITION SUB INC	\$2,940,040	\$7,350,100	C4	7.95
09F241100820468	0 FELDWOOD RD	DEVELOPMENT AUTHORITY OF FULTON COUNTY	\$73,360	\$183,400	C3	0.85
09F241100820476	0 BUFFINGTON RD	ATLANTA GAS LIGHT COMPANY	\$0	\$19,400	U3	0.87
09F241100830443	6000 FELDWOOD RD	MAINSTREET SOUTHSIDE CENTER LTD	\$5,000,000	\$12,500,000	C5	22.43
09F250101050041	5570 FELDWOOD RD	HOWARD JANICE PEARL	\$36,600	\$91,500	R4	5
09F250101050058	5590 FELDWOOD RD	FRICKE PATRICIA A ET AL	\$27,000	\$67,500	R3	1.25
09F250101050264	3830 FELDWOOD PL	ROMERO-VEGA JOSE O & VALDERRAMA LICEA MARIA DEL C	\$18,480	\$46,200	R3	1.0488
09F250101050314	5510 FELDWOOD PL	BARNETT FLOYD	\$16,760	\$41,900	R3	1.1
09F250101050322	5530 FELDWOOD RD	DENSON PROPERTIES LLC	\$20,640	\$51,600	R3	0.7902
09F250101051163	5560 FELDWOOD RD	SHANKS RICHARD A	\$18,400	\$46,000	R3	0.7758
09F250101051189	0 ALLEN DR	HOWARD JANICE PEARL	\$3,000	\$7,500	R3	1.05
09F250101051205	0 ALLEN DR	HOWARD JANICE PEARL	\$400	\$1,000	R3	0.99
09F250101051213	5540 FELDWOOD RD	ALLEN ALICE M	\$23,040	\$57,600	R4	2.44



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

09F250201060064	5611 FELDWOOD RD	TEAL LEONARD CURTIS JR & TEAL LATANYA MARTIN	\$24,800	\$62,000	R3	0.2402
09F250201060072	5595 FELDWOOD RD	GILPIN JAMES EUGENE & WALKER JANIE MAE	\$21,640	\$54,100	R3	0.6887
09F250201060098	3975 OGLESBY RD	STEVENS MICHAEL	\$5,560	\$13,900	R3	0.7383
09F250201060122	5535 FELDWOOD RD	MAYES SONTIA	\$22,760	\$56,900	R3	1.0618
09F250201060171	5685 FELDWOOD RD	W H J PROP LLC	\$33,760	\$84,400	R4	10
09F250201060247	5661 FELDWOOD RD	SNIPES DOROTHY L	\$33,800	\$84,500	R3	1.1889
09F250201060288	5555 OGLESBY RD	SINCLAIR EDRIC & ALFREDA POWERS WILLIAM J SR & DEER POWERS SANDRA	\$24,000	\$60,000	R3	1.001
09F250201060304	5556 BUSH RD		\$25,440	\$63,600	R3	0.7736
09F250201060379	5580 OGLESBY RD	HILL BRENDA	\$31,520	\$78,800	R3	1.5
09F250201060395	5550 OGLESBY RD	DARDEN DENISE & NETTIE PEARL	\$36,120	\$90,300	R3	2
09F250201060411	3950 OGLESBY RD	GILPIN JAMES EUGENE	\$16,080	\$40,200	R3	1.0027
09F250201060429	3970 OGLESBY RD	ALLEN NORRIS	\$12,520	\$31,300	R3	1.0048
09F250201060452	3930 OGLESBY RD	TEAL LEONARD CURTIS JR & MARTIN LATANYA TEAL	\$21,120	\$52,800	R3	1.0028
09F250201060544	5575 OGLESBY RD	BASHORUN OLUWAMUYIWA BASHORUN DEBORAH	\$17,200	\$43,000	R3	0.8003
09F250201060635	3990 OGLESBY RD	PERDUE QUEEN	\$21,120	\$52,800	R3	1
09F250201060643	4000 OGLESBY RD	SOMERSET ASSET HOLDING LLC	\$7,440	\$18,600	R3	1.3
09F250201060650	0 BUSH RD	POWERS WILLIAM J SR & DEER POWERS SANDRA	\$320	\$800	R3	0.2321
09F250201060668	5560 BUSH RD	VSP ATLANTA LLC	\$33,400	\$83,500	R3	0.7814
09F250201060718	5585 FELDWOOD RD	ZAMADIE HAILE M	\$73,760	\$184,400	R3	1.6529
09F250201060726	5565 FELDWOOD RD	HILL CARLTON	\$28,520	\$71,300	R3	1.6529
09F250201060734	3945 OGLESBY RD	FULFORD JOHN	\$3,680	\$9,200	R3	1.1736
09F250201060841	0 MELANIE WOODS DR	FAIRWAY HOMES INC	\$38,320	\$95,800	R5	16.04
09F250201060866	5550 FELDWOOD RD	STEWART SHEILA ANN	\$40,520	\$101,300	R4	11.71
09F250201060882	5555 BUSH RD	LASSETTER B T & ALVOUS C	\$26,960	\$67,400	R4	2.27
09F250201061732	3985 MAKEOVER CT	D R HORTON INC	\$12,120	\$30,300	R3	0.2218
09F250201061740	3989 MAKEOVER CT	D R HORTON INC	\$12,120	\$30,300	R3	0.2222
09F250201061757	3993 MAKEOVER CT	DIXON JIA S	\$80,160	\$200,400	R3	0.2225
09F250201061765	3997 MAKEOVER CT	SCARBOROUGH ORTECIA V	\$66,360	\$165,900	R3	0.2206
09F250201061773	862 BLUE HILL LN	METCALF RONDA L	\$11,640	\$29,100	R3	0.1749
09F250201061781	858 BLUE HILL LN	TUCKER KANOSHA SOMERVILLE	\$59,960	\$149,900	R3	0.1389



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

09F250201061799	854 BLUE HILL LN	MACK GEORGE D JR & MACK TAMEKA NICOLE	\$67,720	\$169,300	R3	0.1389
09F250201061807	850 BLUE HILL LN	MYERS JOBIE L	\$81,880	\$204,700	R3	0.1389
09F250201061815	846 BLUE HILL LN	FREEMAN SANTANNA & DERONN	\$91,680	\$229,200	R3	0.1389
09F250201061823	842 BLUE HILL LN	TABOR DARIEN J	\$76,280	\$190,700	R3	0.1478
09F250201061831	838 BLUE HILL LN	MIXON VELENA T	\$69,880	\$174,700	R3	0.159
09F250201061849	834 BLUE HILL LN	PARSON DELLOUISE	\$74,240	\$185,600	R3	0.1389
09F250201061856	830 BLUE HILL LN	WILLIAMS TRINA	\$68,600	\$171,500	R3	0.1389
09F250201061864	826 BLUE HILL LN	FIFE KAMETHA T	\$74,080	\$185,200	R3	0.1854
09F250201061872	805 BLUE HILL LN	DURDEN KEITH LOVELL & DURDEN CYNTHIA YVETTE	\$87,720	\$219,300	R3	0.1905
09F250201061880	809 BLUE HILL LN	KIMBREL JENNIFER	\$75,480	\$188,700	R3	0.2125
09F250201061898	813 BLUE HILL LN	JORDAN RONNIE L JR	\$68,040	\$170,100	R3	0.2368
09F250201061906	817 BLUE HILL LN	PEACE SHEREE L	\$59,360	\$148,400	R3	0.1898
09F250201061914	821 BLUE HILL LN	FIFE TELERA	\$51,520	\$128,800	R3	0.1864
09F250201061922	825 BLUE HILL LN	NORRIS TY L	\$54,920	\$137,300	R3	0.1857
09F250201061930	829 BLUE HILL LN	MACK RONALD	\$62,520	\$156,300	R3	0.1738
09F250201061948	833 BLUE HILL LN	MCKENZIE ANTOINETTE B	\$54,800	\$137,000	R3	0.1738
09F250201061955	837 BLUE HILL LN	KIMBROUGH CYNDE D	\$70,400	\$176,000	R3	0.1738
09F250201061963	841 BLUE HILL LN	RANSBURG TINA	\$73,560	\$183,900	R3	0.173
09F250201061971	0 BLUE HILL LN	RIGGENS RIDGE HOMEOWNERS ASSOCIATION	\$40	\$100	R4	7.08
09F250201061989	0 BLUE HILL LN	RIGGENS RIDGE HOMEOWNERS ASSOCIATION	\$40	\$100	R3	0.811
09F250201061997	0 MAKEOVER CT	D R HORTON INC	\$12,120	\$30,300	R3	0.22
09F250201063365	0 WAVERLY DR	RIGGINS RIDGE HOMEOWNERS ASSOCIATION INC	\$87,840	\$219,600	R4	8.916
09F250301270134	5325 FELDWOOD RD	MC CLAIN SANDRA Z	\$17,520	\$43,800	R3	1.59
09F250301270142	5301 FELDWOOD RD	GARLINGTON BARBARA J	\$14,480	\$36,200	R3	1.26
09F250301270282	0 GEORGIA 14	COURSEY GARY B JR & COURSEY GARY B	\$2,720	\$6,800	R4	5.4
09F250301270324	5345 FELDWOOD RD	SMITH ORLANDO	\$17,120	\$42,800	R3	1.8505
09F250301270332	5355 FELDWOOD RD	SMITH MARK O.	\$37,480	\$93,700	R4	3.68
09F250301270423	5395 FELDWOOD RD	CISCO STEFAUN	\$10,600	\$26,500	R3	1.1108



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

09F250301270431	5385 FELDWOOD RD	LAURIE WAYNE D & ABSHIRE CLAUDETTE C	\$31,280	\$78,200	R3	1.8177
09F250301270472	4140 STACKS RD	ROBINSON HAROLD	\$270,360	\$675,900	I4	5.47
09F250301270480	4150 STACKS RD	GARCIA ESTRADA GUSTAVO RAFAEL	\$15,920	\$39,800	R4	2.44
09F250301270498	4150 STACKS RD	GARCIA ESTRADA GUSTAVO RAFAEL	\$3,320	\$8,300	R3	0.9
09F250301270522	0 WELCOME ALL RD	MOHEIMANI SHAMSI M & ASSAD	\$80,000	\$200,000	C4	6.53
09F250301270530	5100 WELCOME ALL RD	VESTA RED OAK LLC	\$945,440	\$2,363,600	C5	18.4
09F250301270548	4165 ROOSEVELT HWY	SAPPHIRE FOOD & GAS LLC	\$370,840	\$927,100	C3	1.476
09F250301270555	0 ROOSEVELT HWY	COURSEY GARY B JR & COURSEY GARY B	\$11,520	\$28,800	R4	5.3
09F250301270563	4145 WELCOME ALL RD	RASHMIKA ENTERPRISES INC	\$18,840	\$47,100	C3	0.6
09F250301270571	5245 WELCOME ALL RD	SIPPIAL FRED J	\$60,200	\$150,500	C4	0.491
09F250301270605	0 FELDWOOD RD	D R HORTON INC	\$14,640	\$36,600	R4	5.8019
09F250301270613	0 STACKS RD	D R HORTON INC	\$44,320	\$110,800	R5	19.61
09F250301270639	4106 STACKS RD	RE STACKS LLC	\$220,040	\$550,100	C4	4.6519
09F250301270654	4120 STACKS RD	ROBINSON HAROLD	\$25,200	\$63,000	R4	5.5
09F250301270662	0 FELDWOOD RD	D R HORTON INC	\$10,520	\$26,300	R4	3.116
09F250301270670	0 FELDWOOD RD	D R HORTON INC	\$8,480	\$21,200	R4	3.01
09F250301270688	4125 ROOSEVELT HWY	DEPARTMENT OF TRANSPORTATION	\$0	\$1,002,600	E1	7.85
09F250301270696	0 ROOSEVELT HWY	COURSEY GARY B ET AL	\$5,160	\$12,900	R3	1.05
09F250301270704	0 ROOSEVELT HWY	COURSEY GARY B ET AL	\$16,920	\$42,300	R4	5.36
09F250601050780	3890 MORNING CREEK DR	KINSEY GREGORY L & THERESA W	\$40,080	\$100,200	R3	0.3822
09F250601050798	3900 MORNING CREEK DR	DEAN MILDRED A	\$47,200	\$118,000	R3	0.5656
09F250601050806	5600 FELDWOOD RD	MURDOCH JEWELL	\$25,920	\$64,800	R3	1.7998
09F250601050848	5670 FELDWOOD RD	HARRIS JACK W & SHARON L	\$32,200	\$80,500	R3	1.0583
09F250601050855	5680 FELDWOOD RD	THOMAS BRIGETTE C	\$25,560	\$63,900	R3	0.264
09F250601050863	5690 FELDWOOD RD	FRANCIS ROHAN	\$32,440	\$81,100	R3	0.7551
09F250601050871	5606 FELDWOOD RD	WRIGHT NANCY	\$32,840	\$82,100	R3	0.2068
09F250601050889	5612 FELDWOOD RD	LAATE ROBERT N	\$38,360	\$95,900	R3	0.3686
09F250601050897	5618 FELDWOOD RD	MNSF II W1 LLC	\$47,800	\$119,500	R3	0.2066
09F250601050905	5672 FELDWOOD RD	EZIMORA PAUL C	\$36,160	\$90,400	R3	0.3681
09F250601050913	5630 FELDWOOD RD	MITCHELL ISAIAH	\$6,160	\$15,400	R3	0.36



TAX ALLOCATION DISTRICTs NUMBER 1 & 2

CITY OF SOUTH FULTON

09F250601050921	5654 FELDWOOD RD	NKUCHWAYO DAICHAREKA B & DAKARAYI D	\$38,240	\$95,600	R3	0.2071
09F250601050939	5660 FELDWOOD RD	FOSTER QUENTARIUS D	\$47,680	\$119,200	R3	0.4718
09F250601050947	5666 FELDWOOD RD	SAM ROSE SAM AULENA	\$36,040	\$90,100	R3	0.2799
09F250601050962	5636 FELDWOOD RD	WILMONT PHYLLIS H	\$41,080	\$102,700	R3	0.2
09F250601050970	5642 FELDWOOD RD	SCOTTIE ENTERPRISES INC	\$39,000	\$97,500	R3	0.28
09F250601050988	5648 FELDWOOD RD	VANN JIMEKA SHERRE	\$39,160	\$97,900	R3	0.27
09F250901050175	5610 FELDWOOD RD	WILBURN SCOTTIE L & MAGGIE L	\$28,840	\$72,100	R4	2.52
09F250901050183	3905 MORNING CREEK DR	BRANTLEY AARON SR & PATRICIA A	\$31,200	\$78,000	R3	0.6364
09F250901050191	3895 MORNING CREEK DR	ARCHIBALD MARIE	\$28,600	\$71,500	R3	0.3882
09F251001060015	3905 MELANIE WOODS DR	HOUSTON SHARON N	\$39,280	\$98,200	R3	0.2933
09F251001060163	3900 MELANIE WOODS DR	SUTTON ELVIN J & SWAN SUTTON KIMBERLY J	\$43,280	\$108,200	R3	0.3271
09F260301260118	4183 ROOSEVELT HWY # REAR	CAGLE PAULINE N	\$25,960	\$64,900	R3	1.1364
09F260301260464	4185 ROOSEVELT HWY	D & C KENDALL LIMITED PTNRSHIP	\$147,040	\$367,600	I4	4.4109
09F260301260522	4184 ROOSEVELT HWY # REAR	CLEVELAND ANDREA S ET AL	\$16,520	\$41,300	R3	0.5753
09F260301260779	0 ROOSEVELT HWY	SIPPIAL CAROLYN	\$63,480	\$158,700	I3	1.11
09F260301260811	0 WELCOME ALL RD	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$0	\$0	U3	0
09F260301261066	5165 WELCOME ALL RD	CITY OF SOUTH FULTON	\$0	\$373,100	E1	0.83
09F260301261082	0 WELCOME ALL RD	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$0	\$0	U3	0
09F260301261140	5225 WELCOME ALL RD	FELTON PROP L L C	\$639,480	\$1,598,700	I4	6.71
09F260301261306	5155 WELCOME ALL RD	5155 WELCOME ALL ASSOCIATES LLC	\$3,124,200	\$7,810,500	I5	12.9
09F260301261348	5235 WELCOME ALL RD	SALEHA REAL ESTATE LLC	\$22,280	\$55,700	R3	1.4
09F350001310956	0 WELCOME ALL RD	CHESTER INDUSTRIAL PARK ASSOCIATES LP	\$73,200	\$183,000	I4	4.72
09F350001311038	5015 WELCOME ALL RD	CHESTER INDUSTRIAL PARK ASSOC L P	\$11,920	\$29,800	R4	6.3
09F350001311335	0 WELCOME ALL RD	WELCOME ALL ASSOCIATES LLC	\$50,640	\$126,600	I3	1.43
09F360101290073	3621 ORCHARD DR	SFR ASSETS OWNER LLC	\$20,240	\$50,600	R3	0.5994
09F360101290123	3685 ORCHARD DR	BLACK JIMMY W & DORIS	\$17,760	\$44,400	R3	0.4201
09F360101290149	3735 ORCHARD DR	PAUL RONNEY	\$50,120	\$125,300	R3	0.8402



TAX ALLOCATION DISTRICTs NUMBER 1 & 2

CITY OF SOUTH FULTON

09F360101290156	4860 DELANO RD	HARP REGINALD	\$29,080	\$72,700	R3	1.52
09F360101290180	3665 ROOSEVELT HWY	WEED WILLIAM F & CHARLES R	\$20,080	\$50,200	R4	2.66
09F360101290198	3655 ROOSEVELT HWY	ANDERSON CHRISTOPHER & CYNTHIA T	\$9,200	\$23,000	R4	2.67
09F360101290313	0 ORCHARD DR	WILSON MARJORIE L	\$4,920	\$12,300	R3	0.5966
09F360101290321	4870 DELANO RD	COCHRAN MATTIE B	\$18,720	\$46,800	R3	1.4215
09F360101290339	4880 DELANO RD	GUERRERO RAMSES G	\$18,040	\$45,100	R3	1.8242
09F360101290370	3645 ROOSEVELT HWY	WILLIAMS VINCENT	\$18,560	\$46,400	R3	0.7989
09F360101290404	3585 ROOSEVELT HWY	EKE BEN	\$70,680	\$176,700	C3	0.678
09F360101290412	3705 ORCHARD DR	FYR SFR BORROWER LLC	\$22,440	\$56,100	R3	0.8402
09F360101290420	0 ORCHARD DR	MING ALEXANDER	\$2,600	\$6,500	R3	0.4201
09F360101290586	0 ROOSEVELT HWY	RELENTLESS REALTY INC	\$5,600	\$14,000	R3	0.8104
09F360101290628	3635 ORCHARD DR	BONNER PRISCILA J	\$20,080	\$50,200	R3	0.5682
09F360101290636	0 ORCHARD DR	HABITAT FOR HUMANITY OF SOUTH FULTON CO INC	\$5,160	\$12,900	R3	0.6722
09F360101290677	3615 ROOSEVELT HWY	UNITY IN FAITH BAPTIST CHURCH INC	\$0	\$621,400	E2	1.7596
09F360101290693	0 ORCHARD DR	HABITAT FOR HUMANITY OF SOUTH FULTON INC	\$7,200	\$18,000	R3	0.7868
09F360101290776	0 ORCHARD DR	BLACK JIMMY W BLACK DORIS	\$4,600	\$11,500	R3	0.7898
09F360101291071	4900 DELANO RD	HICKORY PARK ASSOCIATES	\$1,600,000	\$4,000,000	C5	15.19
09F360101291089	3695 ROOSEVELT HWY	SILOAM BAPTIST CHURCH OF EAST POINT INC	\$0	\$3,258,700	E2	16.19
09F360101291113	3625 ROOSEVELT HWY	RELENTLESS REALTY INC	\$37,960	\$94,900	R3	0.4821
09F360101291121	0 ROOSEVELT HWY	WILSON MARJORIE L	\$120	\$300	R3	0.1596
09F360101291139	3650 ORCHARD DR	SMITH GLORIA P	\$52,160	\$130,400	R3	1.112
09F360101291147	0 ORCHARD DR	FOXWORTHY INC	\$8,920	\$22,300	R4	3.37
09F360201300095	4925 BROOKS DR	HARRIS JOHN M & TONDRA	\$15,600	\$39,000	R4	5.15
09F360201300111	4744 BROOKS DR # REAR	PETTWAY MARY E	\$2,840	\$7,100	R3	0.1951
09F360201300293	4885 BROOKS DR	MC CRARY MELVIN S	\$34,600	\$86,500	R3	1.44
09F360201300301	4885 DUNN RD	CHANDLER JAMES O	\$32,640	\$81,600	R3	1.07
09F360201300319	0 DUNN RD	MC CRARY MELVIN S ET AL	\$7,600	\$19,000	R4	3.14



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

09F360201300350	4845 DELANO RD	IVEY CURTIS L	\$33,760	\$84,400	R3	0.9871
09F360201300392	0 DUNN RD # REAR	SIMPSON GEORGIA A ET AL	\$2,680	\$6,700	R3	0.3903
09F360201300400	3930 DUNN ST	DENHAM DONALD	\$22,280	\$55,700	R3	0.5165
09F360201300475	0 DELANO RD # REAR	FOREHAND SUSAN LEE	\$2,520	\$6,300	R4	4
09F360201300483	4861 DELANO RD	MACK ROBERT ET AL	\$29,800	\$74,500	R3	0.7164
09F360201300491	0 DELANO DR	MACK ROBERT	\$360	\$900	R3	0.4994
09F360201300517	4801 DELANO RD	BEAVER ROSE	\$18,440	\$46,100	R3	0.5854
09F360201300590	4980 WELCOME ALL RD	BABB ERROL F & SHARON C	\$34,840	\$87,100	R4	6.84
09F360201300624	4744 BROOKS DR	MACK ROBERT	\$12,880	\$32,200	R3	0.8609
09F360201300715	0 SUN RISE CT	SUNRISE DEVELOPMENT CORP INC	\$6,000	\$15,000	R4	4.62
09F360201300723	160 SUN RISE CT	MILLER CARMEN L	\$52,720	\$131,800	R3	0.5506
09F360201300889	4851 DELANO RD	COCHRAN ANNIE V	\$12,840	\$32,100	R3	0.5834
09F360201300897	0 DELANO RD	WOODS RICHARDINE & JOHN M	\$600	\$1,500	R3	0.8964
09F360201300921	0 DUNN RD	GARVIN SUPRIS MARY L	\$18,200	\$45,500	R3	0.2491
09F360201300939	3940 DUNN RD	CALHOUN LINDA D	\$2,360	\$5,900	R3	0.2344
09F360201300947	4841 DELANO RD	JINKS RACHEL	\$13,920	\$34,800	R3	0.2893
09F360201300954	4825 DELANO RD # 7G	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$0	\$108,700	U3	1.538
09F360201300962	3986 CHURCH ST	FAVORS LOUISE & LONG ALBERT	\$17,360	\$43,400	R3	0.3069
09F360201300988	4811 CHURCH ST	PATTERSON ARTHUR & CONNIE	\$37,000	\$92,500	R3	0.5481
09F360201300996	0 DELANO RD	KEMP EDNA M	\$400	\$1,000	R3	0.2732
09F360201301028	0 CHURCH ST	HARP PATRICIA	\$5,880	\$14,700	R3	0.32
09F360201301036	0 CHURCH ST	MC CRARY KEVIN & PEGGY	\$4,720	\$11,800	R3	0.53
09F360201301044	4960 WELCOME ALL RD	JAY ALBERT	\$30,800	\$77,000	R3	1
09F360201301051	0 WELCOME ALL RD	JAY ALBERT	\$15,280	\$38,200	R4	5.77
09F360201301069	3950 CHURCH ST	GAMBLE KEYTONY	\$45,040	\$112,600	R3	0.548
09F360201301077	3980 CHURCH ST	MORROW WILLIAM	\$16,440	\$41,100	R4	2.11
09F360201301085	4969 DELANO RD	MC CRARY MATTIE	\$8,160	\$20,400	R4	6.81
09F360201301093	4875 DELANO RD	MC CRARY MATTIE	\$15,800	\$39,500	R3	0.4966
09F360201301168	4020 CHURCH ST	MC CRARY KEVIN & PEGGY	\$72,120	\$180,300	R5	10.802
09F360301530245	0 REEVES ST	WILLIAMS TONYA L	\$8,720	\$21,800	R3	1.0542
09F360301530252	4000 REEVES ST	TWO SEAM HOLDINGS LLC	\$8,720	\$21,800	R3	1.0558
09F360301530260	0 REEVES ST	JACKSON ANTONIO	\$6,920	\$17,300	R3	1.0413



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

09F360301530278	4770 BAILEY ST	HARP REGINALD	\$30,960	\$77,400	R3	1.0341
09F360301530286	0 CHURCH ST	HURSTON JOHN & BEATRICE	\$8,480	\$21,200	R3	0.9896
09F360301530823	3995 CHURCH ST	PONDER ODIE B	\$31,400	\$78,500	R3	0.4385
09F360301530849	3997 CHURCH ST	JINKS RACHEL MCCRORY	\$24,640	\$61,600	R3	0.6135
09F360301530880	3985 CHURCH ST	HOWARD JANICE A & HOWARD BENJAMIN	\$29,080	\$72,700	R3	0.86
09F360301530922	3965 CHURCH ST	JONES CHRISTOPHER S	\$6,440	\$16,100	R3	0.463
09F360301530930	3945 CHURCH ST	PRUDENTIAL CONSTRUCTION INC	\$6,440	\$16,100	R3	0.461
09F361001300277	135 SUNRISE CT	CARR WILLIE JAMES	\$43,640	\$109,100	R3	0.4167
09F361001300285	130 SUN RISE CT	MURPHY GLORIA B	\$43,080	\$107,700	R3	0.4339
09F361001300293	140 SUNRISE CT	BLOUNT RENALDA A	\$44,600	\$111,500	R3	0.4132
09F361001300301	150 SUN RISE CT	NORTH GENTRY S JR & PAULINE S	\$40,760	\$101,900	R3	0.4132
09F361001300319	155 SUN RISE CT	BAKER RONNIE	\$44,040	\$110,100	R3	0.5165
09F361201290013	3575 ROOSEVELT HWY	NALLS CLAUDIA F	\$101,160	\$252,900	C3	0.691
09F361201290021	3565 ROOSEVELT HWY	ROOSEVELT HWY 5 LLC	\$179,240	\$448,100	C3	0.314
09F361201290039	4895 BEN HILL RD	TOLBERT RONALD H	\$33,920	\$84,800	C3	0.269
09F361201290047	4899 BEN HILL RD	ROSS COLBY LLC	\$20,760	\$51,900	R3	0.3271
09F361201290054	4885 BEN HILL RD	NALLS CLAUDIA FRANKLIN	\$3,240	\$8,100	R3	0.36
09F361201290062	4859 BEN HILL RD	NALLS CLAUDIA FRANKLIN	\$32,200	\$80,500	R4	6.33
09F361201290070	4875 BEN HILL RD	KASSA TAMRAT & NETERE AYAL T	\$63,240	\$158,100	R3	0.48
09F361201290088	4885 BEN HILL RD	TAYLOR TUESDAY MICHELE	\$17,200	\$43,000	R3	0.43
13 0033 LL0203	4770 CAMPBELL DR	EMBDEN TOURE A	\$48,040	\$120,100	R3	1.1433
13 0033 LL0211	4800 CAMPBELL DR	HOUSING AUTHORITY OF FULTON COUNTY	\$0	\$69,200	E1	1.7325
13 0033 LL0252	3301 SPRING ST	ARLP REO 400 LLC	\$33,000	\$82,500	R3	1.72
13 0034 LL0129	4800 WASHINGTON RD	FORTY EIGHT HUNDRED WASHINGTON ROAD LLC	\$141,960	\$354,900	C3	0.714
13 0034 LL0160	4750 WASHINGTON RD	SOLID ROCK PENETCOSTAL CHURCH	\$20,080	\$50,200	R3	0.3352
13 0034 LL0178	0 WASHINGTON RD	UNITED STATES OF AMERICA & ITS ASSIGNS	\$0	\$10,400	E1	0.3007
13 0034 LL0392	4780 WASHINGTON RD	GONSENHEIM FAMILY TRUST THE	\$19,560	\$48,900	R3	0.7438
13 0034 LL0434	0 HATHCOCK DR	UNITED STATES OF AMERICA	\$0	\$126,200	E1	12.8



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0034 LL0467	4730 WASHINGTON RD	FIRST BAPTIST CH OF RED OAK INC	\$0	\$39,700	E2	0.6629
13 0034 LL0806	0 WASHINGTON RD	BV REALTY LLC	\$5,800	\$14,500	R3	1.4
13 0034 LL0814	4550 WASHINGTON RD	CSJ RE HOLDINGS LLC	\$664,840	\$1,662,100	C4	2.78
13 0034 LL0863	0 HATHCOCK DR	UNITED STATES OF AMERICA	\$0	\$2,300	E1	2.3
13 0034 LL0954	4590 WASHINGTON RD	TEP VESTA LLC	\$2,224,720	\$5,561,800	C4	7.71
13 0034 LL1010	0 WASHINGTON RD	FIRST BAPTIST CH OF RED OAK INC	\$0	\$1,500,200	E2	3.84
13 0034 LL1028	0 WASHINGTON RD	SUN ON THE PEAK LLC	\$204,240	\$510,600	C4	8.7
13 0034 LL1069	4626 WASHINGTON RD	SPREAD THE WORD CHURCH MINISTRIES INC	\$0	\$2,529,900	E2	3.3751
13 0034 LL1077	0 WASHINGTON RD	SPREAD THE WORD CHURCH MINISTRIES	\$0	\$233,900	E2	0.6789
13 0034 LL1127	4707 WASHINGTON RD	SOLID ROCK PENTECOSTAL CH INC	\$0	\$3,338,900	E2	5
13 0034 LL1135	0 WASHINGTON RD	LONG ANTHONY	\$62,400	\$156,000	A5	38.94
13 0034 LL1143	4555 WASHINGTON RD	WASHINGTON GARDENS APARTMENTS ATLANTA LLC	\$6,525,880	\$16,314,700	C5	29.3
13 003400020019	3231 SPRING ST	SHELLING PHYLLIS C	\$34,320	\$85,800	R3	1
13 003400020027	3229 SPRING ST	TORRENCE PATRICE R	\$37,200	\$93,000	R3	1
13 003400020035	3221 SPRING ST	TWIN CRIBS LLC	\$31,160	\$77,900	R3	0.4162
13 003400020043	3211 SPRING ST	RUIZ LINO	\$27,280	\$68,200	R3	0.4162
13 003400020050	4775 SILVERDALE RD	SAMS WALTER D & JOYCE	\$37,640	\$94,100	R3	0.4522
13 003400020068	3210 LINDEN GARDEN	DAVIS CORDIA	\$30,800	\$77,000	R3	0.4858
13 003400020076	3220 LINDEN GARDEN	STRONG ERMA E & BENNIE L	\$35,880	\$89,700	R3	0.416
13 003400020084	3230 LINDEN GARDEN	GAY ANITA J	\$37,760	\$94,400	R3	0.4773
13 003400020092	3240 LINDEN GARDEN	WASHINGTON PAULINE B	\$32,640	\$81,600	R3	0.4435
13 003400020100	3250 LINDEN GARDEN	MINDINGALL WILLIE A	\$29,200	\$73,000	R3	0.4562
13 003400020118	3255 LINDEN GARDEN	CHANDLER ANTOINETTE M	\$33,400	\$83,500	R3	0.5762
13 003400020126	3245 LINDEN GARDEN	KELLY ANTONIO & TANGALERIA	\$44,800	\$112,000	R3	0.5739
13 003400020159	3215 LINDEN GARDEN	RICKS WAYNE	\$45,880	\$114,700	R3	0.4818
13 003400020167	3205 LINDEN GARDEN	HUGHES FRANCOISE R	\$29,360	\$73,400	R3	0.3385
13 003400020191	4725 SILVERDALE RD	AUSTIN VERNICE	\$39,800	\$99,500	R3	0.4348
13 003400020209	4720 SILVERDALE RD	MORTON OLLYE J	\$36,160	\$90,400	R3	0.4132



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 003400020217	4730 SILVERDALE RD	DARVILLE KATHYRN M	\$30,480	\$76,200	R3	0.4132
13 003400020225	4740 SILVERDALE RD	MC CORD LORENZA & GWENDOLYN S	\$38,560	\$96,400	R3	0.4132
13 003400020233	4750 SILVERDALE RD	FAUCETTE JAMES R & MILDRED W	\$41,080	\$102,700	R3	0.4074
13 003400020241	4760 SILVERDALE RD	SCOTT JAMES G & VERONICA G	\$40,840	\$102,100	R3	0.4573
13 003400020258	4770 SILVERDALE RD	SILVERDALE 4770 LLC	\$38,000	\$95,000	R3	0.4892
13 003400020266	4780 SILVERDALE RD	HUGHES ANTONIO D	\$43,480	\$108,700	R3	0.4266
13 003400020274	3191 SPRING ST	EDWARDS LIZZIE M	\$33,000	\$82,500	R3	0.4155
13 003400020282	3181 SPRING ST	THOMAS GERALDINE B	\$28,480	\$71,200	R3	0.466
13 003400020290	3171 SPRING ST	HARDNETTE ROOSEVELT	\$30,680	\$76,700	R3	1
13 003400020357	3235 LINDEN GARDEN	WALKER MARGARET L ET AL	\$39,280	\$98,200	R3	0.5993
13 003400020365	3225 LINDEN GARDEN	PULIDO RENE CERVANTES	\$51,400	\$128,500	R3	0.4925
13 003400020373	4745 SILVERDALE RD	SIMS IRENE	\$46,040	\$115,100	R3	0.3332
13 003400020381	4735 SILVERDALE RD	DOBSON LATREVIS R	\$39,800	\$99,500	R3	0.4166
13 003400020399	3161 SPRING ST	LAKEMONT BAPTIST MISSION	\$0	\$35,900	E2	0.7025
13 003400020407	0 WASHINGTON RD	FLOWERY BRANCH LLC	\$4,480	\$11,200	R3	0.8765
13 003400020415	4755 WASHINGTON RD	BIG HOUSE INVESTORS LLC	\$21,760	\$54,400	R3	0.3994
13 003400020423	0 WASHINGTON RD	SOUTHERN NATIONAL ASSETS LLC	\$3,720	\$9,300	R3	0.4247
13 003400020449	4721 WASHINGTON RD	TERRY KATHY M	\$21,280	\$53,200	R3	0.4913
13 003400020456	0 WASHINGTON RD	HEDAYATI REZA RAY & HASSAN	\$3,760	\$9,400	R3	0.4568
13 0063 LL0016	0 ROOSEVELT HWY	NEW LIFE A M E ZION CHURCH	\$0	\$405,000	E2	6
13 0063 LL0065	0 WASHINGTON RD	SOUTHERN NATURAL GAS CO	\$0	\$0	U3	0
13 0063 LL0073	4830 WASHINGTON RD	POLIFLY INVESTMENT SERVICES LLC	\$22,960	\$57,400	R3	0.303
13 0063 LL0081	0 WASHINGTON RD	UNITED STATES OF AMERICA & ITS ASSIGNS	\$0	\$11,600	E1	0.4495
13 0063 LL0164	3050 ROOSEVELT HWY	REPUBLIC WASTE INDUSTRIES INC	\$49,040	\$122,600	I3	0.9458
13 0063 LL0180	3070 ROOSEVELT HWY	STRATEGIC MATERIALS INC	\$221,640	\$554,100	I4	3.708
13 0063 LL0313	0 ROOSEVELT HWY	UNITED STATES OF AMERICA	\$0	\$226,300	E1	7.92
13 0063 LL0404	0 ROOSEVELT HWY	SEWELL VICTOR HUGO ET AL	\$0	\$36,300	E4	4.6



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0063 LL0438	3050 ROOSEVELT HWY	STRATEGIS MATERIALS INC	\$581,600	\$1,454,000	C4	4
13 0063 LL0446	3050 ROOSEVELT HWY	STRATEGIS MATERIALS INC	\$91,280	\$228,200	I3	1.3
13 0063 LL0453	3170 SPRING ST	HARDNETTE ROOSEVELT	\$35,440	\$88,600	R3	0.5051
13 0063 LL0479	3180 SPRING ST	JONES CATHERINE E	\$29,360	\$73,400	R3	0.4924
13 0063 LL0487	3190 SPRING ST	CLEMMONS SALLIE W & CHRISTOPHER	\$35,960	\$89,900	R3	0.5051
13 0063 LL0495	3200 SPRING ST	DIAMOS ANTHONY	\$32,760	\$81,900	R3	0.5051
13 0063 LL0503	3210 SPRING ST	ROMAN LILLIAN R	\$38,760	\$96,900	R3	0.5051
13 0063 LL0511	3220 SPRING ST	JOHNSON WILLIAM W	\$39,000	\$97,500	R3	0.5051
13 0063 LL0529	0 ROOSEVELT HWY	DEPARTMENT OF TRANSPORTATION	\$0	\$236,400	E1	0.4
13 0063 LL0560	3045 ROOSEVELT HWY	UNITED STATES OF AMERICA	\$0	\$79,000	E1	2.3
13 0063 LL0586	0 SPRING ST	SEWELL VICTOR H ET AL	\$4,200	\$10,500	R3	1.1767
13 0063 LL0594	4820 WASHINGTON RD	BURDETT WILLIE C & MOSELLA E	\$23,440	\$58,600	R3	0.3673
13 0063 LL0602	0 WASHINGTON RD	GILL RICHARD E	\$4,240	\$10,600	R3	0.3863
13 0063 LL0636	3165 ROOSEVELT HWY	WASHINGTON INVESTMENT PROPERTIES INC	\$152,800	\$382,000	C3	1.47
13 0063 LL0644	3070 ROOSEVELT HWY	LATHAM HOME SANITATION COMPANY	\$15,360	\$38,400	I3	0.232
13 0064 LL0031	0 ROOSEVELT HWY	GP REALTY 1 LLC	\$5,760	\$14,400	R3	0.8639
13 0064 LL0783	3500 LEE PL	1350 TO LANI FARM RD LLC	\$35,120	\$87,800	R3	0.668
13 0064 LL0791	3505 ROOSEVELT HWY	GP REALTY 1 LLC	\$17,360	\$43,400	R4	4.4
13 0064 LL1112	3369 ROOSEVELT HWY	LANSKY RUBIN ET AL	\$314,000	\$785,000	C4	4.71
13 0064 LL1195	3435 ROOSEVELT HWY	JONES BRIDGE ROAD ASSOCIATES LLC	\$1,672,000	\$4,180,000	C4	10
13 0064 LL1260	3395 ROOSEVELT HWY	HOFMAN RICHARD & DAI CHUANHUA	\$100,000	\$250,000	C3	0.69
13 0064 LL1294	3360 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1302	3364 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1310	3368 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1328	3372 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1336	3376 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1344	3380 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0064 LL1351	3413 ENDURANCE CT	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1369	3409 ENDURANCE CT	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1377	3405 ENDURANCE CT	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1385	3401 ENDURANCE CT	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1393	3397 ENDURANCE CT	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1401	3393 ENDURANCE CT	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1419	3381 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1427	3377 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1435	3373 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1443	3369 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1450	3365 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1468	3361 THE WAY PL	S HUGS LLC	\$10,320	\$25,800	R3	0.0393
13 0064 LL1476	0 ENDURANCE CT	HUGHES STANLEY S & PHYLLIS J	\$40	\$100	R4	2.049
13 006400010138	4840 BEN HILL RD	HARPAGON COMPANY II LLC	\$4,800	\$12,000	R3	0.4591
13 006400010161	4866 BEN HILL RD	TESFALIDET INVESTMENTS LLC & ASFAW AMANUEL H	\$32,880	\$82,200	R3	0.642
13 006400010179	4880 BEN HILL RD	HM & SONS ENTERPRISE LLC	\$27,360	\$68,400	R3	0.4853
13 006400010203	0 BEN HILL RD	YUNUSA MOHAMMED I ET AL	\$22,040	\$55,100	C3	0.1837
13 006400010211	3555 ROOSEVELT HWY	YUNUSA MOHAMMED I ET AL	\$130,480	\$326,200	C3	0.7264
13 006400010229	3535 ROOSEVELT HWY	PORTER JAMILA ET AL	\$150,000	\$375,000	C3	0.8496
13 006400010237	4898 HANNAH RD	KATES BETTY J	\$10,440	\$26,100	R3	0.4591
13 006400010245	4888 HANNAH RD	KATES BETTY J	\$43,880	\$109,700	R3	0.6887
13 006400010252	4868 HANNAH RD	WEST STEVEN	\$64,440	\$161,100	R3	0.6887
13 006400010278	3560 LEE PL	ELMHURST CAPITAL LLC	\$41,520	\$103,800	R3	1.32
13 006400010294	4842 HANNAH RD	LUCAS DOUGLAS JR & CYNTHIA	\$19,080	\$47,700	R3	0.4591
13 006400010302	4835 HANNAH RD	SMART JOSEPHINE & SMART LESLIE	\$24,040	\$60,100	R3	0.5051
13 006400010310	4830 HANNAH RD	STEPNEY JOYNER & GARRETT GAY	\$28,320	\$70,800	R3	0.5051
13 006400010328	4840 HANNAH RD	ORANGE CAPITAL FUNDING LLC	\$23,640	\$59,100	R3	0.4591
13 006400010377	3515 ROOSEVELT HWY	BURROW MARK A & BELINDA V	\$7,760	\$19,400	R3	0.4382



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

13 006400010385	3527 ROOSEVELT HWY	PROPCO ROOSEVELT LLC	\$50,000	\$125,000	C3	0.4683
13 006400010419	4870 HANNAH RD	BOLIVIA LP	\$24,840	\$62,100	R3	0.4591
13 006400010443	4850 BEN HILL RD	SIMMONS WAYNE	\$22,600	\$56,500	R3	1.063
13 006400010484	4900 BEN HILL RD	CAMPBELL PAUL J	\$12,520	\$31,300	R3	0.2009
13 006400010526	4880 HANNAH RD	MATTIA JOHN P	\$34,640	\$86,600	R3	0.4591
13 006400010534	4890 HANNAH RD	GUERRERO JUAN MANUEL RIVERA & ACEVEDO TREJO EUGENIA	\$31,200	\$78,000	R3	0.4591
13 006400010542	4852 HANNAH RD	FINK KEN	\$23,400	\$58,500	R3	0.4591
13 006400010559	0 HANNAH RD REAR	PERDUE JOHN M III	\$4,120	\$10,300	R3	0.3444
13 006400010591	4886 BEN HILL RD	APW107 ENTEEEERPRISES LLC	\$16,160	\$40,400	R3	0.285
13 006400010609	4836 BEN HILL RD	PURDUE JOHN M III	\$29,560	\$73,900	R3	0.492
13 006400010617	0 HANNAH RD	SCOTT DAVID K	\$4,440	\$11,100	R3	0.45
13 006400010625	4860 HANNAH RD	BRAY TIMOTHY	\$28,800	\$72,000	R3	0.45
13 006400020020	4810 CAMPBELL DR	NO LIMITS COMMUNITY DEVELOPMENT CORP	\$15,920	\$39,800	R3	0.1722
13 006400020087	0 ROOSEVELT HWY	PYUN HAE HONG	\$79,520	\$198,800	C3	0.9629
13 006400020111	0 MILLER ST	FULTON COUNTY	\$0	\$729,400	E1	0.9366
13 006400020129	4830 MILLER RD	STRICKLAND JAMES & MARY C	\$27,240	\$68,100	R3	0.9366
13 006400020137	3300 ROOSEVELT HWY	RED OAK CHRISTIAN CHURCH	\$0	\$916,300	E2	1.3771
13 006400020145	4840 MILLER ST	CASTILLO JORGE M & ANDRADE FATIMA DE	\$11,520	\$28,800	R3	0.4637
13 006400020178	4805 MILLER RD	PAYTON ROOSEVELT & NORMA J	\$23,960	\$59,900	R3	0.3271
13 006400020186	4802 CAMPBELL DR	SALEHA REAL ESTATE LLC	\$14,920	\$37,300	R3	0.3271
13 006400020202	3349 ROOSEVELT HWY	HOFMANN RICHARD	\$100,000	\$250,000	C3	0.6715
13 006400020210	4940 CAMPBELL DR	LISCHKOFF HERMAN L	\$52,800	\$132,000	C3	0.3283
13 006400020228	4815 MILLER ST	HARVEY PAMELA C	\$17,000	\$42,500	R3	0.332
13 006400020244	4832 CAMPBELL DR	VEST RANDAL P & MC BRIDE VEST GAIL	\$54,680	\$136,700	R3	0.2337
13 006400020251	4827 MILLER ST	VEST RANDAL P & MCBRIDE VEST GAIL	\$56,120	\$140,300	R3	0.2751
13 006400020269	4837 MILLER RD	VEST RANDAL P & GAIL MC BRIDE	\$68,240	\$170,600	R3	0.2599
13 006400020277	4842 CAMPBELL DR	TONEY COREY J & ANDREA	\$68,800	\$172,000	R3	0.2331
13 006400020285	4852 CAMPBELL DR	PPIII FM BORROWER LLC	\$55,240	\$138,100	R3	0.2326



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 006400020293	4847 MILLER RD	MOTLEY MARGARET & LYNN J	\$72,560	\$181,400	R3	0.2609
13 006400020301	4857 MILLER RD	ARNOLD DAVID H & SHARON W	\$69,480	\$173,700	R3	0.2621
13 006400020319	4862 CAMPBELL DR	STOCK LOAN SERVICES LLC	\$17,120	\$42,800	R3	0.232
13 006400020327	4872 CAMPBELL DR	PEACHTREE LLC	\$17,200	\$43,000	R3	0.2391
13 006400020335	4867 MILLER ST	PREISINGER GEORGE PREISINGER ROWENA	\$17,320	\$43,300	R3	0.2469
13 006400020343	0 CAMPBELL DR	I G W DEVELOPERS	\$14,120	\$35,300	R3	0.0234
13 0068 LL0805	2545 JOLLY RD	MARYS LITTLE LAMBS INC	\$192,280	\$480,700	C3	0.8
13 0068 LL0888	5250 NORTHFIELD BLVD	MAYS CHARLES B PACKER WALTER G	\$79,680	\$199,200	C3	0.565
13 0068 LL1266	5150 OLD NATIONAL HWY	LOWERY COURTNEY D	\$198,800	\$497,000	C3	1.38
13 0068 LL1407	5319 OLD NATIONAL HWY	FRIMPONG OMANE	\$178,800	\$447,000	C3	0.6744
13 0068 LL1431	5289 OLD NATIONAL HWY	10515 NORTHFIELD INC	\$198,200	\$495,500	C3	0.5342
13 0068 LL1449	5230 OLD NATIONAL HWY	CHINA IV PROPERTIES LLC	\$253,480	\$633,700	C3	0.8981
13 0068 LL1456	5232 OLD NATIONAL HWY	VASQUEZ MARCHEWKA LLC	\$79,600	\$199,000	C3	0.91
13 0068 LL1464	5350 OLD NATIONAL HWY	SMART MOVES INVESTMENTS INC	\$240,000	\$600,000	C3	2
13 0068 LL1498	5240 OLD NATIONAL HWY	MRE OLD NATIONAL LLC	\$135,520	\$338,800	C3	1.31
13 0068 LL1563	5250 OLD NATIONAL HWY	CHOI & JUN INC	\$474,080	\$1,185,200	C3	1.2455
13 0068 LL1597	5275 OLD NATIONAL HWY	GULBANU H LLC	\$199,960	\$499,910	C3	0.9025
13 0068 LL1605	5401 OLD NATIONAL HWY	TEP BISCAYNE LP	\$8,977,480	\$22,443,700	C5	26.7
13 0068 LL1613	5403 OLD NATIONAL HWY	RLY HOLDINGS INC	\$595,320	\$1,488,300	C3	1.04
13 0068 LL1621	5330 OLD NATIONAL HWY	OLD NATIONAL INVESTMENT PROPERTY LLC	\$199,320	\$498,300	C3	0.608
13 0068 LL1662	5238 OLD NATIONAL HWY	PARTISS LEE KENNETH III TR	\$211,600	\$529,000	C3	1
13 0068 LL1670	5234 OLD NATIONAL HWY	AABACUS LAND HOLDING LLC	\$212,320	\$530,800	C3	1.17
13 0068 LL1688	5245 OLD NATIONAL HWY	FQSR LLC	\$266,520	\$666,300	C3	0.5739
13 0068 LL1696	5255 OLD NATIONAL HWY	KOMISAROW ENTERPRISES L P	\$435,880	\$1,089,700	C3	1.45
13 0068 LL1704	5340 OLD NATIONAL HWY	AGH ARK LLC	\$83,600	\$209,000	C3	0.2895
13 0068 LL1712	0 OLD NATIONAL HWY R	HEEL REALTY INC	\$71,640	\$179,100	C3	0.8424
13 0068 LL1779	5328 OLD NATIONAL HWY	SMART MOVES INVESTMENTS INC	\$100,000	\$250,000	C3	0.85
13 0068 LL1787	5320 OLD NATIONAL HWY	GARCIA RONI	\$80,000	\$200,000	C3	0.85
13 0068 LL1795	5400 OLD NATIONAL HWY	TWELVE SAC SELF STORAGE CORP	\$1,290,080	\$3,225,200	C3	1.94



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0068 LL1811	5337 OLD NATIONAL HWY	BLADE PROPERTIES INC	\$145,560	\$363,900	C3	0.4637
13 0068 LL1829	5335 OLD NATIONAL HWY	GIOVINCO & ALVAREZ PROPERTIES I LLC DBA POD PROPERTIES	\$182,800	\$457,000	C3	1.0708
13 0068 LL1845	0 OLD NATIONAL HWY	RCM PROPERTIES LLC	\$89,440	\$223,600	C3	0.5302
13 0068 LL1852	5343 OLD NATIONAL HWY	RCM PROPERTIES LLC	\$130,120	\$325,300	C3	1.2534
13 0068 LL1860	5370 OLD NATIONAL HWY	AVYAKTA ENTERPRISES LLLP	\$152,000	\$380,000	C3	1.16
13 0068 LL1910	5280 OLD NATIONAL HWY	BLUE RIBBON EVENTS LLC	\$219,400	\$548,500	C3	1.143
13 0068 LL1944	5190 OLD NATIONAL HWY	YSJ LLC	\$440,000	\$1,100,000	C3	1.23
13 0068 LL2017	2575 JOLLY RD	ADAMS ANTHONY B & NELLIE W	\$172,000	\$430,000	C3	1.091
13 0068 LL2025	2565 JOLLY RD	2565 JOLLY ROAD COLLEGE PARK LLC	\$327,240	\$818,100	C3	1.02
13 0068 LL2041	2600 JOLLY RD	FULTON COUNTY BOARD OF EDUCATION	\$0	\$11,128,900	E1	19.65
13 0068 LL2058	5307 OLD NATIONAL HWY	AFCO INVESTMENT HOLDINGS LLC	\$220,000	\$550,000	C3	0.615
13 0068 LL2066	5299 OLD NATIONAL HWY	SISTERS & CO INC	\$212,840	\$532,100	C3	0.56
13 006800010555	5060 OLD BILL COOK RD	WACHOVIA BANK OF GEORGIA	\$476,560	\$1,191,400	C3	1.1
13 006800010571	5195 OLD NATIONAL HWY	ALEMBIK AARON I ET AL	\$440,000	\$1,100,000	C4	3.0165
13 006800010605	5235 OLD NATIONAL HWY	STORE MASTER FUNDING I LLC	\$329,680	\$824,200	C4	2.1889
13 006800010639	5185 OLD NATIONAL HWY	FELIX AMOA BONSU MD PC	\$155,200	\$388,000	C3	0.49
13 006800010647	5175 OLD NATIONAL HWY	STRONG LAND LEASES LLC	\$214,400	\$536,000	C3	0.44
13 0093 LL0093	5650 OLD NATIONAL HWY	DEFYING THE ODDS INC	\$32,400	\$81,000	C3	0.7038
13 0093 LL0283	0 OLD NATIONAL HWY # R	GODBY CEMETERY	\$0	\$16,200	E4	1.095
13 0093 LL0291	5590 OLD NATIONAL HWY	JHJ OLD NATIONAL LLC	\$210,000	\$525,000	C3	0.8519
13 0093 LL0416	0 JEROME RD	PAYTON LEARNING CENTER LLC	\$11,480	\$28,700	R3	0.9614
13 0093 LL0473	0 JEROME RD	HYBRASS PROPERTIES LLC	\$4,520	\$11,300	R3	0.965
13 0093 LL0481	2625 JEROME RD	FAMILIES FIRST INC	\$0	\$921,800	E3	1.4
13 0093 LL0499	0 JEROME RD	HYBRASS PROPERTIES LLC	\$9,160	\$22,900	R4	2.52
13 0093 LL0523	2591 JEROME RD	LITTLE SCHOLARS ACADEMY	\$0	\$542,800	E6	2.1719
13 0093 LL0796	2590 JEROME RD	FAMILIES FIRST	\$0	\$596,000	E3	1.0331
13 0093 LL0838	5640 OLD NATIONAL HWY	SASQUATCH INVESTMENT PROPERTIES LLC	\$111,400	\$278,500	C3	0.2697
13 0093 LL0895	2500 PLEASANT HILL RD	INSOF AT PLEASANT HILL LLC	\$1,044,000	\$2,610,000	C4	6.91
13 0093 LL0903	5690 OLD NATIONAL HWY	R J WILSON ENTERPRISES LLC	\$237,880	\$594,700	C3	0.833



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0093 LL0911	5670 OLD NATIONAL HWY	BLACKSHEAR FRANCIS V	\$147,600	\$369,000	C3	0.87
13 0093 LL0929	5548 OLD NATIONAL HWY	KLOPP PROPERTY MANAGEMENT LLC	\$249,800	\$624,500	C3	1.8846
13 0093 LL0978	5529 OLD NATIONAL HWY	RICKS CRAIG H	\$279,920	\$699,800	C3	1.074
13 0093 LL0986	5665 OLD NATIONAL HWY	WOODS MEMORIAL BAPT CHURCH INC	\$0	\$1,608,700	E2	4.33
13 0093 LL0994	0 OLD NATIONAL HWY	WOODS MEMORIAL BAPT CHURCH INC COLLEGE PARK TRS	\$0	\$519,600	E2	1.2
13 0093 LL1125	5570 OLD NATIONAL HWY	JOSEPH NIGEL	\$344,360	\$860,900	C4	3.75
13 0093 LL1133	5610 OLD NATIONAL HWY	WILCOV HOLDINGS INC	\$121,720	\$304,300	C3	0.7806
13 0093 LL1166	5595 OLD NATIONAL HWY	BIG DADDYS DISH LLC	\$235,200	\$588,000	C3	1.126
13 0093 LL1174	5615 OLD NATIONAL HWY R	LANSKY PARTNERSHIP LLLP THE	\$480,000	\$1,200,000	C4	2.62
13 0093 LL1182	5620 OLD NATIONAL HWY	HABITAT FOR HUMANITY IN ATLANTA INC	\$253,400	\$633,500	C3	1.46
13 0093 LL1190	5626 OLD NATIONAL HWY	HABITAT FOR HUMANITY IN ATLANTA INC	\$138,000	\$345,000	C3	1.8301
13 0093 LL1208	5549 OLD NATIONAL HWY	TRASON ROCHESTER LLC	\$383,520	\$958,800	C3	0.8706
13 0093 LL1232	5459 OLD NATIONAL HWY	SAWANEH IMPORTS LLC	\$191,320	\$478,300	C3	0.765
13 0093 LL1307	2561 JEROME RD	BLACKBURNE & BROWN MORTGAGE FUND I	\$131,600	\$329,000	C3	0.71
13 0093 LL1323	0 OLD NATIONAL HWY # R	HYBRASS PROPERTIES LLC	\$13,680	\$34,200	R4	2.71
13 0093 LL1356	0 OLD NATIONAL HWY R	HYBRASS PROPERTIES LLC	\$17,360	\$43,400	R4	3.582
13 0093 LL1380	0 OLD NATIONAL HWY # R	HYBRASS PROPERTIES LLC	\$9,040	\$22,600	R3	1.715
13 0093 LL1398	5471 OLD NATIONAL HWY	YOST JOHN W ET AL	\$85,080	\$212,700	C3	0.56
13 0093 LL1406	5471 OLD NATIONAL HWY	YOST JOHN W ET AL	\$170,920	\$427,300	C3	0.56
13 0093 LL1448	0 OLD NATIONAL HWY R	HYBRASS PROPERTIES LLC	\$8,600	\$21,500	R3	1.754
13 0093 LL1455	0 OLD NATIONAL HWY	HYBRASS PROPERTIES LLC	\$78,680	\$196,700	C3	0.562
13 0093 LL1489	5435 OLD NATIONAL HWY # R	HYBRASS PROPERTIES LLC	\$21,680	\$54,200	R5	17.9
13 0093 LL1497	5405 OLD NATIONAL HWY	CHEN WEN MEI ET AL	\$898,400	\$2,246,000	C4	4.275
13 0093 LL1505	5495 OLD NATIONAL HWY	ATHENS R E LTD	\$2,158,320	\$5,395,800	C5	13.19
13 0093 LL1877	0 JEROME RD	THREE SIBS NORTH LLC	\$80,000	\$200,000	C3	1.38
13 0093 LL1885	5539 OLD NATIONAL HWY	JOEANNA INC	\$311,240	\$778,100	C3	0.936



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0093 LL1893	2691 JEROME RD	ATTERBURY BOBBY L & ATTERBURY DIANA P	\$14,120	\$35,300	R3	0.492
13 009300010034	2490 SURREY TRL	JONES JIMMY J	\$21,600	\$54,000	R3	0.311
13 009300010208	5480 OLD NATIONAL HWY	COLLINS MICHAEL & DOUGLAS BRONWYN	\$106,560	\$266,400	C3	0.3738
13 009300010240	5470 OLD NATIONAL HWY	AUTOZONE INC	\$319,800	\$799,500	C3	1.0331
13 009300010257	5440 OLD NATIONAL HWY	PRO MANAGE INC	\$160,000	\$400,000	C3	1.0331
13 009300010281	5540 OLD NATIONAL HWY	OLD NATIONAL SHOPPING CENTER LLC	\$413,360	\$1,033,400	C4	2.91
13 009300020017	101 CAMELOT DR	ETHEREDGE VANESSA	\$10,760	\$26,900	R3	0.0333
13 009300020025	102 CAMELOT DR	SANNEH LAKESHA	\$10,240	\$25,600	R3	0.0294
13 009300020033	103 CAMELOT DR	WINBORN JAMIE ELMI LADAR	\$11,200	\$28,000	R3	0.0333
13 009300020041	104 CAMELOT DR	DOUGLAS JIMMIE L	\$9,800	\$24,500	R3	0.0294
13 009300020058	105 CAMELOT DR	ADEYEMI ORIOLOWO ADELERE	\$10,800	\$27,000	R3	0.0333
13 009300020066	106 CAMELOT DR	WILLIAMS FRED	\$9,880	\$24,700	R3	0.0294
13 009300020074	107 CAMELOT DR	BERA AMALENDU B	\$10,800	\$27,000	R3	0.0333
13 009300020082	108 CAMELOT DR	DAS JHARNA	\$9,880	\$24,700	R3	0.0294
13 009300020090	109 CAMELOT DR	WRIGHT RASHAWN	\$10,800	\$27,000	R3	0.0333
13 009300020108	110 CAMELOT DR	BRYANT CONRAD L & DANYELL E	\$9,880	\$24,700	R3	0.0294
13 009300020116	111 CAMELOT DR	LOVEJOY CARMEN Y	\$10,800	\$27,000	R3	0.0333
13 009300020124	112 CAMELOT DR	BISWAS MONOTOSH	\$10,120	\$25,300	R3	0.0294
13 009300020132	113 CAMELOT DR	JACKSON SCOTT	\$9,800	\$24,500	R3	0.0294
13 009300020140	114 CAMELOT DR	HANSON GRACE	\$10,760	\$26,900	R3	0.0333
13 009300020157	115 CAMELOT DR	AMPRATWUM JONES	\$9,800	\$24,500	R3	0.0294
13 009300020165	116 CAMELOT DR	SMITH LILLIE M & IMOGENE U	\$10,760	\$26,900	R3	0.0333
13 009300020173	117 CAMELOT DR	COMBS JESSE & CONSTANCE L	\$9,880	\$24,700	R3	0.0294
13 009300020181	118 CAMELOT DR	EWING TRISHANNA	\$10,800	\$27,000	R3	0.0333
13 009300020199	119 CAMELOT DR	EVANS MARGIE	\$9,880	\$24,700	R3	0.0294
13 009300020207	120 CAMELOT DR	BROWN JOHNNIE B ET AL	\$10,800	\$27,000	R3	0.0333
13 009300020215	121 CAMELOT DR	CATHERINE BLAKE LIVING TRUST THE	\$9,880	\$24,700	R3	0.0294
13 009300020223	122 CAMELOT DR	ISLAM MOHAMMAD N	\$10,800	\$27,000	R3	0.0333
13 009300020231	123 CAMELOT DR	DEBNATH NITYA & NATH GITA R	\$10,120	\$25,300	R3	0.0294
13 009300020249	124 CAMELOT DR SW	BERA DEBIKA	\$11,080	\$27,700	R3	0.0333



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 009300020256	201 DR	CAMELOT	GHOSH SUBRATA	\$6,000	\$15,000	R3	0.0148
13 009300020264	202 DR	CAMELOT	STAR LIGHT ENTERTAINMENT LLC	\$6,000	\$15,000	R3	0.0148
13 009300020272	203 DR	CAMELOT	TRISTAR CAPITAL ASSETS LLC	\$6,280	\$15,700	R3	0.0148
13 009300020280	204 DR	CAMELOT	LADYTIGER MANAGEMENT SERVICES LLC	\$6,000	\$15,000	R3	0.0148
13 009300020298	205 DR	CAMELOT	MOSLEY SAMYRA P	\$6,080	\$15,200	R3	0.0148
13 009300020306	206 DR	CAMELOT	GRIFFIN BOBBY & WALKER GRIFFIN VANESSA	\$6,080	\$15,200	R3	0.0148
13 009300020314	207 DR	CAMELOT	DUMAS ELLEN M	\$6,080	\$15,200	R3	0.0148
13 009300020322	208 DR	CAMELOT	SPENCER MELLECEIA A	\$6,080	\$15,200	R3	0.0148
13 009300020330	209 DR	CAMELOT	AJAMI ELIAS	\$6,080	\$15,200	R3	0.0148
13 009300020348	210 DR	CAMELOT	BEN HET LLC	\$6,080	\$15,200	R3	0.0148
13 009300020355	211 DR	CAMELOT	CULPEPPER LARRY G	\$6,080	\$15,200	R3	0.0148
13 009300020363	212 DR	CAMELOT	MACKEY TAMYRA	\$6,080	\$15,200	R3	0.0148
13 009300020371	213 DR	CAMELOT	WILLIAMS CHRISTOPHER	\$6,000	\$15,000	R3	0.0148
13 009300020389	214 DR	CAMELOT	BONAPARTE LEO R	\$6,000	\$15,000	R3	0.0148
13 009300020397	215 DR	CAMELOT	SANTOS RACHEL MARIA	\$6,280	\$15,700	R3	0.0148
13 009300020405	216 DR	CAMELOT	WATSON SIDNEY & WATSON PEGGIE B	\$5,440	\$13,600	R3	0.0148
13 009300020413	217 DR	CAMELOT	MORRIS MACHION O & ALVIN V	\$6,080	\$15,200	R3	0.0148
13 009300020421	218 DR	CAMELOT	BICE MICHAEL	\$6,360	\$15,900	R3	0.0148
13 009300020439	219 DR	CAMELOT	RUSSELL SEAN R	\$6,080	\$15,200	R3	0.0148
13 009300020447	220 DR	CAMELOT	HUMBER BRAD	\$6,080	\$15,200	R3	0.0148
13 009300020454	221 DR	CAMELOT	THOMAS WILLIAM T JR & MAGGIE P	\$6,080	\$15,200	R3	0.0148
13 009300020462	222 DR	CAMELOT	COLEMAN CHRISTAL	\$6,080	\$15,200	R3	0.0148
13 009300020470	223 DR	CAMELOT	MILLER IANTY	\$6,080	\$15,200	R3	0.0148
13 009300020488	224 DR	CAMELOT	RL BB HARP REO INC	\$6,080	\$15,200	R3	0.0148
13 009300020496	301 DR	CAMELOT	PHIPPS HARRY & CLARA J	\$10,760	\$26,900	R3	0.0333
13 009300020504	302 DR	CAMELOT	ATLANTA INVESTMENT MANAGEMENT INC	\$7,760	\$19,400	R3	0.0294
13 009300020512	303 DR	CAMELOT	WILCOX WYLESHA	\$10,760	\$26,900	R3	0.0333
13 009300020520	304 DR	CAMELOT	ROBINSON FANNIE B	\$9,800	\$24,500	R3	0.0294
13 009300020538	305 DR	CAMELOT	ESTRADA GLORIA P	\$10,800	\$27,000	R3	0.0333
13 009300020546	306 DR	CAMELOT	NELSON CALVIN C	\$9,880	\$24,700	R3	0.0294



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

13 009300020553	307 DR	CAMELOT	SYLLA MAMADOU	\$10,800	\$27,000	R3	0.0333
13 009300020561	308 DR	CAMELOT	LOPEZ VERONICA	\$9,880	\$24,700	R3	0.0294
13 009300020579	309 DR	CAMELOT	MC CALLA DEIDRE DELORES & JULIA D	\$10,800	\$27,000	R3	0.0333
13 009300020587	310 DR	CAMELOT	YANCEY MONROE JAMILLA	\$10,320	\$25,800	R3	0.0294
13 009300020595	311 DR	CAMELOT	HARRIS MELANIE A & MARCUS	\$11,080	\$27,700	R3	0.0333
13 009300020603	312 DR	CAMELOT	ATLANTA WESTSIDE HOLDINGS LLC	\$10,600	\$26,500	R3	0.0294
13 009300020611	313 DR	CAMELOT	LEWIS RICKIE	\$9,800	\$24,500	R3	0.0294
13 009300020629	314 DR	CAMELOT	BEN HET LLC	\$10,760	\$26,900	R3	0.0333
13 009300020637	315 DR	CAMELOT	WILSON PAULA L	\$9,800	\$24,500	R3	0.0294
13 009300020645	316 DR	CAMELOT	SMITH WILLIE	\$11,200	\$28,000	R3	0.0333
13 009300020652	317 DR	CAMELOT	FARR FRANKLYN LAVONTE & HEBERT KEISHA RENEE	\$9,880	\$24,700	R3	0.0294
13 009300020660	318 DR	CAMELOT	EIGHT ONE THREE CAMELOT PINNACLE TRUST SERVICES TR	\$10,800	\$27,000	R3	0.0333
13 009300020678	319 DR	CAMELOT	DALE ELAINE	\$9,880	\$24,700	R3	0.0294
13 009300020686	320 DR	CAMELOT	NV REED INVESTMENT SOLUTIONS LLC	\$11,280	\$28,200	R3	0.0333
13 009300020694	321 DR	CAMELOT	WAVER SUSIE B	\$10,120	\$25,300	R3	0.0294
13 009300020702	322 DR	CAMELOT	LYONS TISA	\$10,800	\$27,000	R3	0.0333
13 009300020710	323 DR	CAMELOT	HARDY YVES	\$9,880	\$24,700	R3	0.0294
13 009300020728	324 DR	CAMELOT	SMITH GLORIA PORTER	\$11,080	\$27,700	R3	0.0333
13 009300021213	601 DR	CAMELOT	MIDWEST STATES PROPERTIES LLC	\$10,760	\$26,900	R3	0.0333
13 009300021221	602 DR	CAMELOT	GRIER MARTHA J	\$9,800	\$24,500	R3	0.0294
13 009300021239	603 DR	CAMELOT	TYPHOON INTERNATIONAL DE LP	\$10,760	\$26,900	R3	0.0333
13 009300021247	604 DR	CAMELOT	TANNER KORAN	\$9,800	\$24,500	R3	0.0294
13 009300021254	605 DR	CAMELOT	PIERCE SHAKIYLA	\$10,800	\$27,000	R3	0.0333
13 009300021262	606 DR	CAMELOT	MALLANGI CHANDRASEKHARA R & MANOHARI R	\$9,880	\$24,700	R3	0.0294
13 009300021270	607 DR	CAMELOT	KNOX LODERICK	\$11,080	\$27,700	R3	0.0333
13 009300021288	608 DR	CAMELOT	WARD DOROTHY P	\$9,880	\$24,700	R3	0.0294
13 009300021296	609 DR	CAMELOT	RAMCHANDRAN RAMESH	\$11,080	\$27,700	R3	0.0333
13 009300021304	610 DR	CAMELOT	EWING TRISHANNA	\$9,880	\$24,700	R3	0.0294
13 009300021312	611 DR	CAMELOT	WILLINGHAM ALFRED	\$11,080	\$27,700	R3	0.0333



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 009300021320	612 DR	CAMELOT	JENKINS KEVIN B & SPARROW TERRY	\$9,880	\$24,700	R3	0.0294
13 009300021338	613 DR	CAMELOT	REID WAYNE ANTHONY	\$9,800	\$24,500	R3	0.0294
13 009300021346	614 DR	CAMELOT	BEN HET LLC	\$10,760	\$26,900	R3	0.0333
13 009300021353	615 DR	CAMELOT	ISLANDMAN INVESTMENTS LLC	\$10,240	\$25,600	R3	0.0294
13 009300021361	616 DR	CAMELOT	BEN HET LLC	\$10,760	\$26,900	R3	0.0333
13 009300021379	617 DR	CAMELOT	GEBBA ABBAS	\$9,880	\$24,700	R3	0.0294
13 009300021387	618 DR	CAMELOT	BOYNTON PATRICIA	\$10,800	\$27,000	R3	0.0333
13 009300021395	619 DR	CAMELOT	NATHANI SHIRIN	\$9,880	\$24,700	R3	0.0294
13 009300021403	620 DR	CAMELOT	DUFF JAYSON	\$11,080	\$27,700	R3	0.0333
13 009300021411	621 DR	CAMELOT	WEST WALTER	\$10,320	\$25,800	R3	0.0294
13 009300021429	622 DR	CAMELOT	PRYOR VALERIE M	\$10,800	\$27,000	R3	0.0333
13 009300021437	623 DR	CAMELOT	ONR INVESTMENT LLC	\$9,880	\$24,700	R3	0.0294
13 009300021445	624 DR	CAMELOT	PRIME INVESTMENT & CONSULTING LLC	\$11,080	\$27,700	R3	0.0333
13 009300021452	701 DR	CAMELOT	HOUSING AUTHORITY OF FULTON COUNTY	\$0	\$20,300	E1	0.0211
13 009300021460	702 DR	CAMELOT	RUTH DAVIS LLC	\$7,800	\$19,500	R3	0.0211
13 009300021478	703 DR	CAMELOT	WINBORN JAMIE ELMI LADAR	\$8,120	\$20,300	R3	0.0211
13 009300021486	704 DR	CAMELOT	RUTH DAVIS LLC	\$7,880	\$19,700	R3	0.0211
13 009300021494	705 DR	CAMELOT	NAJARIAN CAPITAL LLC	\$8,200	\$20,500	R3	0.0211
13 009300021502	706 DR	CAMELOT	ALEXANDRIA PROPERTIES LLC	\$7,880	\$19,700	R3	0.0211
13 009300021510	707 DR	CAMELOT	DARVILLE WAYNE N	\$2,120	\$5,300	R3	0.0211
13 009300021528	708 DR	CAMELOT	MOFFETT SHAWN	\$7,880	\$19,700	R3	0.0211
13 009300021536	709 DR	CAMELOT	BLACK MICHAEL A	\$7,880	\$19,700	R3	0.0211
13 009300021544	710 DR	CAMELOT	SANTOS AMY MICHELLE	\$8,480	\$21,200	R3	0.0211
13 009300021551	711 DR	CAMELOT	JOHNSON TRIESTEN	\$8,120	\$20,300	R3	0.0211
13 009300021569	712 DR	CAMELOT	HILL JACQUELINE	\$7,880	\$19,700	R3	0.0211
13 009300021577	713 DR	CAMELOT	CUNNINGHAM CREZAIRE	\$7,800	\$19,500	R3	0.0211
13 009300021585	714 DR	CAMELOT	714 CAMELOT DRIVE LLC	\$7,800	\$19,500	R3	0.0211
13 009300021593	715 DR	CAMELOT	WILKINS RUTH	\$7,800	\$19,500	R3	0.0211
13 009300021601	716 DR	CAMELOT	BEN HET LLC	\$7,800	\$19,500	R3	0.0211
13 009300021619	717 DR	CAMELOT	MASON CARLOS	\$8,200	\$20,500	R3	0.0211



TAX ALLOCATION DISTRICTS NUMBER 1 & 2
CITY OF SOUTH FULTON

13 009300021627	718 DR	CAMELOT	TERRY BROOKE INVESTMENTS L L C	\$7,080	\$17,700	R3	0.0211
13 009300021635	719 DR	CAMELOT	ELLE85 LLC	\$7,880	\$19,700	R3	0.0211
13 009300021643	720 DR	CAMELOT	BAYE MASRESHA E	\$8,480	\$21,200	R3	0.0211
13 009300021650	721 DR	CAMELOT	JONES KEVIN	\$7,880	\$19,700	R3	0.0211
13 009300021668	722 DR	CAMELOT	DAS SHYAM	\$7,880	\$19,700	R3	0.0211
13 009300021676	723 DR	CAMELOT	ATLANTA WESTSIDE HOLDINGS LLC	\$7,880	\$19,700	R3	0.0211
13 009300021684	724 DR	CAMELOT	724 CAMELOT DRIVE LLC	\$7,880	\$19,700	R3	0.0211
13 009300021692	801 DR	CAMELOT	FRED D HIGHTOWER REVOCABLE TRUST THE	\$13,200	\$33,000	R3	0.0422
13 009300021700	802 DR	CAMELOT	CAMELOT HOLDINGS LLC	\$13,520	\$33,800	R3	0.0422
13 009300021718	803 DR	CAMELOT	ALDERSON WILLIAM S	\$13,280	\$33,200	R3	0.0422
13 009300021726	804 DR	CAMELOT	MAULTSBY KIMBERLY L JONES & HARRIS CANDACE N	\$13,280	\$33,200	R3	0.0422
13 009300021734	805 DR 173	CAMELOT	BRENTLEY VIVIAN	\$13,240	\$33,100	R3	0.0422
13 009300021742	806 DR	CAMELOT	JOSEPH2 UNLIMITED LLC	\$13,240	\$33,100	R3	0.0422
13 009300021759	807 DR	CAMELOT	JONES DEWITT & FOSTER CRYSTAL	\$12,960	\$32,400	R3	0.0422
13 009300021767	808 DR	CAMELOT	PERKINS EDITH L	\$12,960	\$32,400	R3	0.0422
13 009300021775	809 DR	CAMELOT	JONES HELEN P	\$13,000	\$32,500	R3	0.0422
13 009300021783	810 DR	CAMELOT	GREENE TONYA B	\$13,280	\$33,200	R3	0.0422
13 009300021791	811 DR	CAMELOT	CAMELOT CLUB CONDOMINIUM ASSOCIATION INC	\$13,240	\$33,100	R3	0.0422
13 009300021809	812 DR	CAMELOT	BOWERS WALTER	\$13,240	\$33,100	R3	0.0422
13 009300022054	1001 DR	CAMELOT	NELSON KEVIN A	\$880	\$2,200	R3	0.0211
13 009300022062	1002 DR	CAMELOT	TERRELL BENJAMIN	\$7,200	\$18,000	R3	0.0148
13 009300022070	1003 DR	CAMELOT	BROWN JOHNNIE E	\$880	\$2,200	R3	0.0211
13 009300022088	1004 DR	CAMELOT	MC CLUSKY ROSA G	\$600	\$1,500	R3	0.0148
13 009300022096	1005 DR	CAMELOT	BORSAY ROBERT	\$11,000	\$27,500	R3	0.0211
13 009300022104	1006 DR	CAMELOT	BYRON JOSHUA A	\$600	\$1,500	R3	0.0148
13 009300022112	1007 DR	CAMELOT	KENNEDY LUTHER P II	\$11,600	\$29,000	R3	0.0211
13 009300022120	1008 DR	CAMELOT	WRIGHT BARRY JARON	\$600	\$1,500	R3	0.0148
13 009300022138	1009 DR	CAMELOT	BEN HET LLC	\$880	\$2,200	R3	0.0211
13 009300022146	1010 DR	CAMELOT	BIGGS JOHN C JR & MINNIEFIELD CEDRIC L	\$8,680	\$21,700	R3	0.0148



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 009300022153	1011 CAMELOT DR	KENNEDY LUTHER P II	\$11,200	\$28,000	R3	0.0211
13 009300022161	1012 CAMELOT DR	MC KENZIE MARWAN	\$6,920	\$17,300	R3	0.0148
13 009300022179	1013 CAMELOT DR	VALLES ANA KAREN	\$1,200	\$3,000	R3	0.0294
13 009300022187	1014 CAMELOT DR	HOLDER ETHEL P	\$18,640	\$46,600	R3	0.0333
13 009300022195	1015 CAMELOT DR	KING KEVIN W	\$18,120	\$45,300	R3	0.0294
13 009300022203	1016 CAMELOT DR	GREEN CLARICE	\$1,360	\$3,400	R3	0.0333
13 009300022211	1017 CAMELOT DR	LIGON BETTYE C	\$1,200	\$3,000	R3	0.0294
13 009300022229	1018 CAMELOT DR	ZOOM OUT ASSOCIATES LLC	\$1,360	\$3,400	R3	0.0333
13 009300022237	1019 CAMELOT DR	PALMER ROBERT	\$14,160	\$35,400	R3	0.0294
13 009300022245	1020 CAMELOT DR	PERRY CLEMMIE	\$1,360	\$3,400	R3	0.0333
13 009300022252	1021 CAMELOT DR	BRIMPONG NANA AKOSAH	\$14,160	\$35,400	R3	0.0294
13 009300022260	1022 CAMELOT DR	SYLLA MAMADOU	\$1,360	\$3,400	R3	0.0333
13 009300022278	1023 CAMELOT DR	BRANDON KINGDRA	\$16,320	\$40,800	R3	0.0294
13 009300022286	1024 CAMELOT DR	BROWN COOK WANDA	\$1,360	\$3,400	R3	0.0333
13 009300022294	1101 CAMELOT DR	DURRAH JULIA	\$13,640	\$34,100	R3	0.045
13 009300022302	1102 CAMELOT DR	WILKINS TYREE & WILSON ELIZABETH V	\$13,640	\$34,100	R3	0.045
13 009300022310	1105 CAMELOT DR	RICHARDS BARBARA	\$13,960	\$34,900	R3	0.0482
13 009300022328	1106 CAMELOT DR	THIAM TACKO JOBE	\$13,960	\$34,900	R3	0.0482
13 009300022336	1107 CAMELOT DR	CAMELOT CLUB CONDOMINIUM ASSOCIATION INC	\$9,880	\$24,700	R3	0.0294
13 009300022344	1108 CAMELOT DR	JOHNSON MARY PORTER	\$9,880	\$24,700	R3	0.0294
13 009300022351	1109 CAMELOT DR	ALEXANDRIA PROPERTIES LLC	\$9,880	\$24,700	R3	0.0294
13 009300022369	1110 CAMELOT DR	HUGHES SIDNEY	\$9,880	\$24,700	R3	0.0294
13 009300022377	1111 CAMELOT DR	RILEY SHARON L	\$10,120	\$25,300	R3	0.0294
13 009300022385	1112 CAMELOT DR	SLACK NOEL J	\$9,880	\$24,700	R3	0.0294
13 009300022393	1113 CAMELOT DR	BEN HET LLC	\$14,120	\$35,300	R3	0.0294
13 009300022401	1114 CAMELOT DR	MEDOWS EDWARD	\$9,800	\$24,500	R3	0.0294
13 009300022419	1115 CAMELOT DR	HAMMOND RUBY	\$10,080	\$25,200	R3	0.0294
13 009300022427	1116 CAMELOT DR	SECRETARY OF HOUSING AND URBAN DEV	\$9,800	\$24,500	R3	0.0294
13 009300022435	1117 CAMELOT DR	BEN HET LLC	\$9,880	\$24,700	R3	0.0294



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 009300022443	1118 CAMELOT DR	ROY SUMIT	\$9,880	\$24,700	R3	0.0294
13 009300022450	1119 CAMELOT DR	ATLANTA WESTSIDE HOLDINGS LLC	\$10,120	\$25,300	R3	0.0294
13 009300022468	1120 CAMELOT DR	GRIER MARTHA	\$10,120	\$25,300	R3	0.0294
13 009300022476	1121 CAMELOT DR	LEVY KATHRYN	\$9,200	\$23,000	R3	0.0294
13 009300022484	1122 CAMELOT DR	KENDRICKS LYSHERION J	\$9,880	\$24,700	R3	0.0294
13 009300022492	1123 CAMELOT DR	BUTCHER CLARENCE JR & DOLORES	\$10,120	\$25,300	R3	0.0294
13 009300022500	1124 CAMELOT DR	DOE GEORGE	\$10,120	\$25,300	R3	0.0294
13 00930002C01			\$0	\$0		0
13 009300040064	5532 OLD NATIONAL HWY	JACOBS GABRIEL	\$418,080	\$1,045,200	C3	0.2083
13 009300040072	5536 OLD NATIONAL HWY	OHAGWU CHRISTIAN C	\$186,680	\$466,700	C3	0.2083
13 009300040080	5538 OLD NATIONAL HWY	PIN REAL ESTATE INVESTMENTS LLC	\$137,760	\$344,400	C3	0.1882
13 009300040098	5534 OLD NATIONAL HWY	PIN REAL ESTATE INVESTMENTS LLC	\$152,400	\$381,000	C3	0.2083
13 009300040106	5530 OLD NATIONAL HWY	ITELD SIMONE & C/O IDEAL SERVICE INC	\$55,000	\$137,500	C3	0.0955
13 009300040114	5530 OLD NATIONAL HWY	MAMAN YOM TOV	\$98,680	\$246,700	C3	0.0955
13 009300040122	5526 OLD NATIONAL HWY	YUGRO & ASSOCIATES LLC	\$98,680	\$246,700	C3	0.0955
13 009300040130	5526 OLD NATIONAL HWY	YUGRO & ASSOCIATES LLC	\$98,680	\$246,700	C3	0.0955
13 009300040148	5530 OLD NATIONAL HWY	PIN REAL ESTATE INVESTMENTS LLC	\$98,240	\$245,600	C3	0.096
13 009300040155	5526 OLD NATIONAL HWY	PIN REAL ESTATE INVESTMENTS LLC	\$98,240	\$245,600	C3	0.096
13 009300040163	5522 OLD NATIONAL HWY	PIN REAL ESTATE INVESTMENTS LLC	\$98,240	\$245,600	C3	0.096
13 009300040171	5520 OLD NATIONAL HWY	PIN REAL ESTATE INVESTMENTS LLC	\$98,240	\$245,600	C3	0.096
13 009300040189	5524 OLD NATIONAL HWY	PIN REAL ESTATE INVESTMENTS LLC	\$98,240	\$245,600	C3	0.096
13 0098 LL0072	5825 OLD BILL COOK RD	HILL JOEL D	\$117,400	\$293,500	I4	2.393
13 0098 LL0106	5835 OLD BILL COOK RD	HEADSPETH KIRK	\$17,040	\$42,600	R4	2.14
13 0098 LL0163	0 OLD BILL COOK RD	HILL JOEL D	\$6,280	\$15,700	R4	2.3
13 0098 LL0346	5885 OLD BILL COOK RD	HOLDEN PATRICIA M & RICHARD E	\$33,840	\$84,600	R4	6.5
13 0098 LL0353	5985 OLD BILL COOK RD	FERGUSON MILDRED W	\$31,840	\$79,600	R4	3.33
13 0098 LL0411	5915 OLD BILL COOK RD	ROBINS WILLIAM S	\$27,720	\$69,300	R3	1.5
13 0098 LL0502	5865 OLD BILL COOK RD	FRYE ETHEL	\$23,360	\$58,400	R3	1.09
13 0098 LL0536	5945 OLD BILL COOK RD	EARL MICHAEL & EARL LYNNE	\$33,320	\$83,300	R4	2.21
13 0098 LL0593	5887 OLD BILL COOK RD	GOLDSTEIN INVESTMENT PROPERTIES LLC	\$28,640	\$71,600	R3	0.5936



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0098 LL0635	5840 OLD BILL COOK RD	LEWALLEN LARRY & ORALEE	\$18,720	\$46,800	R3	0.4821
13 0098 LL0643	5844 OLD BILL COOK RD	MICHAELS CHAZZ & SWINSON LESLIE	\$49,200	\$123,000	R4	3
13 0098 LL0650	5800 OLD BILL COOK RD	PRICE ROBERT W & VIRGINIA	\$38,480	\$96,200	R5	11
13 0098 LL0668	5820 OLD BILL COOK RD	HERNANDEZ ALFREDO MUNOZ	\$35,640	\$89,100	R4	9.7
13 0098 LL0700	5870 OLD BILL COOK RD SW	DIAMOND ALLIANCE LLC	\$20,160	\$50,400	R3	0.5444
13 0098 LL0726	5860 OLD BILL COOK RD	KELLY CAROLYN	\$12,920	\$32,300	R3	0.3175
13 0098 LL0734	5850 OLD BILL COOK RD	MICHAELS CHAZZ & SWINSON LESLIE	\$20,920	\$52,300	R4	3.2
13 0098 LL0742	5856 OLD BILL COOK RD	SHETTY SHASHIREKHA	\$19,240	\$48,100	R3	0.3421
13 0098 LL0767	0 OLD BILL COOK RD	JAMES ANITA	\$3,960	\$9,900	R4	4.5
13 0098 LL0817	5965 OLD BILL COOK RD	EARL MICHAEL D & EARL LYNNE A	\$32,360	\$80,900	R3	0.9952
13 0098 LL0825	0 OLD BILL COOK RD	WILLIAMS HENRY R & WANDA E	\$9,000	\$22,500	R4	3.1
13 0098 LL0867	5895 OLD BILL COOK RD	MEDFORD RONALD	\$55,640	\$139,100	R4	5.13
13 0098 LL0882	5925 OLD BILL COOK RD	MILLER DOROTHY HILL	\$30,400	\$76,000	R4	3.41
13 009800010021	5975 RED OAK RD	BOOKER DOROTHY C	\$31,400	\$78,500	R3	0.4161
13 009800010039	3265 BLUEBONNET TRL	BANKS APRIL	\$36,600	\$91,500	R3	0.4046
13 009800010047	3275 BLUEBONNET TRL	JACKSON VIRGINIA S	\$45,600	\$114,000	R3	0.5393
13 009800010054	3285 BLUEBONNET TRL	CHERRY NORVIE L	\$36,360	\$90,900	R3	0.6048
13 009800010062	3295 BLUEBONNET TRL	MOORE DOMINIQUE	\$40,600	\$101,500	R3	0.4217
13 009800010070	3290 BLUEBONNET TRL	JONES JOSHUA D	\$47,320	\$118,300	R3	0.9372
13 009800010088	3280 BLUEBONNET TRL	MONTGOMERY GAY F	\$38,920	\$97,300	R3	0.4981
13 009800010096	3270 BLUEBONNET TRL	REID ELLA MAE	\$36,560	\$91,400	R3	0.4309
13 009800010104	0 BLUEBONNET TRL	WILEY LAVERN	\$4,040	\$10,100	R3	0.4659
13 009800010112	5985 RED OAK RD	WILEY LAVERN	\$47,400	\$118,500	R3	0.4156
13 009800010120	5995 RED OAK RD	PRESSLEY ROBERT L & PAMELA R	\$41,200	\$103,000	R3	0.4345
13 009800010138	5960 BUFFINGTON RD	WEEKES DORIS J & SYLVAN L	\$37,760	\$94,400	R3	0.4629
13 009800010153	5965 RED OAK RD	MC ELLENEY GRACE E	\$37,960	\$94,900	R3	0.4067



TAX ALLOCATION DISTRICTs NUMBER 1 & 2

CITY OF SOUTH FULTON

13 009800010161	5955 RED OAK RD	HEARD CHARLIE JR	\$38,080	\$95,200	R3	0.4311
13 009800010179	5958 OLD BILL COOK RD	RENT R US PROPERTIES17 LLC	\$39,480	\$98,700	R3	0.4354
13 0099 LL0212	2770 BURDETT RD	CURLEE GEORGE W JR	\$33,240	\$83,100	R3	2
13 0099 LL0220	0 DEERFIELD TRL	CITY OF SOUTH FULTON	\$0	\$115,600	E1	17.6
13 0099 LL0238	5920 OLD CARRIAGE DR	HUMPHRIES ROBERT L	\$19,800	\$49,500	R3	0.3347
13 0099 LL0246	5910 OLD CARRIAGE DR	KENDRICK PATRICIA ANN	\$16,600	\$41,500	R3	0.3347
13 0099 LL0279	5900 OLD CARRIAGE DR	HICKSON JOHN H & CLARA M	\$34,760	\$86,900	R3	0.3326
13 0099 LL0311	2945 BURDETT RD	CITY OF SOUTH FULTON	\$0	\$576,400	E1	9.2
13 0099 LL0337	0 BURDETT RD	GLASS HOWARD	\$680	\$1,700	R3	0.4
13 0099 LL0360	2740 BURDETT RD	CURLEE BARBARA HOWARD ET AL	\$21,560	\$53,900	R4	5.63
13 0099 LL0741	2780 BURDETT RD	GARNER SHIRLEY J & JOHN C	\$22,000	\$55,000	R3	0.91
13 0099 LL0758	5960 HAMPTON CT	FYR SFR BORROWER LLC	\$24,560	\$61,400	R3	0.1381
13 0099 LL0766	5950 HAMPTON CT	WATSON BAHY AAZIM	\$24,480	\$61,200	R3	0.0738
13 0099 LL1111	5925 HAMPTON CT	TERRY PATRICIA	\$29,400	\$73,500	R3	0.1108
13 0099 LL1129	5935 HAMPTON CT	MALONE KESHAUNDRA J	\$25,080	\$62,700	R3	0.076
13 0099 LL1137	5945 HAMPTON CT	COHEN AVIHAI	\$27,280	\$68,200	R3	0.1015
13 0099 LL1145	5955 HAMPTON CT	VERITAS GROUP LLC	\$28,280	\$70,700	R3	0.1758
13 0099 LL1475	0 BURDETTE RD	CITY OF SOUTH FULTON	\$0	\$34,400	E1	2.34
13 0099 LL1483	2800 BURDETTE RD	FULTON COUNTY BOARD OF EDUCATION	\$0	\$33,334,400	E1	60.74
13 0099 LL1491	0 BURDETTE RD	FULTON COUNTY BOARD OF EDUCATION	\$0	\$11,400	E1	2.12
13 0100 LL0102	5807 OLD NATIONAL HWY	THWEATT RICHARD & PAULETTE ~	\$119,680	\$299,200	C3	0.4017
13 0100 LL0110	5817 OLD NATIONAL HWY	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$360,400	E2	0.4017
13 0100 LL0128	0 OLD NATIONAL HWY	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$34,000	E2	0.3765
13 0100 LL0151	5858 OLD NATIONAL HWY	ATLANTA TIRE GIANT INC	\$328,640	\$821,600	C3	1.5
13 0100 LL0219	0 OLD NATIONAL HWY	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$262,500	E2	0.4591
13 0100 LL0326	0 PLEASANT HILL RD	WORLD CHANGERS CHURCH INTERNATIONAL INC.	\$0	\$25,300	E2	21.1
13 0100 LL0334	0 OLD NATIONAL HWY # R	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$196,900	E2	0.4591
13 0100 LL0383	0 BURDETT RD	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$8,800	E2	0.528
13 0100 LL0391	5797 OLD NATIONAL HWY	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$1,276,600	E2	1.7031



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0100 LL0417	5745 OLD NATIONAL HWY	GC VILLAGE OF GEORGIA LLC	\$198,080	\$495,200	C3	0.8494
13 0100 LL0524	2495 BURDETT RD	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$1,288,800	E2	7.55
13 0100 LL0573	0 BURDETT RD	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$15,500	E2	1.0044
13 0100 LL0656	5737 OLD NATIONAL HWY	SHAW ATTLES PROPERTIES LLC	\$264,000	\$660,000	C3	0.8448
13 0100 LL0680	0 OLD NATIONAL HWY	SHAW ATTLES PROPERTIES LLC	\$73,600	\$184,000	C3	0.859
13 0100 LL0698	5755 OLD NATIONAL HWY	MAYWOOD 5755 OLD NATIONAL LLC	\$56,400	\$141,000	C3	0.8724
13 0100 LL0706	5767 OLD NATIONAL HWY	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$664,800	E2	0.8494
13 0100 LL0714	0 OLD NATIONAL HWY	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$268,100	E2	0.4362
13 0100 LL0730	2535 BURDETT RD	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$138,100	E2	0.7174
13 0100 LL0748	2555 BURDETT RD	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$548,400	E2	9.7
13 0100 LL0763	0 BURDETT RD	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$33,000	E2	3.7
13 0100 LL0789	5820 OLD NATIONAL HWY	SCHLOSSBERG JAY O	\$233,640	\$584,100	C3	1.62
13 0100 LL0797	5780 OLD NATIONAL HWY	SALEHA HOLDINGS LLC	\$281,040	\$702,600	C3	1.3728
13 0100 LL0904	2725 LANTERN LN	BUENROSTRO EVELYN	\$31,040	\$77,600	R3	0.27
13 0100 LL0938	0 OLD NATIONAL HWY	SALEHA FOUNDATION INC	\$34,000	\$85,000	C3	1.12
13 0100 LL0946	0 OLD NATIONAL HWY	WAAJID TALIAH	\$259,760	\$649,400	C4	4.8
13 0100 LL0953	2550 PLEASANT HILL RD	WORLD CHANGERS CHURCH INTERNATIONAL	\$0	\$702,000	E2	3.74
13 0100 LL0961	5725 OLD NATIONAL HWY	SOVRAN STRATEGIC INVEST L P	\$1,510,400	\$3,776,000	C4	6.72
13 0100 LL0979	0 OLD NATIONAL HWY	CHRISTIAN MISSIONARY BAPTIST CHURCH	\$0	\$216,800	E2	1.17
13 0100 LL0987	0 OLD NATIONAL HWY	PLEASANT HILL BAPTIST CHURCH	\$0	\$135,500	E2	1.85
13 0100 LL0995	0 PLEASANT HILL RD	CITY OF SOUTH FULTON	\$0	\$21,600	E3	2.28
13 010000030660	2650 PICARDY CIR SOUTH A	2650 LIVING TRUST THE	\$19,880	\$49,700	R3	0.1377
13 010000030678	2650 PICARDY CIR SOUTH # B	URBAN HOME DEVELOPMENT LLC	\$21,480	\$53,700	R3	0.1396
13 010000030702	2660 PICARDY CIR SOUTH B	NU IMAGE GROUP	\$19,520	\$48,800	R3	0.2195
13 010000030710	2660 PICARDY CIR SOUTH A	SMITH CECILIA RENE	\$19,200	\$48,000	R3	0.14
13 010000030728	2645 PICARDY CIR SOUTH A	MARTINEZ JOSE RICARDO	\$22,760	\$56,900	R3	0.17
13 010000030736	2645 PICARDY CIR SOUTH B	MARTINEZ JOSE R	\$20,560	\$51,400	R3	0.09
13 010000030744	2680 PICARDY CIR S	MAJEED BARBARA DORTCH & MAJEED RONALD M	\$18,640	\$46,600	R3	0.194
13 010000030751	2680 PICARDY CIR S # A	REYNOLDS RALPH L	\$23,440	\$58,600	R3	0.1451
13 010000030769	2670 PICARDY CIR # S	NU IMAGE GROUP LLC	\$22,000	\$55,000	R3	0.1431



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

13 010000030777	2670 PICARDY CIR # B	DUNLAP DESALLE	\$19,440	\$48,600	R3	0.1664
13 010000030884	2635 PICARDY CIR # S	REYNOLDS VIOLET	\$35,040	\$87,600	R3	0.1198
13 010000030892	2635 PICARDY CIR S	BREWINGTON MICHAEL P	\$20,120	\$50,300	R3	0.0877
13 0101 LL0101	0 SHERIFF RD	OLD NATIONAL HIGHWAY PARTNERS LLC	\$480,440	\$1,201,100	C4	5.338
13 0101 LL0176	2230 SHERIFF RD	BURG CAROLINE MILES & MILES DONALD JASON	\$29,040	\$72,600	R3	1
13 0101 LL0218	0 SHERIFF RD # REAR	FULTON COUNTY	\$0	\$15,200	E1	20
13 0101 LL0267	2220 SHERIFF RD	THORNTON CORENA	\$23,800	\$59,500	R3	1.0003
13 0101 LL0283	0 SHERIFF RD	BROCKINGTON CHRISTOPHER F & JOHNAPHER L	\$9,440	\$23,600	R4	3.6
13 0101 LL0291	0 PLEASANT HILL RD	CITY OF SOUTH FULTON	\$0	\$111,500	E1	19.62
13 0101 LL0358	2210 SHERIFF RD	WOODS JESSIE JAMES JR	\$25,480	\$63,700	R3	0.8
13 0101 LL0408	0 OLD NATIONAL HWY	CITY OF SOUTH FULTON	\$0	\$248,900	E1	32.54
13 0101 LL0424	0 PLEASANT HILL RD	CITY OF SOUTH FULTON	\$0	\$143,300	E1	31.5
13 0101 LL0432	0 SHERIFF RD REAR	CAMPBELL EARL J & GWENETTA B	\$880	\$2,200	R3	0.3025
13 0101 LL0440	0 SHERIFF RD # REAR	MC GEE BARBARA & TODD KEVIN	\$880	\$2,200	R3	0.3025
13 0101 LL0457	1830 HEATHERLY DR	FALL DIERY	\$26,120	\$65,300	R3	0.4
13 0101 LL0473	0 SHERIFF RD	HOGAN JAMES L	\$1,920	\$4,800	R3	0.3
13 0101 LL0499	0 SHERIFF RD # REAR	HOGAN JAMES L	\$1,440	\$3,600	R3	0.5
13 0101 LL0515	0 HEATHERLY DR	VALENTINE CARLA	\$1,040	\$2,600	R3	0.36
13 0101 LL0523	0 HEATHERLY DR REAR	VALENTINE CARLA	\$5,560	\$13,900	R3	2
13 0101 LL0531	0 SANDGATE DR # REAR	WHEELER OPAL J	\$880	\$2,200	R3	0.3
13 0101 LL0564	0 HEATHERLY DR REAR	K4K LLC	\$3,760	\$9,400	R3	1.3
13 0101 LL0572	0 HEATHERLY DR # REAR	RAMSEY ALBERT	\$1,160	\$2,900	R3	0.4
13 0101 LL0598	0 SHERIFF RD REAR	KNOX KENNETH	\$2,320	\$5,800	R4	3.84
13 0101 LL0614	0 HEATHERLY DR # REAR	DAVIS CHARLES E & DOROTHY L	\$1,040	\$2,600	R3	0.3558
13 0101 LL0630	0 SHERIFF RD # REAR	PATILLO ROBERT H	\$9,320	\$23,300	R4	2.67
13 0101 LL0671	0 SHERIFF RD	MILLS BRYANT & YOUNG J L	\$12,160	\$30,400	R4	3.2
13 0101 LL0705	2301 SHERIFF RD	LANG SANDRA	\$24,840	\$62,100	R3	1.92
13 0101 LL0713	0 SHERIFF RD	MC ADOO LORRAINE S	\$6,200	\$15,500	R3	0.45
13 0101 LL0721	0 SHERIFF RD	RHODES KING	\$9,240	\$23,100	R4	2.7
13 0101 LL0739	2380 BURDETT RD	SKYVIEW MEDIA INC	\$31,040	\$77,600	R3	1.0855
13 0101 LL0747	0 BURDETT RD	SKYVIEW MEDIA INC	\$4,400	\$11,000	R3	0.5708



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0101 LL0754	0 SANDGATE DR	WILLIAMS NATHAN	\$5,760	\$14,400	R3	0.37
13 0101 LL0762	0 SANDGATE DR	K4K LLC	\$5,360	\$13,400	R3	0.3
13 0101 LL0770	5790 OLD NATIONAL HWY	COLLINS & ASSOCIATES	\$348,120	\$870,300	C4	8.54
13 0101 LL0788	0 SHERIFF RD	RHODES VEULA	\$6,840	\$17,100	R4	2.62
13 0101 LL0796	0 SHERIFF RD	THREE SIBS NORTH LLC	\$8,280	\$20,700	R3	0.52
13 0101 LL0804	2380 SHERIFF RD	BRAF BROTHERS LLC	\$247,480	\$618,700	C3	0.9285
13 0101 LL0812	5990 OLD NATIONAL HWY	FARDEEN & FARHAN LLC	\$600,000	\$1,500,000	C3	1.411
13 0101 LL0820	2300 SHERIFF RD	MOLDEN GREGORY B	\$36,000	\$90,000	R4	4.6
13 0124 LL0328	0 OLD NATIONAL HWY	VASNANI RAMESH ET AL	\$151,560	\$378,900	C4	7.27
13 0124 LL0336	6000 OLD NATIONAL HWY	HONG CUONG & NGUYEN SUONG T	\$97,640	\$244,100	C3	0.491
13 0124 LL3066	2395 FLAT SHOALS RD	STAIRCASE OLD NATIONAL LLC ET AL	\$140,560	\$351,400	C3	1.7
13 0125 LL0319	6140 OLD NATIONAL HWY	FRANKS JOHN T	\$189,860	\$474,645	C3	1.471
13 0125 LL0327	6200 OLD NATIONAL HWY	SOLOMON WILLIAM A B	\$158,400	\$396,000	C3	1.5151
13 0125 LL0335	6210 OLD NATIONAL HWY	ST REAL ESTATE HOLDINGS LLC	\$249,520	\$623,800	C3	1.5206
13 0125 LL0350	6150 OLD NATIONAL HWY	ONP BUILDING LLC	\$206,240	\$515,600	C3	1.4932
13 0125 LL0368	6170 OLD NATIONAL HWY	ATLANTA EYE CONSULTANTS P C	\$262,080	\$655,200	C3	1.5014
13 0125 LL0376	6180 OLD NATIONAL HWY	KELLY CAROLYN A	\$191,760	\$479,400	C3	1.5048
13 0125 LL0384	6230 OLD NATIONAL HWY	SHARNINA REAL ESTATE LLC	\$226,280	\$565,700	C3	1.5261
13 0125 LL0467	6129 OLD NATIONAL HWY	AHMED ENTERPRISES II INC	\$254,440	\$636,100	C3	0.78
13 0125 LL0541	6103 OLD NATIONAL HWY	MAIN STREET SOUTH FULTON LLC	\$298,760	\$746,900	C3	1.16
13 0125 LL0632	6159 OLD NATIONAL HWY	TANISH ENTERPRISES INC	\$250,720	\$626,800	C3	0.683
13 0125 LL0665	2480 FLAT SHOALS RD	L S HARTZOG PROPERTIES LLC	\$237,320	\$593,300	C3	0.586
13 0125 LL0699	6035 OLD NATIONAL HWY	MA DAL CHUNG GONG INC	\$316,080	\$790,200	C3	0.86
13 0125 LL0715	6175 OLD NATIONAL HWY	OM SAI RAM PROPERTIES LLC	\$2,280,000	\$5,700,000	C5	16.011
13 0125 LL0749	6025 OLD NATIONAL HWY	MAIN STREET SOUTH FULTON LLC	\$207,400	\$518,500	C3	0.574
13 0125 LL0756	6055 OLD NATIONAL HWY SUITE 345	MAIN STREET SOUTH FULTON LLC	\$3,227,400	\$8,068,500	C5	14.33
13 0125 LL0772	6165 OLD NATIONAL HWY	NATIONAL RETAIL PROPERTIES LP	\$218,120	\$545,300	C3	0.62
13 0125 LL0806	6169 OLD NATIONAL HWY	WHITEWATER MANAGEMENT LLC	\$227,680	\$569,200	C3	0.45
13 0125 LL0822	6100 OLD NATIONAL HWY	15PPA COLLEGE PARK LLC	\$515,160	\$1,287,900	C3	1.2259
13 0125 LL0830	6060 OLD NATIONAL HWY	DB REAL ESTATE ASSETS I LLC	\$252,560	\$631,400	C3	0.3605



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0125 LL0848	0 OLD NATIONAL HWY	DB REAL ESTATE ASSETS I LLC	\$59,320	\$148,300	C3	0.373
13 0125 LL0863	0 FLAT SHOALS RD	MAIN STREET SOUTH FULTON LLC	\$107,080	\$267,700	C4	2.37
13 0125 LL3636	6125 OLD NATIONAL HWY	TARA BOULEVARD RESTAURANT CORP	\$607,760	\$1,519,400	C3	1.2
13 0125 LL4709	6120 OLD NATIONAL HWY	WAGON LLC	\$545,000	\$1,362,500	C3	1.605
13 0125 LL4717	6130 OLD NATIONAL HWY	STAIRCASE FLAT SHOALS LLC	\$115,840	\$289,600	C3	1.015
13 0127 LL1281	360 MAGNOLIA WALK LN	MURRY EDUARDO L	\$61,480	\$153,700	R3	0.3674
13 0127 LL1299	370 MAGNOLIA WALK LN	BRADLEY LORETTA	\$69,200	\$173,000	R3	0.3449
13 0127 LL1703	0 MAGNOLIA WALK LN	MAGNOLIA WALK PHASE I HOMEOWNERS ASSN INC	\$40	\$100	R3	0.431
13 0128 LL0068	6160 BUFFINGTON RD	DEVELOPMENT AUTHORITY OF FULTON COUNTY	\$36,320	\$90,800	R4	6.97
13 0128 LL0191	0 BUFFINGTON RD	GARRETT GENTLE	\$3,800	\$9,500	R3	0.599
13 0128 LL0233	0 BUFFINGTON RD	DEVELOPMENT AUTHORITY OF FULTON COUNTY	\$7,120	\$17,800	R3	2
13 0128 LL0274	0 BUFFINGTON RD	SILVERSTONE RESIDENTIAL GA LLC	\$102,400	\$256,000	R5	35.217
13 0128 LL0308	6002 BIRDSEYE TRL	BINGHAM LORETTA	\$40,920	\$102,300	R3	0.221
13 0128 LL0316	6099 LAMP POST PL	WILLIAMS BRANTON B	\$44,160	\$110,400	R3	0.2171
13 0128 LL0324	6095 LAMP POST PL	SRP SUB LLC	\$38,720	\$96,800	R3	0.2146
13 0128 LL0332	6091 LAMP POST PL	WHITLOCK BINEKIA	\$39,440	\$98,600	R3	0.2082
13 0128 LL0340	6087 LAMP POST PL	GANT KENYETTA	\$46,360	\$115,900	R3	0.4231
13 0128 LL0357	6083 LAMP POST PL	2014 3 IH BORROWER L P	\$38,960	\$97,400	R3	0.2727
13 0128 LL0365	6079 LAMP POST PL	FRIERSON JOHN	\$51,680	\$129,200	R3	0.2617
13 0128 LL0373	6075 LAMP POST PL	BENNETT KALVIN	\$49,440	\$123,600	R3	0.2857
13 0128 LL0381	6071 LAMP POST PL	SKAIR GEORGE & DONNA	\$59,000	\$147,500	R3	0.7067
13 0128 LL0399	6067 LAMP POST PL	SRMZ 1 LLC	\$54,480	\$136,200	R3	0.6743
13 0128 LL0407	6063 LAMP POST PL	CRUM MELVIN L	\$43,280	\$108,200	R3	0.6419
13 0128 LL0415	6059 LAMP POST PL	SHANNON KENNY L & STEPHANIE R	\$63,720	\$159,300	R3	1.5091
13 0128 LL0910	6131 LAMP POST PL	HICKS JAMIE	\$38,560	\$96,400	R3	0.2197
13 0128 LL0928	6127 LAMP POST PL	DAVIS AUDREY	\$34,040	\$85,100	R3	0.3462
13 0128 LL0936	6123 LAMP POST PL	SRMZ 1 LLC	\$39,960	\$99,900	R3	0.2175
13 0128 LL0944	6119 LAMP POST PL	SMITH GROVER E	\$40,360	\$100,900	R3	0.2123
13 0128 LL0951	6115 LAMP POST PL	MISHTI HOMES LLC	\$39,400	\$98,500	R3	0.21



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0128 LL0969	6111 LAMP POST PL	EPH 2 ASSETS LLC	\$51,320	\$128,300	R3	0.2096
13 0128 LL1348	0 BUFFINGTON RD	BUFFINGTON PARK HOMEOWNERS ASSOCIATION INC	\$40	\$100	R4	4.5485
13 0128 LL1355	0 LAMP POST RD	BUFFINGTON PARK HOMEOWNERS ASSOCIATION INC	\$40	\$100	R3	1.345
13 0128 LL1728	0 LAMP POST PL	BUFFINGTON PARK HOMEOWNERS ASSOCIATION INC	\$40	\$100	R5	14.673
13 0128 LL1736	0 LAMP POST PL	BUFFINGTON PARK HOMEOWNERS ASSOCIATION INC	\$40	\$100	R3	1.066
13 0128 LL1744	6180 BUFFINGTON RD	DEVELOPMENT AUTHORITY OF FULTON COUNTY	\$3,702,780	\$18,513,900	I5	43.809
13 0132 LL0310	2505 NEVELS RD	KINGRAW HOMES LLC	\$11,880	\$29,700	R3	0.5464
13 0132 LL0336	6465 OLD NATIONAL HWY	ATLANTA COLLEGE PARK DISTRICT BOARD OF TRUSTEES INC	\$22,480	\$56,200	R3	1.0028
13 0132 LL0344	2464 WOODWARD RD	HOWARD NILA FAYE & HOWARD NICHOLAS ADAM	\$27,440	\$68,600	R3	0.9996
13 0132 LL0351	0 WOODWARD RD	HOWARD NILA FAYE & STEELY RHONDA HOWARD	\$4,640	\$11,600	R3	0.9996
13 0132 LL0385	2480 NEVELS RD	TINCH WILLIAM E	\$26,800	\$67,000	R3	1.2187
13 0132 LL0393	2470 NEVELS RD	ALEXANDER LINDA D	\$24,560	\$61,400	R3	1.2187
13 0132 LL0401	2460 NEVELS RD	NEVEL HOMES LLC	\$35,600	\$89,000	R3	1.2405
13 0132 LL0476	2490 NEVELS RD	CC ATL LLC	\$26,880	\$67,200	R4	2.44
13 0132 LL0591	6565 OLD NATIONAL HWY	DIALLO OUMAR & RAMATOULAYE	\$21,800	\$54,500	R3	0.7
13 0132 LL0799	2500 WOODWARD RD	BAKER LOUISE & HILL JOHN	\$27,600	\$69,000	R3	1.6985
13 0132 LL0807	6525 OLD NATIONAL HWY	NORTH GEORGIA CONFERENCE OF THE UNITED METHODIST CHURCH INC	\$31,400	\$78,500	R5	10.8
13 0132 LL0815	0 OLD NATIONAL HWY	MILLSTONE BUILDERS & DEVELOPERS INC	\$11,400	\$28,500	R3	1.8742
13 0132 LL0823	6575 OLD NATIONAL HWY	BALDE MAMADOU L	\$22,400	\$56,000	R3	1.5
13 0132 LL3348	6385 OLD NATIONAL HWY	INLAND ATLANTIC OLD NATIONAL PHASE I LLC	\$2,804,800	\$7,012,000	C5	17.283
13 0132 LL3363	6435 OLD NATIONAL HWY	MP OUTLOT A LLC	\$95,280	\$238,200	C3	1.029
13 0132 LL3371	6415 OLD NATIONAL HWY	MP OUTLOT B LLC	\$144,840	\$362,100	C3	1.016
13 0132 LL3389	6395 OLD NATIONAL HWY	INLAND ATLANTIC OLD NATIONAL PHASE I LLC	\$412,760	\$1,031,900	C3	1.283
13 0132 LL3397	6375 OLD NATIONAL HWY	MP OUTLOT D LLC	\$110,000	\$275,000	C3	1.242
13 0132 LL3405	6355 OLD NATIONAL HWY	MP OUTLOT E LLC	\$99,720	\$249,300	C3	1.092
13 0132 LL3413	6325 OLD NATIONAL HWY	MP OUTLOT F LLC	\$100,240	\$250,600	C3	1.098



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 0132 LL3421	6305 OLD NATIONAL HWY	MP OUTLOT G LLC	\$135,280	\$338,200	C3	1.611
13 0132 LL3439	6445 OLD NATIONAL HWY	INVICTUS ATLANTA HOLDING LLC	\$422,280	\$1,055,700	C3	0.556
13 0156 LL0600	6896 OLD NATIONAL HWY	GREATER NEW LIFE BAPTIST CHURCH INC	\$0	\$17,600	E2	1.9
13 0157 LL0112	6715 OLD NATIONAL HWY	BK4U INC	\$56,840	\$142,100	R5	10.4
13 0157 LL0153	6645 OLD NATIONAL HWY	AOK NATIONAL HWY LLC	\$24,640	\$61,600	R4	2.7
13 0157 LL0179	2470 CREEL RD	BURNETT DERRICK & KELLEY	\$79,920	\$199,800	R4	8
13 0157 LL0351	2455 CREEL RD	OTTAWA MAYOLA ET AL	\$28,040	\$70,100	R3	2
13 0157 LL0369	2445 CREEL RD	ISOM LACONTE M	\$76,000	\$190,000	C3	1.3557
13 0157 LL0427	6675 OLD NATIONAL HWY	AOK NATIONAL HWY LLC	\$8,880	\$22,200	R3	1.8
13 0157 LL0435	6600 OLD NATIONAL HWY	NEW LIFE PRESBYTERIAN CHURCH UNLIMITED INC	\$0	\$770,300	E2	9.36
13 0157 LL0443	2475 CREEL RD	FLAMES OF FIRE MINISTRIES INTERNATIONAL INC	\$0	\$87,900	E2	5.12
13 015700010037	2425 THORNTON DR	OKOMA ALEXANDER O & CECILIA N	\$19,120	\$47,800	R3	0.4242
13 015700010276	6775 OLD NATIONAL HWY	VOVOC VENTURES LLC	\$32,600	\$81,500	R4	2.5
13 015700010284	6805 OLD NATIONAL HWY	STARR GARRY A & DONNA E	\$36,640	\$91,600	R4	3.71
13 015700010458	6885 OLD NATIONAL HWY	NGUYEN VAN	\$33,240	\$83,100	R3	1.8365
13 015700010466	0 OLD NATIONAL HWY	FAIRWAY HOMES INC	\$5,600	\$14,000	R3	0.4996
13 015700010474	0 OLD NATIONAL HWY	FAIRWAY HOMES INC	\$5,200	\$13,000	R3	0.4224
13 015700010482	0 OLD NATIONAL HWY	FAIRWAY HOMES	\$5,240	\$13,100	R3	0.4247
13 015700010490	0 OLD NATIONAL HWY	FAIRWAY HOMES INC	\$5,760	\$14,400	R3	0.5309
13 015700010508	0 OLD NATIONAL HWY	STARR GARRY A & DONNA E	\$6,320	\$15,800	R3	0.6446
13 015700010706	6755 OLD NATIONAL HWY	PRIME CARE LEARNING CENTER	\$157,160	\$392,900	C3	0.7169
13 0164 LL0121	7035 OLD NATIONAL HWY	WEBB JAMES L JR	\$165,200	\$413,000	C4	6.97
13 0164 LL0204	0 OLD NATIONAL HWY	SPRINGER IVY ET AL	\$42,920	\$107,300	C4	2.36
13 0164 LL0220	0 BETHSAIDA RD	SELAH PROP INC	\$121,520	\$303,800	C5	11.66
13 0164 LL0238	7055 OLD NATIONAL HWY	H ALLEN & MARGARET MARTIN GOODMAN LIVING TRUST THE	\$520,000	\$1,300,000	C3	1.25
13 0164 LL0246	7105 OLD NATIONAL HWY	SOMMER JTS ONE LLC ET AL	\$1,711,920	\$4,279,800	C4	5.966
13 0164 LL0279	0 BETHSAIDA RD	JUSU IDA	\$22,240	\$55,600	C3	1.78
13 016400020151	0 OLD NATIONAL HWY	FAIRWAY HOMES INC	\$4,400	\$11,000	R3	0.5207
13 016400020169	2405 HALLIE MILL RD	SIMMONS ANTHONY	\$23,320	\$58,300	R3	0.4505
13 016400020177	2400 HALLIE MILL RD	GRUBER STEPHEN ET AL	\$27,040	\$67,600	R3	0.403



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

13 016400020193	0 OLD NATIONAL HWY	BRYANT MICHAEL A	\$5,040	\$12,600	R3	0.7623
13 0165 LL0435	6940 DODD RD	FAIRBURN BAPTIST MISSIONARY ASSOC INC	\$0	\$31,800	E2	0.6926
13 0165 LL0484	6940 OLD NATIONAL HWY	ADAMS MICHAEL & GINGER	\$24,480	\$61,200	R3	0.4981
13 0165 LL0500	7100 OLD NATIONAL HWY	SARA INC	\$271,160	\$677,900	C3	1.55
13 0165 LL0609	6930 DODD RD	GREATER NEW LIFE BAPTIST CHURCH INC	\$0	\$31,400	E2	0.1148
13 0165 LL0625	6930 DODD RD	GREATER NEW LIFE BAPTIST CHURCH INC	\$0	\$127,800	E2	2.93
13 0165 LL0633	0 BETHSAIDA RD	CROSS JOHN	\$2,400	\$6,000	C4	3
13 0165 LL0641	0 BETHSAIDA RD	SPRING GROVE PARTNERS LLC	\$185,160	\$462,900	C5	11.69
13 0165 LL0658	7160 CAMP VALLEY RD	SARA INC	\$4,480	\$11,200	R3	1
13 0165 LL0666	7180 OLD NATIONAL HWY	SARA INC	\$11,360	\$28,400	R4	3
13 0165 LL0690	7049 CAMP VALLEY RD	RCM PROPERTIES LLC	\$16,960	\$42,400	R4	4.47
13 0165 LL0708	6990 OLD NATIONAL HWY	LE JACKSON & HOANG TRANG MAI THI	\$6,760	\$16,900	R4	2.23
13 0188 LL0123	7210 OLD NATIONAL HWY	BOYNTON GARY J	\$34,560	\$86,400	R4	7.1
13 0188 LL0248	7485 OLD NATIONAL HWY	HERITAGE BANK	\$108,000	\$270,000	C4	2.25
13 0188 LL0297	7465 OLD NATIONAL HWY	HERITAGE BANK	\$9,640	\$24,100	R4	2.15
13 0188 LL0305	2385 WEST RD	ARNOLD KENNETH H & JUDY E	\$27,480	\$68,700	R3	1.5876
13 0188 LL0313	2365 WEST RD	STEPHENS BRIDGETTE	\$26,920	\$67,300	R3	1.4945
13 0188 LL0321	0 NEW WEST RD	EQUITY TRUST COMPANY	\$5,440	\$13,600	R3	1.343
13 0188 LL0354	7365 OLD NATIONAL HWY	WURSTER MARK	\$260,880	\$652,200	C4	2.23
13 0188 LL0420	2165 JONESBORO RD	CHRIST OUR HOPE LUTHERAN CH	\$0	\$311,100	E2	5.77
13 0188 LL0461	7335 OLD NATIONAL HWY	WEST VILLAGE HOLDINGS LLC	\$1,316,400	\$3,291,000	C4	2.88
13 0188 LL0479	0 OLD NATIONAL HWY	ACQUISITION SOLUTIONS LLC	\$129,200	\$323,000	C4	2.65
13 0188 LL0487	0 OLD NATIONAL HWY	GODBY JOHN A JR	\$26,840	\$67,100	R5	13.19
13 0188 LL0495	7375 OLD NATIONAL HWY	DRENNAN PAUL	\$26,160	\$65,400	R3	0.7897
13 0188 LL0503	0 OLD NATIONAL HWY	DRENNAN PAUL	\$5,800	\$14,500	R3	1.98
13 0188 LL0529	2195 JONESBORO RD	HEATHERWOOD FIRST BAPT CH INC	\$0	\$1,431,400	E2	16.04
13 0188 LL0537	7496 OLD NATIONAL HWY	FLOYD VERNON D & CASSANDRA	\$256,840	\$642,100	C3	1.189
13 0188 LL0560	0 OLD NATIONAL HWY	ITEM V TRUST & WEINSTOCK MICHAEL	\$50,880	\$127,200	C5	11.23
13 0188 LL0578	2225 JONESBORO RD	CITIZENS & SOUTHERN NATL BANK	\$417,560	\$1,043,900	C3	0.92
13 0188 LL0594	7480 OLD NATIONAL HWY	MC DONALDS CORP	\$401,520	\$1,003,800	C3	0.933



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

13 0188 LL0602	7490 OLD NATIONAL HWY	JONES BRIDGE ROAD ASSOCIATES LLC	\$1,330,000	\$3,325,000	C4	9.66
13 0188 LL0610	2215 JONESBORO RD	SOUTH FULTON LLC	\$30,720	\$76,800	R4	4.1
13 0188 LL0651	7445 OLD NATIONAL HWY	DRYDEN DOUGLAS J & MARI JO	\$211,800	\$529,500	C3	0.75
13 0188 LL0669	0 OLD NATIONAL HWY	HERITAGE BANK	\$201,440	\$503,600	C4	3.88
13 0188 LL0677	0 JONESBORO RD	SAM'S COMMERCIAL PROPERTIES LLC	\$175,120	\$437,800	C3	1.541
13 0188 LL2335	7340 OLD NATIONAL HWY	MOST WORSHIPFUL PRINCE HALL GRAND LODGE,	\$0	\$3,395,100	E9	10.99
13 0188 LL2970	2275 JONESBORO RD	ROCK 11 LLC	\$617,720	\$1,544,300	C3	1.03
13 0196 LL0644	2220 JONESBORO RD	OLD NATIONAL RETAIL CENTER LLC	\$547,480	\$1,368,700	C4	3.7176
13 0196 LL0792	0 KENWOOD RD	ALI WEAM	\$70,840	\$177,100	C3	0.976
13 0196 LL0818	0 JONESBORO RD	CLIFTWOOD PROPERTIES LLC	\$267,560	\$668,900	C4	9.7
13 0196 LL0826	0 JONESBORO RD	CLIFTWOOD PROPERTIES LLC	\$153,160	\$382,900	C4	2.95
13 0196 LL0842	0 JONESBORO RD	CLIFTWOOD PROPERTIES LLC	\$60,760	\$151,900	C3	1.17
13 0196 LL0859	0 JONESBORO RD	OLD NATIONAL STATION LLC	\$5,240	\$13,100	C3	1.09
13 0196 LL0867	915 KENWOOD RD	WH CAPITAL L L C	\$133,760	\$334,400	C3	0.422
13 0196 LL0875	0 JONESBORO RD	OLD NATIONAL RETAIL CENTER LLC	\$114,800	\$287,000	C4	2.0289



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

TAD #2: Westside:

Parcel ID	Address	Owner	Assessed Value	Appraised Value	Class Code	Acreage
09C060000290033	4055 LANDHAM RD	GOLDEN TRIANGLE INC	\$ 50,000	\$125,000	R4	10
09C060000290066	8415 CAMPBELLT ON FAIRBURN RD	HENDERSON DOROTHY S	\$ 40,240	\$100,600	R4	5.05
09C060000290074	8415 CAMPBELLT ON FAIRBURN RD	VAUGHAN MATHILDE L	\$ 32,840	\$82,100	R3	1.91
09C060000290298	8540 CAMPBELLT ON FAIRBURN RD	FOUNTAIN DAREN	\$ 61,840	\$154,600	R4	4.94
09C060000290322	0 CAMPBELLT ON FAIRBURN RD	FOUNTAIN FAMILY TRUST THE	\$ 17,480	\$43,700	R4	3.4
09C060000290348	8470 HWY 92	BYRD HAROLD W & JOANN	\$ 45,960	\$114,900	R3	2
09C060000290355	0 CAMPBELLT ON FAIRBURN RD	FOUNTAIN DAREN	\$ 31,080	\$77,700	R4	7.4
09C060000290363	8450 CAMPBELLT ON FAIRBURN RD	PERRY CYNTHIA B & DENNIS JOE	\$ 92,320	\$230,800	R4	10
09C060000290512	3930 CASCADE PALMETTO HWY	JACKSON CHARLES	\$ 51,360	\$128,400	R4	2.5
09C060000290561	8460 CAMPBELLT ON FAIRBURN RD	FOUNTAIN DAREN G	\$ 75,520	\$188,800	R4	5
09C060000290579	8456 CAMPBELLT ON FAIRBURN RD	PRINGLE ROBERT	\$ 108,960	\$272,400	R5	13.4
09C060000290710	0 LANDHAM RD	LE JARDIN VCOFI LLC	\$ 210,880	\$527,200	A5	89
09C060000290744	3950 CASCADE PALMETTO HWY	YAZBAK OMAR	\$ 41,480	\$103,700	R3	1



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

09C060000290751	3960 CASCADE PALMETTO HWY	YAZBAK OMAR	\$ 29,680	\$74,200	R4	3
09C060000290769	3940 CASCADE PALMETTO HWY	LEWALLEN PAMELA S	\$ 48,480	\$121,200	R4	3
09C060000290827	8435 CAMPBELLT ON FAIRBURN RD	GREENE SELENA L & JIMMY H JR	\$ 42,600	\$106,500	R3	1.02
09C060000290918	8455 FAIRBURN RD	FOUNTAIN FAMILY TRUST THE	\$ 40,280	\$100,700	R4	4.98
09C060000300097	8355 CAMPBELLT ON FAIRBURN	BPJ ENTERPRISES INC & TOOMPSTONE PUBLISHING INC	\$ 31,320	\$78,300	R3	1
09C060000300139	0 CAMPBELLT ON FAIRBURN RD	FOUNTAIN MATTHEW W & PAULA M	\$ 12,400	\$31,000	R5	10.23
09C060000300477	0 CAMPBELLT ON FAIRBURN RD	CANTRELL BETH DAVIS	\$ 9,880	\$24,700	R4	9.6
09C060000300527	8395 CAMPBELLT ON FAIRBURN RD	PARKER CHASTY	\$ 29,040	\$72,600	R3	1
09C060000300543	0 CAMPBELLT ON FAIRBURN RD	SULLIVAN WILLIAM H JR & TANISHA J	\$ 10,600	\$26,500	R4	5.5297
09C060000300642	0 CAMPBELLT ON FAIRBURN RD	NEWTON ALLAN & RENEE	\$ 8,360	\$20,900	R4	7
09C060000300659	8335 CAMPBELLT ON FAIRBURN RD	SMART MOVES INVESTMENT INC	\$ 40,080	\$100,200	R5	14.4
09C060000300667	0 CAMPBELLT ON FAIRBURN RD	NEWTON ALLAN & RENEE	\$ 2,040	\$5,100	R3	1
09C060000300675	0 CAMPBELLT ON FAIRBURN RD	NEWTON ALLAN & RENEE	\$ 5,080	\$12,700	R3	1



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

09C060000300733	8370 CAMPBELLT ON FAIRBURN RD	ROUECHE DANIEL B	\$ 55,960	\$139,900	R4	2.47
09C060000300790	0 CAMPBELLT ON FAIRBURN RD	JONES JAMES C	\$ 89,200	\$223,000	R5	16.991
09C060000300816	0 CAMPBELLT ON FAIRBURN RD	BPJ ENTERPRISES INC & TOOMPSTONE PUBLISHING INC	\$ 31,320	\$78,300	R5	15.6
09C060000300881	0 DOUGLASVIL LE FAIRBRN	MARK D JARRETT & SHELIA GAY JARRETT JOINT LIVING TRUST THE	\$ 7,420	\$230,400	V5	21.05
09C060000300899	4060 BETHLEHEM RD	JARRETT MARK D TR OF MARK DENNIS JARRETT & SHELIA GAY JARRETT JOINT LIVING TRUST	\$ 48,440	\$121,100	R3	1
09C060000300923	8305 CAMPBELLT ON FAIRBURN RD	WILLIAMS MARIBEL	\$ 57,400	\$143,500	R3	1
09C060000300931	8315 CAMPBELLT ON FAIRBURN RD	FOUNTAIN PAULA M & MATTHEW W	\$ 83,680	\$209,200	R4	6.3
09C060000300949	8380 CAMPBELLT ON FAIRBURN RD	NALL JEFFREY DUANE	\$ 85,200	\$213,000	R4	7.08
09C060000300956	0 CAMPBELLT ON FAIRBURN RD	HCL 3 LLC	\$ 44,280	\$110,700	A5	35.61
09C060000300972	8300 CAMPBELLT ON FAIRBURN RD	JONES JAMES C & DETRIUS	\$ 94,960	\$237,400	R4	5
09C060100380189	3890 CASCADE PALMETTO HWY	FOUNTAIN FAMILY TRUST THE	\$ 113,720	\$284,300	C3	1
09C060100380270	0 CASCADE PALMETTO HWY	FOUNTAIN LANCE V & TALITHA C	\$ 1,200	\$3,000	R3	1.99
09C060100380346	8475 CAMPBELLT ON FAIRBURN RD	LATHAM ILA FAYE	\$ 35,040	\$87,600	R4	7.5
09C060200360255	0 RATTEREE RD	DEMPSEY SEAN CHRISTOPHER	\$ 9,760	\$24,400	R4	6



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

09C060200370015	3895 CASCADE PALMETTO HWY	WILSON DIANA S	\$ 31,000	\$77,500	R5	19.7
09C060200370023	0 CASCADE PALMETTO HWY	WILSON DIANA S	\$ 25,200	\$63,000	R4	7.5795
09C060200370031	3745 CASCADE PALMETTO HWY	WILSON DIANA S	\$ 8,720	\$21,800	R4	7.5
09C060200370056	3800 COCHRAN RD	LONG SHEILA & LONG JERRY	\$ 63,600	\$159,000	R3	1
09C060200370072	3735 CASCADE PALMETTO HWY	GADRIX RANDALL E	\$ 125,360	\$313,400	R4	5.9
09C060200370080	3725 CASCADE PALMETTO HWY	SWANSON JUDITH ANN	\$ 29,560	\$73,900	R4	5
09C060200370098	3715 CASCADE PALMETTO HWY	GALLOF EDWARD J & VALERIE A	\$ 28,280	\$70,700	R4	5
09C060200370148	0 CASCADE PALMETTO HWY	WILSON DIANA S	\$ 28,520	\$71,300	R4	8.95
09C060200370155	3750 COCHRAN RD	WILSON DIANA S	\$ 30,480	\$76,200	R4	2.8
09C060200370171	0 CASCADE PALMETTO HWY	RUSH TIMOTHY SCOTT	\$ 18,200	\$45,500	A5	10.5
09C060200370189	0 CASCADE PALMETTO HWY	GADRIX BARBARA A WARD & WARD KENNETH EUGENE	\$ 11,440	\$28,600	R4	6.7
09C060200370197	8275 COCHRAN RD	ROBINSON KELLY	\$ 130,080	\$325,200	R5	10.71
09C060200370221	8230 RATAREE RD	BARTA RAYMOND D	\$ 20,000	\$50,000	R4	4.8
09C060200370239	0 CASCADE PALMETTO HWY	SMITH HARRY VAUGHAN	\$ 7,000	\$17,500	R4	4.4
09C060200370262	8233 RATAREE RD	TILLMAN GABRIELLE	\$ 11,760	\$29,400	R4	3
09C060200370270	0 RATAREE RD	MUNSON PHILLIP WAYNE JR	\$ 2,080	\$5,200	R4	2.02
09C060200370288	0 CASCADE PALMETTO HWY	WILSON DIANA S	\$ 30,320	\$75,800	R5	12.1705
09C100100360011	3689 CASCADE PALMETTO HWY	PATTERSON JOHNITA	\$ 33,360	\$83,400	R4	5
09C100100360029	3685 CASCADE	PATTERSON JOHNITA	\$ 13,720	\$34,300	R4	4.3



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

	PALMETTO HWY					
09C100100360151	0 CASCADE PALMETTO HWY	BECK SHIRLEY J	\$ 19,400	\$48,500	R5	12.02
09C100100360169	3661 CASCADE PALMETTO HWY	BECK SHIRLEY J	\$ 120,960	\$302,400	R4	5.65
09C110000420146	8105 COCHRAN RD	RUSSELL WILLIAM M III	\$ 23,950	\$294,000	V5	33.4
09C110000420161	0 COCHRAN RD	WILSON WARREN R	\$ 42,480	\$106,200	A5	70.62
09C110000420203	3573 COCHRAN RD	CHATTAHOOCHEE RIVER HUNTING CLUB LLC	\$ 70,120	\$175,300	A5	38.31
09C110000420252	0 NEW CASCADE PALMETTO	LIEU LON C	\$ 200,680	\$501,700	C5	30.84
09C110000420351	0 CASCADE PALMETTO HWY	CARROLL JOYCE MARIE	\$ 168,320	\$420,800	C5	26.3
09C110000420369	0 CASCADE PALMETTO HWY	CARROLL JOYCE MARIE	\$ 3,360	\$8,400	C4	4.22
09C110000420377	0 CASCADE PALMETTO HWY	RUSSELL WILLIAM M III	\$ 2,070	\$50,100	R4	6.7
09C110000430103	3485 CASCADE PALMETTO HWY	WILSON WARREN R	\$ 24,680	\$61,700	R3	1.9
09C110000430111	3475 CASCADE PALMETTO HWY	AITKEN CLIFTON & AITKEN ANN	\$ 27,640	\$69,100	R4	2.6
09C110000430285	0 CASCADE PALMETTO HWY	WALDEN PARK COMMUNITY ASSOCIATION INC	\$ 40	\$100	R5	20.28
09C110000430293	0 CASCADE PALMETTO HWY	WALDEN PARK L L C	\$ 3,640	\$9,100	R4	2.29
09C110000430301	0 CASCADE PALMETTO HWY	WALDEN PARK L L C	\$ 3,600	\$9,000	R3	1.7
09C110000460019	7955 COCHRAN RD	LEGACY AT PALMETTO FARMS HOMEOWNERS ASSN INC	\$ 42,280	\$105,700	A5	98.54
09C110000464672	0 WEST STUBBS RD	LEGACY AT PALMETTO FARMS HOMEOWNERS ASSN INC	\$ 40	\$100	R5	21.82
09C110000492046	0 ALLEGRIINI DR	LEGACY INVESTMENT GROUP LLC	\$ 5,920	\$14,800	A5	44.83
09C120000480198	0 COCHRAN RD	FULTON COUNTY GEORGIA	\$ -	\$483,400	E1	221.83
09C120000490049	0 COCHRAN RD	OVER THATAWAY LLC	\$ 9,930	\$28,700	V5	25.91
09C120000490056	0 COCHRAN RD	AUTACO DEVELOPMENT LLC	\$ 4,080	\$10,200	R5	12.6



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

09C120000490080	7600 COCHRAN RD	FULTON COUNTY	\$ -	\$160,100	E1	27.5
09C120000490106	7520 COCHRAN RD	FULTON COUNTY	\$ -	\$652,800	E1	2.02
09C120000490114	0 COCHRAN RD	FULTON COUNTY	\$ -	\$9,400	E1	2
09C120000490122	0 COCHRAN RD	FULTON COUNTY	\$ -	\$90,200	E1	19.8
09C120000490130	7605 COCHRAN RD	FULTON COUNTY	\$ -	\$56,800	E1	1
09C120000490163	0 WEST STUBBS RD	ANDREWS TIMOTHY R & GUERRA BLANCA	\$ 4,540	\$88,200	V5	13.27
09C120000490213	0 COCHRAN RD	FULTON COUNTY	\$ -	\$15,900	E1	1.4
09C120000490221	0 COCHRAN RD	CORNERSTONE MISSIONS INC	\$ 19,560	\$48,900	R5	12.78
09C120000490239	0 COCHRAN RD	SAPP CHARLES	\$ 6,880	\$17,200	R3	1.7
09C120000560205	0 COCHRAN RD	UNITED CONSOLIDATED MASTER L L C	\$ 74,480	\$186,200	A5	43.36
09C120000570014	0 CHATTAHOOCHEE RIVER	OVER THATAWAY LLC	\$ 23,560	\$138,700	V5	50
09C130000500101	0 CASCADE PALMETTO HWY	BUFFINGTON TONY & BUFFINGTON KIM	\$ 9,240	\$93,700	V5	25.18
09C130000500119	7500 COCHRAN RD	FULTON COUNTY	\$ -	\$49,300	E1	1.4
09C130000500127	0 COCHRAN RD	FULTON COUNTY	\$ -	\$11,700	E1	4.4
09C130000500135	0 COCHRAN RD	FULTON COUNTY	\$ -	\$6,100	E1	2.9
09C130000500143	2290 COCHRAN RD	FULTON COUNTY	\$ -	\$17,300	E1	1.6
09C130000500150	0 COCHRAN RD	FULTON COUNTY	\$ -	\$16,500	E1	1.4
09C130000500168	1950 COCHRAN RD	FULTON COUNTY	\$ -	\$45,200	E1	1.6
09C130000500176	0 CASCADE PALMETTO HWY	FULTON COUNTY	\$ -	\$37,700	E1	27.25
09C130000500200	0 CASCADE PALMETTO HWY	FULTON COUNTY	\$ -	\$25,300	E1	8.75
09C130000500283	0 COCHRAN RD	FULTON COUNTY	\$ -	\$22,900	E1	2.75
09C130000500317	0 COCHRAN RD	FULTON COUNTY	\$ -	\$2,200	E1	1.4287
09C130000510449	0 CASCADE PALMETTO HWY	FULTON COUNTY	\$ -	\$11,500	E1	0.75
09C130000513013	0 CHILKAT CT	FALLS AT CASCADE PALMS HOMEOWNERS ASSOCIATION INC THE	\$ 40	\$100	R5	16.41



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

09C130000530033	2225 CASCADE PALMETTO HWY	BLUE HORIZON DEVELOPMENT INC	\$ 8,600	\$21,500	R4	2.7
09C130000540370	0 CASCADE PALMETTO HWY	GREYSTONE POWER CORPORATION	\$ -	\$0	U3	0
09C130000540388	0 CASCADE PALMETTO HWY	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$ -	\$983,700	U4	6.0719
09C130000540388	0 CASCADE PALMETTO HWY	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$ -	\$983,700	U4	6.0719
09C130000540404	0 CASCADE PALMETTO HWY	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$ -	\$0	U3	0
09C130000540412	0 CASCADE PALMETTO HWY	UNITED CONSOLIDATED MASTER L L C	\$ 320,000	\$800,000	A5	160.44
09C130000541865	0 ELKMONT RIDGE	LEGACY AT CASCADING CREEK HOMEOWNERS ASSOC INC.	\$ 40	\$100	R5	16.11
09C130000544315	0 CASCADE PALMETTO HWY	GEORGIA TRANSMISSION CORPORATION	\$ -	\$415,100	U3	2.05
09C130000544323	0 CASCADE PALMETTO HWY	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$ -	\$147,900	U3	0.4608
09C130100500092	0 CASCADE PALMETTO HWY	FULTON COUNTY	\$ -	\$19,900	E1	2.5
09C130100500100	7420 COCHRAN RD	FULTON COUNTY	\$ -	\$152,000	E1	2.5
09C130100500118	0 COCHRAN RD	FULTON COUNTY	\$ -	\$19,900	E1	2.5
09C130100500126	0 COCHRAN RD	FULTON COUNTY	\$ -	\$19,900	E1	2.5
09C130100500134	7580 COCHRAN RD	FULTON COUNTY	\$ -	\$134,100	E1	2.2
09C130100500142	7470 COCHRAN RD	FULTON COUNTY	\$ -	\$95,300	E1	2.1
09C130100500159	0 COCHRAN RD	UNITED CONSOLIDATED MASTER L L C	\$ 8,120	\$20,300	R4	3
09C130100500167	0 COCHRAN RD	UNITED CONSOLIDATED MASTER L L C	\$ 7,600	\$19,000	R4	3
09C130100500217	0 CASCADE PALMETTO HWY	FULTON COUNTY	\$ -	\$332,900	E1	66.77
09C140000530131	0 CAMPBELLT ON RD	CLIFTON & CLIFTON INC	\$ 1,281,040	\$3,202,600	C5	11.59
09C140000530172	0 CAMPBELLT ON RD	TUMMALA RADHA ET AL	\$ 3,560	\$8,900	C3	0.1
09C140000530248	0 CAMPBELLT ON RD	MOTE JACK E	\$ 36,640	\$91,600	C3	0.13



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

09C140000530255	0 CASCADE PALMETTO HWY	CLIFTON & CLIFTON INC	\$ 73,880	\$184,700	C3	0.775
09C140000530263	0 CASCADE PALMETTO HWY	CLIFTON & CLIFTON INC	\$ 18,960	\$47,400	C3	0.473
09C140000600108	6926 CAMPBELLT ON RD SW	BLUE HORIZON DEVELOPMENT INC	\$ 44,720	\$111,800	R4	7.398
09C140000600157	0 CAMPBELLT ON RD	BLUE HORIZON DEVELOPMENT INC	\$ 880	\$2,200	R3	1.6
09C140000600272	0 CAMPBELLT ON RD SW	SMITH MARTHA ANN S ET AL	\$ 13,520	\$33,800	R4	4.07
09C150000540063	0 CAMPBELLT ON RD	JUPITER DEVELOPMENT INC	\$ 6,520	\$16,300	R4	5
09C150000540154	7200 CAMPBELLT ON RD	TURNER BROADCASTING SYSTEM INC	\$ 38,800	\$97,000	R5	24
09C150000540170	7250 CAMPBELLT ON RD	7250 CAMPBELLTON LLC	\$ 2,004,960	\$5,012,400	C5	11.73
09C150000540261	0 CAMPBELLT ON RD	FULTON COUNTY	\$ -	\$3,429,000	E1	31.75
09C150000540279	7350 CAMPBELLT ON RD	ALC OASIS RIVERVIEW LLC ET AL	\$ 9,260,000	\$23,150,000	C5	24.15
09C150000541566	0 CAPELLA CIR	WILSON PARKER HOMES OF ANATOLE INC	\$ 40	\$100	R5	15.98
14F0067 LL0568	2834 BUTNER RD SW	SMITH FREDERICK T & LINDA H	\$ 25,160	\$62,900	R3	0.4591
14F0068 LL0146	0 BUTNER RD REAR	SOUTHEASTERN TRUST FOR PARKS & LAND INC	\$ 16,280	\$2,933,800	V5	45.84
14F0073 LL0040	3265 BUTNER RD	GUILFORDS JEWEL INC	\$ 32,760	\$81,900	R5	15
14F0073 LL0131	0 BUTNER RD	GUILFORDS JEWEL INC	\$ 17,680	\$44,200	R4	10
14F0073 LL0156	3235 BUTNER RD	SHEFFIELD ROWENA	\$ 35,600	\$89,000	R3	0.4546
14F0073 LL0172	3215 BUTNER RD	SHEA INVESTMENT GROUP INC	\$ 24,360	\$60,900	R3	0.5402
14F0073 LL0214	3201 BUTNER RD	MOHAMMED ISAAC	\$ 33,640	\$84,100	R3	0.5739
14F0073 LL0297	3207 BUTNER RD	CORBITT CARROLL & MARCUS C	\$ 7,240	\$18,100	R3	0.4591
14F0073 LL0339	3015 BUTNER RD	MONTOYA JESSE	\$ 29,560	\$73,900	R3	1
14F0073 LL0347	3035 BUTNER RD	DRM & ASSOCIATES INC	\$ 43,720	\$109,300	R3	1.2
14F0073 LL0354	0 NEWTON DR	WILSON GLORIA L	\$ 960	\$2,400	R4	3
14F0073 LL0446	0 BUTNER RD	SB & T	\$ 18,200	\$45,500	R5	10.96
14F0073 LL0453	3332 BUTNER RD	BRANNU JOCKEY CLUB LLC	\$ 60,000	\$150,000	C5	27.74



TAX ALLOCATION DISTRICTS NUMBER 1 & 2 CITY OF SOUTH FULTON

14F0073 LL0461	0 NEWTON DR	GUILFORDS JEWEL INC	\$ 51,600	\$129,000	C4	9.81
14F0073 LL0479	0 BUTNER RD	AJO AMOS A	\$ 45,080	\$112,700	R5	14.14
14F0073 LL0487	0 BUTNER RD	YANG CAMP CREEK PARKWAY PROPERTIES LTD	\$ 21,040	\$52,600	R5	16.51
14F0073 LL0792	0 CAMP CREEK PKWY	SOUTHEASTERN TRUST FOR PARKS & LAND INC	\$ 39,680	\$99,200	C3	1.53
14F0073 LL0800	3220 BUTNER RD	VISHAL CAMP CREEK LLC	\$ 413,440	\$1,033,600	C3	0.42
14F0073 LL0818	3220 BUTNER RD STE 136	VISHAL CAMP CREEK LLC	\$ 413,440	\$1,033,600	C3	0.42
14F0073 LL0966	0 BUTNER RD	ROCKLYN HOMES INC	\$ 112,040	\$280,100	R4	9.5993
14F0073 LL0974	0 BUTNER RD	VISHAL CAMP CREEK LLC	\$ 220,880	\$552,200	C4	3.3608
14F0074 LL0015	0 MERK RD	VANDIVER LAKES LLC	\$ 47,840	\$119,600	R5	23.03
14F0074 LL0023	0 MERK RD	VANDIVER LAKES LLC	\$ 120,840	\$302,100	A5	46.64
14F0074 LL0130	0 BUTNER RD	VANDIVER LAKES LLC	\$ 8,760	\$21,900	R5	12.7
14F0074 LL0189	2973 BUTNER RD SW REAR	CATHOLIC RETIREMENT FACILITIES INC	\$ -	\$1,150,800	E2	7.62
14F0074 LL0197	2969 BUTNER RD	HALLIMAN PAUL J ARCHBISHOP	\$ -	\$1,360,600	E2	40.4
14F0074 LL0221	0 BUTNER RD	LOSTER LONI & GAIL COCHRAN JOHNSON REVOCABLE TRUST THE	\$ 6,800	\$17,000	R3	1.67
14F0074 LL0247	0 MERK RD	VANDIVER LAKES LLC	\$ 16,280	\$40,700	R5	10.2
14F0075 LL0022	0 KENNY RD	VANDIVER LAKES LLC	\$ 360,680	\$901,700	C5	115.755
14F0095 LL0341	0 ENON RD	VANDIVER LAKES LLC	\$ 12,840	\$32,100	R4	4.4
14F0095 LL0358	0 ENON RD	VANDIVER LAKES LLC	\$ 4,240	\$10,600	R5	13.1
14F0095 LL0390	0 ENON RD	VANDIVER LAKES LLC	\$ 120,000	\$300,000	A5	58.26
14F0096 LL0084	0 MERK RD	FULTON COUNTY	\$ -	\$13,200	E1	1
14F0096 LL0134	2901 MERK RD	FULTON COUNTY	\$ -	\$36,600	E1	1
14F0096 LL0142	0 MERK RD	FULTON COUNTY	\$ -	\$40,000	E1	7
14F0096 LL0159	0 MERK RD # REAR	VANDIVER LAKES LLC	\$ 78,360	\$195,900	R5	40.7
14F0096 LL0167	0 MERK RD # REAR	VANDIVER LAKES LLC	\$ 254,000	\$635,000	R5	113.23
14F0096 LL0183	3225 MERK RD	FULTON COUNTY	\$ -	\$209,100	E1	15.11
14F0096 LL0191	2400 MERK RD	GREENBRIAR CHURCH OF CHRIST INC	\$ -	\$4,639,900	E2	14.59
14F0097 LL0083	3070 MERK RD	FULTON COUNTY	\$ -	\$812,500	E1	114.6
14F0097 LL0091	5301 ALDREDGE RD	FULTON COUNTY	\$ -	\$443,100	E1	57.06
14F0097 LL0125	0 MERK RD	FULTON COUNTY	\$ -	\$1,200	E1	0.4
14F0097 LL0133	3025 MERK RD	FULTON COUNTY	\$ -	\$104,400	E1	8.3



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

14F0097 LL0141	3213 UNION RD	FULTON COUNTY	\$ -	\$68,100	E1	7.8
14F0097 LL0158	0 MERK RD REAR	WRIGHT HOWARD M	\$ 11,880	\$29,700	R5	15.2
14F0102 LL0037	0 ENON RD	FULTON COUNTY	\$ -	\$730,400	E1	153.32
14F0102 LL0045	3034 ENON RD	FULTON COUNTY	\$ -	\$353,100	E1	44.2
14F0103 LL0085	3034 ENON RD	FULTON COUNTY	\$ -	\$110,100	E1	10.7
14F0103 LL0093	0 VANDIVER RD REAR	VANDIVER LAKES LLC	\$ 82,000	\$205,000	R5	46.2
14F0103 LL0101	0 VANDIVER RD REAR	FULTON COUNTY	\$ -	\$28,580,000	E1	42.9
14F0103 LL0119	0 ENON RD	FULTON COUNTY	\$ -	\$314,300	E1	50.43
14F0103 LL0127	0 ENON RD	WARRIOR GOLF LLC	\$ 68,560	\$171,400	C5	29.15
14F0104 LL0068	5690 VANDIVER DR	WASHINGTON GENE R & JACQUELYN B	\$ 180,800	\$452,000	R3	2
14F0104 LL0084	0 ENON RD	VANDIVER LAKES LLC	\$ 73,600	\$184,000	R5	38
14F0104 LL0100	0 ENON RD	WYNCREEK LOTS LLC	\$ 52,080	\$130,200	R4	6.254
14F0104 LL0118	0 ENON RD	RCCR L L C	\$ 161,160	\$402,900	R5	47.8
14F0104 LL1991	0 ENON RD	WYNCREEK LOTS LLC	\$ 301,200	\$753,000	R5	36.176
14F0105 LL0158	0 WALLACE RD	FULTON COUNTY	\$ -	\$4,700	E1	2.1
14F0106 LL1064	0 VALLEY GREEN DR	CAMP CREEK CAPITAL LLC	\$ 160,000	\$400,000	R5	52.004
14F0118 LL0146	5746 CAMPBELLT ON RD	CARLTON WILLIAM D	\$ 24,200	\$60,500	R4	6
14F0118 LL0153	0 CAMPBELLT ON RD	OWL ROCK METHODIST CHURCH	\$ -	\$19,700	E2	0.5
14F0118 LL0187	1939 REYNOLDS RD	ADEOYE DELSON-OHI	\$ 67,400	\$168,500	R4	4.2
14F0118 LL0237	0 REYNOLDS RD # REAR	OLADAPO RUFUS	\$ 7,840	\$19,600	R3	1.5
14F0118 LL0377	5725 CAMPBELLT ON RD	MIDDLEBROOKS SHERLINE T	\$ 53,120	\$132,800	R3	1.8412
14F0118 LL0385	0 CAMPBELLT ON RD	OWL ROCK METHODIST CHURCH	\$ -	\$16,100	E2	0.241
14F0118 LL0393	0 CAMPBELLT ON RD	OWL ROCK UNITED METHODIST CH TRS	\$ -	\$700	E2	0.1251
14F0118 LL0435	5840 CAMPBELLT ON RD SW	BROWN OMEGA S	\$ 37,800	\$94,500	R3	1
14F0118 LL0443	0 CAMPBELLT ON RD	HARDAGE FAMILY TRUST THE	\$ 19,120	\$47,800	R4	5.2
14F0118 LL0468	5765 CAMPBELLT ON RD	CARLTON VIRGINIA W	\$ 55,520	\$138,800	R4	3.9



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

14F0118 LL0476	5745 CAMPBELLT ON RD SW	GRIFFIN GLORIA A	\$ 49,240	\$123,100	R3	1.6391
14F0118 LL0526	0 UNION RD	OWL ROCK CEMETERY ASSN INC	\$ -	\$13,400	E4	1.0331
14F0118 LL0534	0 CAMPBELLT ON RD	OWL ROCK METHODIST CHURCH	\$ -	\$699,700	E2	3.0331
14F0118 LL0575	0 REYNOLDS RD	OLADAPO RUFUS	\$ 7,960	\$19,900	R4	4
14F0118 LL0682	5823 CAMPBELLT ON RD	SANDTOWN CROSSING LAND LLC	\$ 89,040	\$222,600	C3	1.018
14F0118 LL0708	0 SUBER RD	MIRACLE ON 34TH STREET LLLP	\$ 124,800	\$312,000	C4	2.69
14F0118 LL0724	0 RIVERSIDE DR	SOUTHEASTERN TRUST FOR PARKS & LAND INC	\$ 15,280	\$409,000	V5	39.38
14F0118 LL0732	0 PLUMMER RD	SOUTHEASTERN TRUST FOR PARKS & LAND INC	\$ 14,180	\$294,100	V5	42.169
14F0118 LL0765	0 CAMP CREEK PKWY	GILLES BERTHONY & DENISE T	\$ 14,720	\$36,800	R4	3
14F0118 LL0807	0 PLUMMER RD	SANDTOWN CROSSING INC	\$ 1,080	\$2,700	R4	2.163
14F0118 LL0815	5837 CAMPBELLT ON RD	SANDTOWN CROSSING INC	\$ 71,760	\$179,400	R5	8.667
14F0118 LL0856	5831 CAMPBELLT ON RD	SANDTOWN CROSSING INC	\$ 196,840	\$492,100	C4	3.037
14F0118 LL0872	5849 CAMPBELLT ON RD	SANDTOWN CROSSING INC	\$ 106,240	\$265,600	C3	1.64
14F0118 LL0989	5829 CAMPBELLT ON RD	SANDTOWN CROSSING NORTH SHOPS LLC	\$ -	\$0	C3	9.236
14F0119 LL0228	2130 UNION RD	PORTER CHARMAINE PATRICE ET AL	\$ 32,040	\$80,100	R3	1.6
14F0119 LL0269	2400 UNION RD	FULTON COUNTY BOARD OF EDUCATION	\$ -	\$38,553,400	E1	74.2
14F0119 LL0384	0 UNION RD # REAR	FULTON COUNTY	\$ -	\$174,900	E1	15
14F0119 LL0392	0 UNION RD	WEST LAKE HOLDINGS LLC	\$ 71,480	\$178,700	A5	41
14F0119 LL0400	2140 UNION RD SW	SHERARD PHYLLIS M	\$ 30,640	\$76,600	R3	1.1
14F0119 LL0418	2160 UNION RD	GADDY MICHAEL	\$ 32,680	\$81,700	R4	2.8
14F0119 LL0442	0 VALLEY GREEN DR	COLLINS FINANCIAL SERVICES GROUP LLC	\$ 29,600	\$74,000	R5	11.88
14F0120 LL0050	2675 UNION RD	GREEN DERRYL K	\$ 87,120	\$217,800	R4	8.42
14F0120 LL0126	2655 UNION RD	JAMES WILLENE L	\$ 48,000	\$120,000	R4	8.1
14F0120 LL0142	0 UNION RD	HAMILTON CLEVELAND P	\$ 11,640	\$29,100	R4	5.7
14F0120 LL0290	0 UNION RD	GREEN DERRYL	\$ 17,600	\$44,000	R4	6.9
14F0120 LL0324	2674 UNION RD	INGA ANDREW & SANDRA	\$ 18,000	\$45,000	R3	1.6
14F0120 LL0332	2690 UNION RD	HARDY ANNIE ESTELLE & HARDY DEXTER BERNARD	\$ 71,360	\$178,400	R3	1.12



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

14F0120 LL0399	5870 VANDIVER RD	ZARIMBA FRANK A & MARILYN K	\$ 25,760	\$64,400	R3	2
14F0120 LL0431	5740 VANDIVER RD	THOMASON GLADYS & KENDRICK SHANITHIA S	\$ 54,360	\$135,900	R3	1.5
14F0120 LL0449	5730 VANDIVER RD	DENSON IVORY M	\$ 40,040	\$100,100	R3	1.5
14F0120 LL0480	5725 VANDIVER RD	INGRAM JOSEPH JR	\$ 61,240	\$153,100	R4	3.24
14F0120 LL0498	5735 VANDIVER RD	3D & COMPANY	\$ 55,920	\$139,800	R3	1.9
14F0120 LL0506	5710 VANDIVER RD	EQUITY TRUST CUSTODIAN IRA SHEILA JOHNSON	\$ 41,560	\$103,900	R3	1.2
14F0120 LL0514	0 VANDIVER DR	INGRAM MALEKA	\$ 7,040	\$17,600	R3	1.7
14F0120 LL0522	5815 VANDIVER RD	COOPER WILLIAM N & VELMA M	\$ 71,960	\$179,900	R4	2.1
14F0120 LL0530	5805 VANDIVER RD	DUMAS NANCY & NORMAN J	\$ 90,320	\$225,800	R3	2
14F0120 LL0548	0 UNION RD	HAMILTON ALICE B	\$ 5,720	\$14,300	R3	1.3
14F0120 LL0555	2640 UNION RD	BOYCE REGINALD SR & BOYCE ESTHER	\$ 6,080	\$15,200	R3	2
14F0120 LL0563	0 VANDIVER RD	GATHERED TRUST LLC	\$ 4,520	\$11,300	R3	1.1
14F0120 LL0589	0 VANDIVER RD	SHAW OTIS JR	\$ 6,400	\$16,000	R4	2.4
14F0120 LL0597	0 VANDIVER RD	ANACHEBE ERIC I & OKPALA CLEMENT E	\$ 5,640	\$14,100	R4	3.817
14F0120 LL0613	5801 VANDIVER RD	DUMAS ROBERT & KENYA	\$ 40,800	\$102,000	R4	9.13
14F0120 LL0969	5731 VANDIVER RD	QUINCETT AARON S & MACHAMMA J	\$ 169,440	\$423,600	R3	1
14F0120 LL0977	0 VANDIVER RD	ANACHEBE ERIC I & OKPALA CLEMENT E	\$ 6,760	\$16,900	R4	2.12
14F0121 LL0067	3000 UNION RD	WARRIOR GOLF LLC	\$ 735,720	\$1,839,300	C5	163.44
14F0121 LL0091	5901 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 4,000	\$10,000	R3	0.5646
14F0121 LL0109	5907 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 4,000	\$10,000	R3	0.424
14F0121 LL0117	5913 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 12,930	\$32,331	R3	0.4241
14F0121 LL0125	5919 BUNTING LN	PUGH ALLEN	\$ 169,400	\$423,500	R3	0.4242
14F0121 LL0133	5925 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 12,940	\$32,347	R3	0.4243
14F0121 LL0141	5931 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 12,940	\$32,356	R3	0.4244
14F0121 LL0158	5937 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 12,980	\$32,459	R3	0.4258



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

14F0121 LL0166	5943 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 13,880	\$34,703	R3	0.4552
14F0121 LL0729	5942 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 15,770	\$39,433	R3	0.5173
14F0121 LL0737	5936 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 12,980	\$32,457	R3	0.4258
14F0121 LL0745	5930 BUNTING LN	BENCHMARK ENTERPRISES INC	\$ 12,980	\$32,454	R3	0.4257
14F0121 LL0752	5918 BUNTING LN	BAILEY GILBERT & VERA	\$ 188,560	\$471,400	R3	0.442
14F0121 LL0760	115 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 14,770	\$36,916	R3	0.4843
14F0121 LL0778	135 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 12,610	\$31,528	R3	0.4136
14F0121 LL0786	145 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 16,760	\$41,906	R3	0.5497
14F0121 LL0794	215 DOWITCHER PT	BENCHMARK ENTERPRISES INC	\$ 4,000	\$10,000	R3	0.6192
14F0121 LL0802	225 DOWITCHER PT	BENCHMARK ENTERPRISES INC	\$ 13,680	\$34,202	R3	0.4487
14F0121 LL0810	230 DOWITCHER PT	BENCHMARK ENTERPRISES INC	\$ 20,130	\$50,313	R3	0.66
14F0121 LL0828	220 DOWITCHER PT	BENCHMARK ENTERPRISES INC	\$ 4,000	\$10,000	R3	0.4826
14F0121 LL0836	210 DOWITCHER PT	BENCHMARK ENTERPRISES INC	\$ 4,000	\$10,000	R3	0.413
14F0121 LL0844	200 DOWITCHER PT	BENCHMARK ENTERPRISES INC	\$ 4,000	\$10,000	R3	0.4596
14F0121 LL0851	185 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 12,600	\$31,509	R3	0.4133
14F0121 LL0869	190 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 12,600	\$31,507	R3	0.4133
14F0121 LL0877	180 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 4,000	\$10,000	R3	0.4133
14F0121 LL0885	170 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 12,960	\$32,391	R3	0.4249
14F0121 LL0893	160 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 4,000	\$10,000	R3	0.4367
14F0121 LL0901	150 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 4,000	\$10,000	R3	0.4317
14F0121 LL0919	140 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 15,130	\$37,818	R3	0.4961
14F0121 LL0927	120 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 12,750	\$31,878	R3	0.4182
14F0121 LL0935	110 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 12,600	\$31,500	R3	0.4132
14F0121 LL0943	100 JUNCO WAY	BENCHMARK ENTERPRISES INC	\$ 13,000	\$32,492	R3	0.4262
14F0121 LL0950	0 BUNTING LN	CANAAN RIDGE AT WOLF CREEK HOMEOWNERS ASSOCIATION INC	\$ 40	\$100	R4	2.48
14F0121 LL0968	0 JUNCO WAY	CANAAN RIDGE AR WOLF CREEK HOMEOWNERS ASSOCIATION INC	\$ 40	\$100	R3	1.15



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

14F0121 LL0992	0 BUNTING LN	CANAAN RIDGE AT WOLF CREEK HOMEOWNERS ASSOCIATION INC	\$ 40	\$100	R3	0.38
14F0122 LL0256	3000 ENON RD	WARRIOR GOLF LLC	\$ 157,360	\$393,400	C5	24.6
14F0122 LL0264	3000 ENON RD	FULTON COUNTY	\$ -	\$533,600	E1	46.4
14F0122 LL0280	0 ENON RD	FULTON COUNTY	\$ -	\$267,800	E1	13.5
14F0127 LL0095	0 STONEWALL TELL RD # R	D R HORTON CROWN LLC	\$ 28,400	\$71,000	R5	11.87
14F0127 LL0756	0 ENON RD # REAR	DEPARTMENT OF TRANSPORTATION	\$ -	\$74,200	E1	0.702
14F0127 LL1309	0 STONEWALL TELL RD	REGENCY OAKS NEIGHBORHOOD ASSOC INC	\$ 40	\$100	R4	5.18
14F0128 LL0011	0 CAMP CREEK PKWY	D R HORTON INC	\$ 5,840	\$14,600	R5	37.368
14F0128 LL0037	0 ENON RD REAR	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$ -	\$0	U3	0
14F0128 LL0052	0 STONEWALL TELL RD	CANAAN RIDGE AT WOLF CREEK HOMEOWNERS ASSOCIATION INC	\$ 40	\$100	R5	10.2
14F0128 LL2215	0 BLUESTONE DR	SUMMIT AT STONEWALL TELL HOMEOWNERS ASSN INC	\$ 40	\$100	A5	31.79
14F0129 LL0176	0 CAMPBELLT ON RD # REAR	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$ -	\$0	U3	0
14F0139 LL0117	0 STONEWALL TELL RD	STONEWALL CAMPBELLTON LLC	\$ 19,120	\$47,800	R4	7.5
14F0139 LL0190	0 STONEWALL TELL RD	GEORGIA POWER COMPANY TAX DEPT BIN 10120	\$ -	\$0	U3	0
14F0139 LL0224	0 CAMPBELLT ON RD	HT CAMPBELLTON LLC	\$ 11,840	\$29,600	R4	3.71
14F0139 LL0232	0 CAMPBELLT ON RD	STONEWALL CAMPBELLTON LLC	\$ 7,000	\$17,500	R4	3.52
14F0139 LL2832	0 CAMPBELLT ON RD	DR HORTON INC	\$ 99,440	\$248,600	R5	14.4
14F0140 LL0775	0 BROOKFORD LN	JOL LLC	\$ 40	\$100	R5	13.217
14F0140 LL2425	0 STONEWALL TELL RD	SUMMIT AT STONEWALL TELL HOMEOWNERS ASSOCIATION INC	\$ 40	\$100	R4	8.16
14F0140 LL3183	0 WATERTON AVE	WATERFORD COMMONS HOMEOWNERS ASSOCIATION INC	\$ 8,960	\$22,400	R5	31.15
14F0140 LL3191	0 STONEWALL TELL RD	DEPARTMENT OF TRANSPORTATION	\$ -	\$74,200	E1	0.702
14F0141 LL0014	0 STONEWALL TELL RD	D R HORTON CROWN LLC	\$ 83,680	\$209,200	R5	46



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

14F0146 LL0142	3073 DEMOONEY RD	RHINEHART SABRINA D & BROWN FELIX	\$ 360,360	\$900,900	R4	2.26
14F0146 LL0159	120 RUSSELL DR	RBC TRUST COMPANY DE LTD OF THE Verna LDO JALEN GRAHAM TRUST THE	\$ 339,520	\$848,800	R5	11.19
14F0146 LL0167	3143 DEMOONEY RD	LEIGHTON MICHELLE M & WILLIAMS LAURA J	\$ 38,560	\$96,400	R5	10.5
14F0146 LL0175	0 HATHAWAY RD	MC INERNEY OLYNN O	\$ 11,080	\$27,700	R4	4.2
14F0146 LL0563	3123 DEMOONEY RD	WASHINGTON APRIL	\$ 5,880	\$14,700	R3	1
14F0146 LL0605	3113 DEMOONEY RD	DENVER SOLUTIONS GROUP INC	\$ 8,400	\$21,000	R4	2.8
14F0146 LL0613	3131 DEMOONEY RD	JOHNSON CHARLENE E	\$ 7,320	\$18,300	R3	1
14F0146 LL0621	3107 DEMOONEY RD	ASKIA KWAME & BURGMAN CONNIE	\$ 12,560	\$31,400	R3	2
14F0146 LL0647	3103 DEMOONEY RD	JNB DEVELOPMENT COMPANY	\$ 10,720	\$26,800	R4	2.2
14F0146 LL0712	0 DEMOONEY RD	ROWE SAMUEL J & DOROTHY F	\$ 42,760	\$106,900	R5	10.73
14F0146 LL0720	3093 DEMOONEY RD	TRUITT LUCY L & BEN J	\$ 103,220	\$327,200	R4	8.4
14F0146 LL0993	100 RUSSELL DR	RBC TRUST COMPANY DE LTD OF THE Verna LDO JALEN GRAHAM TRUST THE	\$ 13,480	\$33,690	R3	1.97
14F0146 LL1009	110 RUSSELL DR	RBC TRUST COMPANY DE LTD OF THE Verna LDO JALEN GRAHAM TRUST THE	\$ 13,680	\$34,200	R3	2
14F0147 LL0018	0 CAMP CREEK PKWY	CASCADE PALMS INVESTORS LLC	\$ 144,880	\$362,200	R5	43.1
14F0147 LL0059	0 CAMP CREEK PKWY	ASKIA KWAME & BURGMAN R CONNIE	\$ 26,800	\$67,000	R5	15
14F0147 LL0067	0 DEMOONEY RD REAR	TRUITT LUCY L & BEN J	\$ 3,800	\$48,400	R4	9.1
14F0147 LL0075	0 CAMP CREEK PKWY	ROWE DOROTHY F	\$ 15,360	\$38,400	R4	7
14F0147 LL0083	3030 DEMOONEY RD	LEIGHTON MICHELLE M & WILLIAMS LAURA J	\$ 75,560	\$188,900	R5	23.7
14F0147 LL0091	0 CAMP CREEK PKWY	OHRTMANN ARTHUR H & MARJORIE G	\$ 27,760	\$69,400	R5	16
14F0147 LL0422	0 WATERTON AVE	WATERFORD COMMONS HOMEOWNERS ASSOCIATION INC	\$ 2,000	\$5,000	R5	18.15
14F0147 LL1701	0 DAYVIEW LN	WATERFORD COMMONS HOMEOWNERS ASSOCIATION INC	\$ 40	\$100	R5	25.946



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

14F0148 LL0157	6770 CAMPBELLT ON RD	JENKINS WILLIAM	\$ 124,280	\$310,700	C3	1
14F0148 LL0470	0 CAMPBELLT ON RD	DR HORTON INC	\$ 59,240	\$148,100	R5	28.608
14F0148 LL0512	0 CAMPBELLT ON RD	DR HORTON INC	\$ 102,200	\$255,500	R5	49.35
14F0148 LL0553	0 CAMPBELLT ON CIR	SANDTOWN CENTER LLC	\$ 274,480	\$686,200	C5	42.89
14F0148 LL0561	0 CAVENDER DR	FULTON COUNTY GEORGIA	\$ -	\$868,600	E1	83.63
14F0152 LL0085	3000 HATHCOCK RD	MASSEY CARL STEPHEN	\$ 30,760	\$76,900	R3	0.9
14F0152 LL0093	0 HATHCOCK RD	KNOWLES STANLEY	\$ 12,970	\$261,800	V5	31.04
14F0152 LL0531	0 CHILHOWEE DR	LEGACY AT CASCADING CREEK HOMEOWNERS ASSOC INC.	\$ 40	\$100	R5	16.98
14F0153 LL0464	0 AMHURST PKWY	AMHURST HOMEOWNERS ASSOCIATION INC	\$ 40	\$100	R5	12.26
14F0153 LL0472	0 GLASPIE WAY	3 KINGS CONSTRUCTION DEVELOPMENT LLC	\$ 121,160	\$302,900	A5	27.3597
14F0158 LL2481	0 HIGHGREEN TRC	AMHURST HOMEOWNERS ASSN INC	\$ 40	\$100	R5	25.939
14F0159 LL0013	0 INDIAN TREATY LINE	BUFFINGTON TONY & BUFFINGTON KIM	\$ 8,950	\$34,500	V5	24.9



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

APPENDIX B: BOND PROCEED ESTIMATES FOR TAD #1 AND TAD #2

With School Participation				
Eastside	5 Years	10 Years	15 Years	25 Years
Total Accumulated Revenue	\$5,115,167	\$25,265,823	\$60,916,983	\$179,650,849
Bondable Value (95%)	\$4,859,408	\$24,002,531	\$57,871,134	\$170,668,306
Debt Coverage (125%)	(\$1,214,852)	(\$6,000,633)	(\$14,467,784)	(\$42,667,077)
Bondable Revenue	\$3,644,556	\$18,001,899	\$43,403,351	\$128,001,230
Interest Rate	6%	6%	6%	6%
Bond Term (years)	5	10	15	25
Estimated Bond Amount	\$3,108,880	\$13,391,140	\$28,357,494	\$65,868,829
Issuance Costs (3%)	(\$93,266)	(\$401,734)	(\$850,725)	(\$1,976,065)
Capitalized Interest (24 months)	(\$373,066)	(\$1,606,937)	(\$3,402,899)	(\$7,904,259)
Debt Reserve (10%)	(\$310,888)	(\$1,339,114)	(\$2,835,749)	(\$6,586,883)
Net Bond Proceeds	\$2,331,660	\$10,043,355	\$21,268,121	\$49,401,622
Westside	5 Years	10 Years	15 Years	25 Years
Total Accumulated Revenue	\$6,404,217	\$31,632,949	\$76,268,398	\$224,923,850
Bondable Value (95%)	\$6,084,006	\$30,051,301	\$72,454,978	\$213,677,658
Debt Coverage (125%)	(\$1,521,001)	(\$7,512,825)	(\$18,113,745)	(\$53,419,414)
Bondable Revenue	\$4,563,004	\$22,538,476	\$54,341,234	\$160,258,243
Interest Rate	6%	6%	6%	6%
Bond Term (years)	5	10	15	25
Estimated Bond Amount	\$3,892,335	\$16,765,781	\$35,503,739	\$82,468,136
Issuance Costs (3%)	(\$116,770)	(\$502,973)	(\$1,065,112)	(\$2,474,044)
Capitalized Interest (24 months)	(\$467,080)	(\$2,011,894)	(\$4,260,449)	(\$9,896,176)
Debt Reserve (10%)	(\$389,234)	(\$1,676,578)	(\$3,550,374)	(\$8,246,814)
Net Bond Proceeds	\$2,919,251	\$12,574,335	\$26,627,804	\$61,851,102
Total Bond Proceeds	\$5,250,912	\$22,617,690	\$47,895,925	\$111,252,723



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

Without School Participation				
Eastside	5 Years	10 Years	15 Years	25 Years
Total Accumulated Revenue	\$2,485,482	\$12,276,773	\$29,599,828	\$87,293,132
Bondable Value (95%)	\$2,361,208	\$11,662,935	\$28,119,837	\$82,928,475
Debt Coverage (125%)	(\$590,302)	(\$2,915,734)	(\$7,029,959)	(\$20,732,119)
Bondable Revenue	\$1,770,906	\$8,747,201	\$21,089,878	\$62,196,356
Interest Rate	6%	6%	6%	6%
Bond Term (years)	5	10	15	25
Estimated Bond Amount	\$1,510,619	\$6,506,813	\$13,779,030	\$32,005,951
Issuance Costs (3%)	(\$45,319)	(\$195,204)	(\$413,371)	(\$960,179)
Capitalized Interest (24 months)	(\$181,274)	(\$780,818)	(\$1,653,484)	(\$3,840,714)
Debt Reserve (10%)	(\$151,062)	(\$650,681)	(\$1,377,903)	(\$3,200,595)
Net Bond Proceeds	\$1,132,964	\$4,880,110	\$10,334,273	\$24,004,464
Westside	5 Years	10 Years	15 Years	25 Years
Total Accumulated Revenue	\$3,111,837	\$15,370,588	\$37,059,148	\$109,291,481
Bondable Value (95%)	\$2,956,245	\$14,602,059	\$35,206,190	\$103,826,907
Debt Coverage (125%)	(\$739,061)	(\$3,650,515)	(\$8,801,548)	(\$25,956,727)
Bondable Revenue	\$2,217,184	\$10,951,544	\$26,404,643	\$77,870,180
Interest Rate	6%	6%	6%	6%
Bond Term (years)	5	10	15	25
Estimated Bond Amount	\$1,891,303	\$8,146,566	\$17,251,422	\$40,071,627
Issuance Costs (3%)	(\$56,739)	(\$244,397)	(\$517,543)	(\$1,202,149)
Capitalized Interest (24 months)	(\$226,956)	(\$977,588)	(\$2,070,171)	(\$4,808,595)
Debt Reserve (10%)	(\$189,130)	(\$814,657)	(\$1,725,142)	(\$4,007,163)
Net Bond Proceeds	\$1,418,477	\$6,109,924	\$12,938,566	\$30,053,720
Total Bond Proceeds	\$2,551,441	\$10,990,034	\$23,272,839	\$54,058,184



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

APPENDIX C: CITY OF SOUTH FULTON CITY COUNCIL AND FULTON COUNTY BOARD OF COMMISSIONERS

City of South Fulton City Council as of October 2020



CoSF Councilwoman
Catherine Foster-Rowell



CoSF Councilwoman
Carmalitha Gumbs



CoSF Councilwoman
Helen Z. Willis



CoSF Councilwoman
Naeema Gilyard



CoSF Councilman
Corey A. Reeves



CoSF Councilman
Khalid Kamau



CoSF Councilman
Mark Baker



TAX ALLOCATION DISTRICTs NUMBER 1 & 2 CITY OF SOUTH FULTON

Fulton County Board of Commissioners as of October 2020



ROBB PITTS
Chairman



**MARVIN S. ARRINGTON
JR.**
Vice Chairman, District 5



LIZ HAUSMANN
District 1



BOB ELLIS
District 2



LEE MORRIS
District 3



NATALIE HALL
District 4



JOE CARN
District 6



TAX ALLOCATION DISTRICTs NUMBER 1 & 2
CITY OF SOUTH FULTON

APPENDIX D: FULTON COUNTY SCHOOLS BOARD OF EDUCATION

As of October 2020



Julia Bernath
Board President



Linda Bryant
Board Vice President



Katha Stuart



Katie Reeves



Gail Dean



Linda McCain



Kimberly Dove

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **A RESOLUTION CREATING THE CITY OF SOUTH FULTON REDEVELOPMENT**
6 **AREA, EASTSIDE TAX ALLOCATION DISTRICT, WESTSIDE TAX ALLOCATION**
7 **DISTRICT AND THE BOUNDARIES OF THE REDEVELOPMENT AREA AND TAX**
8 **ALLOCATION DISTRICTS; ESTABLISHING THE TAX ALLOCATION INCREMENT**
9 **BASE FOR EACH TAX ALLOCATION DISTRICT; ADOPTING A REDEVELOPMENT**
10 **PLAN FOR EACH AREA; ESTABLISHING THE INTENT TO ISSUE AND SELL TAX**
11 **ALLOCATION BONDS OR OBTAIN OTHER FINANCING NECESSARY TO**
12 **EFFECTUATE THE REDEVELOPMENT OF EACH AREA; AUTHORIZING THE**
13 **SOUTH FULTON DOWNTOWN DEVELOPMENT AUTHORITY TO ACT AS THE**
14 **REDEVELOPMENT AGENCY TO IMPLEMENT THE REDEVELOPMENT PLAN**
15 **PURSUANT TO THE REDEVELOPMENT POWERS LAW AND FOR OTHER**
16 **PURPOSES**

17 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
18 organized and existing under the laws of the State of Georgia;
19

20 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
21 Council thereof ("City Council");

22 **WHEREAS**, O.C.G.A. §36-44-1, *et seq.*, is known and may be cited as the
23 Redevelopment Powers Law;

24 **WHEREAS**, the Redevelopment Powers Law (O.C.G.A. §36-44-1, *et seq.*)
25 provides for the exercise of redevelopment powers, the adoption of redevelopment
26 plans, and the creation tax allocation districts by counties and municipalities in the State
27 of Georgia;

28 **WHEREAS**, the purpose of the Redevelopment Powers Law is to improve
29 economic and social conditions within substantially underutilized, as well as
30 economically and socially depressed urban areas that contribute to or cause
31 unemployment, limit the tax resources of counties, municipalities and consolidated
32 governments while creating a greater demand for governmental services, have a
33 deleterious effect upon the public health, safety, morals and welfare, and impair or
34 arrest the sound growth of the community;

35 **WHEREAS**, pursuant to House Bill 773 (2006 GA. LAWS p. 4507, *et seq.*) as
36 approved by a majority of the voters in a referendum held on November 5, 2019, the
37 City of South Fulton is authorized to exercise the redevelopment powers as delineated
38 by the Redevelopment Powers Law;

39 **WHEREAS**, the City has determined that it is in the best interest of the City of
40 South Fulton and its citizens, and that redevelopment of the Old National Corridor, Red
41 Oak District, Camp Creek Parkway and Campbellton Historic District and other portions

of the Redevelopment Area will best be served by the creation of a two Tax Allocation District within the boundaries of the overall Redevelopment Area;

WHEREAS, the City Council held public hearings at the meeting of October 27, 2020, duly noticed and published as prescribed by law and as set forth in the minutes of said meeting. The purpose of the meetings was to receive suggestions and comments on the proposed redevelopment plan and tax allocation district;

WHEREAS, the City of South Fulton desires to adopt the South Fulton Redevelopment Plan; and create two Tax Allocation Districts: 1) Number One, known as the Eastside Tax Allocation District and 2) Number two, known as the Westside Tax Allocation District; and

WHEREAS, this Resolution is in the best interests of the health, safety and general welfare of the City and its employees, residents and visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, AND IT IS HEREBY RESOLVED

Section 1. The City of South Fulton finds and declares that the Redevelopment Area has not been subject to growth and development through private enterprise, and would not reasonably be anticipated to be develop without the approval of the Redevelopment Plan.

Section 2. The City of South Fulton finds and declares that the improvement of the Redevelopment Areas, along with improvements to the City's major commercial corridors of Camp Creek Parkway, Old National Highway, Red Oak Historic District and Campbellton Historic Town Center are likely to enhance the value of a substantial portion of real property in the district.

Section 3. The Redevelopment Plan is hereby approved and adopted, and attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby adopted and approved as the Redevelopment Plan for the Eastside Tax Allocation District ("TAD") and Westside Tax Allocation District ("TAD") Redevelopment Area pursuant to the Redevelopment Powers Law O.C.G.A. § 36-44-1 et seq.

Section 4. The City of South Fulton hereby creates the Tax Allocation District Number One – Eastside TAD and Tax Allocation District Number Two – Westside TAD pursuant to the Redevelopment Plan and the Redevelopment Powers Law.

Section 5. Tax Allocation District Number One – Eastside TAD and Tax Allocation District Number Two – Westside TAD are hereby created as of December 31, 2020, and shall continue in existence for thirty (30) years thereafter, or until all redevelopment costs, including financing costs and debt service on tax allocation bonds, are paid in full.

88 **Section 6.** The City of South Fulton hereby establishes the estimated Tax
89 Allocation Increment Base of \$3,361,570 for the Tax Allocation District Number One –
90 Eastside TAD and the estimated Tax Allocation Increment Base of \$2,296,181 for the
91 Tax Allocation District Number Two – Westside TAD. The property taxes to be used for
92 computing tax allocation increments are specified in the attached Amended
93 Redevelopment Plan and incorporated herein by this reference.
94

95 **Section 7.** The South Fulton Downtown Development Authority shall function as
96 the City’s redevelopment agency to exercise redevelopment powers as necessary to
97 implement the provisions of the Redevelopment Plan and effectuate the redevelopment
98 of the Redevelopment Area, in accordance with O.C.G.A. §36-44-3(6).

99 **Section 8.** The Council intends to authorize issuance of tax allocation bonds
100 and/or obtain commercial bank financing and/or commit available or future revenues
101 and to use the proceeds of any tax allocation bonds or financing or revenues for any
102 and all eligible uses including, without limitation, costs of issuance of the tax allocation
103 bonds or commercial financing; capital costs of public and private improvements,
104 including but not limited to buildings, streets, bridges, utilities, storm and sanitary
105 sewers, sidewalks and streetscapes, parking facilities and parks; professional services
106 costs, including fees for architectural, engineering and environmental services; real
107 estate assembly; and such other uses deemed necessary pursuant to provisions of the
108 Redevelopment Plan and the Redevelopment Powers Law, as it has been and may
109 hereafter be amended.
110

111 **Section 9.** The property proposed to be pledged for payment or as security for
112 payment of tax allocation bonds will include the positive ad valorem tax allocation
113 increments from ad valorem taxes levied on all taxable real property within the
114 boundaries of Tax Allocation District Number One – Eastside TAD and Tax Allocation
115 District Number Two – Westside TAD

116 **Section 10.** The South Fulton City Council requests that the Fulton County Tax
117 Commissioner and Tax Assessor take all appropriate measures to identify tax parcels
118 within the Tax Allocation District Number One – Eastside TAD and Tax Allocation
119 District Number Two – Westside TAD upon the tax digest and authorizes the City’s
120 Finance Director to allocate all positive tax allocation increments, and to establish a
121 Special Fund for the accrual of tax allocation increments as provided by the
122 Redevelopment Powers Law, as it has been or hereafter may be amended.

123
124 *****

125 **Section 11.** It is hereby declared to be the intention of the City Council that: (a)
126 All sections, paragraphs, sentences, clauses and phrases of this Resolution are or
127 were, upon their enactment, believed by the City Council to be fully valid, enforceable
128 and constitutional (b) To the greatest extent allowed by law, each and every section,
129 paragraph, sentence, clause or phrase of this Resolution is severable from every other
130 section, paragraph, sentence, clause or phrase of this Resolution. No section,

131 paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon
132 any other section, paragraph, sentence, clause or phrase of this Resolution (c) In the
133 event that any phrase, clause, sentence, paragraph or section of this Resolution shall,
134 for any reason whatsoever, be declared invalid, unconstitutional or otherwise
135 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it
136 is the express intent of the City Council that such invalidity, unconstitutionality or
137 unenforceability shall, to the greatest extent allowed by law, not render invalid,
138 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
139 sentences, paragraphs or sections of the Resolution.
140

141 **Section 12.** The City Attorney and City Clerk are authorized to make non-
142 substantive editing and renumbering revisions to this Resolution for proofing,
143 codification, and supplementation purposes. The final version of all resolutions shall be
144 filed with the City Clerk.
145

146 **Section 13.** The effective date of this Resolution shall be thirty days from the
147 date of adoption, unless provided otherwise by the City Charter or state and/or federal
148 law.
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176

The foregoing RESOLUTION No. 2020-_____, adopted on _____
was offered by Councilmember _____, who moved its approval. The motion
was seconded by Councilmember _____, and being put to a vote, the
result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS RESOLUTION adopted this _____ day of _____ 2020. **CITY OF
SOUTH FULTON, GEORGIA**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

COREY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

Public Notice Order Confirmation

Ad Order # 0000494921 PO # Ordered By Christopher Pike

Account # 9031505 Name CITY OF SOUTH FULTON Address 5440 FULTON INDUSTRIAL BLVD, S.W. , STE A, ATLANTA, GA
Phone 470-809-7700 Fax Email AccountsPayable@cityofsouthfulton.gov

Daily Report

Placement: Government Notice Position: Public Hearing County:
Run Dates: 10/22 # of Ins: 1 Ad Size: 154 Words
Subject: October 27, 2020 at 10:00 AM.

Gross Amount	Affidavit Fee	Amount Due
20.00	5.00	25.00

Ad Text Corrections Please review and provide corrections as needed.

PUBLIC NOTICE

SOUTH FULTON, GEORGIA

NOTICE OF A PUBLIC HEARING REGARDING THE PROPOSED ADOPTION OF THE CITY OF SOUTH FULTON TAX ALLOCATION REDEVELOPMENT PLAN.

A virtual public hearing will be held before the South Fulton City Council on **October 27, 2020 at 10:00 AM.**

The purpose of said public hearing is to seek public comment regarding the City of South Fulton Redevelopment Plan and creation of Tax Allocation District #1 Eastside Tax Allocation District and #2 Westside Tax Allocation District.

A copy of the City of South Fulton Redevelopment Plan is on file on the City of South Fulton Website at www.cityofsouthfultonga.gov

The public hearing can be viewed via live streaming on the City's YouTube channel at <https://www.youtube.com/channel/UCeBB7zv0OQ7utCdcDzx4MAw>.

Public Comments for the hearing must be submitted via e-mail to the City Clerk's office at corey.adams@cityofsouthfultonga.gov and will be read during the public hearing.

Corey Adams, Interim City Clerk
City of South Fulton, Georgia

#0000494921:10/22-1AS

Payment By Credit Card

() Visa () MC () Amex

Credit Card #: _____ Exp. Date: ____ / ____ Security Code: _____
Card Holder Name: _____ Signature: _____ Pmt Amount: _____

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: PUBLIC HEARING - Council Approval of Rezoning Case Z20-001

DATE: October 27, 2020

SUBJECT: PUBLIC HEARING - Council Approval of Rezoning Case Z20-001

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
6705 Camp Valley Road Z20-001	Cover Memo	10/23/2020
6705 Camp Valley Road	Cover Memo	10/22/2020

Z20-001

Rezoning Request 6705 Camp Valley Rd.

Council Meeting
City of South Fulton
October 27, 2020



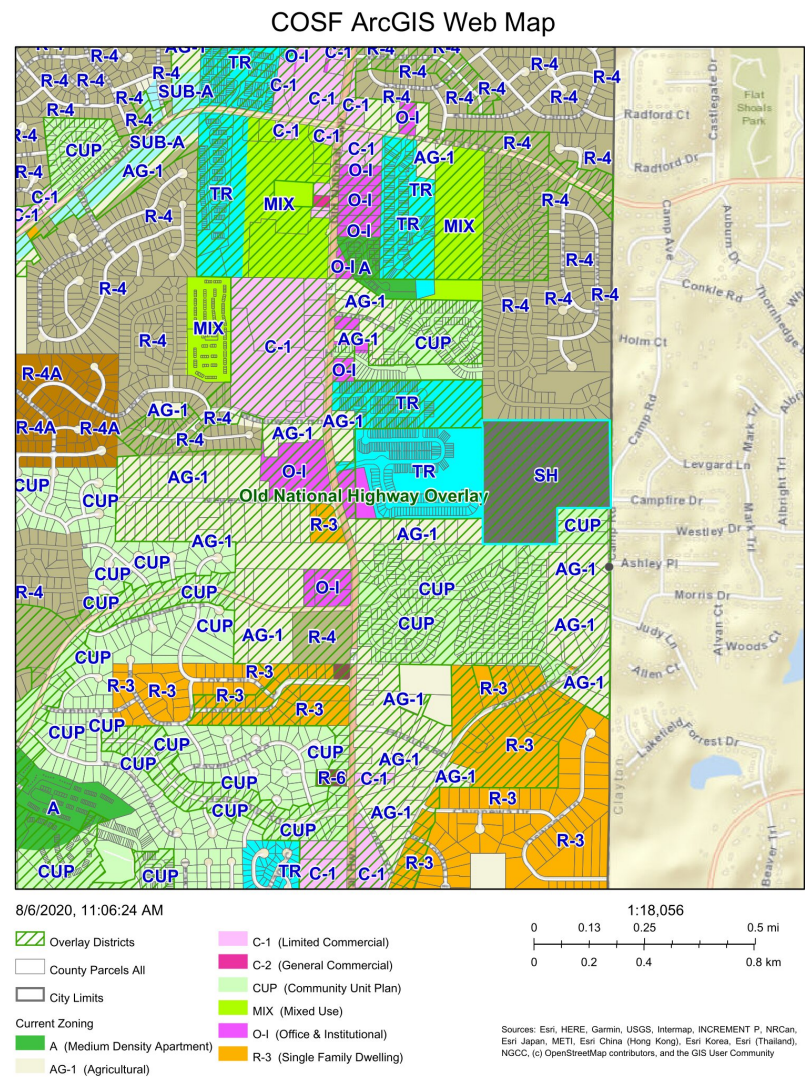
Z20-001: 6705 Camp Valley Rd.

- Petitioner seeks to rezone from SH (Senior Housing) to TR (Townhome Residential) in order to develop a residential subdivision
- Proposal is for a community of single-family homes and townhomes
- Proposal is in line with the Future Land Use Map and existing development in the area
- Petitioner has met with the community, staff, and Councilmember Khalid several times in order to refine the proposal

Z20-001: 6705 Camp Valley Rd.

- Petitioner also proposes a major roadway improvement at their expense to alleviate traffic concerns
- Planning Commission recommended Approval
- Staff recommends Approval

Z20-001: 6705 Camp Valley Rd.



8/6/2020

6705 Camp Valley Rd - Google Maps

Google Maps 6705 Camp Valley Rd

Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft

6705 Camp Valley Rd

Riverdale, GA 30296

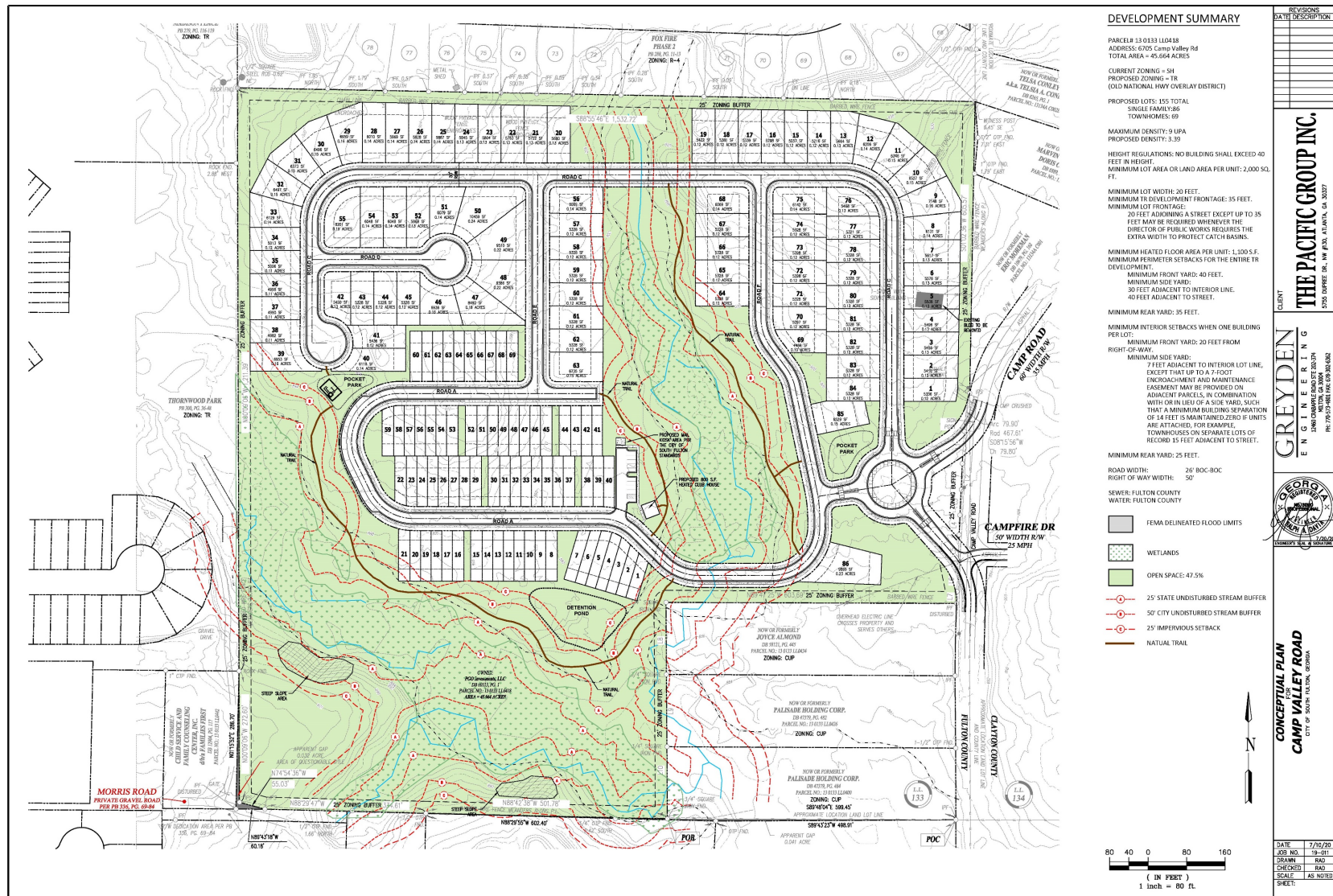
Directions Save Nearby Send to your phone Share

HGGQ+VJ Riverdale, Georgia

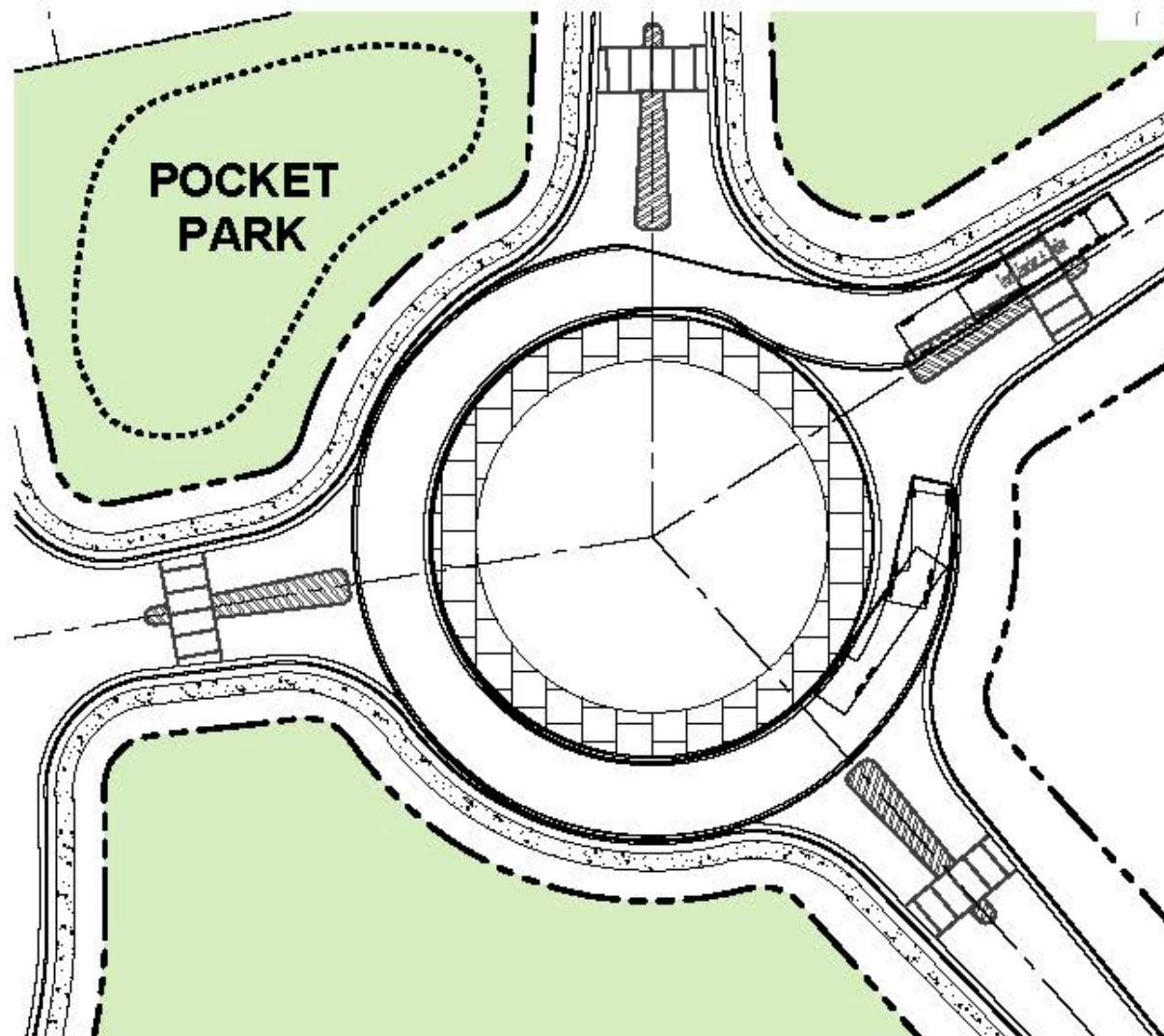
Photos

<https://www.google.com/maps/place/6705+Camp+Valley+Rd,+Riverdale,+GA+30296/@33.57725,-84.4601213,914m/data=!3m1!1e3!4m13!1m7!3m6!1...> 1/2

Z20-001: 6705 Camp Valley Rd.



Z20-001: 6705 Camp Valley Rd.



Z20-001: 6705 Camp Valley Rd.

ARCHITECTURE

Century Communities Single Family Detached 39' Elevations



39' - 2410 'A3'



39' - 2410 'B3'



39' - 2410 'C3'



39' - 2570 'A1'



39' - 2570 'B1'



39' - 2570 'C1'

ARCHITECTURE

Architectural elevation drawing of a three-story townhouse complex. The drawing shows a row of eight townhouse units with various window and door configurations, including garages and awnings. A vertical dimension line on the left indicates a height of 30'-0".

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT &
REGULATORY AFFAIRS

MEMORANDUM

TO: City Planning Commission and City Council
FROM: Planning & Zoning Division
SUBJECT: Z20-001 for 6705 Camp Valley Rd
MEETING DATE: October 27, 2020

Applicant seeks to rezone from **SH (Senior Housing)** to **TR (Townhome Residential)**

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Kevin Siefert Pacific Group 5755 Dupree Drive, Suite 130 Atlanta, Georgia 30327
Status of Applicant:	Owner of property; intent is to rezone for residential development
City Council District(s):	District 6
Parcel ID Number:	13 0133 LLO418
Area of Property:	43.80 Acres
Current/Past Use of the Property:	Undeveloped
Prior Zoning Cases/History:	Z11-0010, VC11-015, Z03-113
Surrounding Zoning:	<u>North:</u> R-4 <u>South:</u> CUP and AG-1 <u>East:</u> N/A (not in COSF) <u>West:</u> TR and AG-1
2035 Future Land Use Designation:	<u>Character Type:</u> Suburban II Neighborhood <u>Land Uses:</u> Residential 2 to 3 Units per acre, Residential 3 to 5 Units per acre, Open Space, Public, Semi-Public and Institutional <u>Zonings:</u> R-3, R-3A, R-4, R-4A, R-5, R-5A, TR, CUP, NUP
Compatibility to the Fulton County 2035 Comprehensive Plan:	Yes
Overlay District:	Old National
Public Utilities:	Water service is provided to this site by City of Atlanta. Sewer service is available to the site by Fulton County. Any extension of sewer service is the responsibility of the developer.
Public Services:	Police and fire services are available to the site by the City of South Fulton.
Transportation:	<u>Street:</u> Camp Valley Rd

Classification: Collector Road

Public Transit: unknown

Bike/Pedestrian Access: No sidewalk or bicycle lanes

Parking Required (Retail/Service Stations): N/A

MAPS

City of South Fulton Zoning and Aerial Map:

(see attached)

Proposed Site Plan:

(see attached)

PUBLIC PARTICIPATION

A virtual meeting was held August 13th via Zoom. The applicants hosted a second meeting with the community as well. The report is attached.

ZONING IMPACT ANALYSIS

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes. This proposal is for a future low to medium density residential development. The property borders similar residential developments, both single family and townhomes.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No. The proposed future development is similar to what has already been built in the area. It would fit in appropriately and would not affect any existing use.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The current zoning of the property significantly limits its use; other zoning classifications are suitable for the area and provide a higher and/or more relevant economic use.

4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The proposal is for a future medium to low density residential area that would not be significantly impactful to the existing infrastructure. Current infrastructure is sufficient for what is in the area. Future needed infrastructure improvements for the site would be paid for by the developer.

5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

Yes. The zoning requested is a type specifically listed as appropriate for the area.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and

No. There are no other pertinent conditions or concerns with this site.

7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton.

No. The uses allowable under this zoning are suitable for the area, and any site environmental concerns would have to be addressed in any development plan.

STAFF COMMENTS

Engineering: Requested information, none provided.

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: Requested information, none provided.

MARTA: Requested information, none provided.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: Report attached.

Fire: Requested information, none provided.

Legal: Requested information, none provided.

PLANNER'S RECOMMENDATION

Approval. This development is highly suitable for the area, would be an improvement to the site, and would take particular care to manage the natural characteristics of the site.

Any specific concerns with the livability of the development would be considered when the applicant requested their Land Disturbance permits.

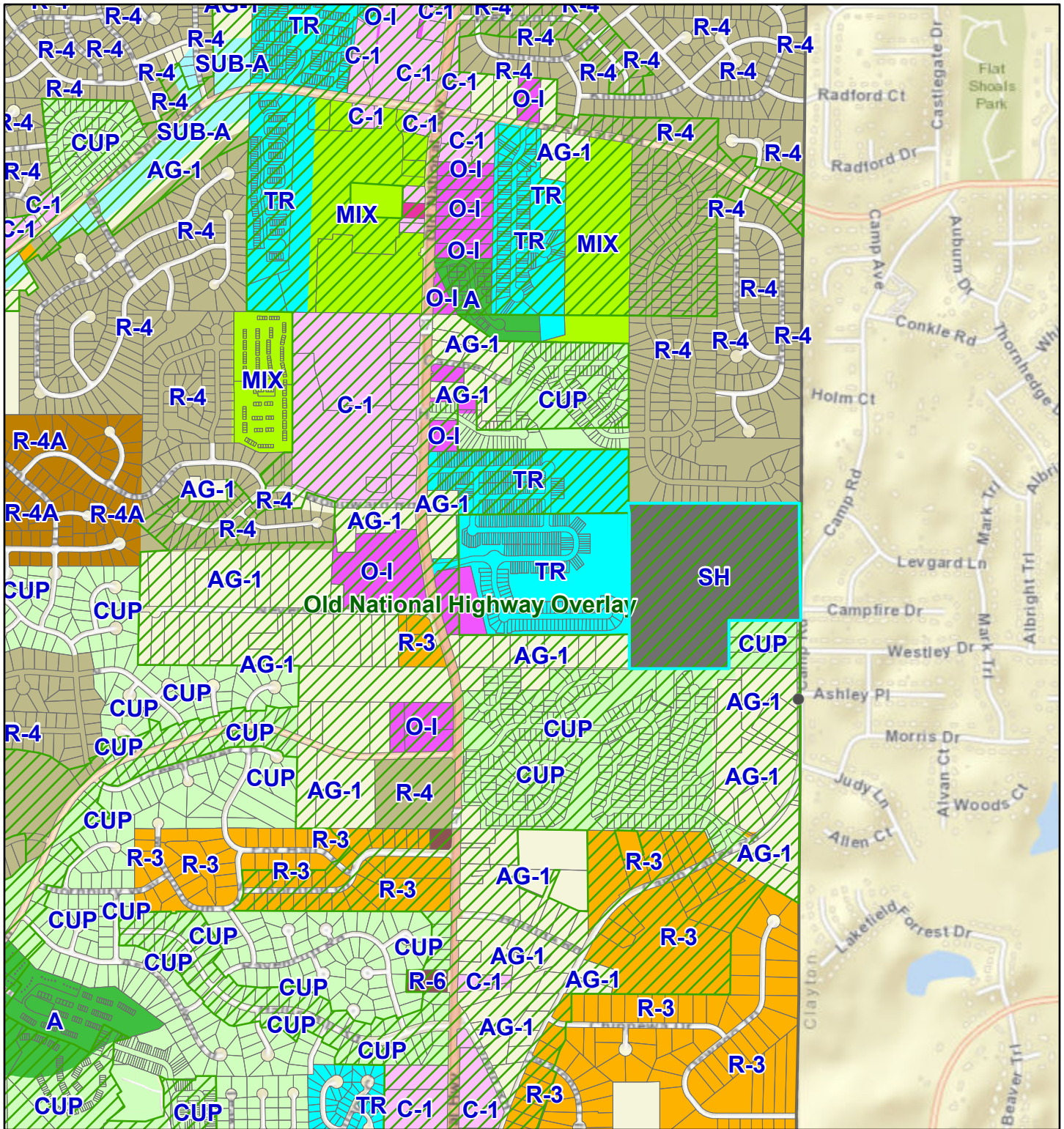
PLANNING COMMISSION RECOMMENDATION

At the September 15th Planning Commission meeting, the board voted for Approval.

PREPARED BY: Nathan Mai-Lombardo, Planning and Zoning Administrator

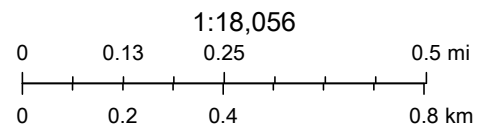
REVIEWED BY: Shayla Reed, Director, CDRA

COSF ArcGIS Web Map

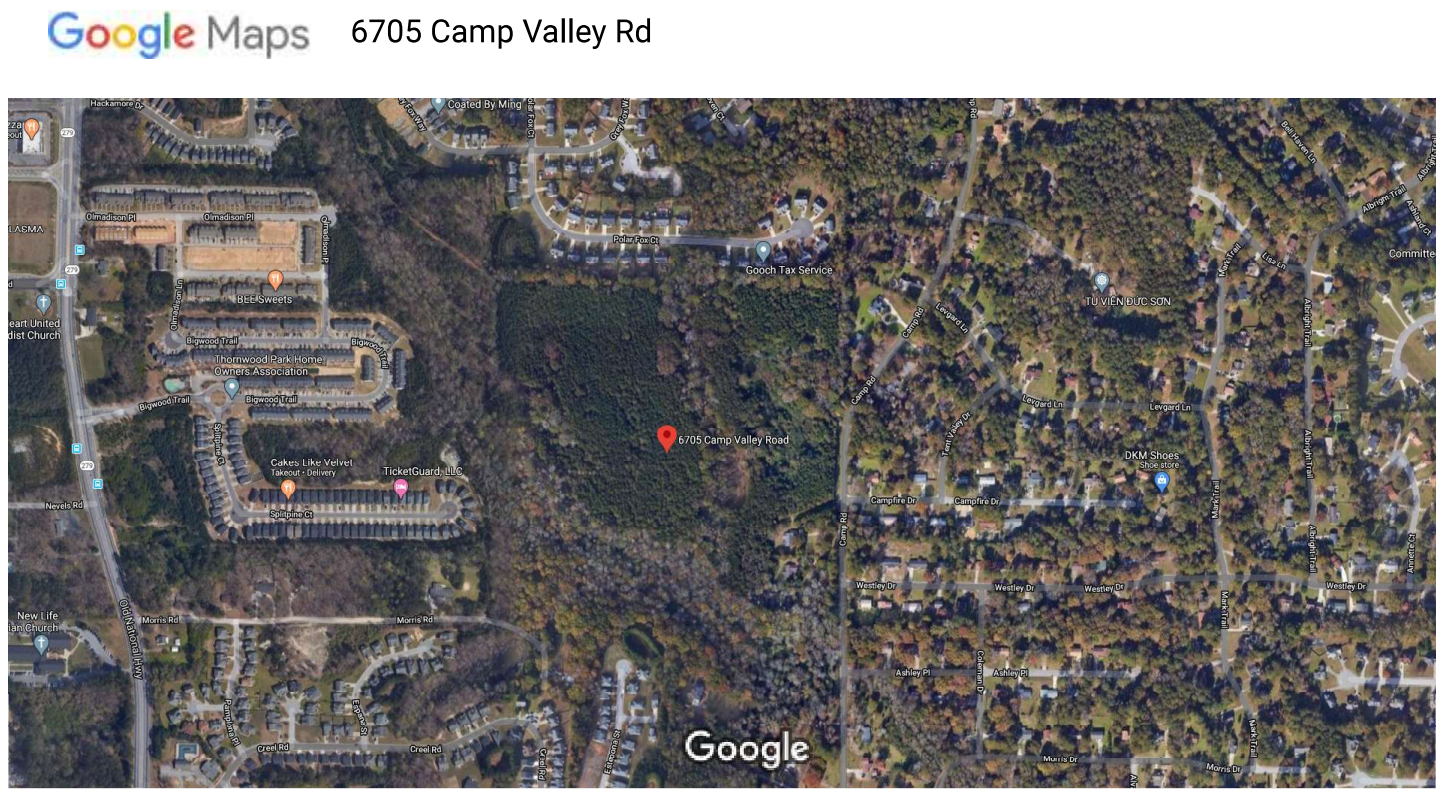


8/6/2020, 11:06:24 AM

- | | | | |
|----------------|------------------------------|--|------------------------------|
| | Overlay Districts | | C-1 (Limited Commercial) |
| | County Parcels All | | C-2 (General Commercial) |
| | City Limits | | CUP (Community Unit Plan) |
| Current Zoning | | | |
| | A (Medium Density Apartment) | | MIX (Mixed Use) |
| | AG-1 (Agricultural) | | O-I (Office & Institutional) |
| | | | R-3 (Single Family Dwelling) |



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft



6705 Camp Valley Rd

Riverdale, GA 30296

Directions

Save

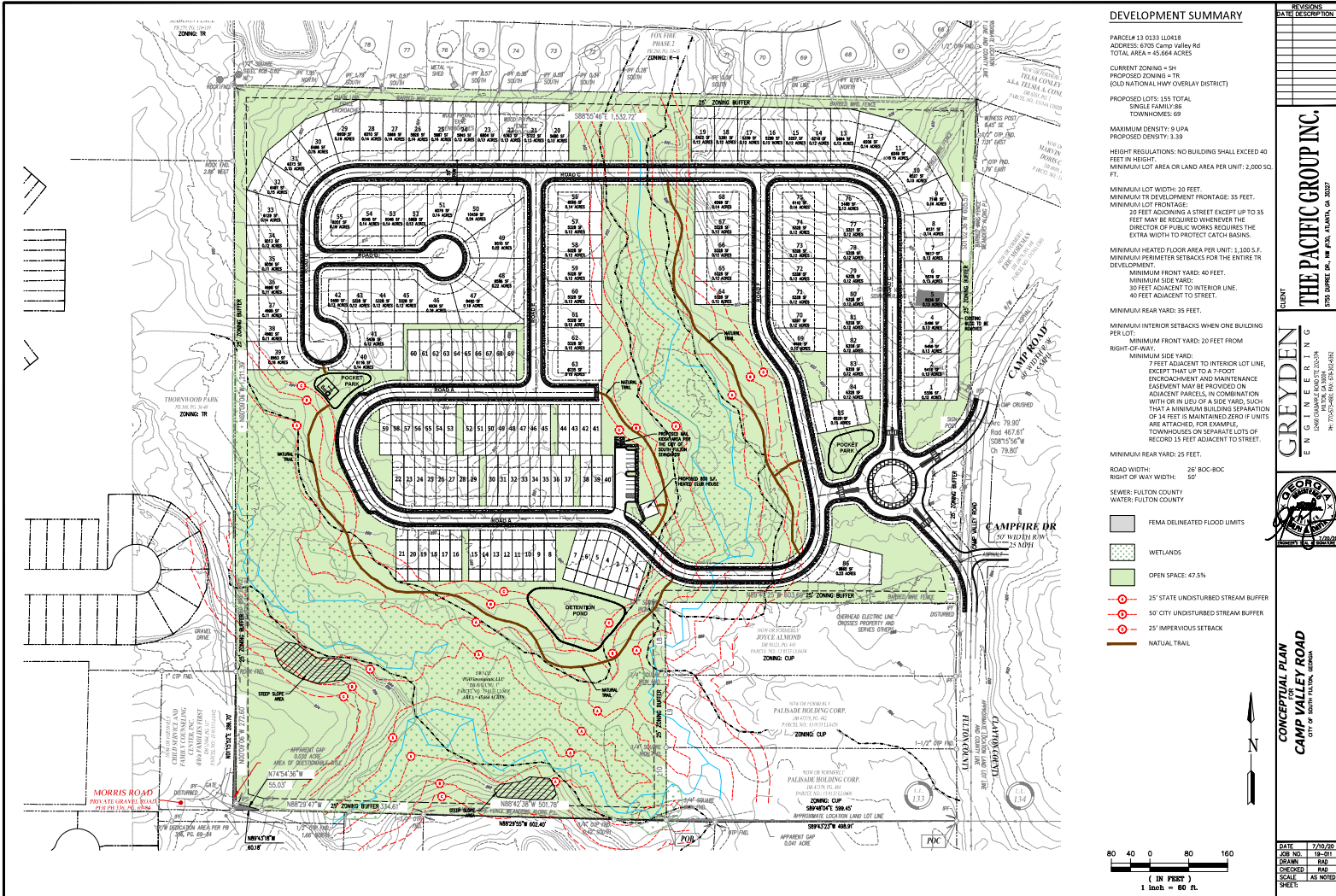
Nearby

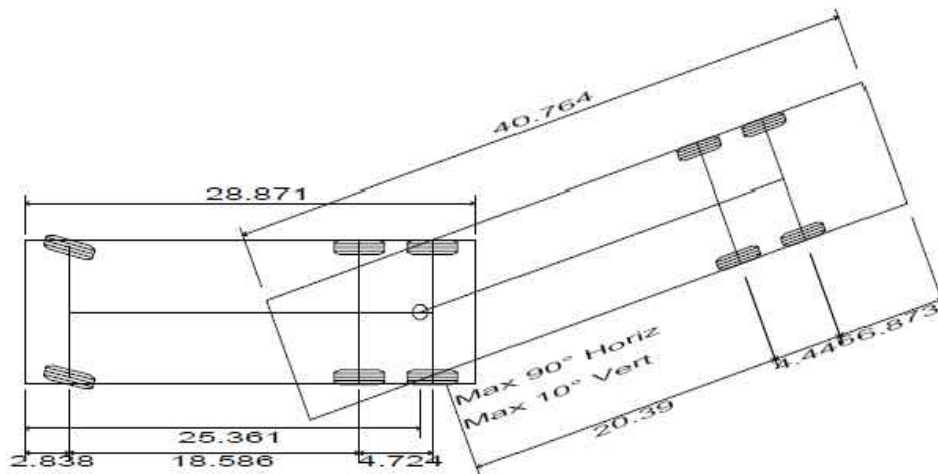
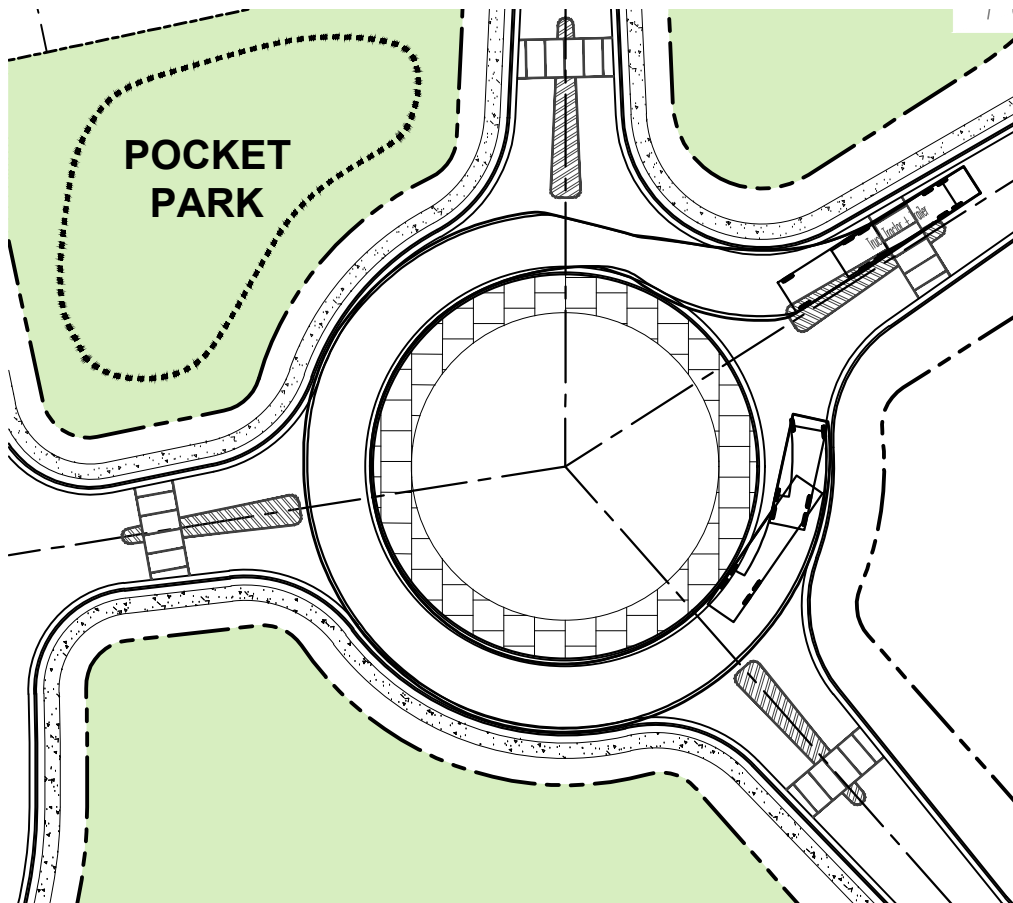
Send to your phone

Share

HGGQ+VJ Riverdale, Georgia

Photos





Truck Tractor + Trailer	
Overall Length	57.070ft
Overall Width	9.285ft
Overall Body Height	12.502ft
Min Body Ground Clearance	1.559ft
Max Track Width	9.285ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	26.247ft

TRAFFIC CIRCLE DETAIL

PROJECT : CAMP VALLEY ROAD

PROJECT #: 19-011

DATE : 9/29/2020

SCALE : 1"=50' Page 156 of 874

City of South Fulton | October 27, 2020

GREYDEN
ENGINEERING
12460 Crabapple Road, Ste 202-374
Milton, Georgia 30009
PH: 770-573-4801 FAX: 678-302-6362

Century Communities Single Family Detached 39' Elevations



39' - 2410 'A3'



39' - 2410 'B3'



39' - 2410 'C3'



39' - 2570 'A1'



39' - 2570 'B1'



39' - 2570 'C1'

Century Communities Composite Elevation





The Pacific Group, Inc.
5755 Dupree Drive, Suite 130
Atlanta, Georgia 30327
Tel: (770) 984-8170
Fax: (770) 984-8171

July 22, 2020

Marissa Jackson
City of South Fulton
Community Development of Regulatory Affairs
Department of Planning & Zoning
5440 Fulton Industrial Blvd.
Atlanta, GA 30336

RE: Letter of Intent for Proposed Camp Valley Road Development at 6507 Camp Valley Road (Parcel ID 13 0133 LL0418) Rezoning Application

Ms. Jackson:

We write to you as a request for rezoning for 45.664 acres on Camp Valley Road. We are proposing a residential development of 164 units (92 single family detached lots and 72 townhome lots). The site is currently partially wooded with wetlands through the middle of the property. We are proposing a TR zoning district with ZERO variance requests. Currently the site is zoned SH with a condition capping the total units at 251; thus, we are proposing a reduction in density from 5.5 units per acre DOWN to 3.6 units per acre.

This proposed single-family development is consistent with the Suburban II Neighborhood designation on the 2035 Future Development Map designation and fits appropriately considering the R-4, CUP and TH zonings surrounding this property. As mentioned, the maximum proposed lot count of 164 units would result in a max density of 3.6 units per acre. This is substantially below the allowed 9.0 du/ac in the TR district. Since the TR district allows for single family detached homes, we have presented a sample site plan that includes a mix of both townhomes lots and single family detached lots. We want to propose a condition of zoning that would allow for the approval and development any mix of townhomes and/or single family detached so long as all regulation standards within the TR zoning district are followed. We also want to propose a minimum open space of 40% of the total site area. Below are the proposed conditions:

1. There shall be no more than 164 residential units in total. As long as the total number of units remains at or below the 164-unit maximum count, any combination of number of single family detached homes and/or townhomes may be submitted for a Land Disturbance Permit. The plan could include all townhomes, all single family detached, or any combination in between.
2. There shall be a minimum of 40% open space

Maximum building height not to exceed 40-feet, maximum building coverage, percent of impervious surface, front, side, corner, and rear setbacks, and minimum parking would all be per the standards stated in the City of South Fulton Zoning Ordinance.

We will also be providing a traffic report and an arborist survey & report prior to the public hearing(s). In addition to the 40%+ open space we are proposing to provide, there is no evidence of any endangered species (vegetation or wildlife) and there is no evidence of any natural, archaeological, or historic resources on the site.

Thank you for your time and consideration of this rezoning request. Please let us know if there are any other questions we can help answer.

Thanks so much,


Kevin Seifert
The Pacific Group
kevin@pacificgroupinc.com
678.409.8557



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: PGO Investments, LLC Petition No. _____

Date: _____

1. The following parties were notified of the requested rezoning/use permit:
See attached the letters, mailing lists and certificate of mailings of
notification.

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
August 13, 2020 at 7pm via Zoom Conference Call- applicant meeting.
August 10, 2020 at 6pm CZIM via Zoom Conference Call

3. The following issues and concerns were expressed:

The community was primarily concerned about speeding traffic on Camp Valley and the density
of the project

4. The applicant's response to issues and concerns was as follows:

We agreed to obtain a traffic study to address the traffic concerns. We are already reducing
the density from what was previously approved. We also agreed to have a follow up meeting

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input. *See attached- copies of letters, mailing lists and certificate of mailings sent.*
Attach additional sheets as needed.

Rezoning Impact Statement

PETITION: Z20-001

JURISDICTION: South Fulton

Proposed Residential Units

Single-family detached 92 Townhouses 72 Apartments 0 Condominiums 0

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT ^A	GADOE CAPACITY	EST. # NEW FCS STUDENTS GENERATED		PROJECTED UNDER/OVER CAPACITY ^B	
					WITHOUT DEV	WITH DEV
Nolan, Love T. ES	693 to 735	850	7 to 84		-157 to -115	-157 to -31
McNair, Ronald MS	874 to 928	1,250	8 to 23		-376 to -322	-368 to -299
Creekside HS	1,787 to 1,897	1,900	17 to 47		-113 to -3	-96 to 44
TOTAL			32 to 154			Insufficient historical data to run report? ☐

HS REGION: Creekside HS

One single-family detached unit generates:

AVERAGE + 1 STD. DEV.

AVERAGE - 1 STD DEV

	0.073304	to	0.489766	elementary school students
	0.019534	to	0.155084	middle school students
	0.078802	to	0.233298	high school students
One townhouse unit generates:	0.000000	to	0.536439	elementary school students
	0.084624	to	0.114366	middle school students
	0.139509	to	0.349225	high school students
One apartment unit generates:	0.037565	to	0.315093	elementary school students
	0.012956	to	0.086998	middle school students
	0.022323	to	0.176217	high school students
One condominium unit generates:		to		elementary school students
		to		middle school students
		to		high school students

(Note: Empty/null values indicate insufficient historic data)

A Forecasted enrollment for the 2020-21 school year

B Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity.

** State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.*

*** Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.*

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: PUBLIC HEARING - Council Approval of Rezoning Case Z20-002

DATE: October 27, 2020

SUBJECT: PUBLIC HEARING - Council Approval of Rezoning Case Z20-002

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
2210 Wallace Road	Cover Memo	10/22/2020
2210 Wallace Road Z20-002	Cover Memo	10/23/2020

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT &
REGULATORY AFFAIRS

MEMORANDUM

TO: City Planning Commission and City Council
FROM: Planning & Zoning Division
SUBJECT: Z20-002 for 2210 Wallace Rd
MEETING DATE: October 27, 2020

Applicant seeks to rezone from **AG-1 (Agricultural District)** to **CUP (Community Unit Plan)**

STAFF RECOMMENDATION: Approval with Conditions

PLANNING COMMISSION RECOMMENDATION: Denial

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Udi Goldstein 2015 Parkhaven Ct. Roswell GA 30076
Status of Applicant:	Owner of property; intent is to rezone for residential development
City Council District(s):	District 1
Parcel ID Number:	14F0105 LL0042
Area of Property:	12.6 Acres
Current/Past Use of the Property:	A single family dwelling.
Prior Zoning Cases/History:	None
Surrounding Zoning:	<u>North:</u> R-3 and AG-1 <u>South:</u> CUP <u>East:</u> R-3 <u>West:</u> R-3 and AG-1
2035 Future Land Use Designation:	<u>Character Type:</u> Suburban Neighborhood <u>Land Uses:</u> Residential 2 to 3 Units per acre, Open Space, Public, Semi-Public and Institutional <u>Zonings:</u> R-3, R-3A, R-4A, CUP, NUP
Compatibility to the Fulton County 2035 Comprehensive Plan:	Yes
Overlay District:	Sandtown Overlay District
Public Utilities:	Water service is provided to this site by City of Atlanta. Sewer service is available to the site by Fulton County. Any extension of sewer service is the responsibility of the developer.
Public Services:	Police and fire services are available to the site by the City of South Fulton.
Transportation:	<u>Street:</u> Wallace Road and Campbellton Rd. <u>Classification:</u> Collector Street

Public Transit: MARTA is not available to the site

Bike/Pedestrian Access: No sidewalk or bicycle lanes

Parking Required (Retail/Service Stations): N/A

MAPS

City of South Fulton Zoning and Aerial Map:

(see attached)

Proposed Site Plan:

(see attached)

PUBLIC PARTICIPATION

The first public participation meeting was held August 13, 2020 from 7-8pm via zoom. The meeting notes are attached.

PC asked the applicant to host a second meeting, and that was completed on September 3, 2020 from 6-7pm via Zoom. The meeting notes are attached.

ZONING IMPACT ANALYSIS

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes. The site is undeveloped and is in character of the neighboring South Fulton properties adjacent to the site and at the intersection of Campbellton Road and Wallace Road. The area is primarily residential with commercial nodes at the intersections of Campbellton Rd. and Boat Rock Road to the East, and Campbellton Rd. and Camp Creek Pkwy to the West. There are also some industrial properties farther to the North down Camp Creek Parkway. The Community Unit Plan will fit nicely with the surrounding zoning classifications and suburban neighborhood nature of the area.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No. The proposed future development is similar to what has already been built in the area. It would fit in appropriately and would not affect any existing use. Additionally, this development is not proposed to interfere with the surrounding community in terms of traffic flows.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property has historically been maintained as a single-family residence. Although it could certainly remain zoned as such, rezoning to CUP would not impede the historical nature in this area if it is conducive to the community's evolving need for quality housing. Additionally, given the large are of the property, rezoning it for new development would be suitable and provide a higher and/or more relevant economic use.

4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

No. The proposal is for a future medium density residential area that would not be significantly impactful to the existing infrastructure. Current infrastructure is sufficient for what is in the area.

5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

Yes. The zoning requested is a type specifically listed as appropriate for the area.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and

No. There are no other pertinent conditions or concerns with this site.

7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton.

No. The uses allowable under this zoning are suitable for the area, and any site environmental concerns would have to be addressed in any development plan.

STAFF COMMENTS

Engineering: Requested information, none provided.

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: Not large enough development to require a traffic study. Development probably will not require decel lanes or a second access point.

MARTA: Requested information, none provided.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: Requested information, none provided.

Fire: Requested information, none provided.

Legal: Requested information, none provided.

PLANNER'S RECOMMENDATION

Approval. This development is highly suitable for the area, would be an improvement to the site, and would help to fulfill a continued need for quality housing.

During consultation with the applicant, they proposed the following development conditions, which were agreed upon:

- A. Height regulations: No building shall exceed 40 feet in height
- B. Minimum front yard: 20 feet
- C. Minimum side yard:
 - 5 feet adjacent to interior lot lines
 - 15 feet adjacent to street
- D. Minimum rear yard: 35 feet
- E. Minimum lot area: 8,000 square feet
- F. Minimum lot width: 60 feet
- G. Minimum lot frontage: 35 feet adjoining a street
- H. Minimum building heated space: 1,000 s.f.
- I. Open space provided = 1.5 acres
- J. Developed area = 11.1 acres
- K. Site density = 3.0 units/acre

Any additional specific concerns with the livability of the development would be considered when the applicant requested their Land Disturbance permits.

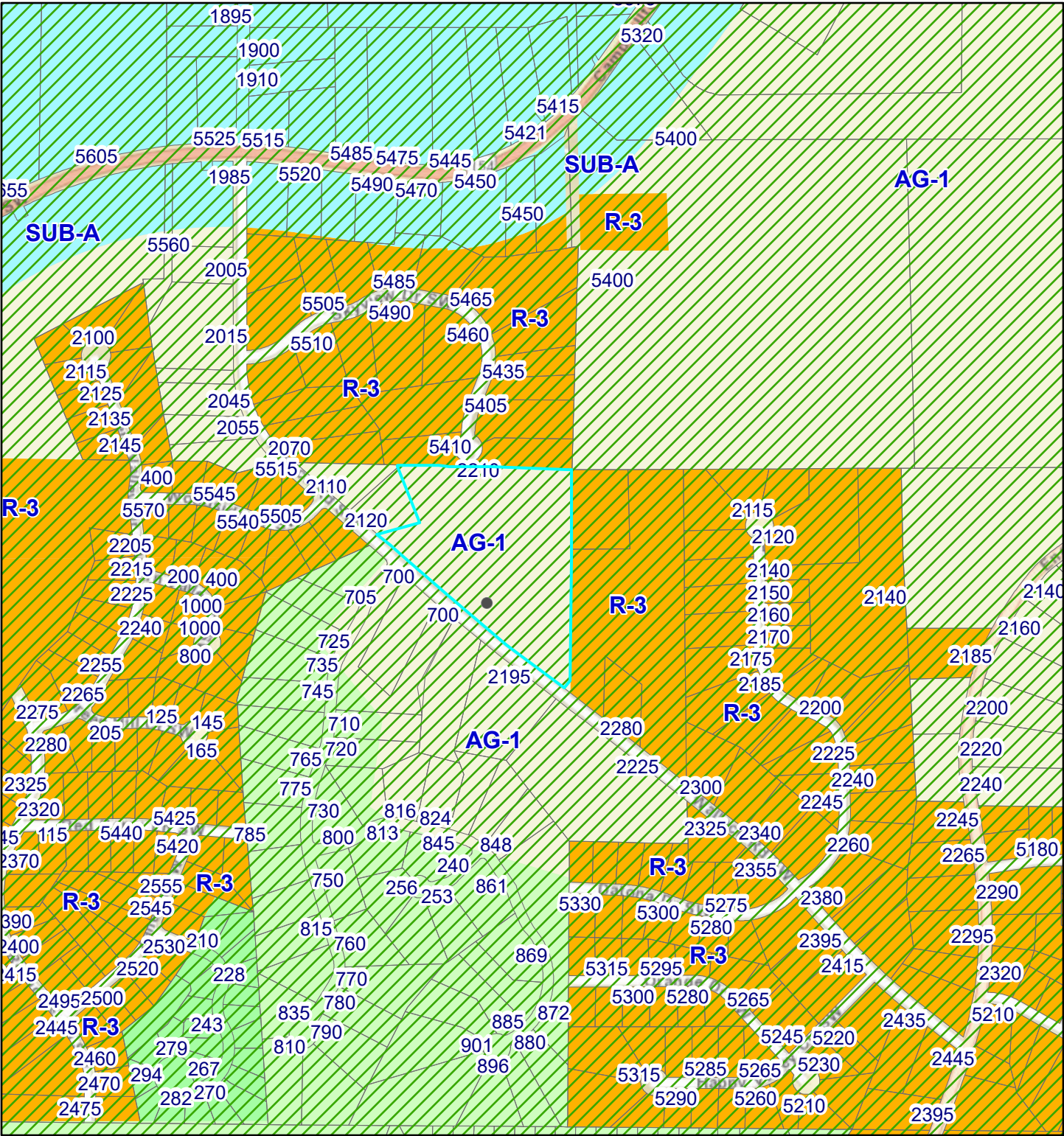
PLANNING COMMISSION RECOMMENDATION

At the September 15th, 2020 Planning Commission meeting, the board recommended Denial.

PREPARED BY: Marissa Jackson, Planner, and Nathan Mai-Lombardo, Planning and Zoning Administrator

REVIEWED BY: Shayla Reed, Director, CDRA

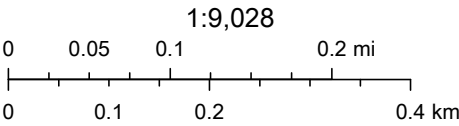
COSF ArcGIS Web Map



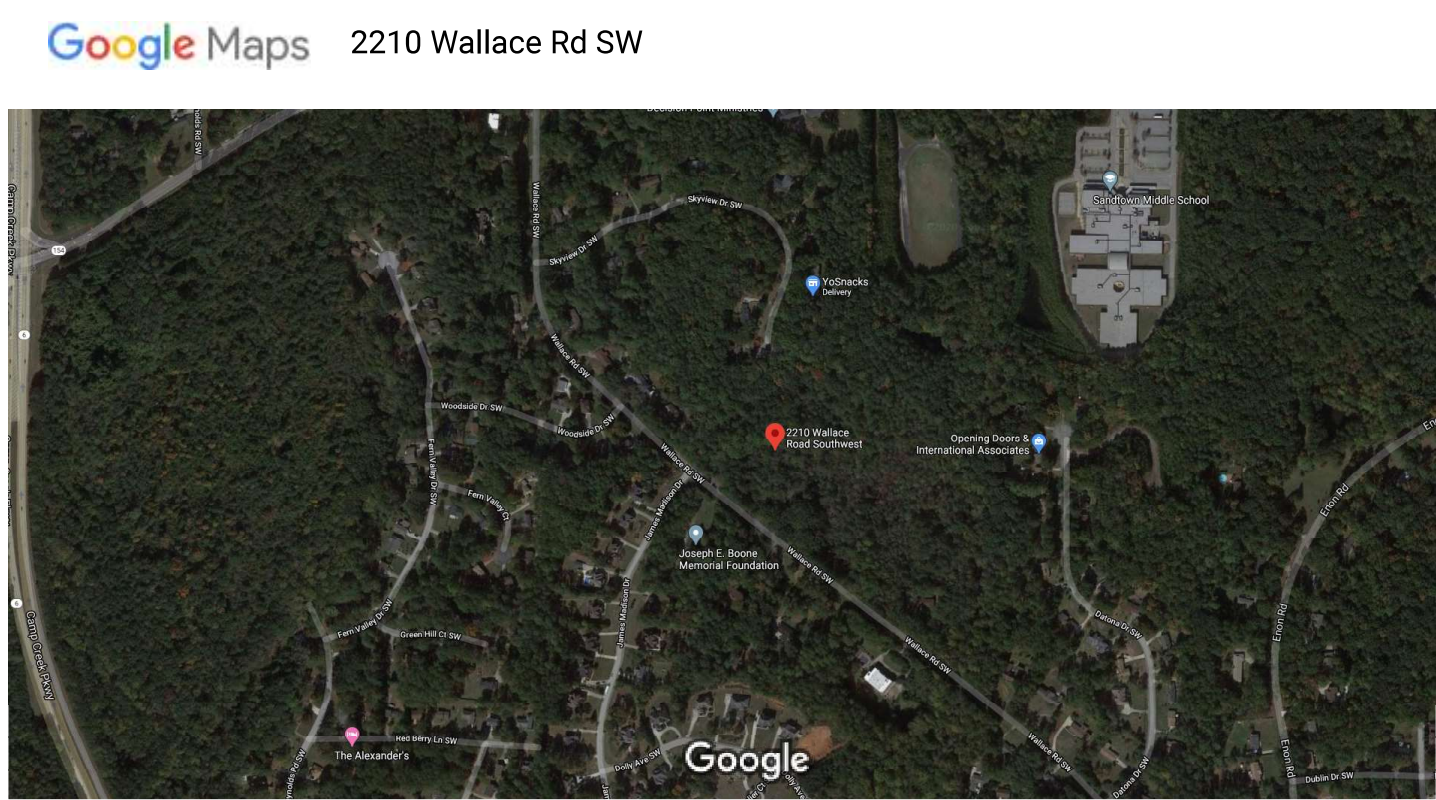
8/7/2020, 3:17:16 PM

- Address Points
- Overlay Districts
 - County Parcels All
 - City Limits

- Current Zoning
- AG-1 (Agricultural)
 - CUP (Community Unit Plan)
 - NUP (Neighborhood Unit Plan)
 - R-3 (Single Family Dwelling)
 - SUB-A (Single Family Dwelling)



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft



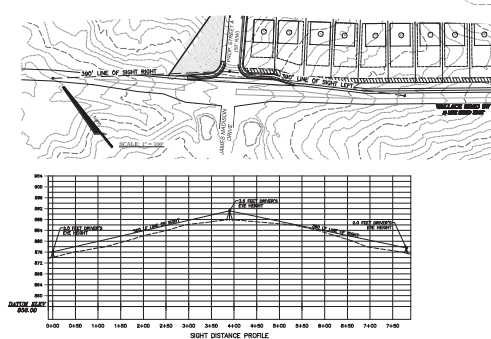
2210 Wallace Rd SW

Atlanta, GA 30331

- Directions
- Save
- Nearby
- Send to your phone
- Share

MCWM+RH Atlanta, Georgia

Photos



NOTE:
EXISTING WATER MAIN IS LOCATED ALONG NORTH SIDE OF WALLACE ROAD ALONG PROPERTY FRONTAGE.

EXISTING SANITARY MAIN IS LOCATED APPROXIMATELY 500' EAST FROM THE SUBJECT PROPERTY'S SOUTHEASTERN CORNER. PROPOSED MAIN TO BE INSTALLED ALONG WALLACE ROAD RIGHT-OF-WAY TO SERVICE THE PROPOSED DEVELOPMENT.

NOTE:
TOPOGRAPHY TAKEN FROM COUNTY GIS. BEARINGS AND DISTANCES OF SITE BOUNDARY ARE ESTIMATED FROM COUNTY/CITY GIS RECORDS.

DEVELOPER
Ehud Goldstein
IHD Investments Inc.
udigold11@hotmail.com

[illegible]

PROJECT # 20004
ZONING SITE PLAN FOR:
2210 Wallace Road
LAND LOT 105
14th DISTRICT
CITY OF SOUTH FULTON
FULTON COUNTY, GA
ADDRESS:
2210 WALLACE ROAD SW
PARCEL ID:
14F-0185-L-004-2



SEAL: _____ FOR THE FIRM KCD INC.	
SCALE	1" = 50'
DATE	07-14-2020
SHEET #	

July 14, 2020

City of South Fulton

Subject: 2210 Wallace Road SW – Letter of Intent

To who it may concern:

2210 Wallace Rd SW in the City of South Fulton is a 12.6 acre parcel currently zoned as AG-1. A request for rezoning is being made from the current AG-1 district to the CUP district. The parcel is to be ultimately subdivided into 38 single-family detached lots. The development standards are as follows:

- A. Height regulations: No building shall exceed 40 feet in height
- B. Minimum front yard: 20 feet
- C. Minimum side yard:
 - 5 feet adjacent to interior lot lines
 - 15 feet adjacent to street
- D. Minimum rear yard: 35 feet
- E. Minimum lot area: 8,000 square feet
- F. Minimum lot width: 60 feet
- G. Minimum lot frontage: 35 feet adjoining a street
- H. Minimum building heated space: 1,000 s.f.
- I. Open space provided = 1.5 acres
- J. Developed area = 11.1 acres
- K. Site density = 3.0 units/acre

If you have any questions or concerns regarding this letter, please contact us.

Sincerely,

KAIZENCOLLABORATIVE Design, Inc.

Charles Abbott, P.E.

Principal Owner

c: (770) 815-7160

chuck.abbott@kaizencollaborative.com

Enclosed Document List:

- 1) Conceptual Site Plan



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Ehud Goldstein for IHD Investments, inc. Petition No. 2210 Wallace Road z20-002

Date: 2020-08-17

1. The following parties were notified of the requested rezoning/use permit:
see attached mailing list

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

see flyer - August 13, 2020 7:00 pm- 8:00 pm

3. The following issues and concerns were expressed:
Density - can we lower density, will there be covenants, cost of homes, home construction materials, will there be sod, what is CUP zoning?, width of streets, decel lane?,
are there buffers, price of houses, traffic on Wallace road, Will this be a rental neighborhood?
Will this affect the neighboring property values negatively? How will stormwater be handled?

4. The applicant's response to issues and concerns was as follows:
We changed zoning request from CUP to R-5 with same number of lots. We proposed to have a max of 33.3% of homes be rental, we have HOA with covenants, Home prices start at 300k and go up to 400k. Home material will vary depending on market. We offer a sidewalk on Wallace and internally to the development, as well as a pavilion for community gatherings. Stormwater will be handled in a storm water facility in the south east corner. Public streets Road with to be 25'. Traffic generated from this development will be negligible onto Wallace.

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input. see attached.

Attach additional sheets as needed.

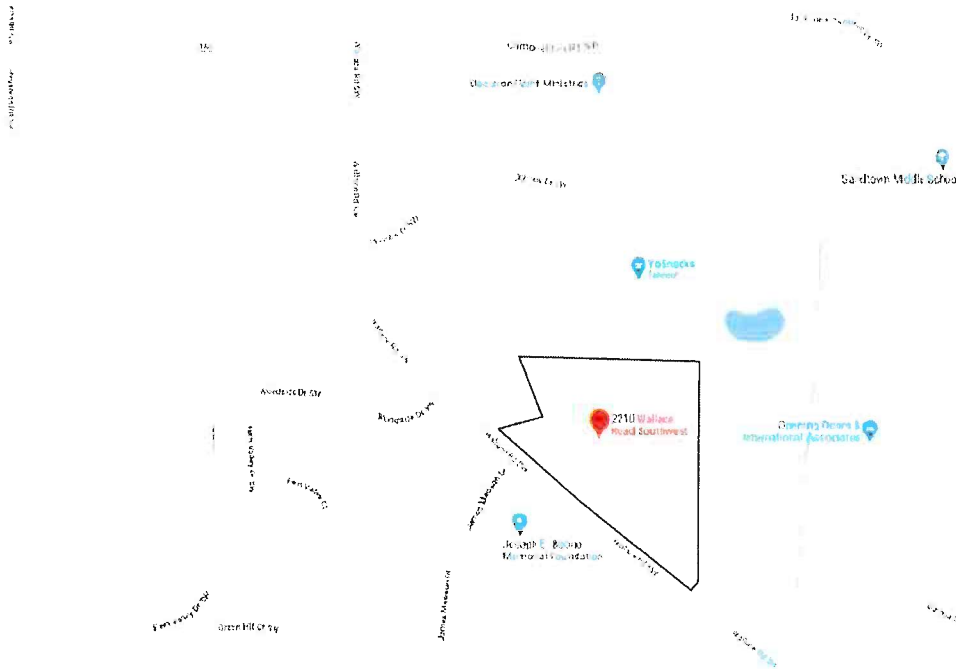
Zoom CHAT Text From C21m meeting for 2210 WALLACE ROAD

19:01:51 From Gateway : Will this be Covenant Community?
 19:02:12 From Gateway : Please leave you info Mr. Harris?
 19:03:09 From Gateway : Lot sizes?
 19:03:22 From Linda Jordan : what will be the cost of the homes
 19:03:59 From Linda Jordan : which way will they go in and out
 19:04:14 From Linda Jordan : starting prices
 19:11:09 From Linda Jordan : what will homes be built with, brick, stucco?
 19:11:18 From Gateway : Our subdivision just had a power surge we missed the last 10 minutes
 19:11:36 From Linda Jordan : square footage?
 19:11:42 From Catherine Rowell : I was kicked off due to the power surge as well
 19:12:18 From Dan Richardson - 367467 : Will they have sod on all fours sides, 3 sides, or just the front?
 19:12:20 From udigoldstein : Home sizes planned to be from 2,300 to 2,700
 19:13:27 From Gateway : we prefer 3 sided brick or stucco sides
 19:13:29 From Loretta.Jones : Loretta Jones, 245 Montpelier CT: What is CUP
 19:13:35 From udigoldstein : Sod on the front and sides. Back depends on the topography
 19:13:56 From Gateway : Covenant Community?
 19:14:10 From Gateway : consistant mailboxes
 19:14:31 From Gateway : all side or courtyard garages?
 19:14:45 From Gateway : amenities
 19:15:03 From Dean Rowland : Based on the requested zoning you will be able to build shopping, office space, and institutional use. Why are you not requesting residential zoning only?
 19:15:32 From Gateway : What is CUP?
 19:18:26 From Terry S Francis : 8000 sf is 0.1836547 acres. Those are small lots!
 19:19:59 From Gateway : I agree 38 house on 12 acres is a lot
 19:22:14 From Gateway : How wide will streets be?
 19:22:49 From Terry S Francis : Will there be a deceleration lane at the entrance?
 19:25:12 From Terry S Francis : What size buffers are required between properties?
 19:26:00 From Terry S Francis : What is the price point for the housing?
 19:26:26 From Terry S Francis : Is housing build-to-suit or will model templates be used?
 19:28:24 From Terry S Francis : Will affordable, market rate or workforce housing be included?
 19:29:01 From Loretta.Jones : can I be unmuted
 19:29:02 From Terry S Francis : What are the yard setbacks?
 19:34:40 From Terry S Francis : Will homes include garages? How many bays?
 19:35:58 From udigoldstein : 2 garage for all homes
 19:36:07 From Stephanie. Hudson : Maybe consideration for less homes in the subdivision
 19:38:37 From Catherine Rowell : These homes based on square footage would not be comps for Madison Trace
 19:38:57 From Catherine Rowell : There are other neighbors trying to get into the call Mr. Harris
 19:39:40 From Dan Richardson - 367467 : How many of the homes will have side or rear entry garages?
 19:41:01 From Catherine Rowell : Can you build less homes at a higher price home
 19:45:16 From Marie Jackson : I live on Skyview Dr and I'm concerned about us losing our quality of life; there's already too much traffic on Wallace Rd. and this new subdivision will affect traffic and the new residents will probably have dogs that may run away. And I like to walk and I'm not a dog lover
 19:46:03 From Terry S Francis : Madison Trace is Zoned as CUP.
 19:46:34 From Dan Richardson - 367467 : How can we obtain a copy of the pitch?
 19:46:40 From Dan Richardson - 367467 : pitch
 19:47:30 From udigoldstein : partial brick front and partial siding
 19:51:46 From Phyllis E's iPhone : Thank you, Eric.
 19:55:06 From Terry S Francis : From Fulton County Property Records for Madison Trace:
 Property Class: R3 - Residential Lots
 Neighborhood: 4628
 Tax District: 55
 Zoning: CUP
 19:55:53 From Gateway : Mabel please contact me @ 404-271-8241
 19:56:12 From Phyllis E's iPhone : August 18 at 6 PM. So how many of us can attend the meeting when it's scheduled?
 19:56:41 From Phyllis E's iPhone : Tuesday.
 19:58:10 From Gateway : Mabel this is Eric Sheppard from Madison Trace please contact me after the meeting @404-271-8241
 19:58:55 From udigoldstein : No, it was an official letter in an envelope
 20:00:02 From Stephanie. Hudson : Was it just sent to neighborhoods on Wallace Rd?

August 3, 2020

Dear Neighbor,

We are the design team working on the development of the property located at 2210 Wallace Road. The parcel is across Wallace Road from Madison Trace subdivision. The subject property shares boundaries with parcels fronting Wallace Road to the east and west and a boundary to parcels fronting Skyview Drive to the north.



The subject property is currently being considered for rezoning from the current AG-1 (Agricultural District) to CUP (Community Unit Plan District). The intent for this change in zoning for the parcel is to develop a single-family home subdivision with 38 units total. As part of the rezoning process, our team has been asked by the city to schedule a meeting with the surrounding neighbors in order to discuss any questions from owners of the neighboring properties.

Please join us for a "virtual" meeting via Zoom:

Public Participation Meeting Regarding 2210 Wallace Road Development

Date/Time: Thursday, August 13 @ 7:00 – 8:00 p.m.

Zoom Link: <https://zoom.us/j/97752218937>

Meeting ID: 977 5221 8937

Sincerely,

KAIZENCOLLABORATIVE DESIGN.

Charles Abbott, P.E.

Principal Owner

c: (770) 815-7160



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Ehud Goldstein for IHD Investments, inc. Petition No. 2210 Wallace Road z20-002

Date: 2020-09-03

1. The following parties were notified of the requested rezoning/use permit:
see attached mailing list

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

see flyer - September 3, 2020 6:00 pm- 7:00 pm

3. The following issues and concerns were expressed:
Density - can we lower density, cost of homes, home construction and home type
Concerns regarding traffic along Wallace Road

Will this affect the neighboring property values negatively?

4. The applicant's response to issues and concerns was as follows:
We proposed to have a max of 33.3% of homes be rental, we have HOA with covenants
a max of 33.3% of homes be rental, we have HOA with covenants, Home prices start at 300k
and go up to 400k. Home material will vary depending on market. We offer a sidewalk on
Wallace and internally to the development, as well as a pavilion for community gatherings.
Stormwater will be handled in a storm water facility in the south east corner. Public streets
Road with to be 25'. Traffic generated from this development will be negligible onto Wallace.
5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input. see attached.

Attach additional sheets as needed.

ZOOM TEXT CHAT FROM 9-3 MEETING FOR 2210 WALLACE ROAD

18:11:25 From Karen's iPad : Roy I am present for the meeting. thanks
Chuck Abbott

18:11:44 From shepparde : We would like the to speak. Chat vs speaking is
tremendously unfair. Will you give us that opportunity?

18:12:39 From Chuck Abbott : we will open voice chat at the end of
presentation

18:12:49 From Linda Jordan : we need to review the list. most people did
not get an announcement in the mail about this meeting

18:13:50 From shepparde : Mailing for this was not received by the 3 homes
directly across the street Alethia Boone, Clay Croom, and Dr. Renolyds to name a
few.

18:13:51 From Linda Jordan : Mrs. boon's house is within a quarter of a
mile and she did not get a notice

18:14:48 From Linda Jordan : exactly. why are you saying it is good for
the community? not true?

18:15:17 From Linda Jordan : where is our traffic study especially with
Publix about to open up

18:15:44 From Linda Jordan : we asked for a traffic study prior to doing
anything else

18:15:53 From S Reynolds : The zoning department does not have an accurate
list of residents within 1/4 mile of the proposed development. I literally live
directly across the street from the proposed development and I did not receive
written notification.

18:16:04 From Linda Jordan : also have comparable homes built like ours

18:16:20 From Linda Jordan : no way for 38 homes in the community

18:17:54 From Linda Jordan : we would like the city of South Fulton to not
move this forward because of so many unanswered but necessary concerns/questions

18:18:40 From Linda Jordan : that's east lake,

18:19:02 From Linda Jordan : and the higher price point is what we want

18:20:40 From Linda Jordan : we need a traffic study sir

18:22:37 From katrana Luellen : How is this development going to benefit
our community?

18:23:05 From Mabel Martin : I'm a little disappointed in the appearance of
the homes.

18:23:17 From katrana Luellen : me too

18:23:19 From Mabel Martin : And I still feel that it should be 2 homers
per acre

18:24:04 From katrana Luellen : We agree two (2) Homes per acre

18:24:47 From Edith : I agree to many houses for 12 acres

18:26:11 From Edith : Right

18:28:26 From Phyllis E. Turner : Entirely too many homes per acre. Ditto,
Katrina.

18:30:27 From Edith : 33% is a high number as well

18:31:06 From Karen's iPad : We have 51 participants out of 100 mailings on
this zoom call.

18:36:28 From GraceTerrellMcCoy : Are there any amenities for this
subdivision that will be offer in this development, such as a club house, swimming
pool and or etc?

18:38:53 From Edith : Exactly! Traffic will be a problem

18:40:15 From GraceTerrellMcCoy : Before building on any site a traffic

ZOOM TEXT CHAT FROM 9-3 MEETING FOR
2210 WALLACE ROAD

light needs to be in place at Wallace and Campbellton immediately

18:41:08 From Catherine Rowell : The millage rate public hearing was yesterday evening, and I am here to listen to the concerns raised by residents.

18:49:52 From Karen's iPad : not modular homes, all site built construction

18:52:32 From S Reynolds to Chuck Abbott(Privately) : I concur with the opinions of the residents that have gotten a chance to speak. Therefore I won't reiterate what has already been expressed. My questions are Is it the goal of the City of SF to ultimately make District 1 a high density residential area?

18:53:21 From S Reynolds to Chuck Abbott(Privately) : If the millage rate for City of SF is increased, is there a need for this proposed subdivision to be developed?

18:55:43 From Catherine Rowell : Based on the feedback I've heard thus far, the residents are asking for the following from the developer: 1. Request larger lots no more than 2 homes per acre or more than 24 homes on the site 2. Concern about 33% of homes being rental. 3. Request starting point for homes to be a minimum of \$425K. 5. Limit rentals in the community to 20%

18:57:22 From shepparde : Yes those are numbers we can live with
Councilwoman

18:57:35 From shepparde : Thank you Mr. Smith

18:58:18 From Roger Bruce : This is State Rep Roger Bruce - I is clear that the current residents in the area do not want this development as it is currently being presented. Is there a plan B?

18:58:43 From shepparde : Thank you Representative Bruce

19:00:05 From Catherine Rowell : The traffic light at Campbellton and Wallace Road would fall under GDOT because it is a state road.

19:00:32 From shepparde : Lights and sidewalks are city issues, not theirs

19:01:17 From shepparde : My mistake, a state issue.

19:02:28 From shepparde : Please show the elevations Chuck

19:02:53 From S Reynolds : LOL! Ms. Jordan

19:08:46 From Catherine Rowell : If you are on this chat and you want future updates on projects in District 1, send your name and email to my city email at Catherine.rowell@cityofsouthfultonga.gov. I can also be reached at 404-694-1211.

19:09:07 From S Reynolds : Thank you Ms. Rowell

19:10:38 From Phyllis E. Turner : After listening to the conversation and as a resident of Madison Trace for more than 20 years, I would like to encourage you to consider a more co-created approach to your proposal. By that I mean, as has been clearly expressed, how can this development move forward with respect to all the voices that have spoken here today? We, in Madison Trace, would not want to stand in the way of growth. However, that growth, approached equitably, takes into consideration the benefit to all stakeholders.

19:12:55 From Catherine Rowell : Hello Mr. Harris can the phone be unmuted

19:14:43 From S Reynolds : Thank you for that question.

19:14:53 From Phyllis E. Turner : And a traffic study is a reasonable ask for the health, safety, welfare and well-being of current and proposed residents. How many traffic accidents can we anticipate (vehicle to vehicle/vehicle to pedestrian)?

19:15:47 From Virgil Smith : Mr. Harris,

2210 WALLACE ROAD- COMMUNITY PARTICIPATION MEETING

August 21, 2020

Dear Neighbor,

We are the design team working on the development of the property located at 2210 Wallace Road. The parcel is across Wallace Road from Madison Trace subdivision. The subject property shares boundaries with parcels fronting Wallace Road to the east and west and a boundary to parcels fronting Skyview Drive to the north.



The subject property is currently being considered for rezoning from the current AG-1 (Agricultural District) to CUP (Community Unit Plan District). The intent for this change in zoning for the parcel is to develop a single-family home subdivision with 38 total lots. As part of the rezoning process, our team has been asked by the city to schedule a meeting with the surrounding neighbors in order to discuss any questions from owners of the neighboring properties.

Please join us for a “virtual” meeting via Zoom:

Public Participation Meeting Regarding 2210 Wallace Road Development

Date/Time: Thursday, September 3 @ 6:00 – 7:00 p.m.

Zoom Link: <https://zoom.us/j/99909902584>

Meeting ID: 999 0990 2584

Call in via One tap mobile

+16465588656,,99909902584# US (New York)

+13017158592,,99909902584# US (Germantown)

Sincerely,

Roy Harris
rharr255@att.net

Z20-002

Rezoning Request 2210 Wallace Rd.

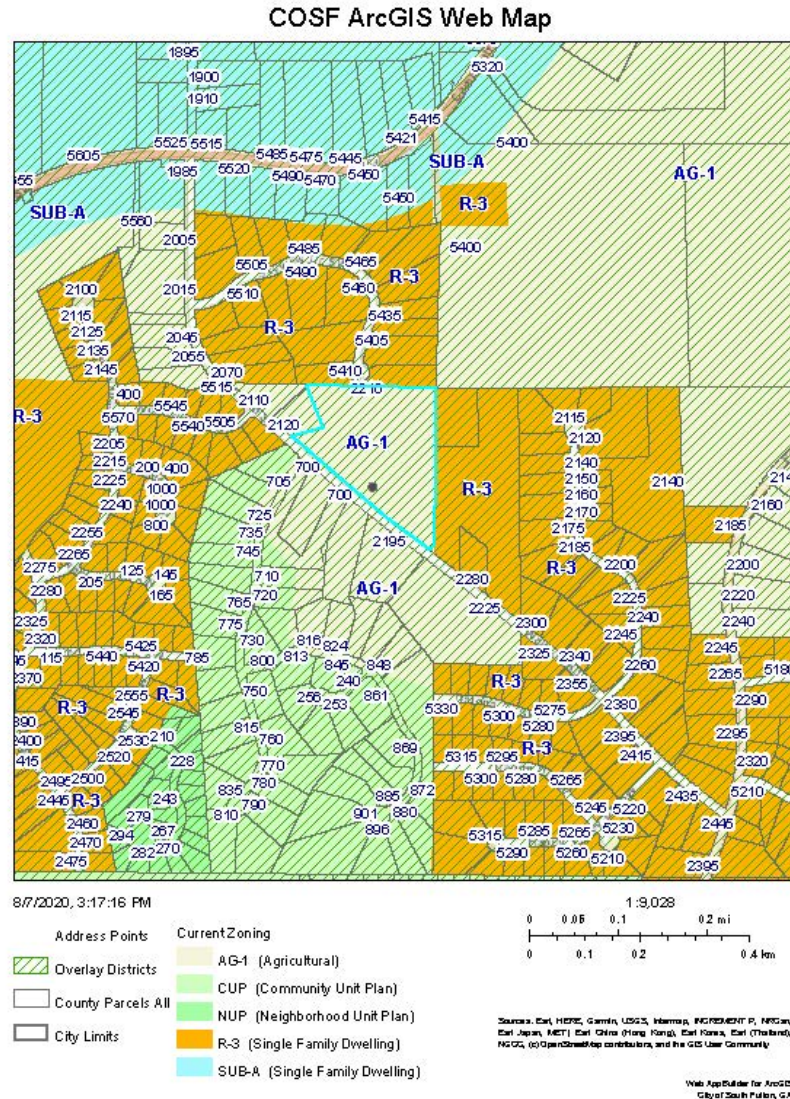
Council Meeting
City of South Fulton
October 27, 2020



Z20-002: 2210 Wallace Rd.

- Petitioner seeks to rezone from AG-1 (Agricultural) to CUP (Community Unit Plan) for the development of a residential subdivision
- Community will feature single-family homes
- Proposal is in line with the Future Land Use Map and the surrounding area is residential
- Planning Commission recommended Denial
- Staff recommends Approval

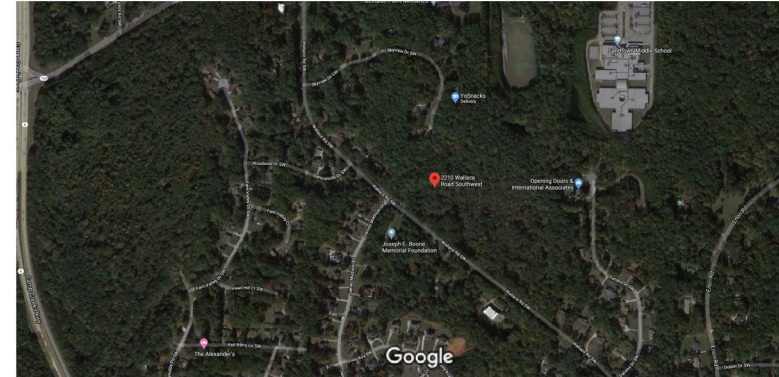
Z20-002: 2210 Wallace Rd.



8/7/2020

2210 Wallace Rd SW - Google Maps

Google Maps 2210 Wallace Rd SW



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft



2210 Wallace Rd SW

Atlanta, GA 30331



Directions



Save



Nearby



Send to your phone



Share

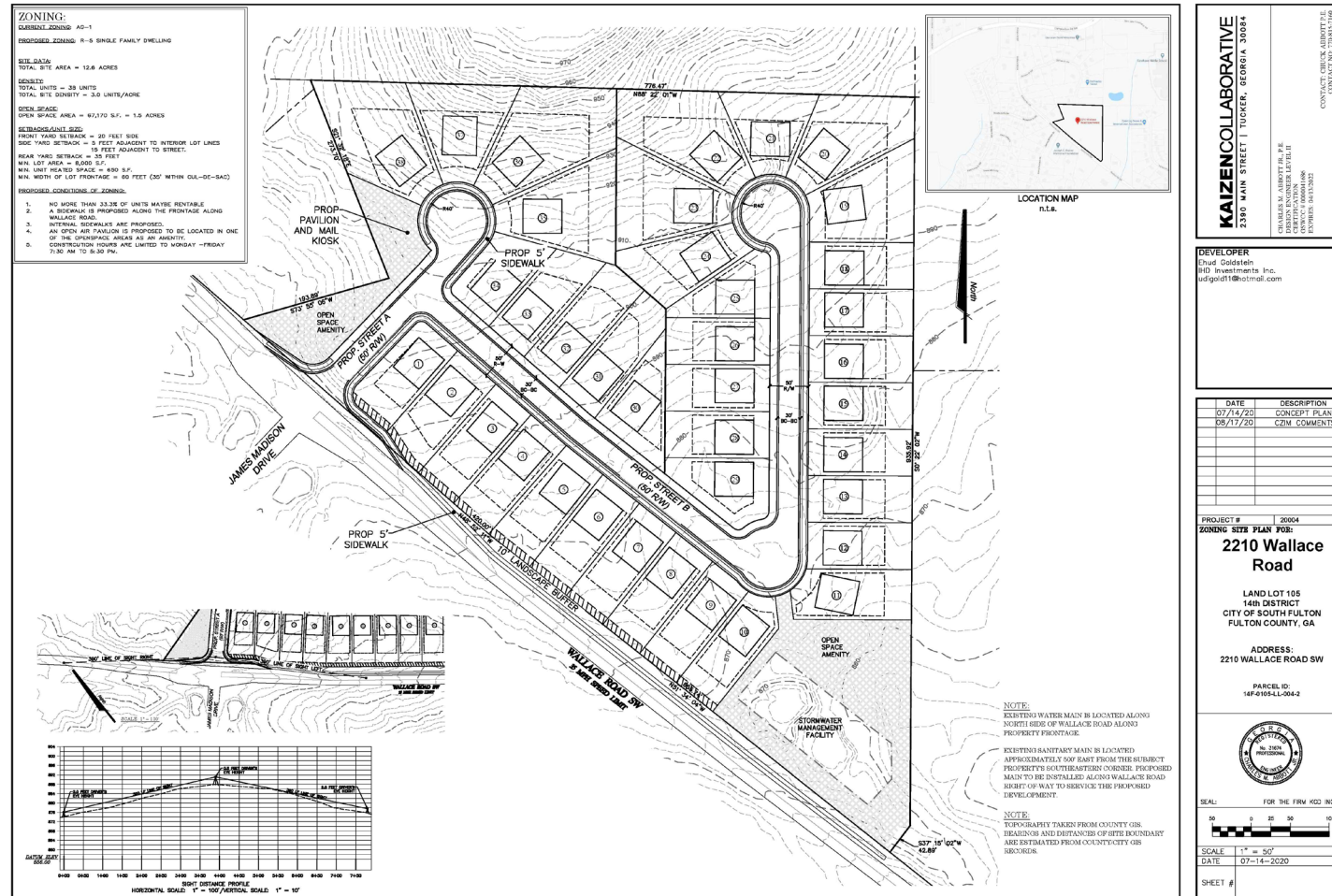


MCWM+RH Atlanta, Georgia

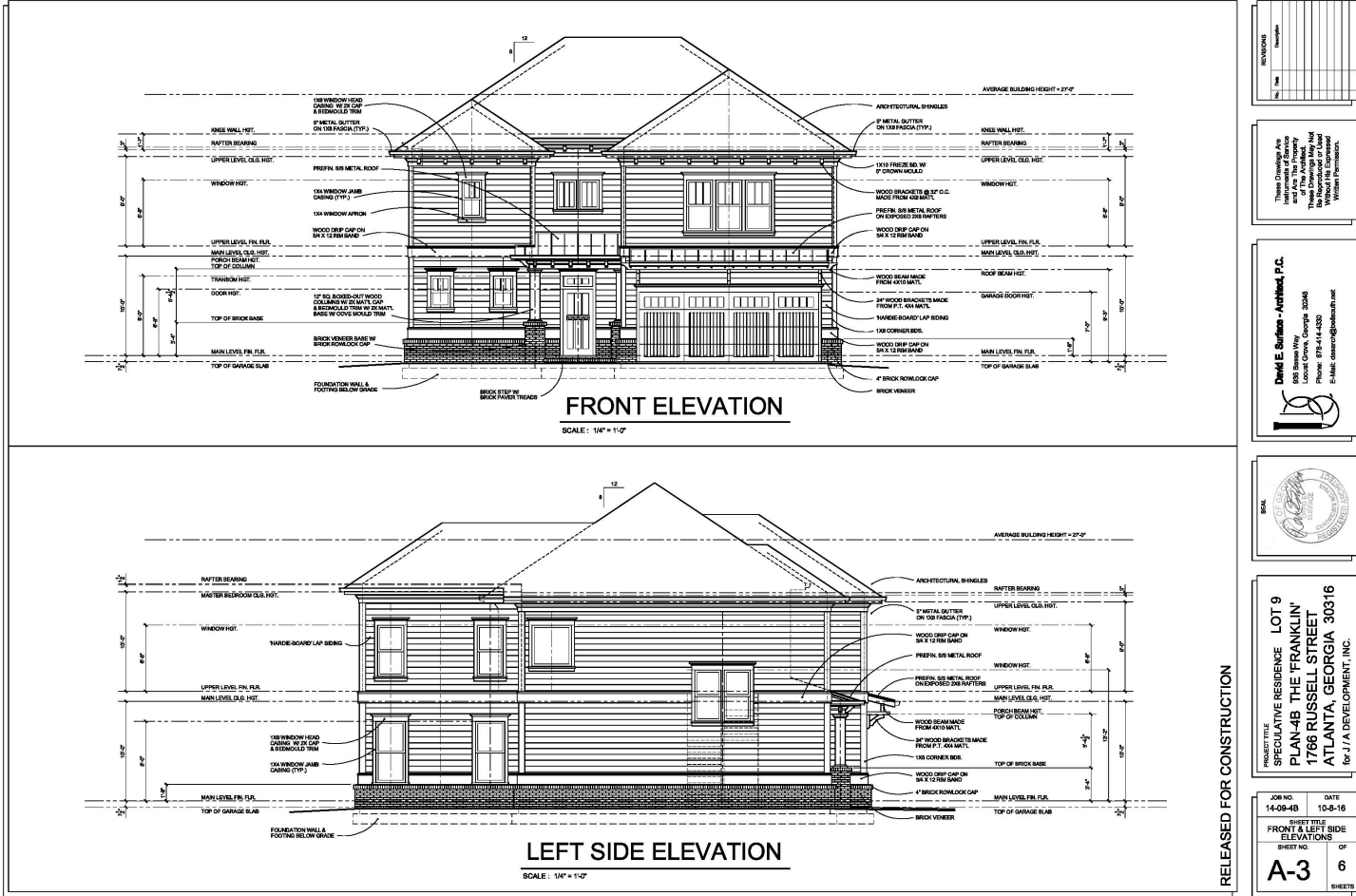
Photos

<https://www.google.com/maps/place/2210+Wallace+Rd+SW,+Atlanta,+GA+30331/@33.6970103,-84.5668019,13m/data=!3m1!1e3!4m5!3m4!1s0x88f...> 1/2

Z20-002: 2210 Wallace Rd.



Z20-002: 2210 Wallace Rd.



GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: PUBLIC HEARING - Council Approval of Rezoning Case Z20-003

DATE: October 27, 2020

SUBJECT: PUBLIC HEARING - Council Approval of Rezoning Case Z20-003

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
3825 and 3895 Jonesboro Road Z20-003	Cover Memo	10/23/2020
3825 and 3895 Jonesboro Road	Cover Memo	10/22/2020

Z20-003

**Rezoning Request
3825 and 3895 Jonesboro Rd.**



**Council Meeting
City of South Fulton
October 27, 2020**

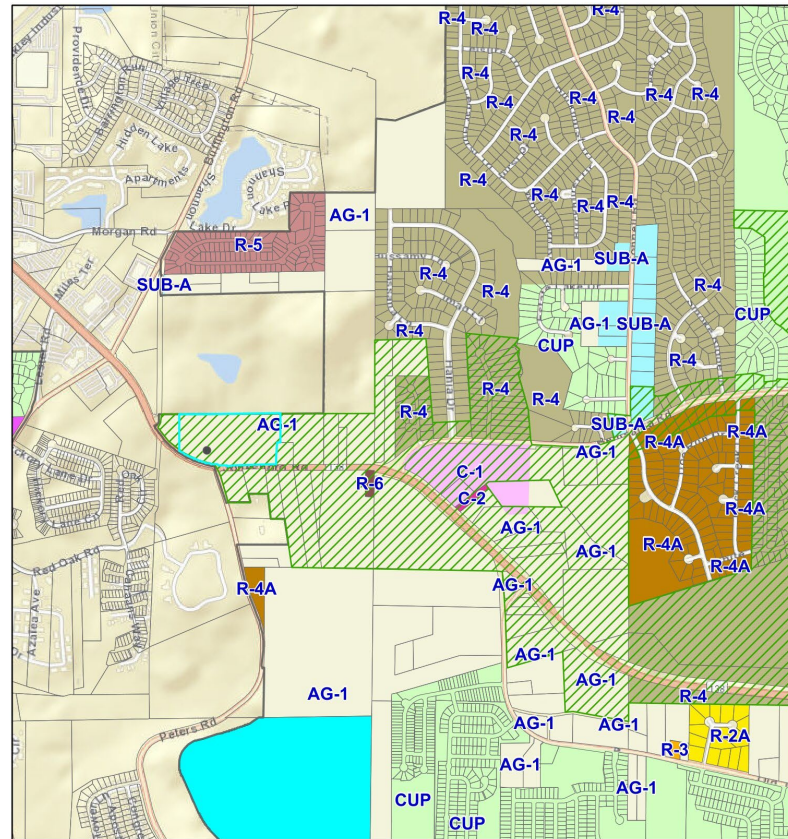


Z20-003: 3825 and 3895 Jonesboro Rd.

- Petitioner seeks to rezone two parcels from AG-1 (Agricultural) to SH (Senior Housing) with the intent of developing a Senior Living Facility
- The Developer is experienced in this type of development
- This type of development would help fill a need in the City
- This proposal is highly suitable for the area
- Staff recommendation is Approval
- Planning Commission voted for Approval

Z20-003: 3825 and 3895 Jonesboro Rd.

COSF ArcGIS Web Map



8/6/2020, 11:02:02 AM

8/6/2020, 11:02:02 AM

8/6/2020, 11:02:02 AM

1:18,056

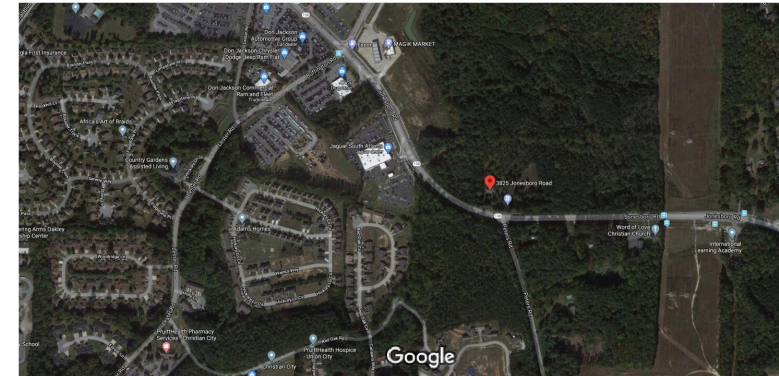
0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS
City of South Fulton, GA

Google Maps 3825 Jonesboro Rd



3825 Jonesboro Rd

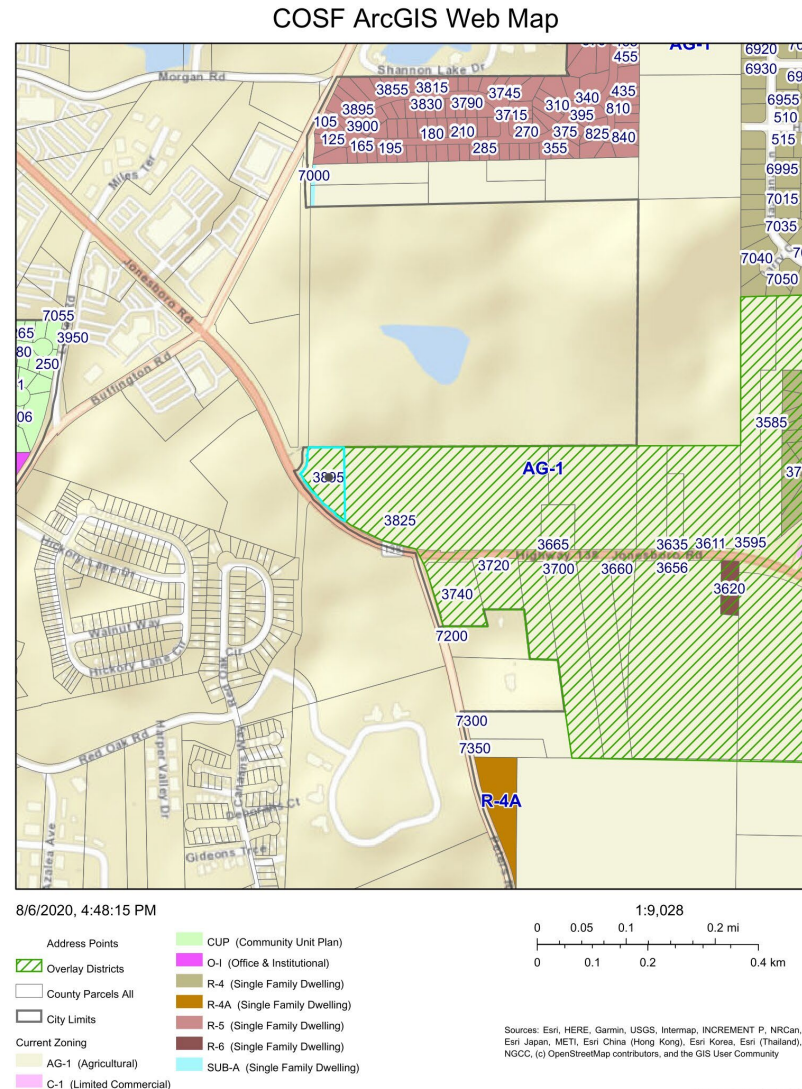
Fairburn, GA 30213

Directions Save Nearby Send to your phone Share

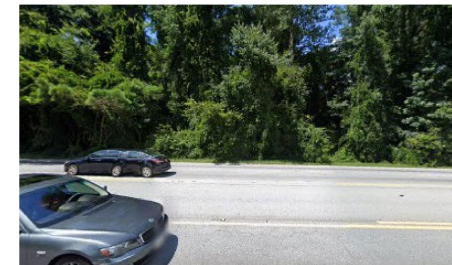
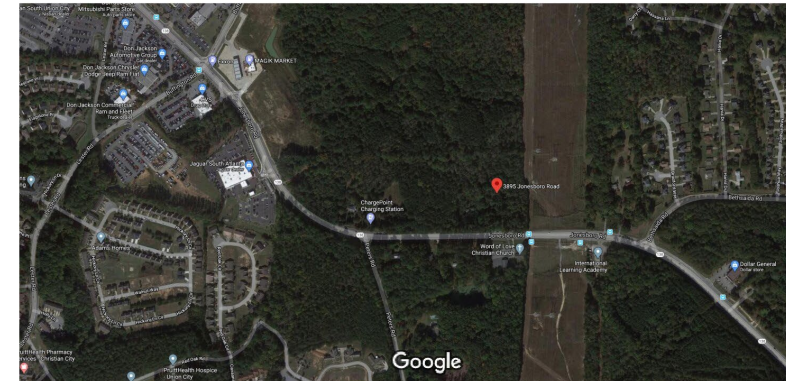
HF5P+X8 Fairburn, Georgia

Photos

Z20-003: 3825 and 3895 Jonesboro Rd.

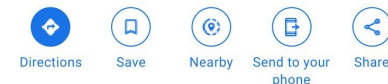


Google Maps 3895 Jonesboro Rd



3895 Jonesboro Rd

Fairburn, GA 30213



HF6Q+4R Fairburn, Georgia

Photos

REZONE PLAN FOR:
JONESBORO ROAD
SENIOR VILLAGE

FULTON COUNTY GEORGIA

OWNERS:
3825 JONESBORO RD. MARGARET WEST 30213
3825 JONESBORO RD. JETTE 1, FAIRBURN, GA. 30213
3895 JONESBORO RD. - DELORES KUNEY
3895 JONESBORO RD RTE 4/FAIRBURN, GA. 30213

APPLICANT & DEVELOPER:
C&W DEVELOPMENT, LLC
ATTN: THOMAS N. WARD, MANAGER
10000 N. ALABAMA 806-6
CONTACT: THOMAS WARD

SCALE AS SHOWN
DATE: 07-17-20
JOB: 2020-2020
SHEET: 1 of 1

REZONE PLAN FOR:
JONESBORO ROAD SENIOR VILLAGE
BULLARD
LAND PLANNING
3700 CANNONVILLE DR.
FREDERICKS, GEORGIA 30203
(978) 244-1000 (TOLL) 978-8607-0411
info@bullardland.com

Z20-003: 3825 and 3895 Jonesboro Rd.



GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT &
REGULATORY AFFAIRS

MEMORANDUM

TO: Mayor and Council
FROM: Planning & Zoning Division
SUBJECT: Z20-003 3825 and 3895 Jonesboro Rd
MEETING DATE: October 27, 2020

Applicant seeks to rezone from **AG-1 (Agricultural)** to **SH (Senior Housing)**

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	CRN Development as agent for Delores West Kuneyl 579 Sawnee Corners Dr. Cumming GA, 30040
Status of Applicant:	Future developer and owner of property; intent is to rezone for a Senior Living development
City Council District(s):	District 7
Parcel ID Number:	09F130000591172 and 09F130000591164
Area of Property:	17 Acres
Current/Past Use of the Property:	Undeveloped
Prior Zoning Cases/History:	None
Surrounding Zoning:	<u>North</u> : N/A (not in COSF) <u>South</u> : AG-1 and not in COSF <u>East</u> : AG-1 and R-4 <u>West</u> : N/A (not in COSF)
2035 Future Land Use Designation:	<u>Character Type</u> : Suburban II Neighborhood <u>Land Uses</u> : Residential 2 to 3 Units per acre, Residential 3 to 5 Units per acre, Open Space, Public, Semi-Public and Institutional <u>Zonings</u> : R-3, R-3A, R-4, R-4A, R-5, R-5A, TR, CUP, NUP
Compatibility to the Fulton County 2035 Comprehensive Plan:	No
Overlay District:	Old National
Public Utilities:	Water service is provided to this site by City of Atlanta. Sewer service is available to the site by Fulton County. Any extension of sewer service is the responsibility of the developer.
Public Services:	Police and fire services are available to the site by the City of South Fulton.
Transportation:	<u>Street</u> : Jonesboro Rd

Z20-003 for a Rezoning at 3825 and 3895 Jonesboro Rd

October 27, 2020

Page 2 of 5

Classification: Arterial

Public Transit: unknown

Bike/Pedestrian Access: No sidewalk or bicycle lanes

Parking Required (Retail/Service Stations): N/A

MAPS

City of South Fulton Zoning and Aerial Map:

(see attached)

Proposed Site Plan:

(see attached)

PUBLIC PARTICIPATION

Meeting was held on August 5th. Report has been submitted to staff. A copy of the report is attached.

ZONING IMPACT ANALYSIS

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes. The adjacent property is undeveloped. However, the parcel sits on a major commercial road and is down the street from established commercial development. This will be a large Senior Living facility and will be well placed in such an area. In fact, the quality of this development would likely lead to improved development in the future in this corridor.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No. The adjacent property is undeveloped, and this proposal would be a significant improvement in the area.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

No. The uses allowed in agricultural zoning significantly undervalue the property.

4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

No. Existing streets are more than sufficient to support the proposed development. Schools will be unaffected by a Senior Living facility.

5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

Not literally, but this is a clear oversight in the Future Land use Plan. SH Zoning fits perfectly with this area, especially considering the excellent transportation infrastructure available here.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and

No. There are no other pertinent conditions or concerns with this site.

7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton.

No. The development proposed for this site would be not only a significant improvement to the area, but also fill a clear need in our area for Senior Living. As previously stated, this development may well serve as an impetus to higher quality future development in this corridor as well.

STAFF COMMENTS

Engineering: Requested information, none provided.

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: Requested information, none provided.

MARTA: Requested information, none provided.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: Requested information, none provided.

Fire: Requested information, none provided.

Legal: Requested information, none provided.

PLANNER'S RECOMMENDATION

Approval. This development is highly suitable for the area, would be an improvement to the site, and would fill a clear need in the community.

Any specific concerns with the characteristics of the development would be considered when the applicant requested their Land Disturbance permits.

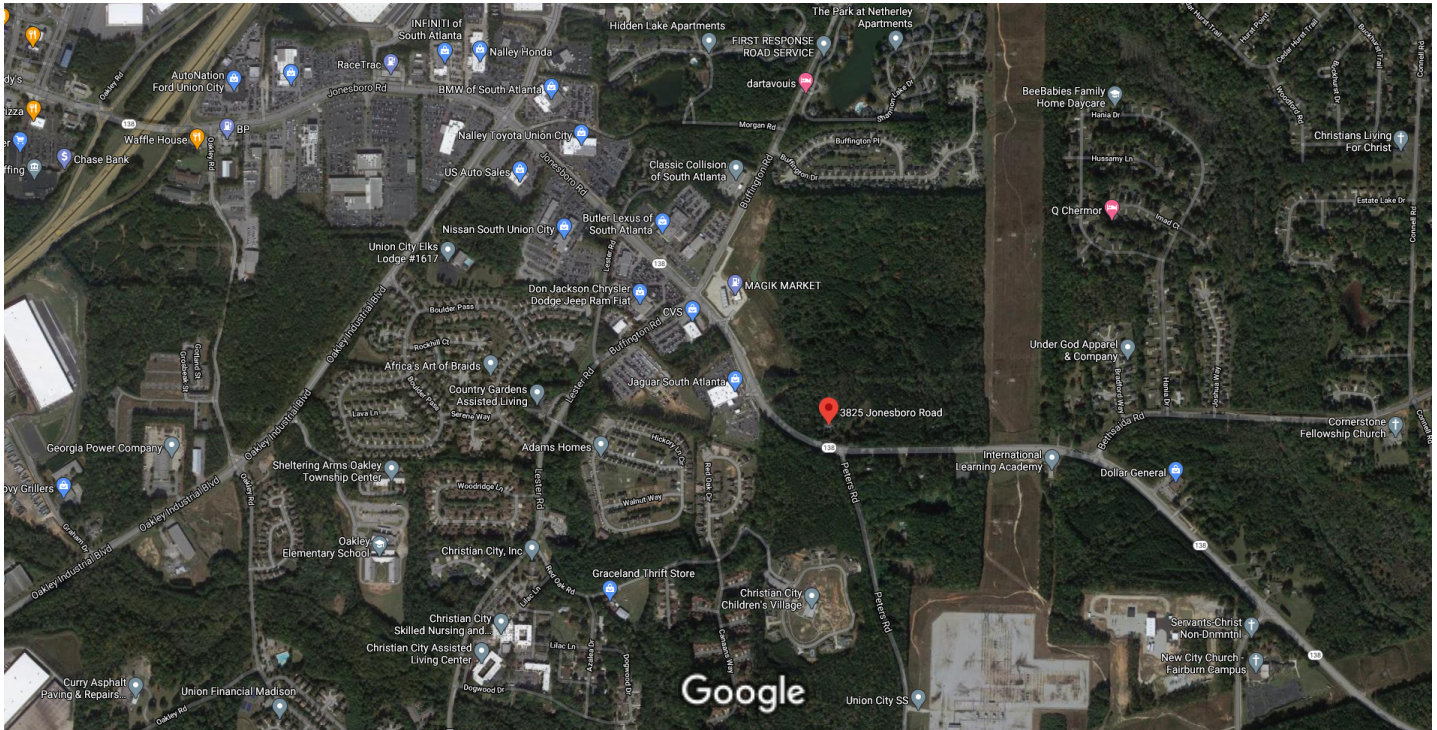
PLANNING COMMISSION RECOMMENDATION

At the August 18th, 2020 meeting, Planning Commission voted for Approval.

PREPARED BY: Nathan Mai-Lombardo, Planning and Zoning Administrator

REVIEWED BY: Shayla Reed, Director, CDRA

Google Maps 3825 Jonesboro Rd



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 500 ft



3825 Jonesboro Rd

Fairburn, GA 30213



Directions



Save



Nearby



Send to your
phone



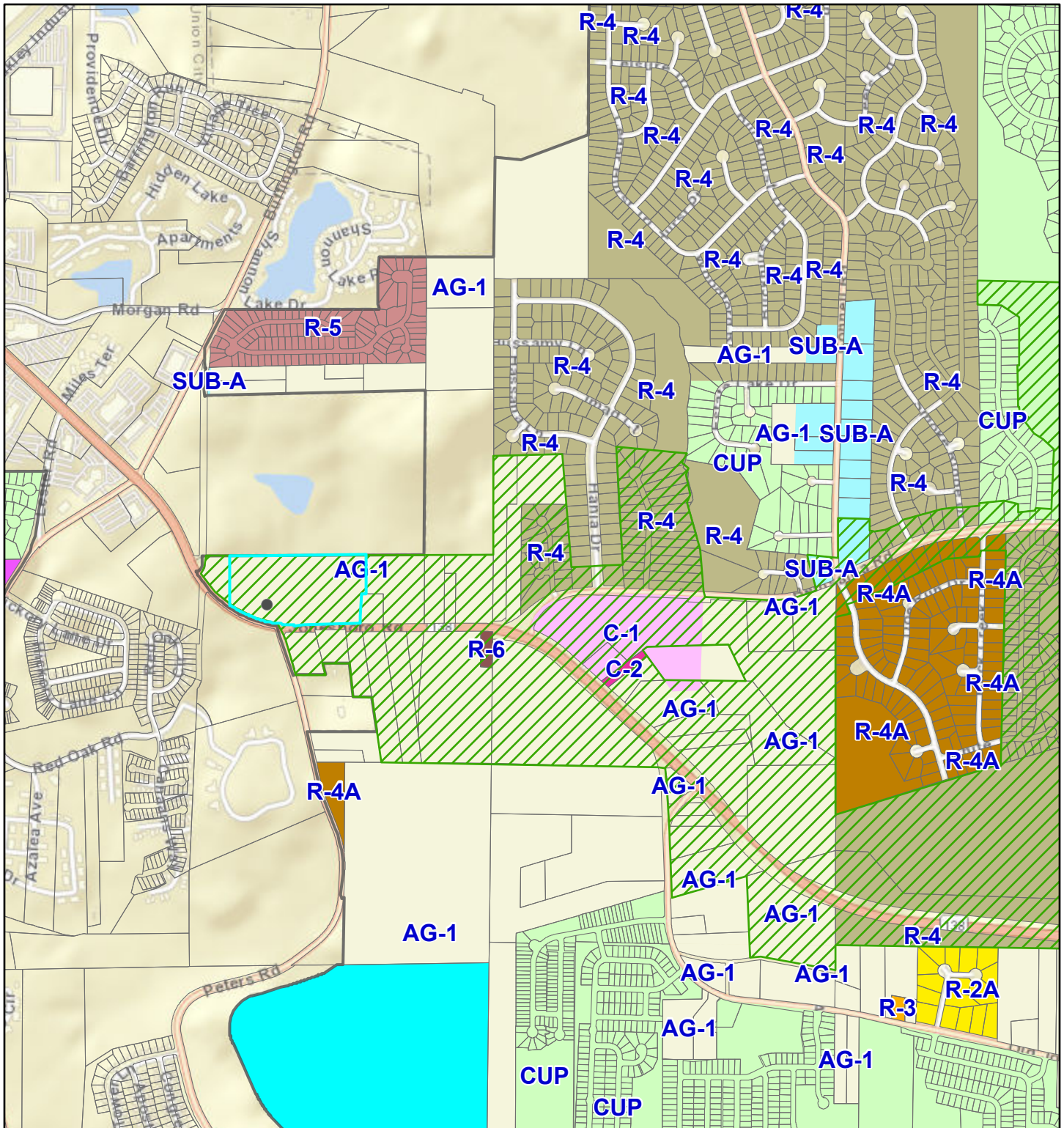
Share



HF5P+X8 Fairburn, Georgia

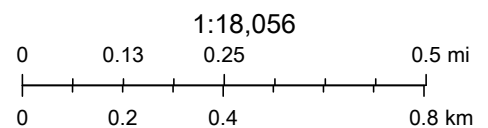
Photos

COSF ArcGIS Web Map



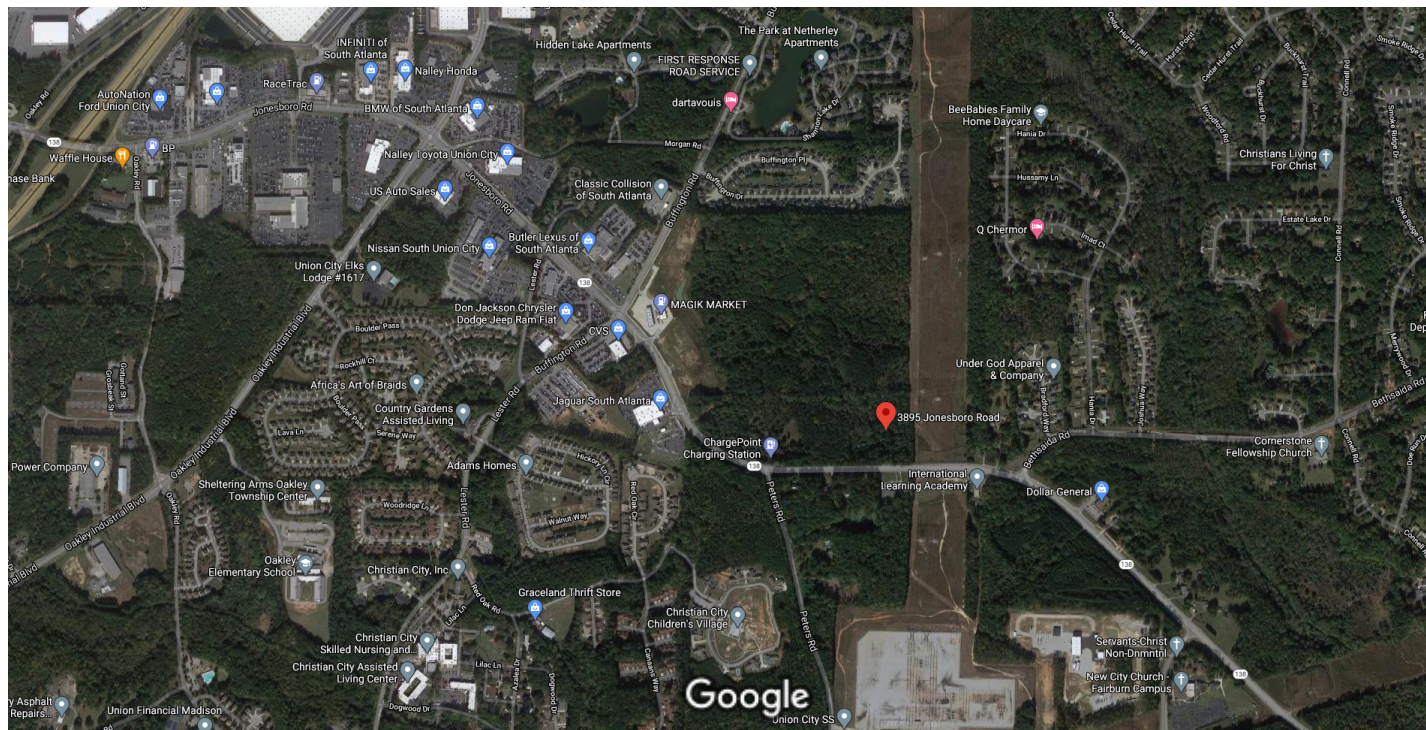
8/6/2020, 11:02:02 AM

- Overlay Districts
- County Parcels All
- City Limits
- Current Zoning**
- AG-1 (Agricultural)
- C-1 (Limited Commercial)
- C-2 (General Commercial)
- CUP (Community Unit Plan)
- O-I (Office & Institutional)
- R-2A (Single Family Dwelling)
- R-3 (Single Family Dwelling)

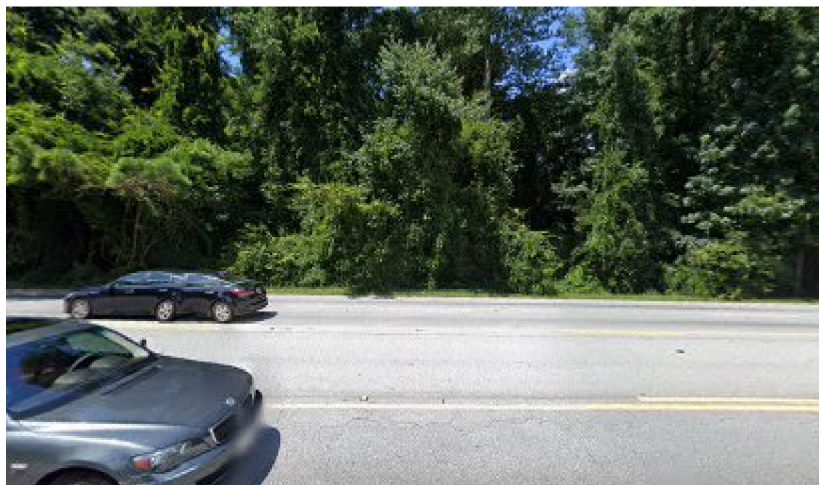


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Google Maps 3895 Jonesboro Rd



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 500 ft



3895 Jonesboro Rd

Fairburn, GA 30213



Directions



Save



Nearby



Send to your
phone



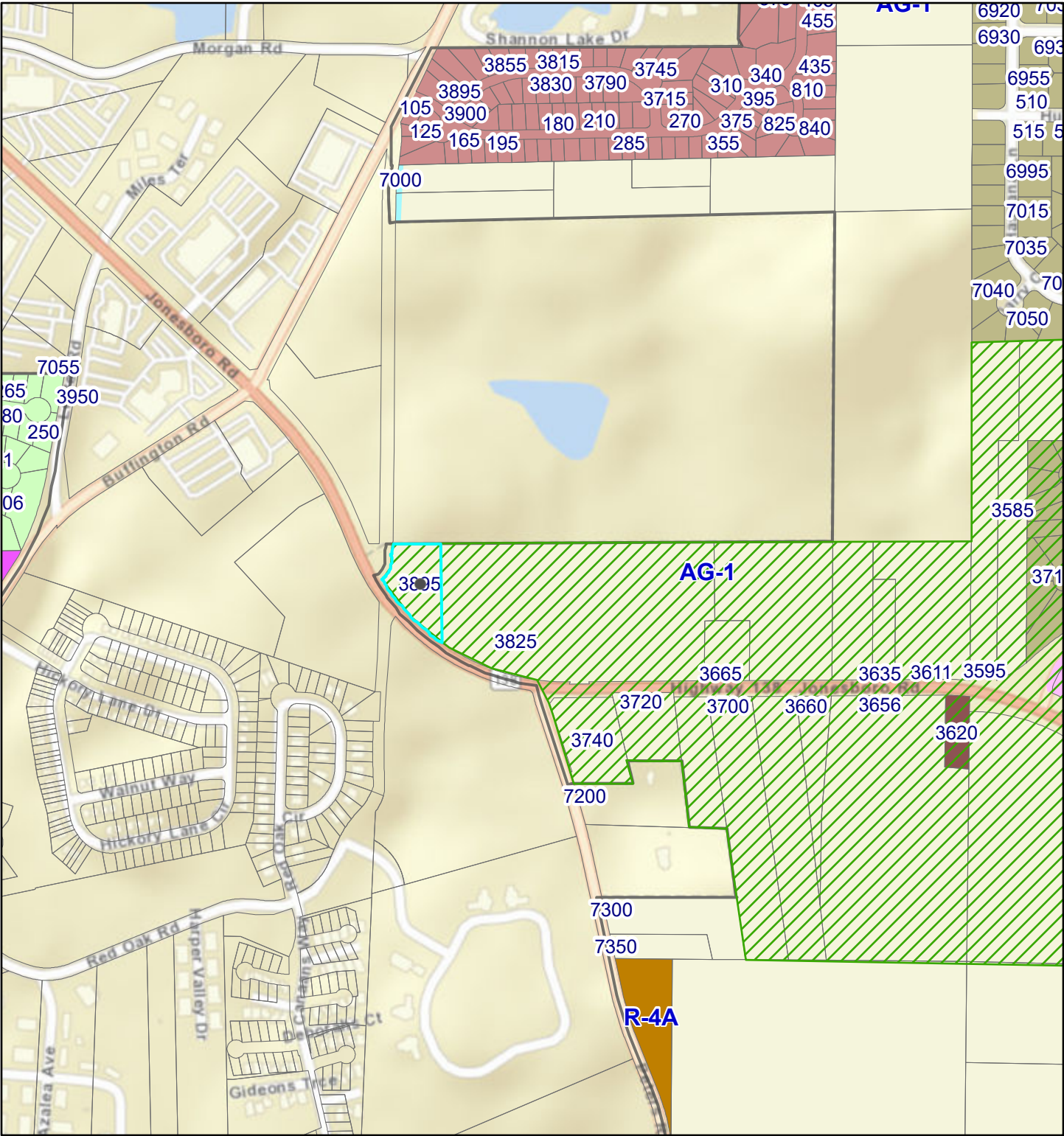
Share



HF6Q+4R Fairburn, Georgia

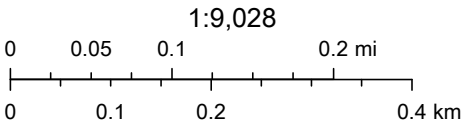
Photos

COSF ArcGIS Web Map

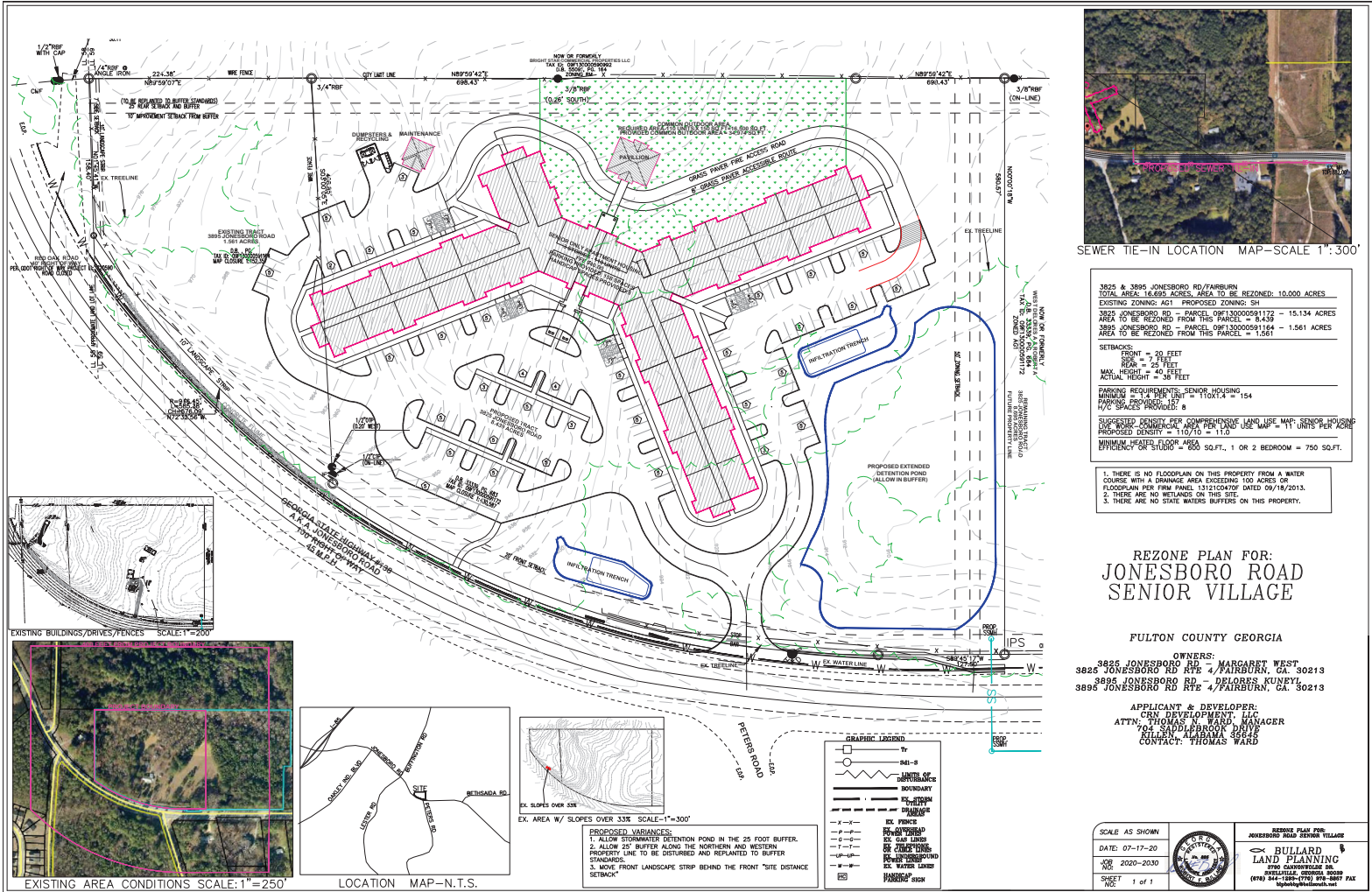


8/6/2020, 4:48:15 PM

- Address Points
- Overlay Districts
- County Parcels All
- City Limits
- Current Zoning
 - AG-1 (Agricultural)
 - C-1 (Limited Commercial)
 - CUP (Community Unit Plan)
 - O-I (Office & Institutional)
 - R-4 (Single Family Dwelling)
 - R-4A (Single Family Dwelling)
 - R-5 (Single Family Dwelling)
 - R-6 (Single Family Dwelling)
 - SUB-A (Single Family Dwelling)



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community







PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: CRN Development, LLC Petition No. Z20-003
Date: August 10, 2020

1. The following parties were notified of the requested rezoning/use permit:

See attached Certificate of Mailing USPS 3877. Applicant sent notices to all surrounding property owners from the list provided by the City of South Fulton.

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

A virtual Community Meeting was held on Wednesday, August 5, 2020 via Zoom.

See attached notice letter sent to all surrounding property owners on the list referenced above.

3. The following issues and concerns were expressed:

See attached summary of the meeting which states issues and concerns raised by residents.

4. The applicant's response to issues and concerns was as follows:

See attached summary of the meeting which addresses the residents' issues and concerns by the Applicant.

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

July 30, 2020

RE: Proposed Rezoning Project at 3825 and 3895 Jonesboro Road, Fairburn, Georgia 30213

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Wednesday, August 5, 2020 from 6:00 pm – 7:00 pm to discuss the proposed rezoning of the property located at 3825 and 3895 Jonesboro Road, Fairburn, Georgia 30213. My client, CRN Development, LLC is seeking to rezone the property from AG-1 to SH for the development of a 110-unit Senior Housing development.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our office at (404) 601-7616 ext. 5 or email us at jlj@battlelawpc.com and we'll send you a summary of the meeting.

Zoom Meeting Details

Meeting ID: 845 0829 6243

Password: 739886

Internet: <https://otago.zoom.us/join>

Telephone: (646) 558-8656

Please contact our offices if you have any questions regarding the meeting.

Sincerely,


Michele L. Battle



Zoom Step by Step Instructions

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click “Join” (the meeting ID will be a 9 digit or 10 digit number)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it’s good protocol to use the “Raise Hand” facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the “Participants” icon.

A window listing other participants will appear, there is also a “Raise Hand” icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the “Lower Hand” icon that will have replaced the “Raise Hand” icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select “End Meeting” then “Leave Meeting.”

August 5th Virtual Community Meeting

SENIOR HOUSING DEVELOPMENT **3825 and 3895 Jonesboro Road, Fairburn, Ga**

Representing Developer (CRN Development, LLC):

Michele Battle (MLB), Attorney; and Carrie Cornelison (CC), Company Representative

Attendees:

Katrina Williams, Lasharme Biggers, Lothair Biggers, Alma Shelton, Timothy Neff, Sally Conley, Jerry Hambrick and Penyon Hambrick

Presentation by Michele Battle and Carrie Cornelison

- Power Point Presentation (MLB) – showing location, site plan and elevations of proposed project
- Apartment living for senior citizens
- Non-assisted living facility
- 110 units
- Apts will not be seen from street
- Well landscaped
- Residents must have key fob to get into building
- No gate at entrance, as traffic backing up may be issue
- Amenities will include library, gym, garden area
- Rent: 1-bedroom - \$735.00; 2-bedroom \$950.00
- Full-time Manager and full-time maintenance person on site

Questions/Responses:

Sally Conley: Concerned about traffic – cars doing well over the speed limit on Jonesboro Road in front of this property. Five (5) major car accidents to date for the year. She knows of one fatality. Will the developer be requesting a traffic light?

Response: We will order a traffic study to determine if any traffic lights are needed and we will also be having conversations with the City of South Fulton's Transportation Dept. and GDOT about these issues as we want our residents to be and feel safe.

Lathhair Biggers: Wants to know rent numbers and the fact that he is 62, but his wife is younger. Can I be eligible to be a resident?

Response: As long as you qualify for the 60% AMI (area medium income) – Reference HUD website

MLB: Will there be any type of financial assistance is available if you are living on a fixed income?

Response: (CC) No.

Follow-up:

Sally Conley: Mentions that crime in the area is an issue.

CC: We're not opposed to installing a security gate, however, we do not want cars to be sitting outside the gate for any length of time due to traffic backing up on to Jonesboro Road. We will be discussing this along with the traffic issues with the City of South Fulton.

MLB: Reiterates that CRN Development is a Company that will always be there for the residents and the surrounding community to address any issues.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: PUBLIC HEARING - Council Approval of Alcohol License
Revocation

DATE: October 27, 2020

SUBJECT: PUBLIC HEARING - Council Approval of Alcohol License
Revocation

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Request for Alcohol License Revocation: re Pro Entertainment Enterprise, Inc.,	Cover Memo	10/23/2020



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Keith Meadows
Chief of Police

Notice of Hearing

October 16, 2020

PRO ENTERTAINMENT ENTERPRISE, INC

Dbā South Beach
Lucius Crowe
5495 Old National Highway, Suite B13
College Park, GA 30349

Dear Mr. Crowe,

This letter is sent pursuant to City of South Fulton ("City") Code of Ordinances, Title 16, Alcoholic Beverages, Chapter 3, to provide you with written notice that a Public Hearing will be held before the City Council at 10:00 am on October 27, 2020 in response to the City Police Department's request for revocation of your City alcohol beverage license ABL19006177 ("Alcohol Beverage License") on the grounds set forth below:

1. **Violation of City Code of Ordinances, Title 16, Section 16-3001(a)(9):**

Date(s) of violation:

Grounds: Failure by the licensee to adequately supervise and monitor the conduct of employees, patrons and others on the licensed premises, including but not limited to adjacent parking lots or areas which may be lawfully used by patrons of the licensed establishment, in order to protect the safety and well-being of the general public and of those utilizing the premises.

2. **Violation of City Code of Ordinances, Title 16, Section 16-3001(a)(16):**

Date(s) of violation:

Grounds: A high frequency of calls for police service or for police intervention to the licensed premises or the proposed licensed premises, during the 12 months immediately preceding the date of application, taking into consideration of the severity of such incidents; or a high frequency of calls for police service or for police intervention around such premises, if it is demonstrated that any criminal activity around the licensed premises had some connection with the premises or with the owner(s) or employees of the premises and/or the criminal activity occurred within 100 feet of the premises.

3. **Violation of City Code of Ordinances, Title 16, Section 16-5011:**

Date(s) of violation:

Grounds: Failure by licensee to timely file with the City police department a written, sworn report of any of the following changes: (1) Any change in any legal relationship between any parties named in the application for the license; and (4) Any change in any material facts contained in the application for the license. Such report shall be filed within five days after the date the change occurs.



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336

Phone: (470) 809-7300

Keith Meadows

Chief of Police

The Public Hearing will occur virtually via Zoom due to the COVID-19 pandemic, where you and/or your legal representative, shall be afforded the opportunity to be heard and present evidence to the City Council. A copy of the documents which may be used against you at the Public Hearing are attached to this notice. Please email any documents which you may present at the hearing to the City Clerk at: diane.white@cityofsouthfultonga.gov and copy the City Attorney at: ewalker@fincherdenmark.com.

The City Clerk will send you an invitation to access the Zoom Public Hearing at least 48 hours prior to the Public Hearing at the following email address the City has for you on file: [REDACTED] Please email the City Clerk (and copy the City Attorney) at least five days in advance of the Public Hearing if your email address has changed.

Keith Meadows
Chief of Police

A handwritten signature in black ink, appearing to read "Keith Meadows", is written over a horizontal blue line.

Chief Keith Meadows (Oct 16, 2020 12:33 EDT)

A handwritten signature in black ink, appearing to read "Keith Meadows", is written in the bottom right corner of the page.



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Keith Meadows
Chief of Police

Alcohol License Grounds for Suspension/Revocation Summary

PRO ENTERTAINMENT ENTERPRISE, INC

Dbas South Beach (formerly Club Emerald/ Crowe's Nest)

5495 Old National Highway, Suite B13

College Park, GA 30349

Owner: Lucius Crowe

The owner/applicant is a business that transitioned into South Fulton from Fulton County. The applicants initial COSF alcohol license was issued by Business licensing for 2019. Mr. Crowe formally submitted his 2020 renewal alcohol license application on Wednesday, December 18, 2019 and paid all associated fees. Due to the undertaking of tasking all businesses that transitioned into the City to complete new applications, the December 15, 2019 deadline was extended to January 15, 2020. Per the application and ordinance enforced at that time, Mr. Crowe was listed as owner, licensee and manager of the business. The location has a business license dba as Club Emerald issued June 11, 2019 and revised in December for dba South Beach with the same date of June 11, 2019. The more recent license of September 1, 2020 lists South Beach. Fingerprints and a criminal history were conducted when the application was received, and no records were found.

The location was verified to have met all tax requirements with the City on 12/20/19. According to police's last check with finance, Mr. Crowe was believed be current with city taxes. It is a known fact that the owner has current tax problems with the state, but the owner advised he recently made a lump sum payment and established a payment plan.

Due to recent increase in criminal activity at this location. The police reviewed our Records Management System (RMS) and 16 reports were located that could be identified as having generated from this location. There were several reports (120+) from 5495 Old National Highway, but they were general in nature and were associated with other businesses and not to South Beach specifically.

RMS reports found to be associated with South Beach includes: 1 Murder, 4 Aggravated Assaults and others being thefts/miscellaneous; however, employee involvement is to be highlighted in 6 of the cases. Below is a listing of the reports found directly relates to this business:

- 1) 2020-001951 (2/5) South Beach Employee vehicle broken into
- 2) 2020-003239 (2/29) South Beach Customer vehicle broken into



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Keith Meadows
Chief of Police

- 3) 2020-003575 (3/5) **Shots fired** between two vehicles at South Beach parking lot resulting in vehicle damage, shell casings found, no injuries noted
- 4) 2020-008054 (6/6) **Agg Ass** Customer leaving club received GSW to right leg as shooting began in parking lot
- 5) 2020-008307 (6/10) Customer tag stolen from vehicle
- 6) 2020-008438 (6/13) Domestic **Agg Ass** between customers in parking lot, male struck female across the face with a handgun
- 7) 2020-008439 (6/13) Theft of vehicle keys from South Beach Customer in parking lot
- 8) 2020-009712 (7/10) Dispute between South Beach employee and another person in parking lot
- 9) 2020-009808 (7/15) Customer vehicle window broken out at South Beach
- 10) 2020-009960 (7/15) **Agg Ass** Male with GSW to right arm; multiple casings in parking lot
- 11) 2020-009985 (7/16) Dispute between employees where one receives threatening text messages
- 12) 2020-010039 (7/17) Dispute between employees over money owed (arrest was made of club security)
- 13) 2020-010527 (7/15) Damage to Property Related to shooting (09960) Security was in dispute slashes tires of patron (arrested security staff was involved in all incidents from 7/15-7/17)
- 14) 2020-011026 (8/8) **Agg Ass** Security guard observed male breaking into a vehicle in parking lot, once spotted the male ran and fired shots at the security officer who then returned gun fire. Vehicle damage only
- 15) 2020-011033 (8/8) Vehicle theft – Victim left vehicle in parking lot and it was gone when returned -had been recovered when reported
- 16) 2020-012746 (9/14) Murder - Suspect pulled a weapon on a female South Beach Employee. Female went inside South Beach and told another male who confronted the suspect outside. The incident resulted in suspect firing a gun killing the victim.

On September 15, 2020, Chief Meadows and Alcohol License staff met with Mr. Crowe to inform him that we were considering suspending his alcohol license based on an increase in criminal activity at the location. Also present at the meeting was, Mr. Jasiel Robinson and Mr. Robinson's attorney Vincent Dimmock. Upon meeting with the individual, we also confirmed Mr. Robinson had a business called South Beach LLC and Mr. Crowe was advising Mr. Robinson was the manager, but we had no record of Mr. Robinson's involvement or interest in the business. After the meeting, police advised Mr. Crowe and Mr. Robinson we would be in touch with a decision.

On September 17, 2020, the police suspended Mr. Crowe's Alcohol License, based on the severity of the criminal activity and information leading us to believe we did not have accurate information on record as to all parties involved in the business.



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Keith Meadows

Chief of Police

As evidenced above the incidents at South Beach have increased in severity since June 2020. Per section 16-3001 of the Alcoholic Beverage Ordinance: Suspension or revocation of license, a license may be immediately suspended, pending a hearing, by the police chief in an emergency situation in which continued operation of the premises by the licensee endangers the health, welfare or safety of the public.

Based on the nature and severity of the incidents and the possible misrepresentation of the business ownership, the police find there is due cause to seek revocation of the alcohol license for the above mentioned location.

Due Cause grounds:

Sec. 16-3001

(a)(6) Providing untrue or misleading information contained in or material omission left out of an original, renewal or transfer application for a license.

(a) (8) Disposing of any interests in the business by the licensee without reporting the same to the City Police Department.

(a)(9) Failure by the licensee to adequately supervise and monitor the conduct of employees, patrons and others on the licensed premises, including but not limited to adjacent parking lots or areas which may be lawfully used by patrons of the licensed establishment, in order to protect the safety and well-being of the general public and of those utilizing the premises.

(a)(14) Creating, maintaining, or allowing the creation or maintenance of any public or private nuisance, as defined by state law and the City ordinances.

(a)(16) A high frequency of calls for police service or for police intervention to the licensed premises or the proposed licensed premises, during the 12 months immediately preceding the date of application, **taking into consideration of the severity of such incidents; or a high frequency of calls for police service or for police intervention around such premises, if it is demonstrated that any criminal activity around the licensed premises had some connection with the premises or with the owner(s) or employees of the premises and/or the criminal activity occurred within 100 feet of the premises.**

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Chief Financial Officer's Monthly Report

DATE: October 27, 2020

SUBJECT: Chief Financial Officer's Monthly Report

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
September 2020 Financial Report	Cover Memo	10/22/2020



CITY OF SOUTH FULTON

PRELIMINARY FINANCIALS FOR THE FISCAL YEAR END

AS OF SEPTEMBER 30, 2020

UNAUDITED

PRESENTED BY

FRANK S. MILAZI, CPFA, CPFIM

CHIEF FINANCIAL OFFICER

GENERAL FUND (GF) FINANCIAL HIGHLIGHT

YTD SEPTEMBER 2020

1. The City of South Fulton's General Fund concludes its fiscal year 2020 operations with an **unaudited \$19.6M** positive net cash flow.
2. To date, the General Fund has generated **\$77.2M** in **Revenues** with nearly **\$57.6M** in **General Fund Expenditures recorded**. Analysis and accrual of unrecorded expenditures is continuing and will likely result in an increase in the year to date expenditures that align more closely with the amended budget.
3. As expected in the close of the fiscal year, revenues inflow have been decreasing while expenditures have been increasing with invoices for the end of the fiscal year being settled and accruals for amounts not recorded are prepared as part of the year end process.
4. **Property and Sales Tax Revenues** represent the City's General Fund (GF) *primary source* of operating resources.
 - Property Tax Revenues of **\$166.5K**, collected Sept. 2020, represents **39% of GF Revenue**
5. The following tax related revenues have been impacted by COVID-19 and are expected to be impacted in FY 2021:
 - Sales Tax
 - Property Tax
 - Hotel/Motel Taxes
 - Business & Occupation Taxes
6. All revenue streams reflect collections of revenue resources that align with the 2020 amended budget projections.

CITY OF SOUTH FULTON GENERAL FUND

Statement of Revenues

*FOR THE MONTH
ENDING
SEPTEMBER 30, 2020*

ACCOUNT DESCRIPTION	2020 BUDGET	YTD REVENUE
Property Taxes	\$29,759,464	\$30,407,705
Motor Vehicle	\$709,000	\$1,501,772
Franchise	\$3,118,408	\$3,357,633
Local Option Sales Tax	\$18,437,059	\$22,278,081
Business and Occupation	\$1,600,000	\$1,788,167
Other Taxes	\$7,607,908	\$7,645,697
Licenses and Permits	\$2,653,500	\$3,585,306
IGA FID and City of Atlanta	\$4,039,997	\$4,720,023
Charges for Services	\$459,905	\$666,920
Municipal Court	\$360,700	\$409,070
Other Revenue*	\$14,966	\$832,733
TOTAL REVENUES	\$68,760,907	\$77,193,107

*Other Revenue includes Interest Income, Donations from Private
Sources, and Miscellaneous Revenue

CITY OF SOUTH FULTON GENERAL FUND

Statement of Expenditures

FOR THE MONTH
ENDING
SEPTEMBER 30, 2020

ACCOUNT DESCRIPTION	2020 BUDGET	YTD EXPENSE
District Total	\$1,361,155	\$1,171,065
City Clerk	\$1,046,544	\$858,956
Mayor	\$306,824	\$211,621
City Manager	\$1,240,842	\$1,102,345
Finance	\$4,300,848	\$1,607,758
Contracts & Procurement	\$437,460	\$324,187
Law / Legal	\$1,600,000	\$1,059,766
Information Technology	\$2,279,357	\$2,153,572
Human Resources	\$645,716	\$708,499
Risk Management	\$128,997	\$25,468
Communications	\$704,133	\$434,405
General Administrative Services	\$4,606,655	\$4,302,240
Municipal Court	\$862,820	\$770,053
Police Services	\$13,433,067	\$13,231,878
Fire Services	\$12,825,589	\$12,354,800
Public Works	\$7,759,058	\$7,177,534
Parks And Recreation	\$4,566,415	\$3,401,107
Cultural Affairs	\$968,799	\$232,661
Community and Regulatory Affairs	\$4,303,297	\$3,965,562
Economic Development	\$644,690	\$317,790
Debt Service/ Interfund Transfers	\$4,738,642	\$2,212,891
GENERAL FUND EXPENDITURES TOTALS	\$68,760,907	\$57,624,159
Excess (Deficit) of Revenues over (under) Expenditures		\$19,568,948

Page 219 of 874

CITY OF SOUTH FULTON GENERAL FUND

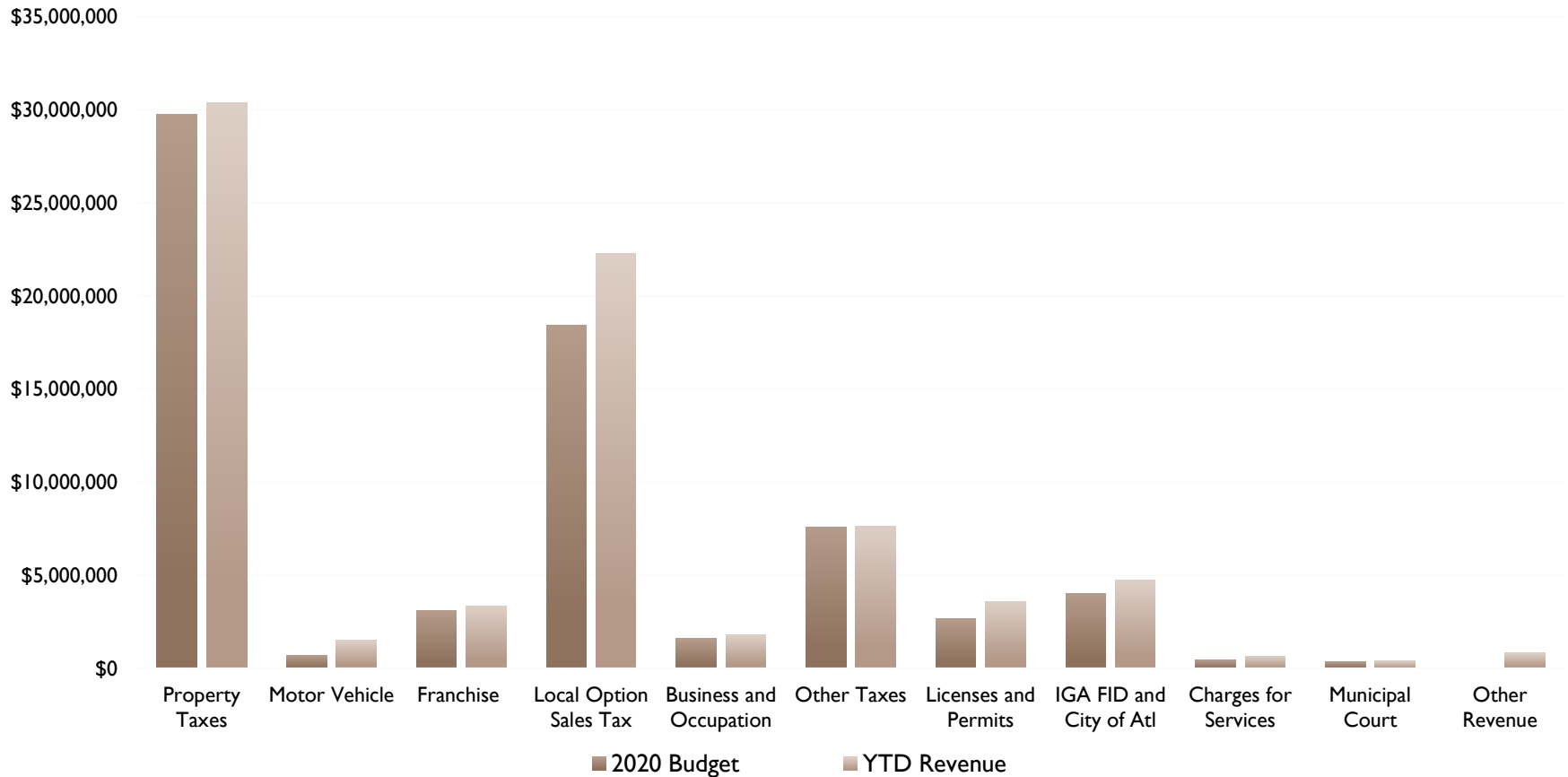
Summary of Revenues

*FOR THE MONTH ENDING
SEPTEMBER 30, 2020*

REVENUE	AMENDED 2020 BUDGET	SEPT-20	YTD REVENUE	% OF YTD REVENUE
Property Taxes	\$29,759,464	\$166,492	\$30,407,705	39%
Motor Vehicle	\$709,000	\$163,753	\$1,501,772	2%
Franchise	\$3,118,408	\$0	\$3,357,633	4%
Local Option Sales Tax	\$18,437,059	\$2,134,752	\$22,278,081	29%
Business and Occupation	\$1,600,000	\$29,990	\$1,788,167	2%
Other Taxes	\$7,607,908	\$19,089	\$7,645,697	10%
Licenses and Permits	\$2,653,500	\$447,922	\$3,585,306	5%
IGA FID and City of Atl	\$4,039,997	\$308,333	\$4,720,023	6%
Charges for Services	\$459,905	\$24,516	\$666,920	1%
Municipal Court	\$360,700	\$23,709	\$409,070	1%
Other Revenue	\$14,966	\$541,149	\$832,733	1%
TOTAL REVENUES	\$68,769,907	\$3,859,705	\$77,193,107	100%

AMENDED BUDGET VS YTD REVENUE

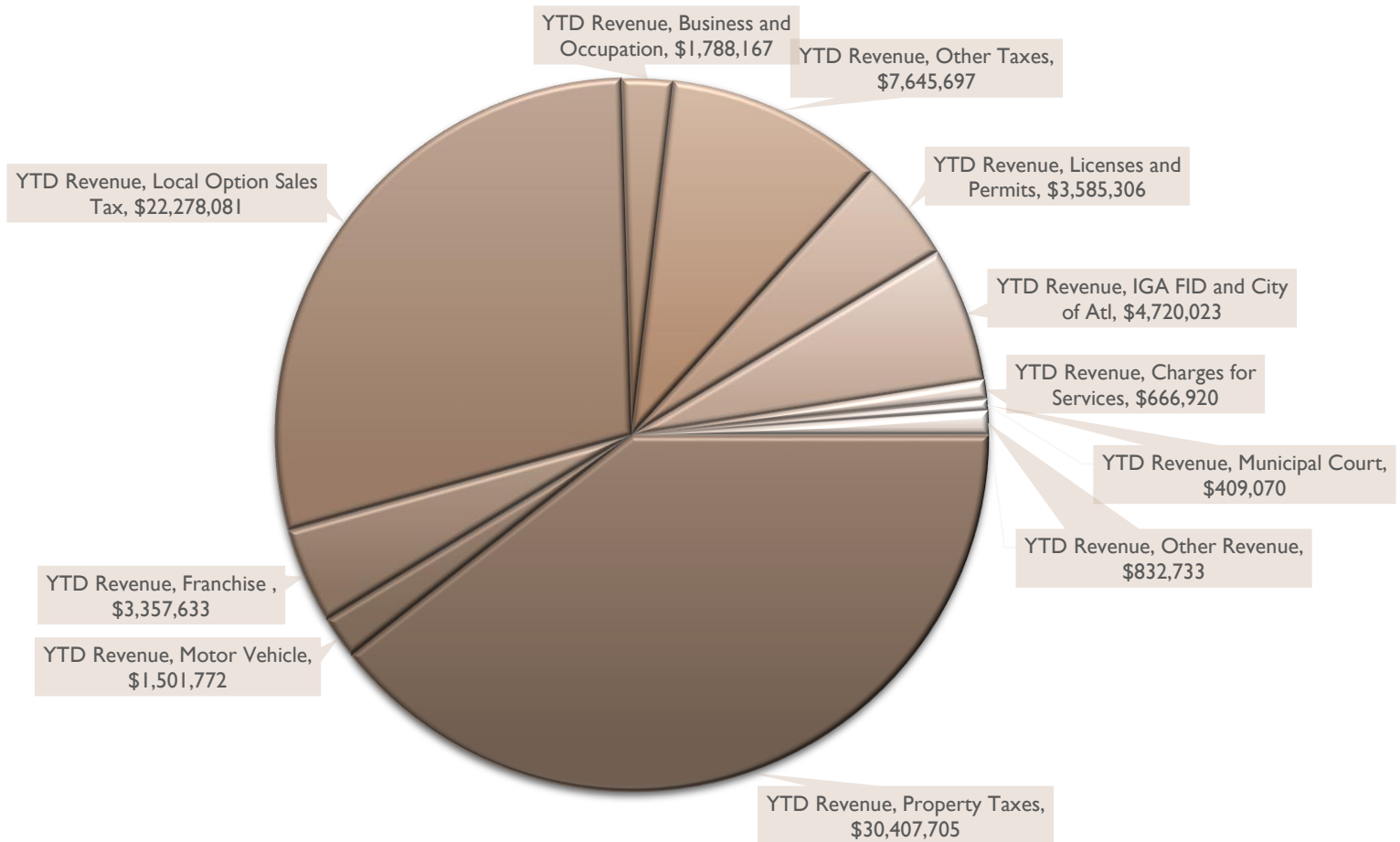
In Primary Categories



Property Taxes and Local Option Sales Tax make up 41% and 27% of our budget, respectively.

GENERAL FUND YTD REVENUE

In Primary Categories



CITY OF SOUTH FULTON GENERAL FUND

Summary of Revenues

FOR THE MONTH ENDING
SEPTEMBER 30, 2020

ACCOUNT DESCRIPTION	AMENDED 2020 BUDGET	SEPT-2020	YTD REVENUE
General Fund (includes Court Operations)	\$68,760,907	\$3,859,711	\$77,193,107
Confiscated Assets	\$0	\$0	\$4,237
E-911 Fund	\$0	\$0	\$0
Restricted Grants	\$5,064,602	\$165,541	\$251,996
Hotel Motel	\$240,000	\$9,741	\$113,023
T-SPLOST	\$17,592,330	\$1,402,803	\$14,921,769
Capital Grants	\$1,222,516	\$0	\$1,222,517
Capital	\$10,499,348	\$0	\$17,020,000
Solid Waste	\$520,000	\$0	\$400,402
TOTAL REVENUES	\$103,899,703	\$5,437,797	\$111,127,050

GENERAL FUND (GF) FINANCIAL HIGHLIGHT

YTD
SEPTEMBER 2020

1. As of September 30, 2020, **YTD expenditures are at 84%** of the 2020 amended budget.
 - Spending precautions have been implemented
 - Agreeance to freeze unfilled non-essential positions, delay filling in essential positions (Public Safety), and to cancel contracts to keep expenditures below budgeted for the remainder of the calendar year
 - A notice was sent to all departments regarding the cut off dates for purchases for the FY 2020 fiscal year. All invoices should be sent to Accounts Payable for processing.
2. Until the end of the 2020 fiscal year, payroll and benefit expenditures for all employees, all general obligations, debt service payments, and other monthly bills payment will be met.
 - Effects of revenue shortfall will continue beyond 2021 fiscal year and further expenditure limitations may be imposed as the situation deems necessary. The Adopted FY 2021 budget reflects these recommendations.

CITY OF SOUTH FULTON GENERAL FUND (GF)

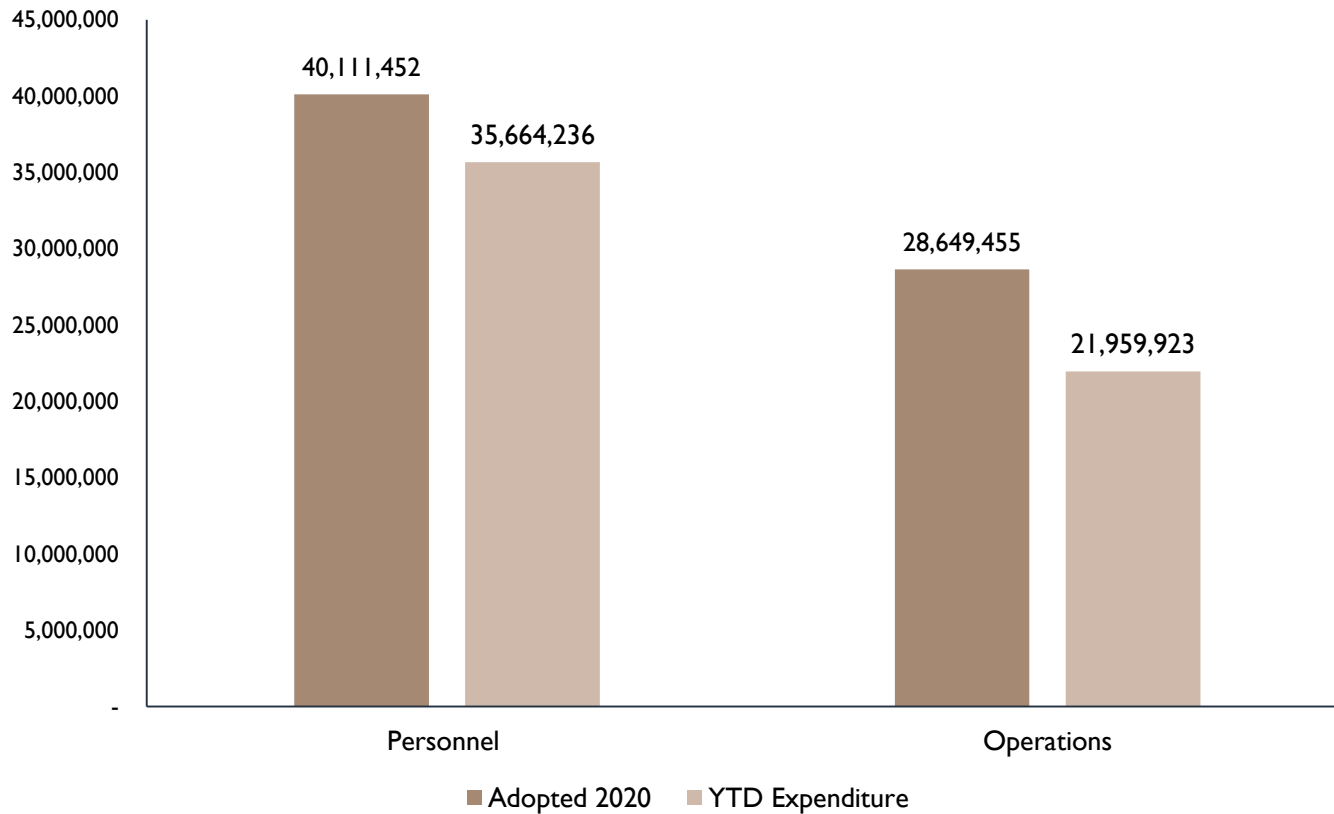
Summary of Expenditures

*FOR THE MONTH
ENDING
SEPTEMBER 30, 2020*

ACCOUNT DESCRIPTION	AMENDED 2020 BUDGET	SEPT-20	YTD EXPENDITURE	% YTD EXPENDITURES	% USED
District Total	\$1,361,155	\$184,115	\$1,171,065	2.03%	86%
City Clerk	\$1,046,544	\$43,383	\$858,956	1.49%	82%
Mayor	\$306,824	\$27,064	\$211,621	0.37%	69%
City Manager	\$1,240,842	\$215,844	\$1,102,345	1.91%	89%
Finance & Administrative Services	\$4,300,848	\$174,246	\$1,607,758	2.79%	37%
Contracts & Procurement	\$437,460	\$54,441	\$324,187	0.56%	74%
Law	\$1,600,000	\$71,426	\$1,059,766	1.84%	66%
Information Technology	\$2,279,357	\$228,283	\$2,153,572	3.74%	94%
Human Resources	\$645,716	\$99,472	\$708,499	1.23%	110%
Risk Management	\$128,997	\$744	\$25,468	0.04%	20%
Communications	\$704,133	\$28,651	\$434,405	0.75%	62%
General Administrative Services	\$4,606,655	\$1,021,840	\$4,302,240	7.47%	93%
Municipal Court	\$862,820	\$54,453	\$770,053	1.34%	89%
Police Administration	\$13,433,067	\$1,357,402	\$13,231,878	22.96%	99%
Fire Administration	\$12,825,589	\$1,313,625	\$12,354,800	21.44%	96%
Public Works	\$7,759,058	\$660,105	\$7,177,534	12.46%	93%
Parks and Recreation	\$4,566,415	\$344,338	\$3,401,107	5.90%	74%
Cultural Affairs	\$968,799	\$56,889	\$232,661	0.40%	24%
Community & Regulatory Affairs	\$4,303,297	\$648,842	\$3,965,562	6.88%	92%
Economic Development	\$644,690	\$42,044	\$317,790	0.55%	49%
Debt Service/ Interfund Transfers	\$4,738,642	\$0	\$2,212,891	3.84%	47%
GENERAL FUND EXPENDITURES TOTALS	\$68,760,907	\$6,627,208	\$57,624,159	100%	84%

AMENDED BUDGET VS YTD EXPENSES

Personnel & Operating Expenses
YTD SEPTEMBER 2020



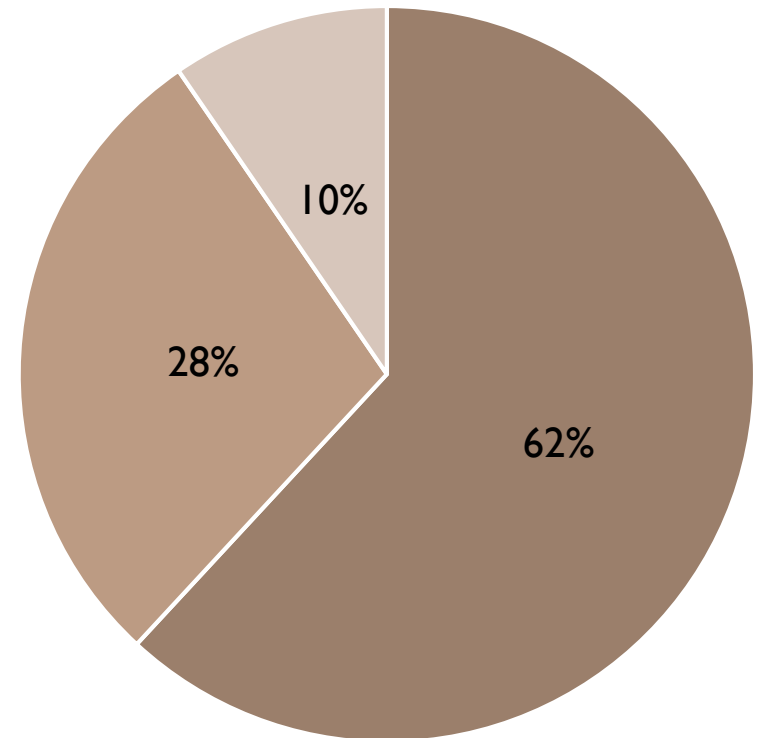
Personnel and Operational Expenditures are operating under budgeted expenditure amounts at 89%

Page 226 of 274
226 of 274% respectively.

GENERAL FUND YTD EXPENSES

*Personnel & Operating Expenses
YTD SEPTEMBER 2020*

TYPE	EXPENDED YTD
Personnel	35,664,236
Contracted/ Professional Services	16,442,925
Supplies/Other	5,516,998
Total Expenditures	57,624,159



■ Personnel ■ Contracted/ Professional Services ■ Supplies/Other

CITY OF SOUTH FULTON GENERAL FUND

Summary of Expenditures

FOR THE MONTH ENDING
SEPTMEBER 30, 2020

ACCOUNT DESCRIPTION	AMENDED 2020 BUDGET	SEPT-20	YTD EXPENSE
General Fund (includes Court Operations)	\$68,760,907	\$6,627,208	\$57,624,159
Confiscated Assets	\$60,000	\$0	\$50,626
E-911 Fund	\$0	\$0	\$1,976,323
Restricted Grants	\$5,064,602	\$113,958	\$488,244
Hotel Motel	\$240,000	\$0	\$101,391
T-SPLOST	\$17,592,330	\$2,317,704	\$6,020,302
Capital Grant	\$1,222,516	\$42,563	\$42,563
Capital	\$10,439,348	\$565,762	\$5,632,108
Solid Waste	\$520,000	\$53,666	\$354,518
TOTAL EXPENDITURES	\$103,899,703	\$9,720,861	\$72,290,234

SUMMARY

REVENUES

1. City of South Fulton's revenue shortfall is comparable to neighboring municipalities in the Atlanta Metro area, across the State and around the country. COSF revenues shortfall impact has been minimized as result of:
 - Good Municipal Financial Policies
 - Good Financial Reserves
 - Good Internal Controls
2. City of South Fulton started fiscal year 2020 with sufficient cash reserves from 2019, which:
 - Helped the City meet its financial obligations during the pandemic
 - Through continued good financial planning, the City has met all expenditures including payroll through September 30, 2020 without laying off any employee.
3. The projected positive 2020 fiscal year end must not make the City relax in its good financial management as the COVID-19 effects on economy will take more than one fiscal year for full recover to pre-pandemic time.

SUMMARY

REVENUES

5. **Business and Occupation License Renewal** is based on previous year's revenues receipts.
 - 2021 Budget for Business License Revenue will be expected to decrease as businesses will be reporting their receipts for 2020.
6. **Hotel/Motel Revenues** have been affected by travel and tourism decline. Improvements are slowly taking place.
7. The closure of Court Services Parks and Recreation, PD Service Fees, Southwest Art Center Service Fees, Fire and Rescue Service Fees Community and Regulatory Affairs Service Fees have led to low revenue collection this fiscal year but slowly improving.
8. Increase in revenues inflow is largely dependent on full reopening of City facilities and services.
9. Please note that majority in increase of other revenues is attributed to our one-time revenues in form of COVID-19 receipts and other miscellaneous. These revenues have corresponding expenses also related to COVID-19.



QUESTIONS AND COMMENTS

?

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: City Manager's Monthly Report

DATE: October 27, 2020

SUBJECT: City Manager's Monthly Report

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
September 2020 City Manager's Report	Cover Memo	10/22/2020



GOVERNMENT OF THE CITY OF SOUTH FULTON

CITY MANAGER MONTHLY

September 2020

Report



Greetings Honorable Mayor and City Council Members,

I am honored to present a summary of the City's monthly administrative activities. South Fulton is one of Georgia's largest cities, with a population of more than 100,000 residents, home to more than 1,800 businesses, covering a diverse geographic area of more than 85 square miles. Leveraging Council's five key priorities (1. Improve Parks and Recreation 2. Improve Public Safety 3. Economic Development 4. Updating Comprehensive & Land Use Plans 5. Create Branding & Messaging) for the City, our staff is committed to ensuring our residents receive world class customer service, and access to resources that support a safe, inclusive, innovative, and economically vibrant city.

While this report provides a look back on September, it is important to address current activities related to the COVID-19 pandemic. As this global health emergency continues to force a "new normal" on both the day-to-day lives of our citizens and impact the delivery of City services, South Fulton continues to persevere. The City has taken a variety of proactive steps aimed at mitigating the impact to our citizens, maintaining service delivery, and keeping our workforce safe.

To date, the City has ordered key personal protective equipment leveraged to keep our essential staff members safe, launched a new online permitting system allowing key business activities to continue while limiting exposure to the virus. The City has also implemented key policy activities including Georgia's first curfew, and a shelter in place order to ensure the safety of residents. These actions have since been adopted by our neighboring jurisdictions across the region, resulting in encouraging early results in what appears to be an extended battle against the current crisis.

While these times are certainly trying, the history of South Fulton's resilience provides assurances that we are well equipped for this fight. I encourage our full populous to remain engaged and to stay connected to the City for key updates and information on



new programs, actions, and progress related to COVID-19 by accessing the website, joining the City's newsletter (request via gary.leftwich@cityofsouthfultonga.gov), and contacting your district council member. Please accept this report as a summary of the City's successful outcomes from September of FY2020.

In Service,

A handwritten signature in black ink, appearing to be 'Odie Donald II', is positioned above the printed name.

Odie Donald II
City Manager



1. IMPROVE PARKS AND RECREATION

Department Highlights/Accomplishments

- LED Lighting:**

Site	Vendor	Status
Cedar Grove Park	GreyStone Power	Completed – 3/20/2019
Cliftondale Recreation Center & Park	GreyStone Power	Completed – 4/11/2019
Burdett Recreation Center & Park	Georgia Power	Completed – 9/30/2019
Burdett Tennis Center	Georgia Power	Completed – 11/5/2019
Canine Crossing	Georgia Power	Completed – 8/13/2019
Cascade Liberty Pocket Park	Georgia Power	Completed – 3/29/2020
Creel Park & Community Building	Georgia Power	Completed – 7/23/2019
Delano Park	Georgia Power	Completed – 7/17/2019
Old National Park	Georgia Power	Completed – 8/27/2019
Sandtown Recreation Center	Georgia Power	Completed – 9/15/2019
Sandtown Recreation Park	Georgia Power	Completed – 1/21/2020
South Fulton Tennis Center	Georgia Power	Completed – 8/21/2020
Trammell Crow Park	Georgia Power	Completed – 7/23/2019
Welcome All Park Recreation Center	Georgia Power	Completed – 12/20/2019
Wilkerson Mill Farris Park	Georgia Power	Under Construction

- Program Participation:**

Program	September 2020	YTD
Afterschool	0	374
Club 55	0	207
Daily Fitness	0	763
Daily Fitness 55 & Up	0	398
Line Dancing	0	98
Open Gym	0	511
Open Swim	0	158
Open Swim 55 & Up	0	51
Total Body Fitness	0	0
Walking Track	0	310
Yoga	0	24
Youth Track & Field	0	230
Total	0	3,124



- Fall Virtual Programs:** In an effort to meet the needs of our residents, PRCA staff will launch our Fall programs virtually. Registration through CivicRec begins September 1, 2020 with classes to include E-sports gaming, Guitar Lessons, Spoken Word Workshops, Cooking 101 for Seniors, Girl Talk Mentoring Group, Virtual Field Trips, Sport Clinics, and Fitness Classes. All programs will have a registration fee.

Programs, Events & Activities Forecast

Events/Activities	Description	Event Date(s)
Parks Re-opening	Phase 1 – Passive Use • Trammell Crow Park • Cliftondale Park • Welcome All Park • Wilkerson Mill – Farris Park • Burdett Park • Creel Park • Canine Crossing	On-going Tuesday – Sunday 8am – 1pm 3pm – 8pm
South Fulton Grows	Partnership with District 5 to distribute 100 Grow Box kits	October 9, 2020 2PM Burdett Park
PRCA Rocks the Block	Social distance – Drive in Concert using the mobile stage held under CDC COVID-19 guidelines	October 14, 2020 7pm Southwest Arts Center
Westlake High School Senior Night	District 3 Movie Night Event Movie: Black Panther	October 10, 2020 7PM Welcome All Park
Outdoor Basketball Clinic	Social distancing event using the mobile stage held under CDC COVID-19 guidelines Focus: Ball Handling	October 21, 2020 5:30PM– 6:30PM South Fulton Arts Center
Outdoor Art Exhibit	Drive-thru outdoor Art Exhibit at SW Arts Center held under CDC COVID-19 guidelines	November 7, 2020 7PM Artist Arturo Lindsay



Virtual Programs	Description	Status
Inner Healing Stretch	Designed to release tension, stress, and muscular tightness	Fridays @ 10am Free class offered via Zoom
Group Guitar	Beginner group guitar lessons * Registration fee for Zoom class access	Saturdays @ 1pm (Youth) Saturdays @ 2:30pm (Adult)
Spoken Word	Journey of self-reflection through words *Registration fee for Zoom class access	Tuesday & Thursdays @ 6pm
Cooking Class	Free 12-part how to series designed to introduce fresh meal options!	Fridays @ 11am Accessed via YouTube
Men's Power Training	Free high-intensity explosive movements to push the body to its endurance and strength limits	Monday & Wednesdays @9am Accessed via YouTube
Movement and Balance	Free program where students will be shown how to execute even and precise movements, while building strength, flexibility and control	Tuesdays & Thursdays @9am Accessed via YouTube

**All Virtual Programs are available on both Instagram & Facebook under @southfultonprca*

Project Status

Project	Status	Task Remaining
City-wide Concessions	In Progress	RFP is currently posted and open for bids
LED Lighting Upgrades	In Progress	Exterior lighting upgrades have been completed at 15 parks with one (1) park currently under construction
KaBoom Grant	In Progress	Grant application completed for Fall 2020 grant cycle; Land issues under review pending resolution with Fulton County Schools
Parks Master Plan	In Progress	Two (2) Steering Committee meetings have been conducted and eight (8) Public Focus Group meetings have been held via Zoom. Over 600 citizens have completed the online Master plan survey. The Visioning Phase of the plan will begin next.
USTA	In Progress	Grant application under final review
Tennis Court Resurfacing	In Progress	Tennis courts are currently under construction



2. IMPROVE PUBLIC SAFETY - **CODE ENFORCEMENT, POLICE AND FIRE**

Code Enforcement and Code Board

SeeClickFix Violations

	September 2020	YTD
Open	38	486
Closed	304	1,624
Total	684	2,110

Violations Reported in Edmunds

	September 2020	YTD
Open	93	1,002
Closed	56	506
Total	149	1,508

Code Enforcement Board

	September 2020	YTD
Code Board Cases	38	151
Municipal Court	9	15

**Average cases include maintenance of property (trash, debris, and high weeds), junk vehicles, and property maintenance violations.*



Fire Department

CRR - South Fulton Fire Rescue Monthly Report - September 2020		
Fire Rescue Activities	Current Month	YTD
COLUMN #1:		
Emergency Call Volume		
Fire	27	339
Overpressure Rupture, Explosion, Overheat	3	19
EMS/Rescue	755	7,352
Hazardous Condition	27	284
Service Calls	123	1,324
Good Intent Calls	384	3,374
False Alarms & False Calls	83	775
Severe Weather/Natural Disaster	0	2
Special Incident Types	0	7
Non-Specific	0	1
Total	1,404	13,314
Average Response Time		9:14
COLUMN #2		
Community Risk Reduction (CRR) Activities		
Company Level Inspections	0	421
CRR Final and Existing Business Inspection Requests	104	413
Company Level Inspections - Vacant Buildings	0	0
COLUMN #3		
Fire Safety Education		
Number of Classes	0	58
Number of Students	0	4,482
Number of Special Events	0	13
Number of Persons Contacted	0	232
Number of Apparatus Requests	0	52



COLUMN #4		
Homes Visited	0	65
Smoke Detectors Installed (via fire station requests)	6	88
COLUMN #5		
Fee Schedule Collection		
Fire Safety Inspections	\$ 675.00	\$ 17,291.00
Personal Care Homes/ Day Care Inspections	\$ 900.00	\$ 9,800.00
Fire Alarm Reviews	\$ 60.00	\$ 504.00
Fire Sprinkler Review	\$ -	\$ 1,293.35
Blasting Permits	\$ -	\$ 2,000.00
Open Records Request	\$ 5.00	\$ 150.00
Special Events	\$ -	\$ -
Combustible Permits	\$ -	\$ -
Fireworks Permits	\$ -	\$ 500.00
Business Inspections	\$ -	\$ -
Burn Permits	\$ -	\$ 500.00
Tent Permit	\$ -	\$ -
Fire Extinguisher Training	\$ -	\$ -
2020 Year-To Date Total	\$ 1,640.00	\$ 32,038.35

**The YTD numbers reported above are for fiscal year 2020 (FY20).*

Department Updates

- South Fulton Fire Rescue Department has begun the hiring process for Certified Firefighters which included conducting physical agility test and candidate interviews.
- South Fulton Fire Rescue Department completed 2,028 hours of training during September 2020.



Police Department

	28 DAY COMPSTAT							
Crime by MONTH	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
AGG ASSAULT-GUN	2	2	6	5	2	1	2	20
AGG ASSAULT-OTHER WEAPON	1	1		1	1	2		6
AGG BATTERY								0
BURGLARY-FORCED ENTRY-RESIDENCE		4		1	2	1	1	9
BURGLARY-FORCED ENTRY-NONRESIDENCE	1							1
BURGLARY-NO FORCED ENTRY-RESIDENCE	1			1				2
BURGLARY-NO FORCE ENTRY-NON RESIDENCE								0
ARSON				1		1		2
HOMICIDE	1		1				1	3
RAPE		1	2					3
ROBBERY-BUSINESS								0
ROBBERY-STREET		2					1	3
THEFT-ARTICLES FROM VEHICLE	6	5	5	3	9	1	4	33
THEFT-OTHER OFFENSES	19	19	17	12	14	13	15	109
THEFT BY TAKING AUTO	7	9	5	8	2	5	2	38
TOTALS	38	43	36	32	30	24	26	229

Department Updates

- The City of South Fulton has a total of 67 businesses with alcohol licenses, 44 retail package and 23 consumption on premises locations.
- The South Fulton Police Department currently has two (2) Police Officers in the Field Training Program and eight (8) Police Officers attending the Basic Mandate Training.
- The South Fulton Police Department Field Operations Division responded to 6,684 Calls for Service during the month of September and had an average response time of 11:21.



Confiscated Funds

Analysis provided by the Finance Department of Confiscated Funds is reviewed and updated periodically. There has been no update to the information since the November 2019 Report.

Balance Sheet, Revenue, Expenditures and Fund Balances		
Assets		
Account ID	Account Description	2020
210-11-1111	COSF Police Custodial Funds	\$ 135,157
	Total Assets	\$ 135,157
Liabilities & Fund Balance (Current Liabilities)		
Account ID	Account Description	2020
210-12-1100	Accounts Payable	\$ -
210-12-1901	Due to GF	\$ -
	Total Current Liabilities	\$ -
Deferred Inflows of Resources		
Account ID	Account Description	2020
210-12-9900	Appropriated Budget	\$ -
	Total Deferred Inflows of Resources	\$ -
	Total Liabilities	\$ -
Fund Balance (Governmental Fund Types)		
Account ID	Account Description	2020
210-13-5500	Fund Balance Unassigned	\$ 135,157
	Total Fund balance (Governmental Fund Types)	\$ -
Revenue		
	Revenue	\$ -
	Less Expenses	\$ -
	Net	\$ -
	Total Fund Balance	\$ 135,157
	Total Liabilities & Fund Balance	\$ 135,157



Summary of Pending Cases for Equitable Sharing (2017-2019)

FULTON COUNTY POLICE DEPARTMENT FEDERAL RICO 2017-2018 CASES			
DATE	CASE #	ADDRESS	CURRENCY
5/14/2017		Flat Shoals @ Old National	\$ 500.00
5/16/2017		Hackamore Dr. @ Old National	\$ 1,716.00
6/29/2017		4555 Washington Rd.	\$ 2,379.00
6/29/2017		4810 Hwy 92	\$ 23,660.00
8/10/2017		1102 Westchase Lane	\$ 3,270.00
10/6/2017		4334 Fulton Industrial Blvd.	\$ 1,515.00
10/13/2017		85N / Flat Shoals Rd.	\$ 1,294.00
11/5/2017		1925 Waycrest Dr.	\$ 772.00
11/12/2017		5638 S. Monte Vista	\$ 553.00

FULTON COUNTY POLICE DEPARTMENT FEDERAL RICO 2017-2018 CASES			
DATE	CASE #	ADDRESS	CURRENCY
11/16/2018		Hwy 92 @ SR14	\$ 110,999.00
11/29/2018		701 Walden Blvd.	\$ 358,000.00

CITY OF SOUTH FULTON POLICE DEPARTMENT						
DATE	CASE #	ADDRESS	YEAR	MODEL	Appraisal	STATUS
10/13/2017		85N / Flat Shoals Rd.	216	Challenger	\$ 32,990.00	Pending
4/18/2018		2653 Bluestone Dr.	2015	Sprinter Van	\$ 35,479.00	Pending
6/13/2018		3180 Spring St.	2000	Sienna	\$ 1,050.00	Pending
9/25/2018		5225 Campbellton Rd.	1999	Avalon	\$ 1,982.00	Pending
10/30/2018		5460 Lemonyne Dr.	2018		\$71,187.00	Pending - GBI
10/30/2018		5460 Lemonyne Dr.	2018	Escalade	\$ 59,044.00	Pending - GBI
10/30/2018		5460 Lemonyne Dr.	2018	Suburban	\$ 44,623.00	Pending - GBI
10/30/2018		5460 Lemonyne Dr.	2018	Charger	\$ 19,74.00	Pending - GBI
12/26/2018		2727 Godby Rd.	2011	Cruze	\$ 4,415.00	Pending

**Note: The Summary of Pending Cases for Equitable Sharing is reviewed and updated periodically. There has been no update to the information since the October 2019 Report.*



3. ECONOMIC DEVELOPMENT



AT WORK

Economic Development Project List

- **Lead** - A lead is a potential project that has not been qualified but might eventually become a prospect. A Lead is generally a project that is going through a due diligence phase and working to secure funding.
- **Prospect** - Projects that have been qualified. A Prospect is generally a project that has gone through a due diligence phase and has secured the resources necessary to bring the project to fruition.

Project	Description	Status	Action	District
Motherland Project	Proposal for an African Cultural Museum	Lead	Developer is in due diligence phase and currently looking for a location	City
Sandtown Crossing	Possible townhome development around passive park adjacent to Publix	Lead	Developer is in due diligence phase	1
Carter Project	Campbellton Road and Riverside Drive	Lead	Developer is in due diligence phase	1
RiverFront District	200 Acre Mixed-use Development along the Chattahoochee River	Prospect	Developer has purchased property and is currently working on site plan design	2
Town Center	600 Acre Development potential site for City center	Lead	Developer is in due diligence phase	2
Camp Creek Parkway & Enon Road	46 Acre mixed-use Development. Townhomes, multi-family, retail	Prospect	Developer is currently working to develop concept and plans to submit	3
Vista Camp Creek	Workforce housing project	Prospect	Renovation has started and residents have begun to move in	3
Halperns Steak & Seafood	Expansion project	Prospect	Secured bond funding but no construction date set	3



Cedar Grove & South Fulton Parkway	42 Acre Residential Development with small commercial	Prospect	Developer has purchased property and is currently working on site plan design	4
Campbellton Old Town Master Plan	Mixed-use Redevelopment plan for historic Campbellton	Prospect	COSF and Chattahoochee Hills working the PONDS on a development plan for historic town center	4
Old National Park Development	Mixed-use development	Lead	Developer is in due diligence phase	6
Renaissance at South Fulton	16 Acre Mixed Tenancy, Family and HFOP Development	Lead	Developer is in due diligence phase	6
Old National & Jonesboro Road	13 Acre Mixed-use development	Lead	Developer is in due diligence phase	7

CollabSouth: Work continues to finalize terms of Old National lease agreement. Construction completion for the Old National location scheduled for January 1, 2021.

South Fulton Convention & Visitors Bureau: CVB work continues on branding and imaging campaign. Website and collateral material scheduled to be complete in October 2020.

Tax Allocation District (TAD): 1st Draft of the TAD Redevelopment Plan scheduled to be delivered to Mayor and Council in October 2020.

Economic Development Strategic Plan: Changes made to plan. Final version scheduled to be presented to Mayor and Council in October 2020.



Business License

- **September 2020 Business Licenses Processed**
 - 26 New Business Licenses
 - 27 Renewed Business Licenses
- **Total Business Licenses Processed**
 - 1,160 (YTD)
 - 26 (September 2020)

Permits and Buildings

	September 2020	YTD
Residential	108	881
Commercial/Industrial	1	9
Industrial	0	2
Miscellaneous*	146	1,015
Land Disturbance Permits	8	24
Total	263	1,931

**Miscellaneous permits would include, but are not limited to, fence, pool, plumbing, trade, and electrical.*



Geographic Information System

	Map Requests	Addressing	Demographics	Data Analysis	Deed/Plat Research	Total Requests
2018 Total	165	90	21	175	75	526
2019 Total	166	115	5	141	129	556
2020 September	1	120	0	3	9	133
2020 YTD	36	298	7	36	99	476

Online GIS Application Views

- Public Facing
 - Address Points – 63,223
 - City Limit – 4,971
 - City County Districts – 3,065
 - COSF Hard to Count Areas – 6
 - COSF Undeveloped Properties – 3
 - Current Zoning – 40,362
 - My Elected Representative – 96
 - Property Information Viewer – 821
 - Public Works Information Viewer – 28
 - Tax Parcel – 2,262
 - Zoning and Land Use Viewer – 556

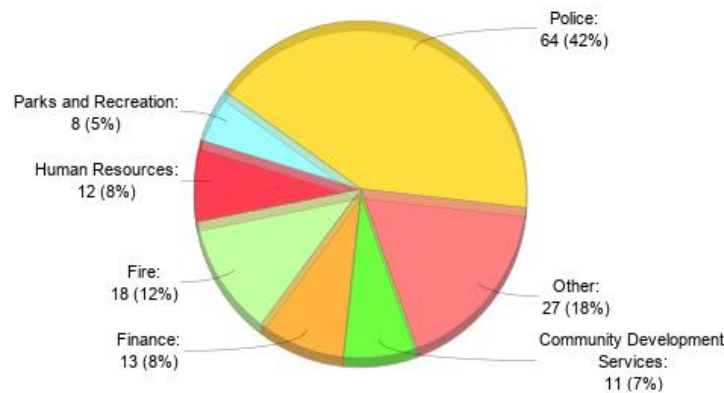
Project Status

Project	Status
GIS Landing Page	In Progress
Zoning Rewrite GIS layer cleanup	In Progress
RMS Street verification/street centerlines cleanup	In Progress
Fire Department GIS Toolset	In Progress



Helpdesk Statistics

Department	Number of Tickets
Community Development & Regulatory Affairs	11
Finance	13
Fire	18
Human Resources	12
Parks, Recreation & Cultural Affairs	8
Police	64
Other	27



Tickets by Status	Number of Tickets
Closed	99
Resolved	43
Other	11



4. PLANNING – REVIEW AND UPDATE

COMPREHENSIVE AND LAND USE PLAN

Moratorium

On June 23, 2020 the existing moratorium was extended until 11:59 pm on September 30, 2020. On July 23, 2019 a moratorium was implemented city wide to impose that no new applications for land use permits or occupation tax certificates/business licenses for alcohol package stores and any expansions of the same, tobacco retail sales, automobile gas stations/service stations, convenience stores, check cashing establishments, personal care services, automotive repair shops, group homes and residences, pawn shops, tobacco retail sales, cannabis dispensary, extended stay hotels, gun range, open air market, and tiny homes to be accepted in the City until 5:00 p.m. on June 30, 2020. On June 12, 2018, a 90-day moratorium was implemented for Districts 2, 3, 4, 5 and 6. This moratorium was extended on September 18, 2018 and December 27, 2018. On December 27, 2018, a second extension occurred leading to an expected release date on March 27, 2019. On March 26, a Resolution was adopted to impose a moratorium on the acceptance of applications and/or petitions for rezoning and variances for Districts 3, 5 and 6 for forty-five days.

As of September 30, 2020, there were 4 requests for personal care homes, 1 CBD store, 1 auto detailing shop, 1 tire shop, 2 tobacco stores, and 1 liquor store. These are uses that are restricted by the current moratorium.

District	Number of Projects
District 1	1
District 2	22
District 3	28
District 4	31
District 5	15
District 6	11
District 7	5
District Unspecified	40
District Unknown	20

Zoning Applications & Certifications

Staff has processed a total of 90 zoning applications, 134 zoning certifications and 91 open records reports as of September 30, 2020.



Zoning Cases

There were 0 zoning applications received during the filing deadline period for September 2020.

- 0 Rezoning
- 0 Use Permit
- 0 Modification
- 0 Variance
- 0 Administrative Variance

**Note: Due to the Coronavirus (COVID-19) pandemic, the Community Development & Regulatory Affairs Department has postponed the intake of petitions.*



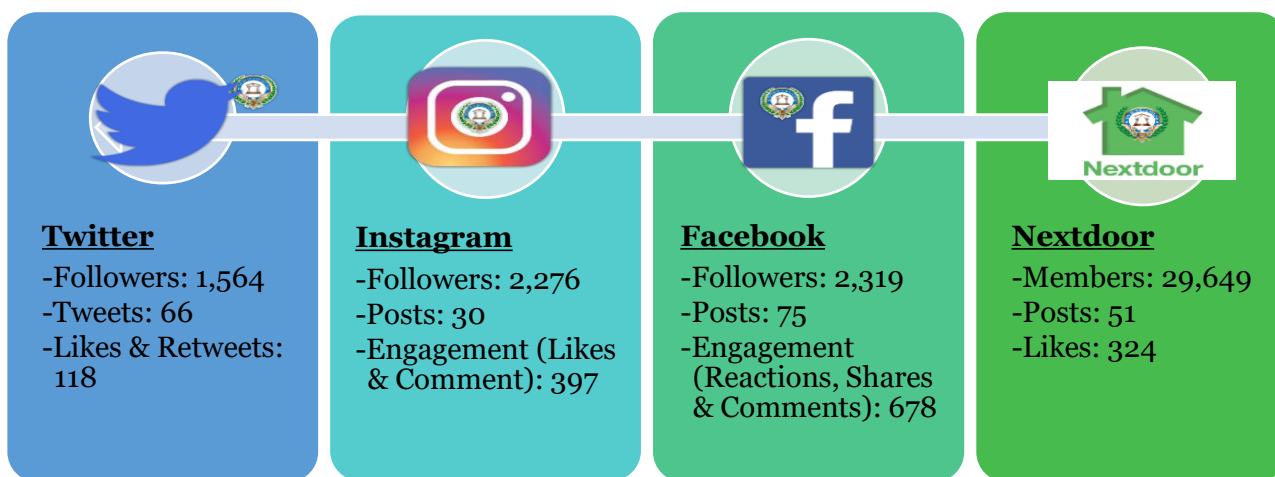
5. CREATE AND IMPLEMENT BRANDING AND MESSAGING

I. City Newsletters:

September 2020 South Fulton Monthly – <https://conta.cc/2GtuFor>

September 2020 Ready, Set, Go! (PRCA) – <https://conta.cc/35DpufY>

II. COSF Social Media Analytics



III. Mayor's Community Walk

a. Summary:

- Mayor's Walk (internally referred to as Community Walk Wednesdays) is a monthly activity that is focused on increasing access to City services, improved community relations, and proactively addressing community issues. Each month administrative staff, community stakeholders, and other interested parties will walk key corridors throughout the City to introduce key staff and available services, receive stakeholder feedback, and address problems in real time. Council Members are encouraged and welcomed to join the walks, especially those taking place in your District.

b. Next Date: TBD

c. Location: TBD

Should you need further information regarding this correspondence, please contact Odie Donald II at odie.donald@cityofsouthfultonga.gov.



CALENDAR OF EVENTS



CITY OF SOUTH FULTON SEPTEMBER CALENDAR 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 City Council Public Hearing & Third Reading of Millage Rate 6p.m.	2	3	4 Serenbe Institute and COSF present Zoom Concert Series featuring Brenda Nicole Moorer 7 p.m.	5
6 Old National Day	7 Labor Day	8 City Council Work Session 4-7p.m.	9	10 Public Hearing and Second Reading of the FY21 Budget 10a.m.	11 September 11 th Memorial Ceremony 10a.m.	12
13	14	15 Public Hearing and Third Reading of the FY21 Budget 10a.m. D1 Townhall Mtg 6p.m.-7:30p.m. Planning Commission Mtg 6p.m.	16	17 City Council Special Called Meeting 1p.m.	18 Feeding the City of South Fulton at Welcome All Park 11a.m.-2p.m. Historic and Cultural Landmarks Commission Meeting 1-3p.m.	19
20	21 South Fulton Convention and Visitors Bureau Meeting 1p.m. Zoning Ordinance Rewrite Meeting 6-7 p.m.	22 City Council – Adoption of FY21 Budget 10a.m.	23 Zoning Ordinance Rewrite Meeting 6-7 p.m.	24	25	26
27	28 South Fulton Development Authority Meeting 6 p.m.	29	30 Zoning Ordinance Rewrite Meeting 6-7 p.m.			



CITY MANAGER MEMORANDUMS TO CITY COUNCIL

September 1, 2020	Announcement: New Business Alert – August 2020	Email
September 1, 2020	South Fulton U Orientation Check-in	Email
September 2, 2020	URA Spending	Email
September 2, 2020	COSF Employee Update and City Hall Closure	Email
September 2, 2020	AeroATL Virtual Career and Resource Fair – Thursday, September 10, 2020	Email
September 2, 2020	Updated South Fulton U Schedule	Email
September 3, 2020	Memo: Increase Transfer of Leave Hours between Employees	Memorandum
September 3, 2020	Memo: Canaan Ridge at Wolf Creek Subdivision	Email
September 3, 2020	Memo: Fulton County C.A.R.E.S. Act Reimbursement	Memorandum
September 4, 2020	Memo: Daily Symptom Monitoring – Go Live Monday, September 14, 2020	Memorandum
September 4, 2020	Memo: Code Board Backlog Project Plan	Memorandum
September 8, 2020	Memo: Canaan Ridge at Wolf Creek Subdivision	Email with attachment
September 8, 2020	Memo: FY21 Unfunded Department Items	Memorandum
September 8, 2020	FYI	Email
September 9, 2020	A. R. Long Company Proposed City of South Fulton 2021 Legislative Agenda	Email
September 11, 2020	Out of Office Notice	Memorandum
September 11, 2020	FYI	Email
September 14, 2020	Memo: City manager’s FY21 Recommended Priorities	Memorandum
September 15, 2020	More 7490 & 5440 Lease Questions	Email
September 15, 2020	Lunch & Learn First responders (Policy Update)	Email
September 15, 2020	Hall Road Request	Email
September 15, 2020	Where Do I Find These Regulations?	Email
September 21, 2020	Drug Czar Visit	
September 21, 2020	Municipal Reimbursement Program Documents	Email with attachments
September 22, 2020	Reminder: I-285/I-20 Online Meetings This Week	Email
September 22, 2020	Memo: Headwall Collapsed at Stacks Road over CSX Track Bridge	Memorandum
September 22, 2020	Memo: Female Minority Leadership Development Pilot Program	Memorandum
September 22, 2020	Memo: COSF Clean City Crew Roll Out	Memorandum
September 22, 2020	AeroATL Regional Land Use Study – Request for Comments	Email with attachment
September 23, 2020	Stacks Road over CSX Track Bridge	Email

September 23, 2020	Spread the Word about ATLilli District Download Public Engagement Opportunities!	Email with attachments
September 25, 2020	Zoning Ordinance Rewrite Update	Email with attachment
September 29, 2020	Update on Census Operational Schedule	Email
September 29, 2020	2020 Census: Court Rules Counting Must Continue Through Oct. 31	Email
September 29, 2020	MARTA Essential Bus Service Update	Email with attachments
September 29, 2020	Key Administrative Hires	Memorandum



COUNCIL REQUEST SUMMARY

COUNCIL REQUEST SEPTEMBER 2020

	Total Requests	Requests Completed	Completion Percentage
COUNCIL REQUESTS			
City Manager	12	12	100%
City Clerk	1	1	100%
Communications	1	1	100%
Community Development & Regulatory Affairs	57	54	94.7%
Destination South Fulton	--	--	--
Facilities	--	--	--
Finance	7	5	71.4%
Fire	1	1	100%
Human Resources	2	2	100%
Information Technology	--	--	--
Legal	2	2	100%
Municipal Courts	3	3	100%
Parks, Recreation & Cultural Affairs	5	5	100%
Police	13	13	100%
Programs & Performance	1	1	100%
Public Works	31	24	77.4%
Total	136	124	90.4%
YTD Total	1,613	1,575	97.6%

12 In-Progress/Pending Council Requests:

- Public Works – 7
- Community Development & Regulatory Affairs – 3
- Finance – 2

Please note: Outstanding Requests are in progress and/or await response from requestor(s)/department staff for follow up and completion of deliverables.



HUMAN RESOURCES ACTIVITY

HUMAN RESOURCES

SEPTEMBER 2020

Active Headcount

Department	Filled	Vacant	Grand Total
City Council- Baker	2		2
City Council- Foster Rowell	2		2
City Council- Gilyard	2		2
City Council- Gumbs	2	1	3
City Council- kamau	2		2
City Council- Reeves	2		2
City Council- Willis	2		2
City Manager	7	1	8
Clerk	4		4
Communications	3	2	5
Community Development & Regulatory Affairs	32	6	38
Contracts & Procurement	3		3
Court	6	1	7
Destination South Fulton	2	2	4
Finance	13	4	17
Fire	158	35	193
General Services	8	1	9
Human Resources	4	1	5
Information Technology	3	6	9
Mayor	3		3
Parks Recreation and Cultural Affairs	52	31	83
Police	150	28	178
Public Works	4	2	6
Risk Management	1		1
Grand Total	468	120	588

Vacancy Rate

This calculation measures the city's vacancy rate resulting from employee turnover and the addition of new positions. The formula is the total number of vacant positions as of a specified date divided by the total number of authorized positions (current employees in positions + positions authorized to fill) as of the same specified date.

**Does not include elected official*

Department	Total # Vacant Position	Total # Position	Vacancy Rate
City Council	0	7	0%
City Manager	1	8*	13%
Clerk	0	4	0%
Communications	1	4	25%
Community Development & Regulatory Affairs	6	36	17%
Contracts & Procurement	0	3	0%
Cultural Affairs	0	7	0%
Destination South Fulton	2	4	50%
Finance	2	16	13%
Fire Rescue	28	186	15%
General Services	0	8	0%
Human Resources	1	5	20%
Information Technology	5	8	63%
Mayor	0	2*	0%
Municipal Court	0	6	0%
Parks & Recreation	11	54	20%
Police	43	188	23%
Public Works	0	4	0%
Risk Management	0	1	0%

Time to Fill

Time to fill captures the hiring process, from job requisition to job acceptance

Position Title	Department	Requisition Position Date	Date Offer Accepted	Time (Days) to Fill
Payroll & Benefits Coord.	Finance	6/30/2020	8/24/2020	55
Admin Specialist IV	CDRA	9/8/2020	9/23/2020	15
Admin Specialist IV	CDRA	9/8/2020	9/23/2020	15
EMS Coordinator	Fire	6/18/2020	9/9/2020	83
Total				168
City Average				42
Industry Standard				42

Turnover Rates

*The turnover rate shows the percentage of employees who leave the city in a specified period of time. *Does not include elected official*

Department	Number of Separated Employees	Average Number of Employees	Monthly Turnover Rates (Percentage)
City Council	1	7	14.3%
City Manager	0	8	0.0%
Clerk	0	4	0.0%
Communications	0	3	0.0%
Community Development & Regulatory Affairs	2	30	6.7%
Contracts & Procurement	0	3	0.0%
Cultural Affairs	0	7	0.0%
Destination South Fulton	0	2	0.0%
Finance	0	14	0.0%
Fire Rescue	1	158	0.6%
General Services	0	8	0.0%
Human Resources	0	4	0.0%
Information Technology	0	3	0.0%
Mayor	0	3	0.0%
Municipal Court	0	6	0.0%
Parks & Recreation	2	43	4.7%
Police	3	145	2.1%
Public Works	0	4	0.0%
Risk Management	0	1	0.0%

Voluntary/Involuntary Turnover

This metric captures the reason for the turnover

Department	Voluntary	Involuntary
City Council	1	0
City Manager	0	0
Clerk	0	0
Communications	0	0
Court	0	0
Finance	0	0
Fire	1	0
Human Resources	0	0
Information Technology	0	0
Mayor	0	0
Parks & Rec	2	0
Police	3	0
Contracts & Procurement	0	0
Community Development & Regulatory Affairs	1	1
Destination South Fulton	0	0
General Services	0	0
Risk Management	0	0
Public Works	0	0
Totals	8	1



PURCHASING ACTIVITY

PROCUREMENT

September FY20

Monthly Report

Overview

Procurement activities for September FY20 are as follows:

1. Total Monthly Purchase Order Expenditures – see Exhibit 1
\$ 3,466,352.85

2. Formal Solicitation Awarded – see Exhibit 2
NA

3. City Credit Card (P-Card) – see Exhibit 3

1. \$19,030.57 in Total Monthly Purchases

Conclusion

Procurement activities for September FY 20 was Higher than normal in select areas of operation due end of Year spending and Covid-19. There is continued overall increase in credit card activity due to remote operations in addition to increase to construction and capital projects.

© 2013 Pearson Education, Inc. or its affiliate(s). All rights reserved. Pearson Education, Inc., publishing as Pearson Benjamin Cummings, 101 Philip Drive, Assinippi Park, New York, NY 10984-2135

Department	Total PO Expenditure
District 1	\$0
District 2	\$0
District 3	\$395.27
District 4	\$6,435.00
District 5	\$16,388.61
District 6	\$0
District 7	\$0
City Clerk	\$3,200.00
Mayor's Office	\$1,500.00
City Manager	\$2,285
Finance	\$146,411.00
Procurement	\$40,000.00
Legal/ LAW	\$0
Information Technology	\$43,806.54
Human Resources	\$0
Risk Management	\$0
Communication	\$60.00
General Services	\$120,149.47
Courts	\$4,400.00
Police	\$1,932.32
Fire	\$203,019.65
Public Works	\$29,315.00
Parks & Cultural Affairs	\$1,507.62
Community Regulatory Affairs	\$164,673.44
Economic Development	\$792,088.92
Computers & Software (Local Capital)	\$0
General Fund	\$792,088.92
Blighted Property	\$10,725.00
Local Resource Capital	\$20,016.30
TSPLOST	\$766,687.00
Debt Funded Capital	\$1,871,026
Solid waste	\$5,809.62
Page 266 of 874	
City of South Fulton Total	\$ 3,466,352.85

Exhibit 2 – Formal Solicitations Report

Monthly Contract and Solicitation Report			
Department	Solicitation Release	Solicitation Accepted	Contract Awarded
District 1	0	0	0
District 2	0	0	0
District 3	0	0	0
District 4	0	0	0
District 5	0	0	0
District 6	0	0	0
District 7	0	0	0
	0	0	0
City Clerk	0	0	0
Mayor's Office	0	0	0
City Manager	0	0	0
	0	0	0
Finance	0	0	0
Information Technology	0	0	0
Human Resources	0	0	0
Economic Development	0	0	0
Risk Management	0	0	0
	0	0	0
Law	0	0	0
Code Enforcement	0	0	0
Courts	0	0	0
Police	0	0	0
Fire	0	0	0
	0	0	0
Public Works	0	0	0
Parks & Recreation	0	0	0
Communication	0	0	0
General Administrative Services	0	0	0
Community Regulatory Affairs	0	0	0
E 911	0	0	0
Totals	0	0	0

Exhibit 3 – Monthly P-Card Activity Report

Monthly Procurement P Card Report	
Department	Total P-Card Spend
District 1 - Rowell	\$441.17
District 2-Gumbs	\$1,225.95
District 3-Willis	\$4,132.54
District 4- Gilyard	\$2,976.33
District 5-Reeves	\$595.95
District 6-KUMA	
District 7-Baker	
City Clerk	\$140.00
Mayor's Office	\$714.99
City Manager	\$1,354.00
Finance 1 (City)	
Finance- City Generally	\$1,738.24
Contracts & Procurement	\$14.99
Information Technology	\$21.34
Human Resources	\$1,719.25
Economic Development	\$45.00
Risk Management	
Law	
Community Development	\$1,258.70
Municipal Courts	\$29.98
Police	294.60
Police Chief	\$150.00
Fire 1	\$342.34
Fire 2	\$0
Parks & Recreation	\$895.04
Public Works	\$600.00
Communication	\$284.00
Facilities Management	\$76.14
Community Regulatory Affairs	
Fleet Management	
Page 268 of 874	
City of South Fulton Totals	\$19,030.57



FINANCIAL SERVICES



GRANTS ADMINISTRATION

MONTHLY STATUS REPORT

Grants Administration Division

Project Status & Accomplishments

Project or Task	Activity Completed & Status Update	State	%
	Meeting w/Community Affairs to discuss grant planning for 2020		0%
	Meeting w/Economic Development to discuss grant planning for 2020		0%
Grant Opportunities/Networking	Continuing to search for grant opportunities, providing assessment, and sharing with departments and city council		
Grants Activity	CORONAVIRUS SUPPORT Managing funding from FEMA through the Public Assistance Grant Program		75%
	Managing funding from CARES Act through FC; additional funding is being allocated with a deadline of December 15th to expend. Managing the full project.		75%
	Maintain tracking tool of all expenditures incurred in response to COVID-19 and disseminated to departments; tracking expenditures for reimbursement		ongoing
	PUBLIC WORKS 2019 LMIG: Working with department to reconcile account in compliance with the grant guidelines and financial procedures		75%
	2020 LMIG: Working with department to reconcile account in compliance with the grant guidelines and financial procedures		50%
	Federally Funded Projects: reconciliation, activity tracking, and set up fund account in Edmunds		25%
Building Capacity	Kickoff of Grant Writing/Peer Review Team with members that attended the Grant Writing Workshop. Postponed due to the Coronavirus impact to the departments.		10%
	Meeting with vendors who provide software for grant research and development		50%
	Reviewing proposals and selection of grant writing support; placed on hold		25%

ACTIVITY REPORT - GRANTS AWARDED
Report Range: September 1, 2020 - September 30, 2020

	Federal	State	Private	Total
Awarded Grants:	4	6	0	10
Awarded Funds: \$	2,405,432.31	\$ 2,647,023.11	\$ -	\$ 5,052,455.42
Cash Match: \$	1,415,353.43	\$ 803,100.18	\$ -	\$ 2,218,453.61
In-Kind Match: \$	-	\$ -	\$ -	\$ -
Total: \$	3,820,785.74	\$ 3,450,123.29	\$ -	\$ 7,270,909.03

Department	Year	Agency Type	Grantor	Grant Name	Grant Description	Purpose	Project Amount	Award Amount	Match	Start Date	End Date	Status
Fire	2018	Federal	FEMA	Staffing for Adequate Fire and EM Response (SAFER)	Funding for fire departments and volunteer firefighter interest organizations to increase or maintain the number of trained front line firefighters	Hiring 15 Firefighters	\$ 3,636,485.30	\$ 2,242,499.00	\$ 1,393,986.30	3/17/2020	3/16/2023	Recruiting firefighters for the grant; start date 3/17; All 15 firefighters are onboard
Police	2019	Federal	DOJ	Project Safe Neighborhoods	Nationwide initiative that brings together federal, state, local and tribal law enforcement officials, prosecutors, and community leaders to identify the most pressing violent crime problems in a community and develop comprehensive solutions to address them	Equipment, training, other	\$ 45,348.00	\$ 45,348.00	\$ -	9/1/2019	8/30/2021	Official award letter on the way; police received award; scheduling kick off meeting;
Police	2019	Federal	DOJ	Bulletproof Vests Partnership	Reimburse states, counties, federally recognized tribes, cities, and local jurisdictions that employ law enforcement officers for up to 50% of the total cost of body armor vests purchased	Purchase 30 vests	\$ 21,352.44	\$ 10,676.22	\$ 10,676.22	9/24/2019	9/23/2020	Purchasing vests
Fire	2019	Federal	FEMA	Assistance to Firefighters Grant	Funding to enhance the safety of the public and firefighters with respect to fire and fire-related hazards	Training \$117,600	\$ 117,600.00	\$ 106,909.09	\$ 10,690.91	7/29/2020	7/28/2021	Training for firefighters
Total Federal Grants							\$ 3,820,785.74	\$ 2,405,432.31	\$ 1,415,353.43			
Public Works	2020	State	GDOT	Local Maintenance & Improvement Grant (LMIG)	Funding for improvements to local roadways and bridges		\$ 455,000.00	\$ 350,000.00	\$ 105,000.00	6/31/2020		Additional funding to the 2020 LMIG for bridge work at Cochran and Cascade Rd.
Public Works	2020	State	GDOT	Local Maintenance & Improvement Grant (LMIG)	Funding for improvements to local roadways and bridges	Resurfacing of Streets: Demooney Road, East Stubbs Road, Cascade Palmetto Highway	\$ 1,589,271.72	\$ 1,222,516.71	\$ 366,755.01	10/1/2019	3yrs	
Public Works	2019	State	GDOT	Local Maintenance & Improvement Grant (LMIG)	Funding for improvements to local roadways and bridges	Resurfacing of Streets: Demooney Road, East Stubbs Road, Cascade Palmetto Highway	\$ 1,336,102.60	\$ 1,027,771.30	\$ 308,331.39	10/1/2018	3yrs	

Department	Year	Agency Type	Grantor	Grant Name	Grant Description	Purpose	Project Amount	Award Amount	Match	Start Date	End Date	Status
Public Works	2020	State		SCRAP Right-of-Way Program	This opportunity will support tire abatement and costs of removing, transporting, and processing scrap tires cleaned up from scrap tire dumps; removed from city and county right-of-way's; and collected during scrap tire amnesty events	Right-of-way clean up	\$ 59,712.64	\$ 43,281.31	\$ 16,431.33	8/6/2020	8/5/2021	
Public Works	2020	State		SCRAP Tire Abatement Reimbursement Grant	This opportunity will support tire abatement and costs of removing, transporting, and processing scrap tires cleaned up from scrap tire dumps; removed from city and county right-of-way's; and collected during scrap tire amnesty events	Reimbursement for Tire Amnesty Day event	\$ 10,036.24	\$ 3,453.79	\$ 6,582.45	8/6/2020	8/5/2021	
Public Works	2020	State	Georgia Environmental Finance Authority (GEFA)	Solar Resiliency Technical Assistance Program	Opportunity for local governments to conduct feasibility studies of their facilities under the Solar Resiliency Technical Assistance Program	Feasibility study development in partnership with GDS Associates	\$ -	\$ -	\$ -	7/30/2020	9/30/2020	
Total State Grants							\$ 3,450,123.20	\$ 2,647,023.11	\$ 803,100.18			
Total Private Grants							\$ -	\$ -	\$ -			
Grand Total							\$ 7,270,908.94	\$ 5,052,455.42	\$ 2,218,453.61			

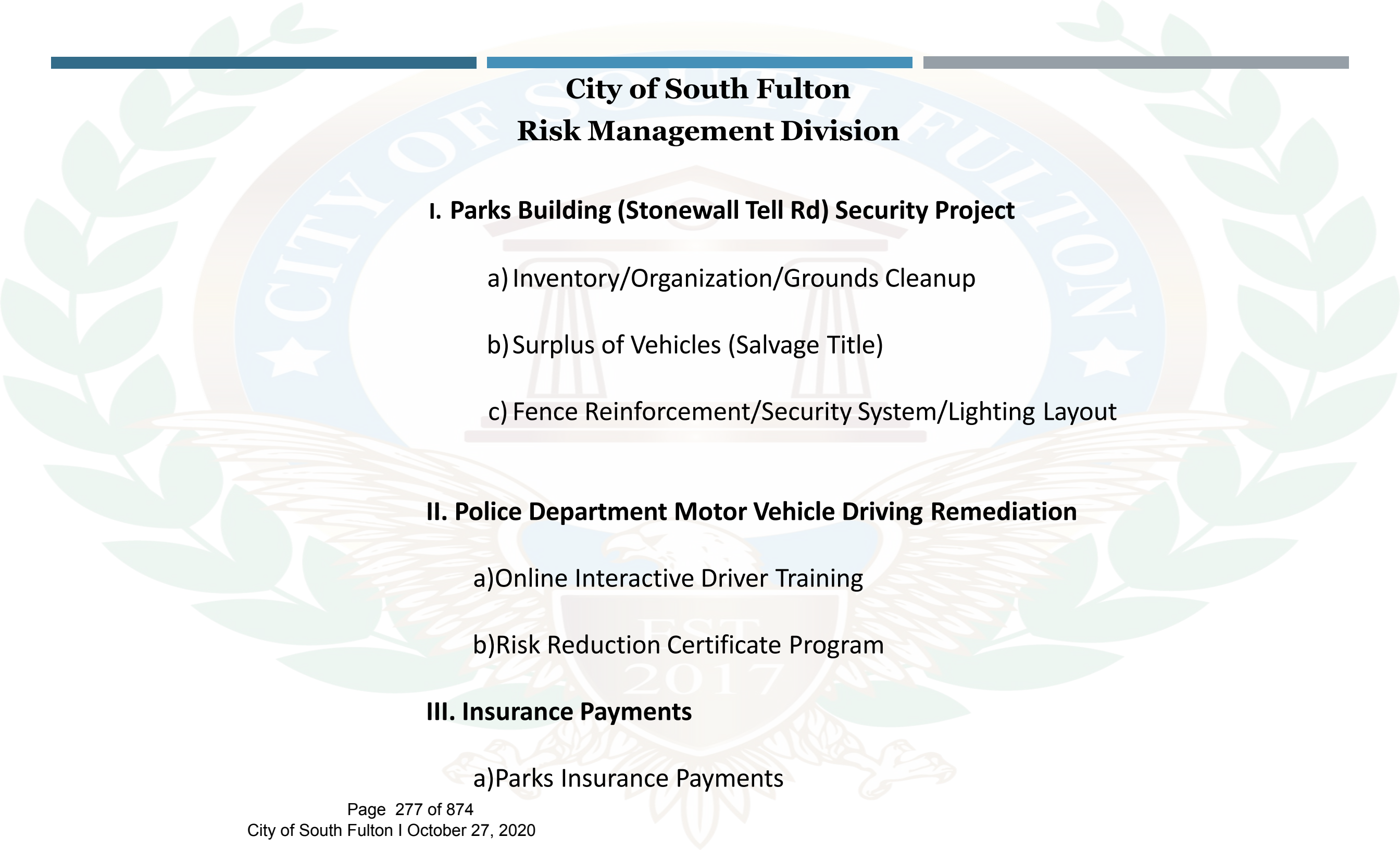
	Federal	State/County	Private	Total
Anticipated Grants:	4	2	1	7
Anticipated Awarded Funds:	\$ 396,811.48	\$ 1,250,000.00	\$ 136,000.00	\$ 1,782,811.48
Anticipated Cash Match:	\$ 6,760.02	\$ 414,400.00	\$ 421,500.00	\$ 842,660.02
Anticipated In-Kind Match:	\$ -	\$ -	\$ -	\$ -
Total:	\$ 403,571.50	\$ 1,664,400.00	\$ 557,500.00	\$ 2,625,471.50

Department	Year	Agency Type	Grantor	Grant Name	Grant Description	Purpose	Project Amount	Potential Award Amount	Match	Start Date	End Date	Status
Fire	2019	Federal	FEMA	Fire Prevention and Safety (FP&S)	Enhance the safety of the public and firefighters with respect to fire and fire-related hazards	Fire Safety Trailer, Education equipment, LIONS Race Station	\$ 141,960.50	\$ 135,200.48	\$ 6,760.02			Application submitted
Police	2020	Federal	DOJ/COBB	Crime Gun Intel Center Integration Initiative Grant	This opportunity supports entities that are experiencing precipitous increases in gun crime to implement comprehensive and holistic models to reduce violent crime and the illegal use of firearms within their jurisdictions by enabling them to integrate with their local ATF Crime Gun Intelligence Centers (CGIC)	NBIN Machine, Personnel, Training	\$ 246,077.00	\$ 246,077.00	\$ -			Application submitted
Fire	2020	Federal	FEMA	Homeland Security Grant Program	Funding to enhance the ability of state, local, tribal, and territorial governments, as well as nonprofits, to prevent, protect against, respond to, and recover from terrorist attacks.	Hazmat equipment	\$ 15,534.00	\$ 15,534.00	\$ -			Application submitted
Total Federal Grants							\$ 403,571.50	\$ 396,811.48	\$ 6,760.02			
Public Works	2021	State	State of GA DOT	Local Maintenance & Improvement Grant (LMIG)	Funding for improvements to local roadways and bridges	Awaiting project list	\$ 1,567,000.00	\$ 1,200,000.00	\$ 367,000.00			Match is budgeted in FY21, but formal award amount has not been received

Department	Year	Agency Type	Grantor	Grant Name	Grant Description	Purpose	Project Amount	Potential Award Amount	Match	Start Date	End Date	Status
Public Works	2020	State	State of GA DOT	Roadside Enhancement and Beautification Council (REBC)	This opportunity will support roadside enhancement and beautification projects along Georgia's roadsides, e.g. landscape plant material and its installation for the furtherance of roadside enhancement and beautification projects along state routes in Georgia.	Beautification project to the Cascade Road at I-285 Interchange ramps	\$ 97,400.00	\$ 50,000.00	\$ 47,400.00			Application Submitted; match is confirmed in the URA
Total State Grants							\$ 1,664,400.00	\$ 1,250,000.00	\$ 414,400.00			
Parks and Rec	2020	Private	USTA	Facilities Services Grant		Renovation to various tennis courts	\$ 557,500.00	\$ 136,000.00	\$ 421,500.00			Submitting Application
Total Private Grants							\$ 557,500.00	\$ 136,000.00	\$ 421,500.00			
Grand Total							\$ 2,625,471.50	\$ 1,782,811.48	\$ 842,660.02			



RISK MANAGEMENT



City of South Fulton Risk Management Division

I. Parks Building (Stonewall Tell Rd) Security Project

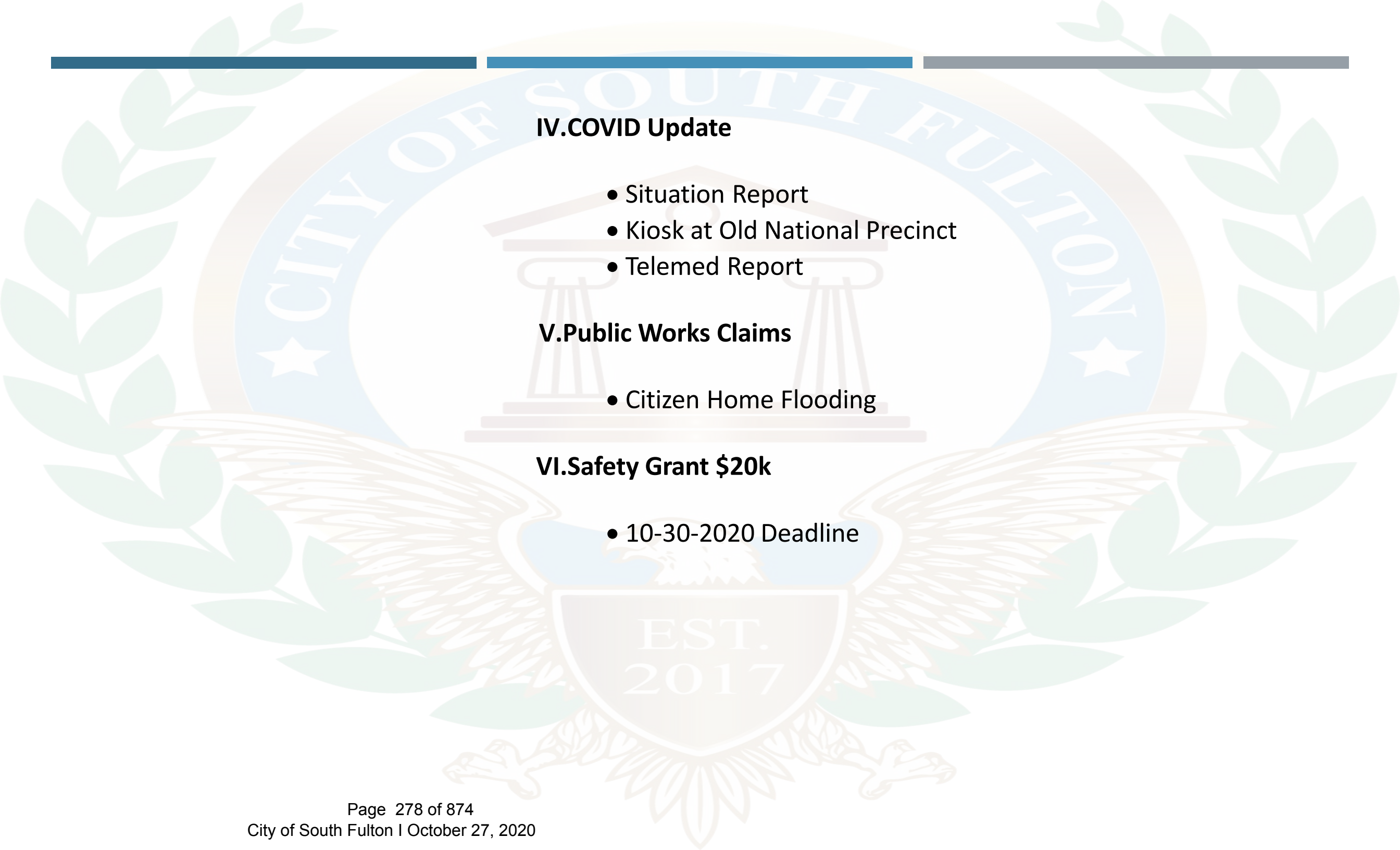
- a) Inventory/Organization/Grounds Cleanup
- b) Surplus of Vehicles (Salvage Title)
- c) Fence Reinforcement/Security System/Lighting Layout

II. Police Department Motor Vehicle Driving Remediation

- a) Online Interactive Driver Training
- b) Risk Reduction Certificate Program

III. Insurance Payments

- a) Parks Insurance Payments



IV.COVID Update

- Situation Report
- Kiosk at Old National Precinct
- Telemed Report

V.Public Works Claims

- Citizen Home Flooding

VI.Safety Grant \$20k

- 10-30-2020 Deadline



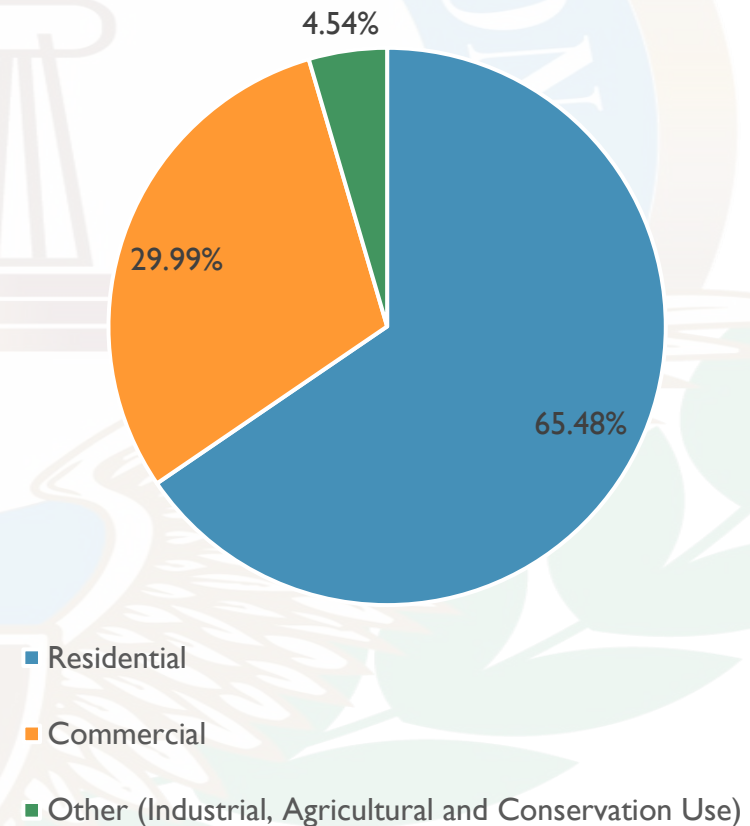
TAX ADMINISTRATION

FY2020 YTD Tax Revenue Highlights

as of 9/30/2020

Property Taxes

- Tax year billing amounts
 - 2019 - \$29,423,880.02
 - 2018 - \$28,745,595.64
 - 2017 - \$14,415,493.69
- Tax year collection amounts and rate%
 - 2019 - \$29,010,182.43 (98.70%)
 - 2018 - \$28,554,079.77 (99.33%)
 - 2017 - \$14,207,184.75 (98.54%)



FY2020 YTD Tax Revenue Highlights

as of 9/30/2020 continued...

2019 Property Tax Breakdown:

Month	Real Estate	Personal Property	Mobile Home	Public Utilities	Totals
October	14,025,255.07	2,182,239.27			16,207,494.34*
November	3,690,488.64	1,735,238.20			5,425,726.84
December	732,249.68	50,166.42			782,416.10
January	230,512.91	122,126.66			352,639.57
February	105,903.92	(19,971.79)	10.19		85,932.13
March	708,485.95	2,169.73		726,458.65	1,437,114.33
April	15,227.60	148.79		514,846.59	530,222.98
May	3,125.47	4,825.53		556,433.85	564,384.85
June	61,816.34	25,148.49			86,964.83
July	9,629.56	3,511.32			13,140.88
August	(5,312.68)	1,394.08			(3,918.60)
September	13,450.72	9.29		80,051.61	93,511.61
Totals	22,422,800.42	4,811,137.54	10.19	1,877,790.70	29,114,738.85

FY2020 YTD Tax Revenue Highlights

as of 9/30/2020 continued...

- **Hotel Motel Tax \$113,022,82**
 - \$110,650.55 – Fairfield Inn & Suites
 - \$670.67 – Health Casino (Air B&B)
 - \$1,701.60 – Wiseman Group LLC (Air B&B)
 - **Allocation Totals:**
 - \$42,383.56 - General Fund
 - \$70,639.26 - Convention Visitors Bureau (CVB)

FY2020 YTD Tax Revenue Highlights

as of 9/30/2020 continued...

- **Franchise Fee Tax \$3,357,632.99**
 - \$253,067.33 – AT&T/Bell South
 - \$472,239.69 – Comcast
 - \$86,633.71 – EMC Coweta-Fayette
 - \$1,320,971.33 – Georgia Power
 - \$1,213,512.78 – Greystone Power
 - \$11,208.15 – Verizon

FY2020 YTD Tax Revenue Highlights as of 9/30/2020 continued...

Motor Vehicle Tax \$1,501,772.29

LOST (Local Option Sales Tax) \$22,278,080.87

TSPLOST (Transportation Special Purpose LOST) \$14,921,769.16

Alcohol Excise Tax \$135,502.56

Insurance Premium Tax \$7,154,212.59

FY2020 YTD Tax Revenue Highlights

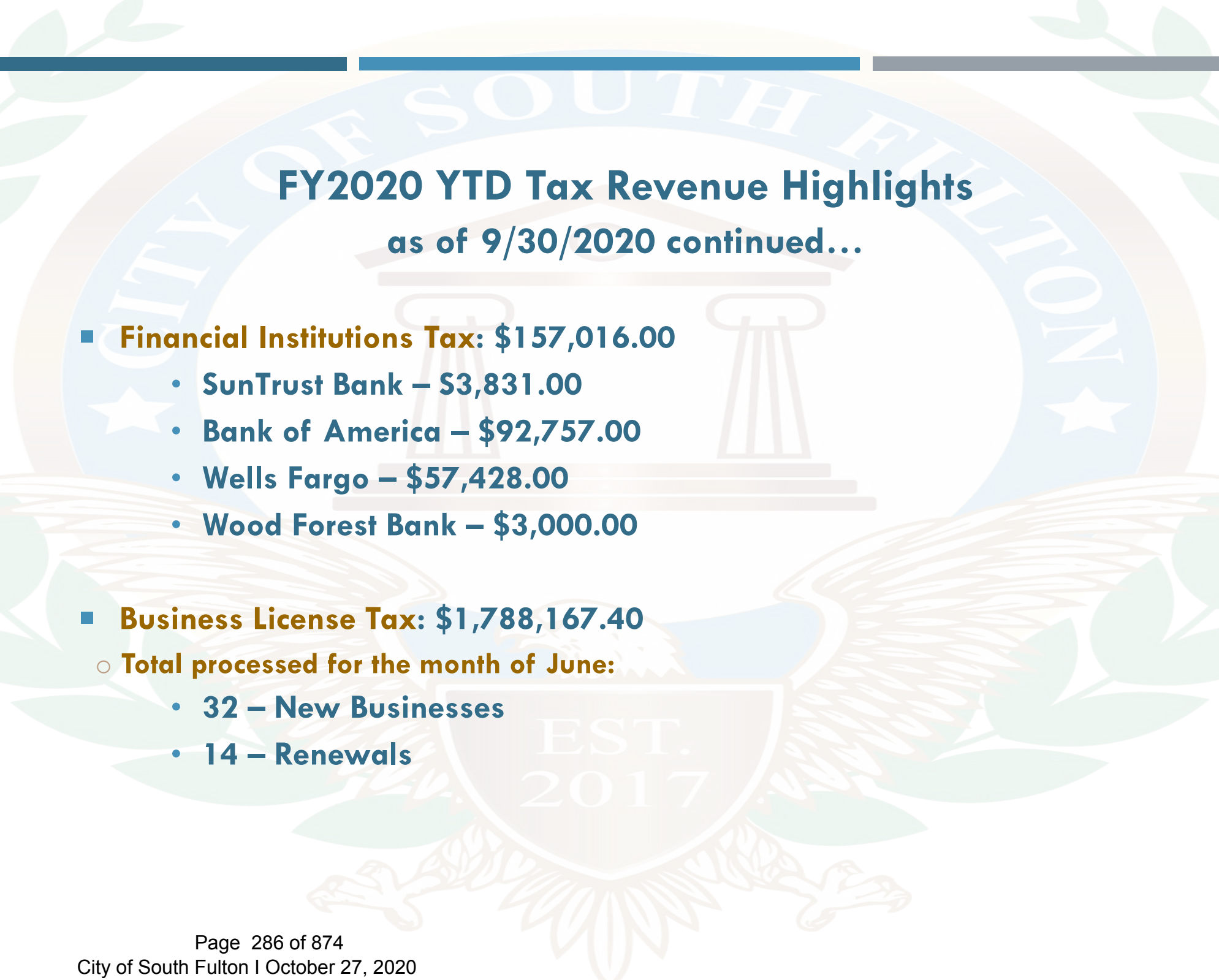
as of 9/30/2020 continued...

- **Intangible Tax \$809,273.05**

**a tax levied on gross earnings received from intangible property such as savings accounts, stocks, bonds, accounts receivable, and mortgages.*

- **Real Estate Transfer Tax \$249,742.09**

**a tax that is levied on the transfer of ownership or title to property from one entity to another.*

The background of the slide features a large, faint watermark of the City of South Fulton seal. The seal is circular with a blue border containing the text "CITY OF SOUTH FULTON" and two stars. Inside the circle is a classical building with columns. Below the circle is a shield with the text "EST. 2017". The entire seal is flanked by green laurel branches.

FY2020 YTD Tax Revenue Highlights

as of 9/30/2020 continued...

- **Financial Institutions Tax: \$157,016.00**

- SunTrust Bank – \$3,831.00
- Bank of America – \$92,757.00
- Wells Fargo – \$57,428.00
- Wood Forest Bank – \$3,000.00

- **Business License Tax: \$1,788,167.40**

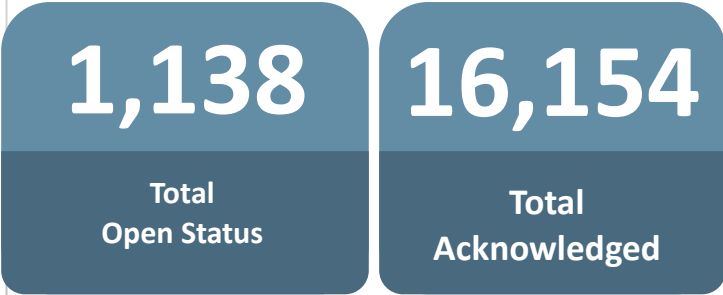
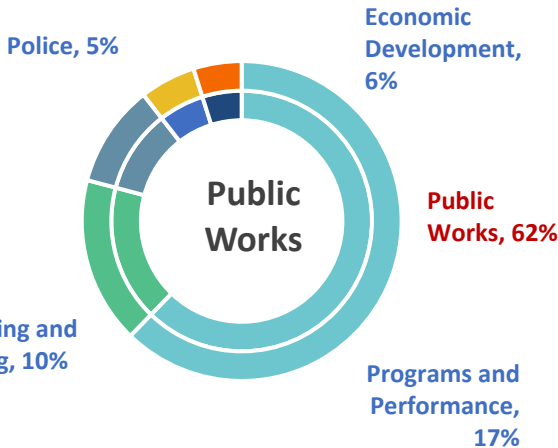
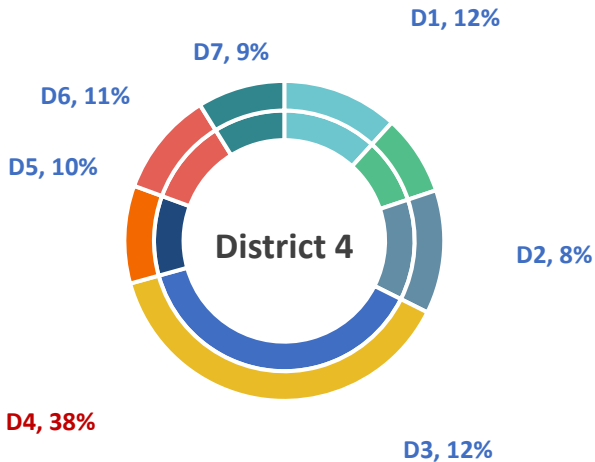
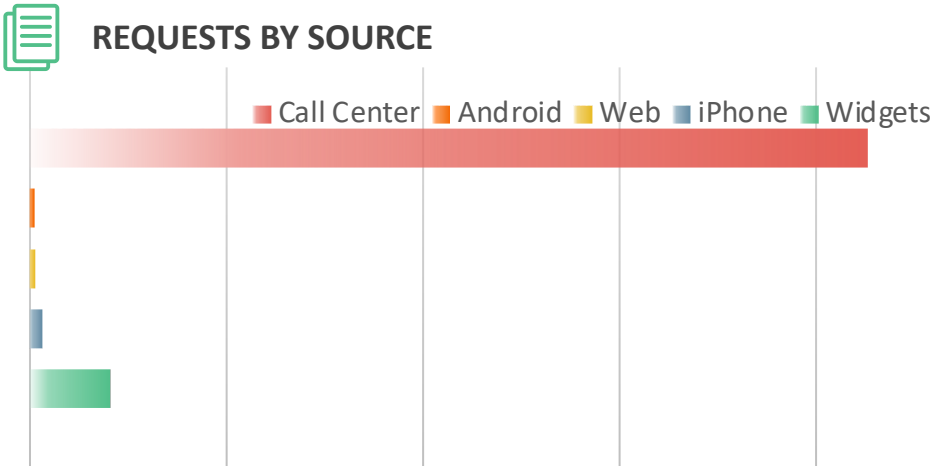
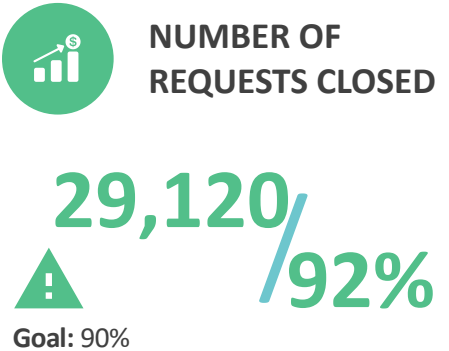
- **Total processed for the month of June:**

- 32 – New Businesses
- 14 – Renewals



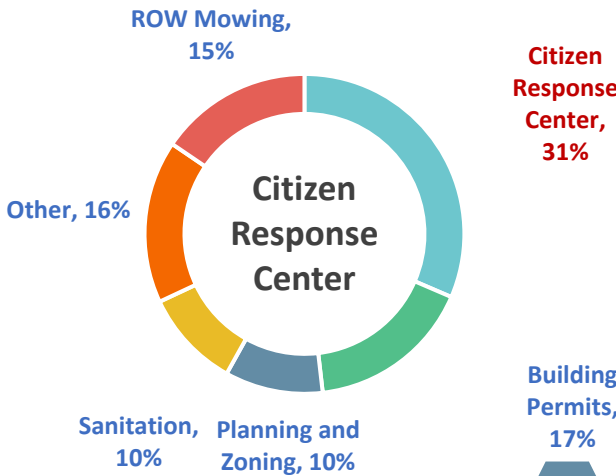
COSF 311 DASHBOARD

Summary Dashboard | Citywide CRC (to date)

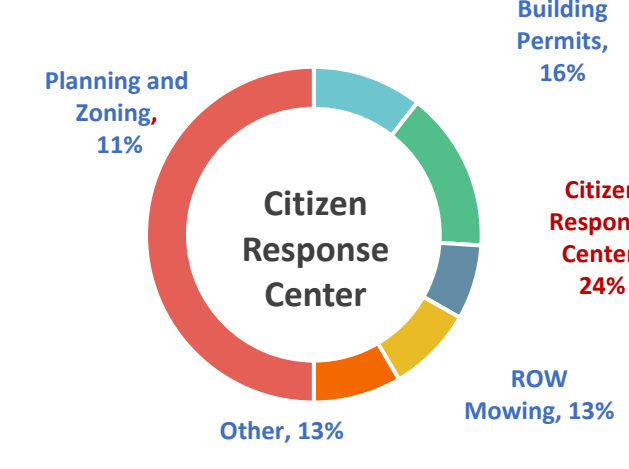
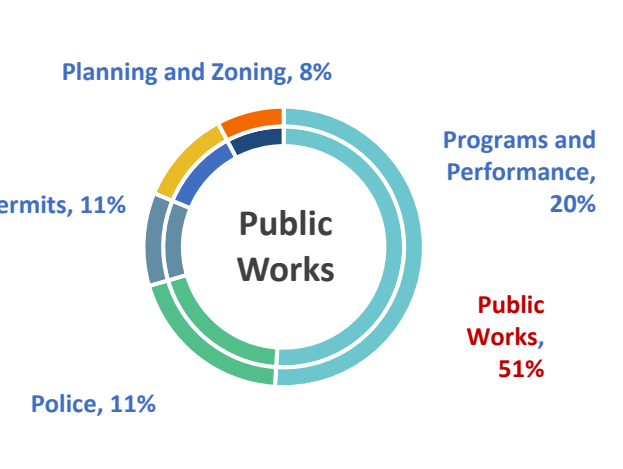
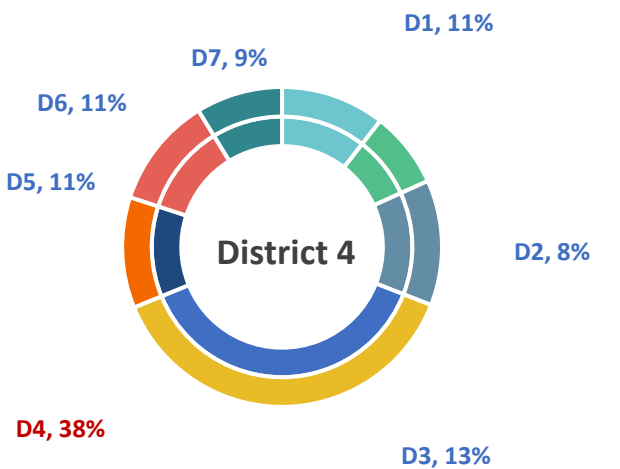
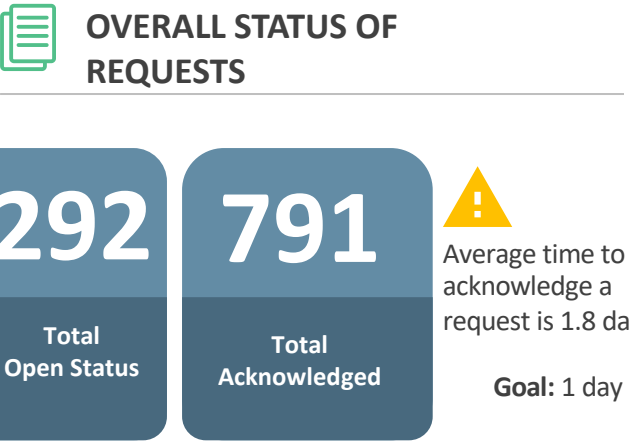
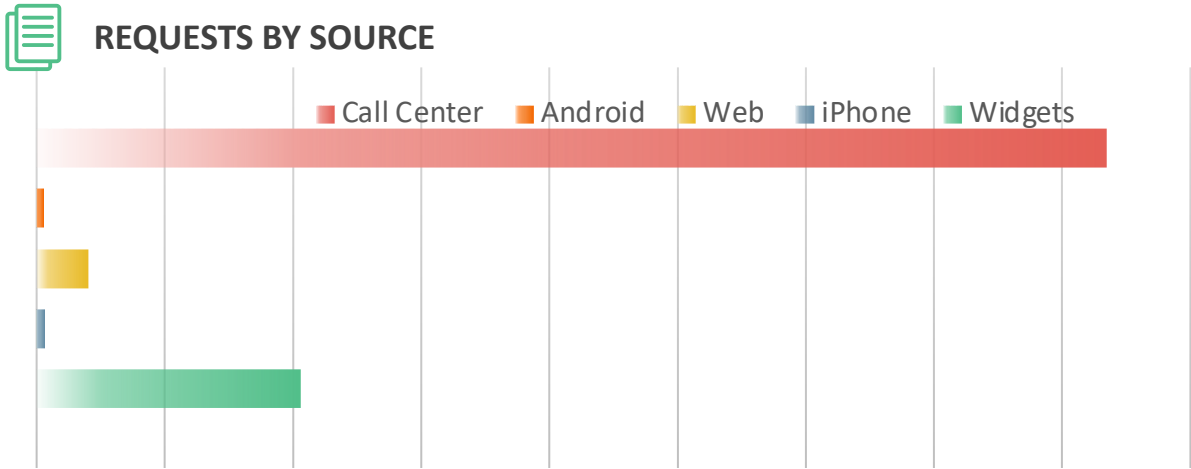
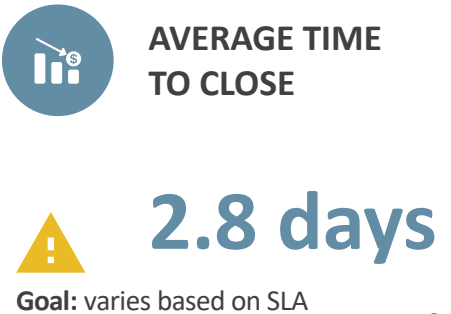
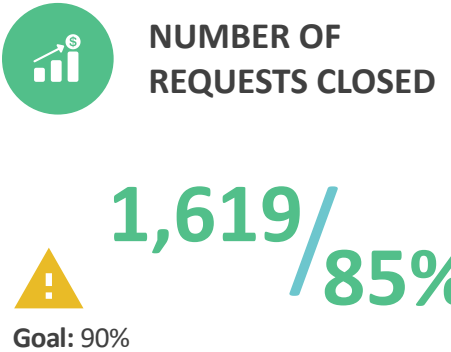


Average time to acknowledge a request is 1.9 days.

Goal: 1 day



Summary Dashboard | Citywide CRC (September 1 - September 30, 2020)



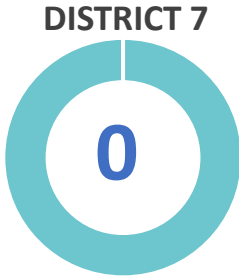
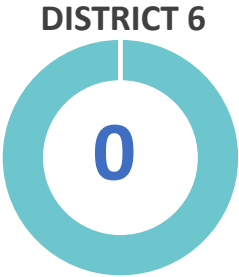
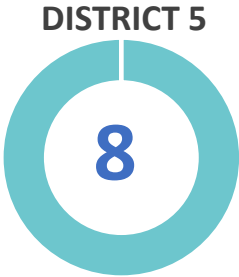
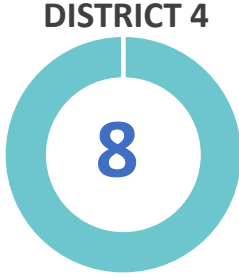
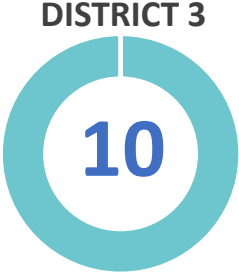
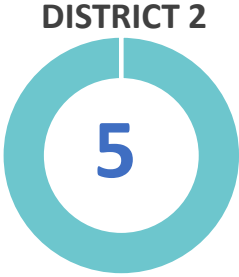
Dashboard | Airport Noise Complaints *(to date)*



TOTAL NUMBER OF
REQUESTS

40

District	# of Requests
1	8
2	5
3	10
4	8
5	8
6	0
7	0



Dashboard | Citizen Response Center *(September 1 – September 30, 2020)*



NUMBER OF
CALLS

1,887



AVERAGE SPEED OF
ANSWER

0m 54ss



Goal: 0:30



AVERAGE TALK
TIME

4m 43ss



Goal: 3:00



ABANDONED
CALL %

8%



Goal: 5%

	Oct-2019	Nov-2019	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Rolling 12- Month (April 2019 thru July 2020)
Inbound Call Volume	1020	1123	580	1026	1070	1165	1483	1955	1552	2768	1811	1887	17,440
Average Calls/Day	32.9	37.4	18.7	33.1	36.9	37.6	49.4	63.1	51.7	92.3	60.4	62.9	40.2
Average Speed of Answer (KPI 0:30)	0:44	1:12	0:59	1:04	0:33	0:28	0:45	1:16	1:35	2:20	01:07	01:15	0:54
Average Talk Time (KPI 3:00)	0:03:45	0:03:49	0:04:17	0:04:10	0:03:27	0:03:00	0:03:47	0:03:37	0:03:43	0:04:21	00:04:73	00:04:43	0:03:51
Short Abandon Calls	22	17	9	39	42	42	61	59	26	NA	NA	NA	317
Abandon Calls	73	100	67	111	93	84	142	238	188	567	108	151	1,922
Abandon % (KPI 5%)	5%	7%	10%	7%	5%	4%	5%	9%	10%	20%	6%	8%	8.0%
Total Requests in SCF	181	199	106	222	276	273	320	293	319	1662	1247	1250	11,167
Total Non-Requests	737	713	389	764	706	788	924	1362	625	697	236	371	3,493

COSF CRC Report

District 1

October 1, 2019 - September 30, 2020

Prepared for Councilwoman Rowell by the Office of Programs and Performance

Requests filtered by that have been created and within

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Public Works	1,144	940	1,059	1.7	9.9	93%	39	85	10
CDRA - Code Enforcement - RA	465	405	464	0.9	3.6	98%	15	1	0
CDRA - Permits - FB	105	4	101	19.1	22.4	38%	60	4	4
CDRA - Planning and Zoning - DG	70	3	68	1.0	24.3	0	2	2	0
CDRA - Code Enforcement - RC	54	37	54	2.0	13.5	75%	13	0	0
Programs and Performance Administrator	53	0	53	0.0	0.0	96%	1	0	0
Police Department - Patrol - LF	41	0	41	0.0	2.0	50%	6	0	0
CDRA - City Arborist - SD	26	2	21	18.6	51.3	10%	19	5	5
Economic Development - Permitting Manager	23	2	22	3.8	4.0	86%	4	1	1
Police Department - SE	22	1	22	1.0	2.1	39%	11	0	0
CDRA - Permits - MB	14	0	14	0.0	85.9	7%	12	0	0
Fire Department - LM	12	7	10	0.9	4.6	70%	3	2	2
Public Works - RF	11	4	4	0.0	85.5	33%	2	7	1
CDRA - Director - SR	10	0	7	0.0	0.0	100%	0	3	2
Economic Development - Business Licenses - LT	10	2	10	13.5	3.8	70%	3	0	0
Parks, Recreation & Cultural Affairs - TP	9	0	0	0.0	0.0	0	0	9	8
Police Department - Traffic - CF	9	1	9	28.7	28.7	100%	0	0	0
CDRA - Code Enforcement - MB	7	1	7	2.6	3.3	86%	1	0	0
CDRA - Code Enforcement Administrator - BM	6	2	6	0.7	23.5	33%	2	0	0
Police Dept - EW	4	3	4	1.1	0.9	100%	0	0	0
Public Works - AM	4	1	4	2.6	22.6	0	3	0	0
CDRA - Code Enforcement - DD	3	0	2	0.0	19.0	0	2	1	0
CDRA - Deputy Director - CC	3	3	3	37.0	79.0	0	3	0	0
CDRA - Planning and Zoning - BW	3	1	1	11.8	0.0	100%	0	2	0
CDRA - Planning and Zoning - MJ	3	0	3	0.0	0.3	100%	0	0	0
Communications - SS	3	0	3	0.0	16.9	0	2	0	0
Economic Development - Building Inspector - BE	3	0	3	0.0	4.5	0	3	0	0
Information Technology - GIS	3	0	3	0.0	0.0	100%	0	0	0

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Information Technology - GISRequest	3	0	1	0.0	8.8	0	1	2	0
Police Department - Traffic Unit	3	3	3	45.6	50.4	100%	1	0	0
Public Works - General Services - CW	3	0	0	0.0	0.0	0	0	3	3
Call Center	2	2	1	0.4	2.1	0	0	1	1
City Clerk - Records Administrator - RP	2	0	1	0.0	55.0	0	1	1	1
Code Enforcement- SB	2	2	2	0.0	1.3	100%	0	0	0
Police Department - Administrative Coordinator - FW	2	2	2	0.0	0.3	100%	0	0	0
Police Department - BO	2	1	2	2.0	8.6	100%	1	0	0
Police Dept	2	0	2	0.0	53.0	50%	1	0	0
CDRA - Code Enforcement - MM	1	1	1	0.9	11.4	100%	1	0	0
CDRA - Development Services Manager - AP	1	0	1	0.0	26.7	0	0	0	0
CDRA - Inspector - WA	1	1	0	0.0	0.0	0	0	1	1
CDRA - Permits - MJ	1	1	1	0.2	0.2	100%	0	0	0
City Clerk - Deputy Clerk - CA	1	0	1	0.0	23.4	0	1	0	0
Court	1	0	0	0.0	0.0	0	0	1	0
Finance & Administrative Services - AD	1	0	1	0.0	9.2	0	1	0	0
Finance & Administrative Services - Risk Management - MW	1	0	0	0.0	0.0	0	0	1	0
Fire Department - JB	1	1	1	0.7	3.0	0	1	0	0
Information Technology - Director	1	0	1	0.0	0.0	100%	0	0	0
Totals	2,151	1,433	2,019	1.7	10.4	85%	215	132	39

COSF CRC Report

District 2

October 1, 2019 - September 30, 2020

Prepared for Mayor Pro Tem Gumbs by the Office of Programs and Performance

Requests filtered by that have been created and within

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Public Works	823	721	775	1.7	9.3	93%	21	48	6
CDRA - Permits - FB	101	5	92	3.6	22.7	39%	53	9	8
CDRA - Planning and Zoning - DG	82	6	77	6.1	41.8	0	1	5	0
CDRA - Code Enforcement - AJ	81	71	81	4.2	10.1	80%	11	0	0
CDRA - Code Enforcement - TM	69	53	69	3.2	7.3	94%	4	0	0
Programs and Performance Administrator	48	0	48	0.0	0.2	94%	2	0	0
Police Department - Patrol - LF	45	2	45	3.5	2.6	50%	7	0	0
CDRA - Code Enforcement - DDix	29	18	29	2.5	7.2	93%	2	0	0
CDRA - Code Enforcement - RA	24	18	24	2.4	4.1	91%	2	0	0
CDRA - City Arborist - SD	22	2	17	0.1	43.6	0	16	5	5
Police Department - SE	20	5	20	0.5	1.8	47%	8	0	0
Economic Development - Permitting Manager	17	3	17	0.7	5.5	76%	4	0	0
Public Works - RF	16	5	8	6.2	82.4	0	7	8	4
CDRA - Permits - MB	15	0	15	0.0	94.3	0	15	0	0
City Clerk - Records Administrator - RP	10	1	10	0.1	0.7	90%	0	0	0
Police Dept	10	3	10	1.5	42.9	0	1	0	0
Police Department - Traffic - CF	8	0	8	0.0	32.9	0	1	0	0
Police Department - Traffic Unit	8	6	8	1.4	15.5	43%	4	0	0
CDRA - Code Enforcement Administrator - BM	7	2	7	1.2	0.9	100%	0	0	0
CDRA - Director - SR	7	1	5	2.1	0.0	100%	0	2	1
Economic Development - Business Licenses - LT	7	0	7	0.0	0.3	100%	0	0	0
Fire Department - LM	6	5	6	1.2	2.1	83%	1	0	0
Police Department - Administrative Coordinator - FW	6	2	3	6.7	9.8	100%	0	3	1
Public Works - General Services - CW	6	3	1	0.5	0.0	100%	0	5	4
Finance & Administrative Services - CFO	5	5	5	0.1	59.7	0	5	0	0
CDRA - Planning and Zoning - BW	4	0	1	0.0	0.0	100%	0	3	1
Public Works - AM	4	4	4	4.1	18.1	75%	3	0	0
CDRA - Code Enforcement - RC	3	1	3	14.3	16.0	67%	1	0	0
Page 296 of 874									
Totals	1,516	562	1,111	4.2	16.2	80%	176	95	33

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Court	3	0	1	0.0	0.1	0	0	2	0
Economic Development - Business Licenses - DH	3	2	3	15.1	20.6	0	2	0	0
Finance & Administrative Services - Procurement Administrator - AK	3	3	3	0.4	38.6	0	3	0	0
Police Dept - EW	3	0	3	0.0	1.3	50%	1	0	0
CDRA - Code Enforcement - PM	2	2	2	4.3	6.8	100%	0	0	0
Code Enforcement- SB	2	2	2	1.8	3.7	50%	0	0	0
Information Technology - GIS	2	0	2	0.0	0.0	100%	0	0	0
CDRA - Development Services Manager - AP	1	0	1	0.0	10.1	0	0	0	0
CDRA - Permits - MJ	1	1	1	0.2	0.5	100%	0	0	0
CDRA - Planning and Zoning - MJ	1	0	1	0.0	0.0	0	0	0	0
CDRA - Site Inspector - MF	1	1	0	0.1	0.0	0	0	1	0
City Clerk - Deputy Clerk - CA	1	1	1	0.6	14.8	0	1	0	0
City Clerk - DW	1	0	1	0.0	0.0	100%	0	0	0
City Manager's Office - JC	1	0	1	0.0	0.3	100%	0	0	0
Communications - SS	1	0	1	0.0	0.5	0	0	0	0
Economic Development - Director - CP	1	0	0	0.0	0.0	0	0	1	0
Fire Department - Donna Dingle	1	1	1	0.8	0.8	100%	0	0	0
Information Technology - Director	1	0	1	0.0	0.0	100%	0	0	0
Information Technology - GISRequest	1	0	0	0.0	0.0	0	0	1	1
Parks, Recreation & Cultural Affairs - TP	1	0	0	0.0	0.0	0	0	1	1
Parks, Recreation & Cultural Affairs - WM	1	1	1	8.6	8.6	0	0	0	0
Police Department - BO	1	1	0	0.5	0.0	0	0	1	1
Totals	1,516	957	1,421	2.1	13.2	80%	176	95	33

COSF CRC Report

District 3

October 1, 2019 - September 30, 2020

Prepared for Councilwoman Willis by the Office of Programs and Performance

Requests filtered by that have been created and within

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Public Works	1,346	1,193	1,262	1.6	7.4	93%	28	84	14
CDRA - Code Enforcement - JB	145	131	144	1.3	10.2	87%	19	1	0
CDRA - Code Enforcement - TM	134	106	134	2.3	7.9	91%	14	0	0
CDRA - Planning and Zoning - DG	97	4	94	11.3	28.4	0	1	3	1
Programs and Performance Administrator	77	1	77	0.1	0.1	95%	4	0	0
CDRA - Permits - FB	62	4	56	3.5	25.4	39%	34	6	6
CDRA - Code Enforcement - QG	49	35	49	0.5	1.5	100%	0	0	0
Police Department - Patrol - LF	44	0	44	0.0	1.8	38%	11	0	0
Police Department - SE	31	6	31	2.1	2.3	44%	13	0	0
Economic Development - Permitting Manager	27	1	27	0.0	7.2	78%	6	0	0
CDRA - City Arborist - SD	22	3	18	4.3	57.3	6%	16	4	2
Police Department - Traffic Unit	20	9	19	6.5	11.8	63%	6	1	1
CDRA - Code Enforcement - VD	19	8	19	2.6	4.6	100%	4	0	0
CDRA - Director - SR	15	0	10	0.0	0.0	100%	0	5	1
CDRA - Permits - MB	13	2	11	0.7	94.6	0	11	2	2
CDRA - Code Enforcement - PM	11	10	11	14.2	19.9	89%	1	0	0
Police Department - Traffic - CF	11	4	9	0.2	34.8	33%	4	2	0
Economic Development - Business Licenses - LT	9	0	9	0.0	1.2	78%	2	0	0
Parks, Recreation & Cultural Affairs - TP	8	2	4	21.9	88.0	0	4	4	4
CDRA - Code Enforcement - LR	7	6	7	5.8	16.5	43%	2	0	0
Fire Department - LM	7	5	6	4.6	5.5	67%	2	1	0
CDRA - Code Enforcement Administrator - BM	6	1	6	1.3	1.4	60%	2	0	0
Public Works - General Services - CW	6	4	1	2.8	0.0	100%	0	5	4
CDRA - Code Enforcement - SR	5	5	5	0.9	4.2	100%	1	0	0
CDRA - Planning and Zoning - BW	4	0	1	0.0	0.0	100%	0	3	2
Public Works - AM	4	3	4	6.2	31.0	0	4	0	0
Court	3	0	0	0.0	0.0	0	0	3	0
Police Dept - EW	3	2	3	1.0	1.0	50%	0	0	0

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
CDRA - Code Enforcement -	2	2	2	1.3	2.6	100%	0	0	0
CDRA - Code Enforcement - AJ	2	1	2	2.0	1.9	100%	0	0	0
CDRA - Planning and Zoning - MJ	2	1	2	1.7	9.0	100%	0	0	0
Information Technology - Director	2	0	2	0.0	0.0	100%	0	0	0
Police Department - Administrative Coordinator - FW	2	1	2	1.4	13.4	0	0	0	0
Police Department - BO	2	1	1	1.0	13.2	0	2	1	1
Police Dept	2	0	2	0.0	64.0	0	2	0	0
Call Center	1	0	1	0.0	0.4	0	0	0	0
CDRA - Code Enforcement - DD	1	0	1	0.0	10.9	0	1	0	0
CDRA - Code Enforcement - RC	1	0	1	0.0	9.8	100%	0	0	0
CDRA - Development Services Manager - AP	1	0	1	0.0	61.5	0	1	0	0
CDRA - Site Inspector - MF	1	0	0	0.0	0.0	0	0	1	0
City Clerk - DW	1	0	1	0.0	2.2	100%	0	0	0
City Manager	1	1	0	0.0	0.0	0	0	1	0
City Manager's Office - JC	1	0	1	0.0	5.8	0	1	0	0
Code Enforcement - RAn	1	1	1	0.6	0.7	100%	0	0	0
Code Enforcement- SB	1	1	1	2.2	5.8	0	1	0	0
Court - Administrator - LC	1	0	1	0.0	0.0	0	0	0	0
Economic Development - Building Inspector - BE	1	0	1	0.0	25.3	0	1	0	0
Economic Development - Business Licenses - DH	1	1	1	0.0	24.0	0	1	0	0
Information Technology - GIS	1	0	1	0.0	0.0	100%	0	0	0
Parks, Recreation & Cultural Affairs - WM	1	0	0	0.0	0.0	0	0	1	0
Programs and Performance - Customer Service	1	0	1	0.0	0.0	100%	0	0	0
Public Works - AC	1	0	1	0.0	66.0	0	1	0	0
Public Works - RF	1	0	0	0.0	0.0	0	0	1	1
Totals	2,217	1,555	2,088	1.8	9.8	85%	200	129	39

COSF CRC Report

District 4

October 1, 2019 - September 30, 2020

Prepared for Councilwoman Gilyard by the Office of Programs and Performance

Requests filtered by that have been created and within

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Programs and Performance Administrator	1,851	3	1,851	0.9	0.1	95%	79	0	0
Public Works	1,498	1,064	1,417	1.6	8.7	91%	34	81	12
Police Department - Patrol - LF	773	4	773	0.3	1.0	53%	29	0	0
CDRA - Permits - FB	584	7	567	0.5	20.0	48%	288	17	17
CDRA - Planning and Zoning - DG	416	15	406	4.9	29.4	33%	10	10	2
Police Department - SE	244	7	244	2.0	1.7	57%	60	0	0
Economic Development - Permitting Manager	190	22	190	0.5	3.9	81%	35	0	0
Court	184	0	70	0.0	1.4	0	2	114	4
CDRA - Director - SR	170	1	147	0.0	0.4	100%	0	23	7
CDRA - Code Enforcement - QG	134	109	134	0.5	1.6	98%	4	0	0
Economic Development - Business Licenses - LT	124	10	124	1.3	0.7	87%	13	0	0
Police Department - Administrative Coordinator - FW	98	86	98	0.3	2.0	81%	13	0	0
CDRA - Permits - MB	82	5	78	8.2	87.0	0	75	4	4
Human Resources - TS	44	0	44	0.0	0.5	89%	5	0	0
Programs and Performance - Customer Service	40	0	40	0.0	2.2	92%	3	0	0
Police Department - Traffic - CF	39	3	38	0.5	24.2	25%	3	1	1
Code Enforcement- SB	37	37	37	0.7	2.7	68%	5	0	0
CDRA - Code Enforcement - VD	33	15	33	7.8	8.9	91%	4	0	0
Public Works - RF	31	14	20	0.7	31.8	20%	9	11	5
CDRA - Planning and Zoning - BW	30	1	23	0.5	6.5	33%	13	7	3
Court - Administrator - LC	30	0	30	0.0	0.4	0	0	0	0
City Clerk - Deputy Clerk - CA	28	2	27	0.3	17.1	37%	16	1	1
City Clerk - Records Administrator - RP	28	6	21	1.3	2.6	86%	2	7	6
CDRA - Code Enforcement Administrator - BM	27	13	27	4.0	11.0	50%	9	0	0
Public Works - General Services - CW	26	6	8	1.7	7.0	88%	1	18	18
CDRA - City Arborist - SD	25	3	23	3.2	45.0	18%	18	2	1
Fire Department - LM	20	10	17	1.1	4.5	59%	8	3	1
Information Technology - GIS	19	0	19	0.0	1.1	79%	4	0	0
Page 302 of 874									
Totals	7,090	1,150	7,090	1.5	11.0	79%	859	338	104

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Economic Development - Building Inspector - BE	16	0	16	0.0	5.4	21%	11	0	0
Finance & Administrative Services - AD	15	0	15	0.0	24.3	7%	13	0	0
Police Department - Traffic Unit	15	11	15	0.8	8.6	73%	4	0	0
Parks, Recreation & Cultural Affairs - TP	14	1	4	10.1	3.0	100%	0	10	9
Police Dept - EW	12	4	12	1.8	1.6	70%	3	0	0
CDRA - Planning and Zoning - MJ	11	1	11	1.0	5.3	38%	6	0	0
Finance & Administrative Services - Procurement Administrator - AK	11	7	11	12.3	31.2	0	11	0	0
Information Technology - Director	11	2	11	21.4	8.1	45%	6	0	0
Police Dept	11	5	11	0.4	60.0	13%	8	0	0
Fire Department - JB	10	9	10	0.8	4.3	40%	4	0	0
CDRA - Code Enforcement - MM	9	0	9	0.0	2.3	78%	2	0	0
Call Center	8	2	3	0.5	8.4	0	0	5	1
CDRA - Code Enforcement - AJ	8	7	8	6.1	16.7	86%	1	0	0
CDRA - Development Services Manager - AP	8	1	8	0.8	5.4	67%	1	0	0
CDRA - Permits - MJ	8	7	8	3.2	5.6	13%	7	0	0
CDRA - Planning and Zoning Administrator - NML	8	5	4	2.9	10.3	0	2	4	3
Communications - SS	7	0	5	0.0	39.5	40%	3	2	1
CDRA - Code Enforcement - JB	6	4	6	0.4	3.4	67%	2	0	0
CDRA - Code Enforcement - LR	6	4	6	1.3	3.5	50%	2	0	0
CDRA - Code Enforcement - TM	6	6	6	1.4	7.5	83%	1	0	0
CDRA - Inspector - WA	6	2	1	0.2	1.9	0	0	5	2
Information Technology - GISRequest	6	4	4	11.7	27.8	0	4	2	2
CDRA - Code Enforcement - PM	5	4	5	0.1	8.7	67%	1	0	0
CDRA - Code Enforcement - RA	5	3	5	0.9	1.2	100%	0	0	0
CDRA - Deputy Director - CC	5	4	4	1.4	1.6	25%	2	1	0
City Manager's Office - JC	5	0	5	0.0	0.7	100%	0	0	0
Finance & Administrative Services - Risk Management - MW	5	1	1	8.8	8.8	0	1	4	1
CDRA - Code Enforcement - DD	4	3	4	0.8	7.7	50%	2	0	0
Finance & Administrative Services - SH	4	0	4	0.0	49.5	0	4	0	0
Fire Department - Donna Dingler	4	2	2	3.8	3.7	0	1	2	0
Totals	7,090	1,155	7,090	11.5	11.5	79%	859	338	104

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Parks, Recreation & Cultural Affairs - WM	4	2	3	0.2	0.9	67%	1	1	1
CDRA - Code Enforcement - DDix	3	2	3	0.9	8.5	100%	2	0	0
Code Enforcement - RAn	3	3	3	0.4	9.4	100%	0	0	0
Finance & Administrative Services - Accounts Payable - SJ	3	0	2	0.0	62.9	0	2	1	1
CDRA - Code Enforcement - FA	2	0	2	0.0	2.3	50%	1	0	0
CDRA - Code Enforcement - MB	2	2	2	0.9	1.0	100%	0	0	0
CDRA - Code Enforcement - MMcK	2	2	2	1.7	6.2	100%	2	0	0
Human Resources - Director - AH	2	2	2	0.0	0.5	100%	0	0	0
Police Department - Chief - KM	2	2	2	24.7	79.0	0	2	0	0
Programs and Performance - Customer Experience	2	0	2	0.0	0.0	100%	0	0	0
CDRA - Code Enforcement -	1	1	1	3.1	3.1	100%	0	0	0
CDRA - Code Enforcement - GT	1	1	1	1.2	1.4	0	1	0	0
CDRA - Code Enforcement - PS	1	0	1	0.0	1.1	0	1	0	0
CDRA - Code Enforcement - SR	1	1	1	2.1	10.2	100%	0	0	0
CDRA - Inspector - GH	1	0	0	0.0	0.0	0	0	1	1
City Attorney - EW	1	1	1	0.0	13.9	0	1	0	0
Economic Development - Business Licenses - DH	1	0	1	0.0	0.0	100%	0	0	0
Economic Development - Director - CP	1	0	0	0.0	0.0	0	0	1	0
Finance & Administrative Services - NR	1	0	1	0.0	33.0	0	1	0	0
Police Department - BO	1	0	1	0.0	20.2	0	1	0	0
Public Works - AM	1	0	1	0.0	0.4	100%	0	0	0
Totals	7,090	1,561	6,752	1.7	7.8	79%	859	338	104

COSF CRC Report

District 5

October 1, 2019 - September 30, 2020

Prepared for Councilman Reeves by the Office of Programs and Performance

Requests filtered by that have been created and within

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Public Works	870	725	816	1.5	10.4	90%	23	54	4
CDRA - Code Enforcement - JB	197	172	195	0.7	6.4	95%	15	2	0
CDRA - Code Enforcement - FA	153	6	153	1.5	3.6	99%	9	0	0
CDRA - Planning and Zoning - DG	80	4	77	2.6	21.3	0	4	3	2
Programs and Performance Administrator	70	1	70	0.3	0.2	91%	5	0	0
CDRA - Code Enforcement -	69	64	69	2.1	6.2	95%	3	0	0
CDRA - Permits - FB	69	0	65	0.0	12.1	66%	21	4	4
CDRA - Code Enforcement - LR	54	41	54	1.7	5.9	92%	6	0	0
Police Department - Patrol - LF	45	1	45	1.6	1.5	38%	12	0	0
Police Department - SE	34	5	34	0.6	2.4	52%	11	0	0
CDRA - Code Enforcement - SR	31	30	31	1.3	6.4	89%	6	0	0
CDRA - City Arborist - SD	18	2	17	1.5	42.0	12%	15	1	1
Economic Development - Permitting Manager	17	0	17	0.0	4.5	88%	2	0	0
CDRA - Code Enforcement - PM	15	11	15	2.0	4.8	100%	1	0	0
CDRA - Permits - MB	11	0	11	0.0	80.0	0	11	0	0
Police Department - Traffic - CF	10	0	10	0.0	20.5	100%	0	0	0
Police Department - Traffic Unit	9	5	9	4.7	14.5	50%	4	0	0
Public Works - General Services - CW	9	4	2	0.7	1.8	50%	1	7	7
CDRA - Director - SR	8	1	7	2.0	0.2	0	0	1	0
Economic Development - Business Licenses - LT	6	0	6	0.0	0.9	83%	1	0	0
Fire Department - LM	6	6	6	0.4	1.3	83%	1	0	0
Police Dept	6	2	6	1.6	80.7	0	6	0	0
CDRA - Code Enforcement Administrator - BM	5	2	5	0.5	2.4	0	0	0	0
Police Dept - EW	5	0	5	0.0	0.9	67%	1	0	0
Programs and Performance - Customer Service	5	0	5	0.0	7.6	60%	2	0	0
Call Center	4	2	1	0.9	0.6	0	0	3	2
Code Enforcement- SB	3	0	3	0.0	2.0	100%	0	0	0
Economic Development - Building Inspector - BE	3	2	3	4.9	7.8	0	3	0	0
Totals	1,839	1,054	1,041	1.5	10.5	85%	172	81	23

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Parks, Recreation & Cultural Affairs - TP	3	0	0	0.0	0.0	0	0	3	2
Police Department - Administrative Coordinator - FW	3	1	3	0.1	7.4	100%	0	0	0
CDRA - Planning and Zoning - BW	2	0	1	0.0	3.3	0	1	1	1
City Clerk - Records Administrator - RP	2	1	2	1.0	0.8	100%	0	0	0
Public Works - AC	2	1	2	20.1	13.3	50%	2	0	0
Public Works - RF	2	0	2	0.0	0.8	100%	0	0	0
CDRA - Code Enforcement - GT	1	1	1	0.0	4.6	100%	0	0	0
CDRA - Code Enforcement - TM	1	1	1	2.2	14.0	100%	1	0	0
CDRA - Permits - MJ	1	1	1	1.3	7.6	0	1	0	0
CDRA - Planning and Zoning - MJ	1	0	1	0.0	2.5	0	0	0	0
City Clerk - Deputy Clerk - CA	1	0	1	0.0	0.0	100%	0	0	0
Communications - SS	1	0	1	0.0	22.4	0	1	0	0
Economic Development - Business Licenses - DH	1	1	1	0.1	23.2	0	1	0	0
Finance & Administrative Services - AD	1	0	1	0.0	11.4	0	1	0	0
Finance & Administrative Services - NR	1	1	1	11.3	28.2	0	1	0	0
Finance & Administrative Services - Risk Management - MW	1	1	0	0.8	0.0	0	0	1	0
Information Technology - GIS	1	0	1	0.0	0.0	100%	0	0	0
Information Technology - GISRequest	1	0	0	0.0	0.0	0	0	1	0
Public Works - AV	1	1	1	0.0	19.6	0	0	0	0
Totals	1,839	1,096	1,758	1.4	9.5	85%	172	81	23

COSF CRC Report

District 6

October 1, 2019 - September 30, 2020

Prepared for Councilman khalid by the Office of Programs and Performance

Requests filtered by that have been created and within

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Public Works	915	716	820	1.8	11.8	93%	15	95	9
CDRA - Code Enforcement - MMcK	213	212	212	0.9	3.2	99%	4	1	0
CDRA - Code Enforcement - DDix	153	100	153	3.4	10.8	84%	23	0	0
CDRA - Permits - FB	89	4	84	3.6	20.1	43%	46	5	5
Programs and Performance Administrator	80	1	80	0.6	0.2	94%	5	0	0
CDRA - Code Enforcement - GT	74	70	74	2.1	3.2	99%	4	0	0
Police Department - Patrol - LF	56	4	56	0.4	1.9	53%	7	0	0
CDRA - Planning and Zoning - DG	55	1	54	0.9	37.8	0	0	1	0
CDRA - Code Enforcement - PM	37	30	37	1.5	5.9	80%	3	0	0
CDRA - Code Enforcement - FA	35	0	35	0.0	4.9	94%	2	0	0
CDRA - Code Enforcement - SR	24	24	24	1.9	5.2	92%	0	0	0
CDRA - Code Enforcement -	23	22	23	1.2	5.1	95%	2	0	0
CDRA - City Arborist - SD	21	3	18	0.0	37.4	17%	15	3	3
Economic Development - Permitting Manager	18	0	18	0.0	8.1	83%	3	0	0
Police Department - SE	18	3	18	1.0	3.2	47%	8	0	0
Economic Development - Business Licenses - LT	17	2	17	1.4	0.4	94%	1	0	0
Public Works - RF	15	4	8	0.3	17.9	43%	2	7	4
CDRA - Permits - MB	14	0	14	0.0	78.3	0	13	0	0
CDRA - Code Enforcement - LR	11	7	11	21.9	17.8	100%	1	0	0
Police Department - Traffic - CF	11	2	11	0.8	27.4	100%	0	0	0
Public Works - General Services - CW	10	4	0	0.3	0.0	0	0	10	5
CDRA - Code Enforcement Administrator - BM	8	4	8	0.8	17.1	33%	1	0	0
Police Department - Traffic Unit	8	6	8	0.5	26.3	14%	6	0	0
CDRA - Director - SR	6	0	5	0.0	0.0	0	0	1	0
Court	5	0	1	0.0	0.0	0	0	4	0
Parks, Recreation & Cultural Affairs - TP	5	1	1	0.3	0.7	0	0	4	2
Police Dept - EW	5	1	5	0.0	0.4	100%	0	0	0
City Clerk - Records Administrator - RP	4	1	4	0.1	0.3	100%	0	0	0

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Economic Development - Building Inspector - BE	3	0	3	0.0	16.4	33%	2	0	0
Fire Department - LM	3	3	3	0.0	7.1	100%	0	0	0
Police Department - Administrative Coordinator - FW	3	1	3	0.1	1.9	67%	1	0	0
CDRA - Development Services Manager - AP	2	2	2	1.7	4.7	50%	1	0	0
CDRA - Planning and Zoning - BW	2	0	1	0.0	3.2	0	1	1	0
Information Technology - GIS	2	0	2	0.0	1.6	50%	1	0	0
Programs and Performance - Customer Service	2	0	2	0.0	9.0	50%	0	0	0
Call Center	1	1	0	1.5	0.0	0	0	1	1
CDRA - Code Enforcement - AJ	1	1	1	0.0	0.0	100%	0	0	0
CDRA - Code Enforcement - MB	1	1	1	1.8	13.3	100%	1	0	0
CDRA - Deputy Director - CC	1	0	0	0.0	0.0	0	0	1	0
CDRA - Permits - MJ	1	1	1	25.6	31.2	0	1	0	0
CDRA - Planning and Zoning Administrator - NML	1	1	0	0.2	0.0	0	0	1	0
CDRA - Planning and Zoning - MJ	1	0	1	0.0	16.3	0	0	0	0
City Clerk - Deputy Clerk - CA	1	0	1	0.0	13.3	0	1	0	0
Court - Administrator - LC	1	0	1	0.0	0.0	0	0	0	0
Finance & Administrative Services - CFO	1	0	1	0.0	8.9	0	1	0	0
Fire Department - Deputy Fire Chief	1	1	1	2.2	3.7	0	1	0	0
Information Technology - Director	1	0	1	0.0	0.0	100%	0	0	0
Police Dept	1	1	1	0.1	105.2	0	1	0	0
Totals	1,960	1,235	1,825	1.9	11.0	85%	173	135	29

COSF CRC Report

District 7

October 1, 2019 - September 30, 2020

Prepared for Councilman Baker by the Office of Programs and Performance

Requests filtered by that have been created and within

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

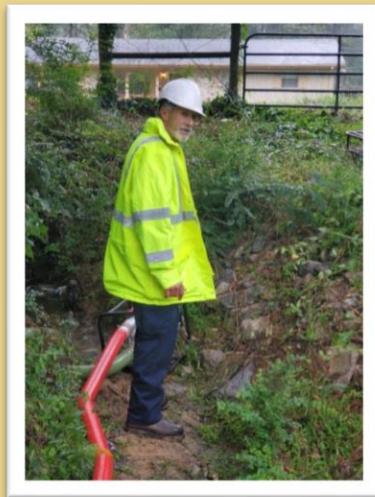
Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Public Works	902	744	813	2.0	12.1	92%	15	89	6
CDRA - Code Enforcement - MMcK	136	132	136	1.1	3.3	98%	2	0	0
CDRA - Code Enforcement - GT	90	82	90	2.6	4.4	92%	7	0	0
Police Department - Patrol - LF	90	3	90	1.7	2.2	41%	21	0	0
Programs and Performance Administrator	67	1	67	1.0	0.2	92%	5	0	0
CDRA - Permits - FB	66	1	58	4.3	15.2	56%	24	8	8
CDRA - Planning and Zoning - DG	52	2	50	0.0	36.4	0	0	2	1
CDRA - Code Enforcement - AJ	47	41	47	4.1	7.3	98%	3	0	0
Police Department - SE	28	6	28	1.4	2.5	36%	12	0	0
CDRA - Code Enforcement - DDix	26	13	26	1.6	9.4	88%	3	0	0
Economic Development - Permitting Manager	21	1	21	0.7	1.1	90%	2	0	0
Police Department - Traffic - CF	16	1	15	0.3	32.3	0	5	1	0
CDRA - Permits - MB	14	1	13	0.2	95.7	8%	12	1	1
CDRA - Code Enforcement - PM	13	12	13	2.3	6.5	88%	0	0	0
CDRA - City Arborist - SD	11	3	8	0.7	51.9	13%	7	3	3
CDRA - Code Enforcement - SR	11	11	11	3.0	5.9	100%	0	0	0
Economic Development - Business Licenses - LT	10	0	10	0.0	0.1	100%	0	0	0
Public Works - RF	9	3	2	0.2	14.1	100%	1	7	4
CDRA - Code Enforcement Administrator - BM	8	4	8	0.7	43.1	33%	0	0	0
CDRA - Code Enforcement - LR	8	8	8	2.3	7.7	100%	0	0	0
Police Department - Administrative Coordinator - FW	7	6	5	0.8	6.5	100%	0	2	2
CDRA - Planning and Zoning - BW	6	0	4	0.0	6.3	0	3	2	2
Police Dept - EW	6	3	6	0.3	0.8	50%	2	0	0
Fire Department - LM	5	4	5	15.1	12.8	40%	3	0	0
CDRA - Director - SR	4	2	1	1.1	0.0	100%	0	3	2
Public Works - General Services - CW	4	2	1	0.3	0.5	100%	0	3	2
CDRA - Planning and Zoning - MJ	3	0	3	0.0	1.6	0	0	0	0
Economic Development - Building Inspector - BE	3	1	3	3.7	7.3	0	3	0	0
Page 312 of 874									
Totals	1,695	1,050	1,051	2.0	10.2	84%	141	126	34

Assignee	Created	Ack	Closed	DTA	DTC	% in SLA	Overdue	Open	O&O
Police Department - Traffic Unit	3	3	3	0.4	66.7	50%	1	0	0
Call Center	2	2	2	2.9	4.4	0	2	0	0
Communications - SS	2	0	2	0.0	36.3	0	2	0	0
Information Technology - Director	2	0	2	0.0	0.0	100%	0	0	0
Information Technology - GIS	2	0	2	0.0	0.0	100%	0	0	0
Public Works - AC	2	0	1	0.0	18.4	0	1	1	1
CDRA - Code Enforcement - DD	1	0	1	0.0	0.1	100%	0	0	0
CDRA - Code Enforcement - FA	1	0	1	0.0	1.0	100%	0	0	0
CDRA - Code Enforcement - MM	1	0	1	0.0	0.0	100%	0	0	0
CDRA - Code Enforcement - PS	1	1	1	2.1	61.0	0	0	0	0
CDRA - Code Enforcement - QG	1	1	1	2.1	2.1	0	0	0	0
CDRA - Deputy Director - CC	1	0	0	0.0	0.0	0	0	1	0
CDRA - Development Services Manager - AP	1	0	1	0.0	28.0	0	0	0	0
CDRA - Permits - MJ	1	1	1	0.3	0.3	100%	0	0	0
CDRA - Planning and Zoning Administrator - NML	1	1	1	0.1	0.1	0	0	0	0
City Clerk - Deputy Clerk - CA	1	0	1	0.0	32.7	0	1	0	0
City Clerk - Records Administrator - RP	1	0	1	0.0	2.5	100%	1	0	0
City Manager's Office - JC	1	0	1	0.0	3.0	0	1	0	0
Code Enforcement- SB	1	1	1	0.7	3.9	0	1	0	0
Court	1	0	0	0.0	0.0	0	0	1	0
Economic Development - Business Licenses - DH	1	1	0	0.2	0.0	0	0	1	1
Finance & Administrative Services - Budget Manager - LM	1	0	1	0.0	0.0	100%	0	0	0
Finance & Administrative Services - Risk Management - MW	1	0	0	0.0	0.0	0	0	1	1
Police Dept	1	1	1	0.0	3.7	100%	0	0	0
Programs and Performance - Customer Service	1	0	1	0.0	5.7	0	1	0	0
Totals	1,695	1,099	1,569	2.0	11.2	84%	141	126	34



PUBLIC WORKS REPORT

City of South Fulton Public Works Department





Month in Review: September 2020

City of South Fulton Public Works

Jacobs
Challenging today.
Reinventing tomorrow.

Pictures on cover page are employees working within the community. Public Works Employees (pictured from left to right)

- Draining water from flooded areas;
- Performing repairs and servicing traffic signals;
- Trimming and cutting of trees along the right of way.



Month in Review: September 2020

City of South Fulton Public Works

Jacobs
Challenging today.
Reinventing tomorrow.

Purpose

Each month hundreds of requested and scheduled activities are completed by the City of South Fulton's Public Works Department. This document highlights key activities to maintain, promote safety and improve the look and feel of neighborhoods and commercial districts throughout the City of South Fulton Georgia. Public Works operations are provided through agreement with Jacobs.

Call Center and SeeClickFix September Activities

The Call Center, also known as SeeClickFix or 311 is the main connection between the City and its citizens. Although this service is operated through the Public Works Department, citizens can access any City department through this program.

Highlights of Call Center & See Click Fix: September 2020	
Metric Description	Number or Percent
Total Call Center Requests	1910
Total Work Orders	570
Total SeeClickFix Requests for Public Works	686
Total Work Orders Completed that met Service Level Agreement	509
Total Work Orders Completed that met Service Level Agreement as Percentage	96%
Total Work Order/Requests Open or In-Progress	168
Total Work Requests did not meet Service Level Agreement	2
Total Work Requests without Service Level Agreement or not due in current month	159
Total SeeClickFix Request Closed/Archived	509

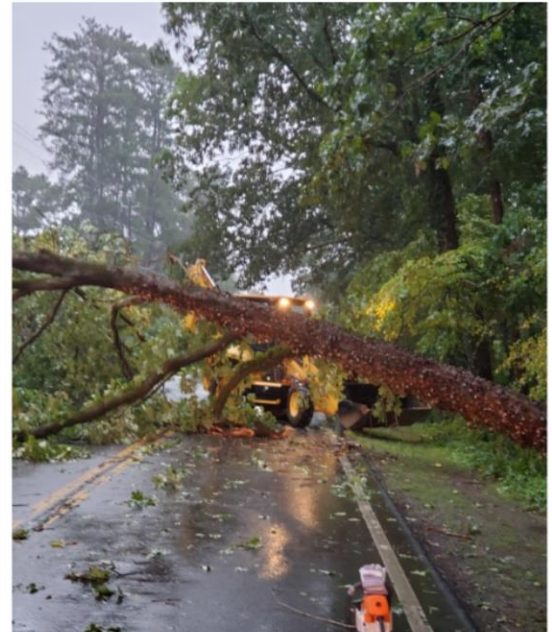
Each day, citizens and businesses connect to the City of South Fulton to address issues ranging from fallen trees to information about upcoming events. Operators are knowledgeable and available to take calls from the public 24 hours a day 7 days per week. Citizens may also download an app from the from Google Play Store or Apple's App Store to enter requests at any time directly into the system.

Monthly Focus: Storm Preparation

Storm Remnants of Hurricane Sally Hits Georgia

Hurricane season began on June 1 and will last until Nov 30. To date, it has featured a total of 24 tropical or subtropical cyclones, 23 named storms, 8 hurricanes, and 2 major hurricanes. On Thursday, September 17, Georgia received the remnants of Hurricane Sally, which had turned into a storm depression by the time she reached Georgia. In preparation for the storm, Public Works deployed vacuum trucks throughout the City to clear catch basins of debris allowing water to flow freely in the system, alleviating back flow that eventually results in flooding.

During this storm event, seven (7) roads were closed due to downed trees. Staff worked to clear the debris and all roads have been reopened except for Stacks Roads. Stacks Road is the only road that will remain closed due to severe damage to the bridge.



**Crews remove fallen tree
left behind from Sally
September 2020**

Corrugated Metal Piping Resolve Sinkhole Issue

Corrugated Metal Piping, also referred to as CMP was used to repair a project along on Marcus Nyah. The need for repairs were due to a failing storm pipe which caused a sinkhole to develop. After much evaluation, the method selected was lining of the pipe opposed to replacing the pipe for several reasons; (1) cost, (2) least invasive to the environment (3) all the saving of a very large tree, (4) disassembling one driveway and two yards. The sinkhole was the result from the damaged pipe and was repaired in less than 8 hours repair. If replacing the pipe had been selected, repairs could have taken approximately 15 times longer.



**Napkin debris strewn along Old National Highway
September 2020**

opportunity to see the **Clean Communities Initiative** in action.

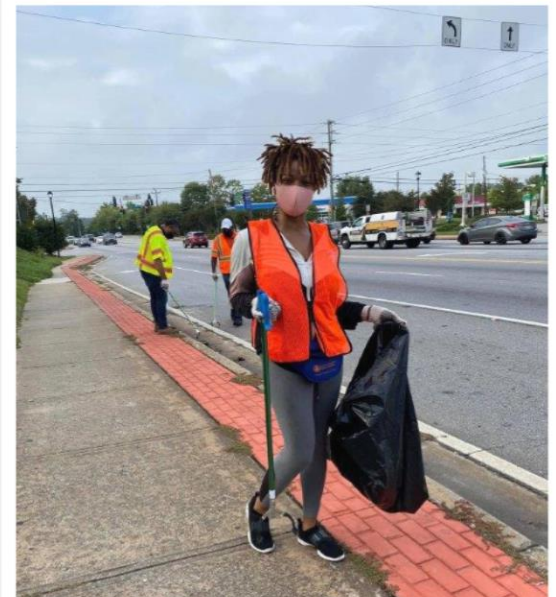
The Clean Communities Initiative was launched to reduce/eliminate the amount of litter and dumping found in throughout the City of South Fulton. The Clean Community Crew, along with additional treatments, strategies and partnerships will be employed to reach this goal. **Treatments** include trash receptacles and signage. **Strategies** include enforcement methods and education. **Partnerships** must include community groups, Community Improvement Districts (CIDs), businesses and the leadership of elected officials and the citizens of South Fulton.

Clean Community Crew Makes Its Debut

A week after its release, this new crew made its debut by assisting with an unexpected cleanup in District 5. Requests were received through SeeClickFix about paper napkins that had been blown up and down Old National Highway.

The Clean Community Crew is used to address emergencies, proactively address litter and monitor known illegal dumping sites on a weekly basis.

Crews worked diligently to remove the debris in time for a nearby scheduled event. Although Old National Highway is not part of our service area, it was an



**Volunteer for Saturday Clean Up
Day in Districts 2 and 3
September 2020**

Traffic Systems and Studies

Signs, signals and pavement markings help us understand where we are and get to our destination safely and efficiently. Because this equipment is required to be in the right of way, it can often be damaged from passing vehicles, accidents and weather.

Traffic Activities in August

During this reporting period seventy-seven (77) traffic work orders were completed. These requests include traffic calming, sign replacements, sign repairs, preventive maintenance and signal repairs



Crews using seen here are using a Vac truck to remove debris from one of nine catch basins. September 2020

Storm Water Management

Storm Water Management consists of the inspection and maintenance of piping, inlets and catch basins in city right of way that form the system to direct storm water to natural water ways. During September fourteen (14) assessments were made in the City of South Fulton. In addition, nine (9) catch basins were serviced by the Vac Truck. When catch basins become clogged with trash and debris, a Vac Truck is used to unclog the pipe, allowing storm water to successfully drain away from road. This maintenance improves water quality and makes roads safer, especially during heavy downpours.

A successful stormwater system keeps people away from the water and the water away from the people. The system is free of pollution and enables aesthetic pleasures as well as recreational activities. Our stormwater department is dedicated to keeping our

system healthy as well as the residents safe.

When a stormwater system fails to operate properly it can damage other systems, negatively impact water quality and cause unsafe driving conditions especially during periods of rain.

Solid Waste Management

Solid Waste Management includes overseeing compliance of the Solid Waste Ordinance, management of Merk Miles Transfer Station, Beautification Plan and coordination of residential and commercial collection providers. Twenty-three inquiries were addressed related to residential collections.

Field Services

Field Services includes the following activities:

- Litter Removal
- Mowing
- Brush Cutting
- Graffiti Removal
- Pothole Repair
- Bridge Maintenance (cosmetic only)
- Street Sweeping
- Tree Removal
- Dead Animal Removal
- Illegal Dumping



Corrugated Metal Piping (CMP) being installed at resident's home along Marcus Nyah – September 2020

Illegal Dumping

Illegal Dumping is defined by the City of South Fulton as, "illegally dumping of waste instead of using an authorized use of collection." There were forty-eight (48) illegal dumping sites cleaned during the month of August.



**Restoration to bank after new installation of CMP
September 2020**

Litter Removal

Every four weeks Public Works collects litter on 204 miles of road as part of the mowing process. During this time roads needing additional treatment are cleaned as well. In the month of August, Public Works also completed forty-eight (48) requests from the public to remove litter. Requests for litter removal in SeeClickFix are required to be completed within ten (10) business days.

Gravel/Dirt Road Maintenance

There are fifty-three (53) dirt roads encompassing approximately thirty miles within the City of South Fulton. During the month of September, just over five and a half (5.5) miles of dirt roads received maintenance. Please see table below:

 City of South Fulton Public Works Gravel Road Maintenance Schedule June 13 - October 1, 2020 					
Name	District	Start	End	Miles	Last Treatment
Chattahoochee Dr	1	Campbellton Road	Dead End	0.51	1-Sep-20
Rocky Head Rd	2	Union Road	Old Campbellton Road	0.17	1-Sep-20
Northcutt Rd	4	Cedar Grove Road	Porter Terry Road	1.93	14-Sep-20
Petersburg Rd	4	Northcutt Road	Dead End	1.90	24-Sep-20
Porter Terry Rd	4	Cochran Mill Road	Dead End	0.28	14-Sep-20
Porter Terry Rd #2	4	Cascade Palmetto Hwy	Northcutt Road	0.82	14-Sep-20
				5.61	

Dead Animal Removal

As a service, dead animals are removed from the right of way and roadway each month. During the month of August, Public Works removed six (6) dead animals in the roadway or on the right-of-way. Large animals must be removed from the roadway within one day. Removal for any animal on the right of way is 3 business days.



Month in Review: September 2020

City of South Fulton Public Works

Jacobs
Challenging today.
Reinventing tomorrow.

General Services

Our internal team provides leadership in managing facilities, equipment, supplies, maintenance, and other support services to the elected officials and City departments and residents in a safe, reliable, and efficient manner.

Major Project Highlights: September 2020	
Project Description	Facility
Restriping of Parking Lots	All Fire Stations
Fire Extinguisher and AED Certifications	City Wide
Power Washing (in progress)	All Facilities
Heating, Ventilation, and Air Conditioning Preventative Maintenance	City Wide
Generators Preventative Maintenance	All Fire Stations
Overhead Bay Doors Preventative Maintenance	All Fire Stations
Distribution of Personal Protective Equipment and COVID-19 Signage	City Wide

Fleet Service

Our internal team provides leadership in managing the vehicle fleet maintenance, along with various equipment. Our team strives to provide each department with safe, reliable and economical vehicles and equipment while maintaining vehicle values and equipment investments.

Major Project Highlights: September 2020	
Project Description	Facility
(53) Emergency Vehicles Repaired Work consist of: Alignments, Brakes, Engine Tuning, Transmission Service	Police
(26) Preventative Maintenance Emergency Vehicles	Police
(50) City Vehicles Repaired	City Wide
Installation of GPS Tracking Devices and Mobile Data Terminals (in progress)	City Wide

Capital Projects

A. Locally-Managed Projects

Public Works is responsible for the planning, design, right-of-way acquisition, construction, administration, and the oversight of the Capital Improvement Program for both Federally- and locally funded projects.

a. Cascade Road over Branch of Utoy Creek



The construction of the existing double 33-ft. long bottomless concrete culvert built in 1951 is on schedule. All Erosion control measures are set in place. Utility relocations are about to be completed. The new structure is soon to be delivered to the job site. The Cascade Road opening is anticipated for Jan 2021



Month in Review: September 2020

City of South Fulton Public Works

Jacobs
Challenging today.
Reinventing tomorrow.

b. In Design

Major Project Highlights: September 2020	
Project Description	Phase
Old National Highway Sidewalks New Hope Road Sidewalks Demooney Road over Deep Creek Cochran Road over Deep Creek Cochran Road over Camp Creek	Design
Butner Road at Stonewall Tell Road Intersection Improvement	Pre-Construction/Contractual Phase

B. GDOT-Managed Projects

Major Project Highlights: September 2020	
Project Description	Phase
• Buffington Road Upgrade, Rock Quarry Road to Roosevelt Highway • Buffington Road Upgrade, Royal south Parkway to Rock Quarry Road • Oakley Road over Broadanax Creek • Guardrail improvements throughout the city	Design
Campbellton Road at New Hope Road/Boat Rock Road	Construction



Month in Review: September 2020

City of South Fulton Public Works

Jacobs
Challenging today.
Reinventing tomorrow.

TSPLOST Projects

A. Locally-Managed Projects

Public Works is responsible for the planning, design, right-of-way acquisition, construction, administration, and the oversight of the T-Splost program established in 2016. It is a five-year program that started on April 1, 2017 and will expire in March 31, 2022

Major Project Highlights: September 2020	
Project Description	Phase
• Enon Road over Camp Creek Tributary • Intersection Improvements ○ Butner Road at Pittman Road ○ Demooney Road at West Stubbs Road ○ Feldwood Road at Morning Creek Drive ○ Stonewall Tell Road at Jones Road/Pittman Road ○ Enon Road at Stonewall Tell Road	RFP
• Butner Road over Camp Creek Bridge Replacement • Intersection Improvements ○ Butner Road @ Camp Creek Parkway ○ Butner Road @ Union Road ○ Campbellton Road @ Stonewall Tell Road ○ Enon Road at Stonewall Tell Road ○ Feldwood Road @ Benchmark Drive ○ Old Fairburn Road @ Union Road ○ Rivertown Road @ Cedar Grove Road ○ Stonewall Tell Road @ Union Road • Sidewalks ○ Danforth Road Sidewalks, Rehoboth Circle to Cascade Road ○ Enon Road Sidewalks, LynArbor Lane to Sanford J. Jones Boulevard • Flat Shoals Signal Upgrades and ATMS	Design
• 2019 Resurfacing Projects	Completed

B. GDOT-Managed Projects

Major Project Highlights: September 2020	
Project Description	Phase
- Bethsaida Road over Morning Creek Bridge Replacement - Campbellton-Fairburn Road at Jones /Demooney Road - Washington Road at Roosevelt Highway	Design

RIGHT OF WAY (ROW) SERVICES

Public Works Issued a Notice to proceed to Atlas Technical Consultants to provide a wide range of easement and right of way acquisition services for the Capital Improvement Program (CIP) and T-SPLOST projects tabulated below.

CIP	TSPLOST
Old National Highway Sidewalks	Butner Road over Cam Creek
New Hope Road Sidewalks	Butner Road at Camp Creek Parkway
Demooney Road over Deep Creek	Butner Road at Union Road
Fairburn Road Upgrade	Feldwood Road at Bench Mark Drive
Cochran Road over Deep Creek	Old Fairburn Road at Union Road
Cochran Road over Camp Creek	Rivertown Road at Cedar Grove Road
	Stonewall Tell Road at Union road
	Danforth Road Sidewalks
	Enon Road Sidewalks



Month in Review: September 2020

City of South Fulton Public Works

Jacobs
Challenging today.
Reinventing tomorrow.

STREETLIGHTS

- A. Streetlights Masterplan
Council awarded the contract to develop a masterplan for the city to the lowest bidder, TSW.
- B. Requests
 - a. Roundabout at Cascade-Palmetto Highway and Cedar Grove Road/Ridge Grove-
Removal and installation of 17 poles
Secured a lighting agreement from GDOT to allow Greystone to obtain a permit to do the proposed work
 - b. Campbellton Road Lighting: Installation of 10 streetlights, from Sandtown Park to the intersection with Camp Creek Parkway
Provided the required documentation to initiate the permit process with GDOT
 - c. Received a quote for the installation of:
 - i. 1 light at 4345 Valley Road
 - ii. 3 lights along Cascade Parkway, from Cascade Road to Atlanta City limits
 - d. Pending quote for the installation of 4 lights on Tallulah Court

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Board Appointments

DATE: October 27, 2020

SUBJECT: Council Approval of Board Appointments

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Thant Coleman	Cover Memo	10/22/2020
Alvin Reynolds	Cover Memo	10/22/2020
Christina D. Clarke	Cover Memo	10/23/2020

Thant Coleman, CPMI, PMP

STRATEGIC INITIATIVES, TRANSFORMATION AND TECHNOLOGY PROFESSIONAL

I am a seasoned professional with over 25 years' experience blending an overall knowledge of business management, strategic thinking and technical computing with project delivery. I specialize in translating high level organizational goals and objectives into detailed actionable plans while bringing hands-on "know how" and project delivery experience to enterprise wide and mission critical efforts. I have extensive experience with PMO governance, team building and mentoring of junior managers. I best add value by driving strategic initiatives and transformation via organizational change.

- **Mergers, Acquisition & Alliances** – Certified Post Merger Integration Specialist and Charter Holder with the Institute for Mergers, Acquisitions and Alliances. Adept at driving analysis and synergy/benefit definition and working with leadership to initiate and drive efforts to integrate organizations and achieve targeted synergies.
- **Strategic & Benefits Realization** – 20+ Years of experience defining strategy, redefining processes, and deploying technology to realize and sustain organizational benefits and to create competitive advantages in the marketplace.
- **Portfolio, Program & Project Management** – Experienced at managing large and complex enterprise wide initiatives. Experience managing portfolio, program and project budgets up to 40 Million with teams of 150+ resources. Experienced authoring and implementing project delivery methodologies, models and best practices.
- **Healthcare Expertise** – 20+ Years of experience blending technical computing and project delivery in healthcare environments. In depth understanding of Payer operations and Provider Revenue Cycle from patient registration, documentation, local editing, claims submission, clearinghouse operations to payer side medical necessity, plan benefits and claims adjudication.
- **IT/IS Integration Management** – Over 25 Years Systems Development, Implementation and Support Experience with 20 years of experience as a manager of IS and IT
- **Communication** - Exemplary written and verbal communication skills. Able to liaise with C-Level Executives in business and technical terms.
- **Vision** – Able to comprehend and strategize with the "Big Picture" in mind. Well adept at working with executives at all levels to interpret strategic plans into IT & PMO goals and initiatives.

Business & IT Alignment
Portfolio Management
Program Management

Resource Planning
Budget Management
Risk Management

Change Management
Process Improvement
Mentoring / Coaching

EXPERIENCE – MANAGING LARGE SCALE PROGRAMS AND DRIVING BENEFITS REALIZATION:

THANT COLEMAN & COMPANY LLC

Principal Consultant

June 2018 – Present

Currently leveraging industry relationships and working as an independent consultant to organizations with over 1 Billion in revenues.

ENGAGEMENTS INCLUDE:

- **BCBS of Louisiana** – (3.5B in revenues, 2,500 employees) - Presently contracted as a Merger & Integration Specialist and serving in the capacity of a Program Director, co-leading merger integration of BCBSLA and Vantage Health Plan. I work with Leadership to translate strategic plans and targeted synergies into programs and projects for the Integration Management Office which governs and executes all merger and integration related project delivery. Risk Management for the IMO Project Portfolio is also under my charge as well as oversight of the project managers comprising the Migration Program Team. I was recently asked to spearhead Vendor Analysis and Integration efforts which include the feasibility of vendor consolidation and the insourcing services currently provided by vendors. I exercise governance and oversight of all vendor integration activities to include establishment of the integration strategy, execution, validation, and realization of targeted benefits.
- **CIOX** – (700M in revenues, 5,000+ employees) – Served as Enterprise Change Lead and tasked with identifying and mitigating all risks to People and business processes resulting from the roll out of a new custom core system that would be deployed to over 1,000 locations across the USA. I worked with Senior Leadership to define the organization's change management strategy and continued to lead execution of the change by overseeing the training of approximately 4000 employees, 1000 client users of the system, training of the IT Implementation Team and business process remediation for the organization.
- **Cotiviti** (Acquired for 4.9Billion, 3,300 employees) - Having merged with another entity 4 years prior, divisions within the combined entity had never operated as one. The organization wanted to unify overlapping business units, processes and systems. This role required subject matter expertise in provider's side revenue cycle practices including clinical documentation versus coding and billing standards. A strong knowledge of payer side claims adjudication was also essential. After having worked with legacy Cotiviti management to ensure agreed upon goals/objectives and defined benefits, along with having developed the management plan, resource model and delivery schedules, the organization determined that the effort would not be pursued as the new merged organization would be pausing all strategic efforts and reassessing whether the efforts fit the new strategic direction of the merged organization.

GENPACT HEALTHCARE SOLUTIONS

Senior Principal Consultant & Senior Program Director

Feb 2013 – June 2018

Genpact is a management consultancy with 2.5 Billion in revenues and 70,000 employees.

As a Senior Principal Consultant, I provided subject matter expertise on matters of strategic direction, project execution and governance as well as and hands on management of client engagements, project

portfolios, programs and large-scale efforts. I operate independently while leading cross-functional teams of PMO, IT, Business and Vendor resources from inception through delivery of organizational objectives. These teams include client resources as well as augmented staff. As a senior manager, I regularly partner with internal and external stakeholders to develop technology strategies, advance new business opportunities, prioritize initiatives and manage expectations. I served as a point of escalation for delivery related risks and issues and assist in mitigating risk to client company operations.

NOTEABLE ENGAGEMENTS INCLUDE:

- **BCBS of North Carolina** (8B in revenues, 5K employees) – Assumed the responsibilities of a retiring PMO Director, managed a 125-member resource team and successfully delivered over 500k labor hours under a total budget of approximately 40M. While in this role I built, managed and led the ICD-10 PMO and established the Mandates and Compliance Program Portfolio. Upgrades and redeployment of mission critical core systems along with remediation of enterprise wide operational processes and mitigation of Enterprise Risk having a financial impact of 150M fell within the scope. Ensuring delivery of all federal and state compliance related projects were under my leadership.
- **BCBS of New Jersey** (10.5B in revenues, 6K employees) – Provided subject matter expertise, oversight and management of the Business Readiness Audit Team. The audit focused on claims processing but included all functional areas within the organization and covered the quality of current manual operational processes.
- **CVS Caremark** (43B in revenues, 170K employees) – Served as the Lead Consultant, Architect and SME for an Impact Assessment of Caremark's Minute Clinic division which included over 800 provider facilities integrated with CVS Pharmacies nationally. The assessment compared current core EMR/EHR system deficiencies versus operational processes along with an impact assessment of migrating to Epic EMR/EHR. Upon the selection of Epic as the new system, I personally developed the Migration Strategy, Project Plan, Resource Plan and integrated Schedule for the transition to the new core system.
- **Fidelis Care / NYS Catholic Health** (5B in revenues, 3.2K employees) – Served as the Subject Matter Expert and Program Manager for the largest remediation effort ever undertaken by the organization. I advised senior management on how to best define the organization's remediation strategy and defined the foundation for the program's structure. Other accomplishments include validating the existing impact assessment and translating the identified impacts into detailed scope, requirements, schedule and budget for the project work streams.
- **BCBS of Western NY** (2.4B in revenues, 2.3K employees) – During this engagement, I led and enterprise wide impact assessment encompassing all functional areas within the organization. I personally scoped and defined the 13 project tracks that make up the ICD-10 remediation program including a core system redeployment. Resource plan included approximately 140 IT & business resources. Total program budget was established at 12M.

GUILFORD MEDICAL PARTNERS LLC

Partner – VP of IT & Project Delivery

Jan 2001 – Nov 2012

Guilford is a Third-Party Administrator and BPO Provider to the Financial, Insurance and Biotech sectors.

Advanced and flourished in a projectized environment at a hybrid organization that provided Third Party Administration and BPO Services to Life, Health & Disability Insurance Companies and Financial Services Companies as well as Biotechnology and Specialty Health Organizations. As a director of IT, I oversaw all aspects of systems development, network administration and technical support. As the head of Project Delivery, I oversight of the firm's portfolio of projects and junior project managers while simultaneously managing the largest and most critical client projects. I became the "face" and principal Point of Contact for GMP clients.

NOTABLE GUILFORD ENGAGEMENTS INCLUDE:

- **National Services Commercialization** – Built and operationalized a national network of over 600 Patient Service Centers to commercialize laboratory testing services. Identifying, contracting and training of medical facilities personnel fell within scope along with all business and operational processes associated with specimen collection, specimen processing, service billing, payment and logistics.
- **Core System Redeployment** - Analysis of complete Revenue Cycle to include Patient Registration, Examinations, Clinical Documentation, Coding, Clinical Editing, Billing, Clearinghouse processes and Payer Reimbursements. Redesigned and deployed new in-house EMR systems to help streamline revenue cycle processes and to ensure Federal Mandate compliance. System utilized by staff in 5 locations across 4 states.
- **Salesforce CRM Deployment** - Migration from a distributed Goldmine CRM to hosted cloud solution along with training of system users across 5 locations in 4 states.
- **Clinical Trial** – Lead all efforts as the GMP Project Manager. Charged with contracting ancillary care and processing facilities in 22 target cities and providing ongoing oversight of laboratory specimen collection, processing and quality control functions

CLARCOR INC / AIRGUARD INDUSTRIES **Director of Information Systems**

Mar 1998 – Jul 2001

INTERNATIONAL BUSINESS SYSTEMS – **Client Server Programmer**

Aug 1995 - Jan 1998

COMPUTER NERDS INC – **Principal & Lead Software Engineer**

Jun 1993 – Jan 1998

STAR INDUSTRIES dba MUSTANG MACHINERY – **Programmer Analyst**

Feb 1991 - Jun 1993

US MARINE CORPS – **Gulf War Veteran w/Honorable Discharge**

Sep 1990

EDUCATION AND TECHNICAL TRAINING:

Project Management Professional – PMI Certification #: 1571077

Post Merger Integration Specialist – IMAA Charter Holder #: 546

Executive Leadership – Internal Management Program - Clarcor University

2000

Computer Information Systems – Bachelor of Science - ICT College

1992

Information Management - USMC Specialized Operations Training Group

1989

Aviation Logs and Records Management - USMC Specialized Ops Training Group

1988

Aviation Maintenance Administration – USMC Technical Training Center

1987

ALVIN T. REYNOLDS

Riverdale Ga. 30296

Profile

Dedicated Director of Engineer with excellent technical analytical and communication skills demonstrated by 25 years of experience. Proficient at communicating and gaining consensus when needed to meet goals. Willingly accepts new challenges adapting easily to changing environments and properties. Proven abilities to develop process improvements and driving partnerships through operational support and change management.

Summary of Skills

- Experience in supervising physical building structures.
- Complete knowledge of mechanical, electrical, plumbing, HVAC, blue print, and schematic drawings.
- Excellent communication and interpersonal skills.
- Ability to troubleshoot, order material and repair maintenance equipment.
- Strong customer service and time management skills.
- Thorough understanding of building management and engineering.
- Proficient in using computers, drafting reports, creating work schedules and assignments.

Education

- Kirkman Technical High School – Chattanooga Tn.- High School Diploma
- Chattanooga State Technical – Associates of Electronics/Electricity- 2 years.

Certificates

- EPA Certified
- CPR/AED Certified
- Serve Safe Certified
- CPO Certified

- Georgia Power of Engineering – Fourth Class certification
- Dekalb Technical Plumbing Certificate
- Oak Ridge Universities – Pipefitting/Plumbing Certificate
- Ferris State University – Refrigerant/Recovery Certificate

Professional Experience

Columbia Sussex – Director of Engineering (present)

Interstate Hotels and Resorts

Westin Atlanta Airport – Atlanta GA

Assistant Director of Engineering – 8/2002 – 03/2017

- Supervise the repair and maintenance of a 500 room 10 story full service property.
- Supervise repairs and maintenance to mechanical equipment.
- Supervised and coordinated schedules and work detail to complete a 22 million dollar full property renovation.
- Supervised the departments P & L budget along with establishing and overseeing capital projects.
- Served as Task Force Engineer, this included transitioning and set up of engineering departments at various take over properties by Interstate.

Task Force Properties:

- Hyatt Midtown Atlanta- Atlanta ,GA. – Director of Engineering.
- Residence Inn by Marriott Oklahoma City, Oklahoma – Director of Engineering.
- Doubletree Hotel – Marietta, GA – Director of Engineering.

Fairfield Inn by Marriott – Atlanta, GA.

Chief Engineer – 9/1992 – 8/2002

- Supervised the repairs and maintenance of a 250 room property.
- Coordinated PM programs and schedule maintenance to all building equipment.
- Managed department P&L, budgets and capital projects.

Christina D. Clarke

Atlanta, Ga 30349

SUMMARY

Behavioral Health/Child Welfare Specialist with 10+ years of experience assessing the needs of vulnerable families, supporting, and representing adults and children and developing service plans. Excellent oral and written communication skills. A collaborator who is attentive to detail and able to work in a demanding environment. Diverse background includes customer service skills, training and staff development, quality assurance, crisis management and intervention.

QUALIFICATIONS

- Superior time management
- Adaptive Learner
- Training and Development
- Good assessment and evaluation skills
- Strong administrative skills
- Excellent written and verbal communication skills

EXPERIENCE

Social Services Program Consultant 1

DFCS Child Care Coordinator

Early Childhood Collaboration Unit
Georgia Department of Human Service

April 2019 – Present
Atlanta, GA

- Provide support and guidance in helping to identify top tier Quality Rated childcare programs.
- Regularly review GA SHINES, Gateway, MAXSTAR and internal unit records to ensure referral accuracy and quality services provision for children in foster care and families with DFCS involvement.
- Provide statewide monitoring, support, and advocacy related to childcare for children with DFCS involvement.
- Manage provisional (90) day scholarship process.
- Compile and reconcile renewal information for Childcare and Parents Services (CAPS) scholarships monthly.
- Works in close collaboration with the program administration section of Department of Early Care and Learning (DECAL) CAPS Division to ensure seamless interdepartmental service delivery to all families and providers.
- Work in Partnership with DECAL and DHS Education and Training departments to develop employee training for Childcare and Parent Services (CAPS).

Social Services Specialist 2

Investigations and Foster Care

Forsyth County DFCS
Georgia Department of Human Services

September 2016 – April 2019
Cumming, GA

- Accessed, identified, and documented abuse and neglect cases and found the appropriate services to enhance child welfare.
- Identified immediate threats made to a child and provide arrangements that comply with state and federal laws and agency policies and procedures. Ensured ongoing contact between children, siblings, and family to reduce trauma for children who entered foster care.
- Testify in court regarding the status of the agency and/or parent's progress towards the court approved placement, reunification and/or termination of parental rights.
- Maintain individual caseload of 30 plus youth in foster care between the ages of newborn – 21 years old and made critical referrals to services for families.
- Successfully transitioned 13 children from foster care to parental custody, adoption and/or permanent guardianship.
- Kept children in their homes when it was deemed safe and provided them with a safe environment when they were determined to be at risk.
- Assisted families in developing and implementing safety plans to ensure the safety of the children.
- Continuously assessed for safety and advocated for child(ren).
- Coordinated with other departments and counties for receiving and/or transferring of cases.
- Facilitated and maintained professional relationships with Law Enforcement, Lawyers, Schools, Medical

- Professionals, Community Agencies, Local Government officials and community members.
- Accomplished enrollment of 1 youth into technical college/Trade school upon graduation of High School.
- Certified in Foster care and Investigations.

Consumer Support Specialist

Quality Assurance and Clinical Support Services (QACSS) August 2012 – January 2016
Arc of Essex County Livingston, NJ

- Maintained an individual caseload of 20+ individuals.
- Kept abreast of new and developing information in the mental health field by regularly attending professional conferences and workshops.
- Developed and implemented behavioral, treatment and other support plans and modified when needed.
- Directed family-centered, strengths-based, culturally competent and individualized intakes and assessments for new consumers.
- Collaborated with clients regarding their job search. Helped clients complete job applications forms, assisted with search on various online job search sites, helped clients develop resumes and gave tips on job interviewing skills.
- Maintained relevant paperwork required for program. (Case notes, weekly summaries and quarterly reports.
- Identified and maintained professional relationships with community resources, Program Manager, Directors, staff, DDD mental health providers, and community mental health providers.
- Conducted Quality Assurance (QA) assessments and program audits.
- Conducted training's as well as in-service training's for staff and various levels of management.
- Developed and implemented professional development training's and supports for staff and consumers.
- Reported and filed all Unusual Incidents for agency per DDD standards to the state.
- Became a Certified trainer in Crisis Prevention and Intervention (CPI).

Case Manager

Children's Mobile Response and Stabilization (CMRSS) October 2011 – August 2012
Catholic Charities of the Archdiocese of Newark Jersey City, NJ

- Provided mobile crisis intervention/de-escalation and stabilization outreach services for at risk children and families with addiction, emotional and behavioral health issues.
- Conducted psych-social assessment and crisis assessment for each youth.
- Completed an individualized treatment plan using the DSM IV for diagnosing.
 - Plan included behaviorally specific goals, strategies, and plan of service.
- Assisted families in completing Presumptive Eligibility (PE) requirements and referring to Family Crisis Intervention Unit (FCIU) when applicable.
- Inputted and updated Data and Case Notes into Cyber System.
 - Records of each client's progress, conversations/meetings with family, school, doctors and anyone involved with the case.
- Coordinated and monitored in-home community-based services.
 - Such as mentors, behavioral assistants, and counselors.
- Actively participated in multi-disciplinary team meetings and case discussions/consultations.
- Coordinated discharge/transitional services to include referral and linkage to outpatient services and support.

Residential Coordinator

Residential Services May 2008 – February 2010
New Jersey Association of the Deaf-Blind, Inc Somerset, NJ

- Completed required reports/tasks for Residential department.
 - Minutes for all Management meetings, weekly attendance for clients, monthly progress reports for families and quarterly reports for State Case Worker.
- Generated and updated all Individual Habilitation Plan (IHP) plans for all clients in eight group homes.
- Created and maintained an electronic and manual filing system for all group homes and entire residential department.
- Case management for clients living in agency group homes and day programs.
- Assisted with the supervision of eight group home managers and staff working in the homes.
- Supported Intellectually Disabled young adults and senior citizens with personal hygiene, medication administration, daily household chores, support in the community, scheduling of activities, and coordination of participants.
- Advocated for residential clients and their families.
- Customer service.

- Coordinated and disseminated all updates to Agency and Program manuals as needed.
- Insured all home inspections and paperwork as per Developmental Disabilities Department (DDD) licensing standards are maintained and up to date.
- Retained petty cash for the entire residential department.
 - Processed monthly expense reports reflecting supporting documents and budget codes.

Administrative Assistant – Student Worker

Auxiliary Services

January 2005 – May 2008

North Carolina A & T State University

Greensboro, North Carolina

- Managed administrative matters including screening calls, managing calendars, planning of meetings, composing documents, and organizing offices for efficiency.
- Customer service.
 - Interacted professionally with students, families, faculty, and all levels of staff in addition to maintaining the highest level of confidentiality.
- Managed all compiling of documents, copying, sorting, distributing, and filing of office documents
- Data entry
 - Inputted student's information into Residential Management System (RMS) and Banner Systems for students receiving Meals Plans.
- Overhauled record keeping system from manual to computer-based, creating a user-friendly and systematic information management system and reducing data-retrieval time.

Office Associate (Full-time & seasonal)

May 2005 – May 2008

Helzberg Diamonds

Woodbridge, New Jersey

- Interfaced with customers to identify purchasing needs and directed them to appropriate department; recommended additional products or cost-effective alternatives to enhance service and satisfaction.
- Facilitated inventory and stock management; conducted routine inventory audits and store replenish inventories while minimizing excess.
- Maintained up-to-date records covering.
 - Purchases, returns, and credits.
 - Tracking, recording, shipping, and receiving of all inventories.
 - Balancing cash drawers and making deposits.
- Maintained and organized store displays to enhance product visibility; confirmed and changed price signage on designated products during sales and seasonal promotions.
- Maintained knowledge of current sales, promotions and policies regarding payment, exchanges and security practices.

VOLUNTEER EXPERIENCE

Chairman

July 2020 – Present

South Fulton Community Clean Up

South Fulton, GA

- Started community group to address citywide concerns of littering.
- Plan and organize monthly community clean ups.
- Collaborate with community leaders, organizations, and public agencies to promote a litter free city.
- Assist in removing trash from city streets, effectively reducing the amount of pollution and debris throughout the city and from entering storm drains.

EDUCATION

Bachelor of Arts with Honors, Psychology

May 2008

North Carolina A & T State University

Greensboro, North Carolina

References Furnished Upon Request

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Proclamations for Spreading on the Minutes

DATE: October 27, 2020

SUBJECT: Council Proclamations for Spreading on the Minutes

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Isabella Cavienss	Cover Memo	10/22/2020
Clifton Rainey, Jr	Cover Memo	10/22/2020
Bishop C. L. Carter, Sr. and Elder Deborah V. Carter Day	Cover Memo	10/22/2020
South Fulton Sews Day	Cover Memo	10/22/2020
Anthony Tony Williams	Cover Memo	10/22/2020
Derek Cleveland	Cover Memo	10/22/2020



City of South Fulton

Isabella Cavienss, Westlake High School

WHEREAS, Westlake High School's Cavienss is a 21st-century leader Youth Ambassador and Editor at Vox teen communications.

WHEREAS, Cavienss is an honors student, a speaker, mental health advocate, journalist, and volunteer within her community, that takes an active role as a leader and is passionate about paying it forward.

WHEREAS, Ms. Cavienss is also committed to cultivating the next generation of leaders and giving all students the chance to make a difference in their school, community and on an even larger scale.

WHEREAS, Ms. Cavienss is a 4-time published author of featured articles entitled; (2019) "Dissecting your underlying condition", (2020) "Raised by Nana", (2020) "Defining Black Excellence at Westlake", and (2020) "Breaking Barriers of Social Anxiety, that has been featured in WABE, and Major networks such as CNN.

WHEREAS, this school year, Cavienss launched A host of Mental Health Workshops for her peers, to give them actionable tools to help alleviate, and cope with everyday stresses. (MWH), an initiative that has already attracted more than 200 students.

WHEREAS, the program focuses providing students with resources that allow them to further explore having a healthy mental state of being, while promoting self-care, self-confidence, and open communication around mental health in underserved communities. The program also sheds light on students that practice academic excellence and showcases their accomplishments by fostering a diverse outlet where creativity can thrive.

WHEREAS, Cavienss is already having a major impact on her peers at Westlake High School with impeccable leadership prowess and dedication, to challenging the false narratives that claimed the students of South Fulton had a "history of failing". She dispelled these myths by showcasing a diverse group of her talented peers that had a history of consistently excelling in their respective areas of academia, thereby providing a concise response with facts and figures to further support her community and shine a light on others who possess extraordinary capabilities.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and the City Council of the City of South Fulton recognizes the contribution of one of our City's most beloved Student Leaders and Ambassadors and hereby proclaim September, 29th 2020 as **"ISABELLA CAVIENSS DAY"** in the City of South Fulton, Georgia.

Councilwoman Carmalitha L. Gumbs, District 2



City of South Fulton

WHEREAS, it has been said that “history is made by great men”, Clifton Rainey’s history-making journey began in Florence, South Carolina on January 2, 1941 when he was born into the loving arms of Mildred Cooper Rainey and Clifford Rainey, Sr.;

WHEREAS, while Clifford was yet a youngster, his family moved to Connecticut where he was educated in the Public Schools of Middletown, Connecticut;

WHEREAS, always having a heart to serve, Clifford enlisted in the U.S. Army in 1959; serving in the Medical Corps from 1959 to 1962. After his tour of duty, he continued his education by enrolling in the Los Angeles Valley Community College from 1962 to 1964;

WHEREAS, Clifford has always excelled at whatever he set his mind to do. He was a dedicated employee of New Departure Hyatt, a Ball Bearing Plant in Bristol, Connecticut where he was a Machine and Set-up Man for General Motors car parts for 28 years;

WHEREAS, in 1992, he took early retirement and began to develop his gift of leadership by becoming an active member of the UAW and attended seminars and conferences in the area of Collective Bargaining and Labor Relations. He served as Chairman of the Fair Employment Practices Committee and became well versed in Parliamentary Procedure;

WHEREAS, never one to rest on his laurels, his service continued to government relations where he was appointed Councilman for the Town of Meriden. He also served as Camp Coordinator for the Boy Scouts of America and Assistant Scoutmaster;

WHEREAS, during these productive years he became a Mason and served as the Worshipful Master of Ionic Lodge #7 in New Britain Connecticut from 1986 to 1987. Since 1995, he has been an active member of Tuscan Lodge #17 in Hartford, Connecticut;

WHEREAS, in 1970, Clifford married the love of his life, Claudette and continues to live a full productive life. To this beautiful union, three adorable children were born who all served in the military and attended college;

WHEREAS, Clifford has made his mark in society through his backyard barbecues, scholarships provided to students through St James Lodge; serving on the Board of Directors of Walden Park Subdivision and as an active member of the Cliftdale Community Center;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council acknowledges the dedication and commitment Clifford Rainey has provided to his community, his Masonic Lodge, and his church; thanks him for his unwavering support to his beloved City of South Fulton and does hereby proclaim Sunday, October 11, 2020 as ***CLIFFORD RAINEY, JR. DAY*** in the City of South Fulton

Mayor William “Bill” Edwards

Page 341 of 874

City of South Fulton | October 27, 2020



City of South Fulton

Whereas, Bishop C.L. Carter, Sr. has been serving in ministry for over 50 years; and

Whereas, Bishop Carter has been the spiritual Pastor and Founder of the First Missionary Baptist Church since 1982. He is married to Elder Deborah V. Carter; and

Whereas, Bishop Carter has made incalculable contributions to the creation, the promotion and the maintenance of a healthy spiritual atmosphere in the City of South Fulton and at First Missionary; and

Whereas, Bishop Carter, a godly man, exhibits the heart of a true shepherd who is interested in every area of his members' lives. His love and concern for God's people are not confined to the walls of his church only; and

Whereas, Bishop Carter's impact upon the spiritual welfare of First Missionary Baptist Church, the City of South Fulton, the state, and this country is as far reaching as it is immeasurable. He is dedicated and committed to serve as a voice of the voiceless; and

Whereas, Bishop Carter's unlimited love and devotion to the First Missionary family and the community is a precious gift from God to us; and

Whereas, today we would like to congratulate Bishop Carter for his 38th Pastoral Anniversary and thank him and Elder Carter for their continued dedication and mission in life which is to help individuals experience everlasting life transformation according to the promises of God.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and the City Council of the City of South Fulton recognizes the contributions of Bishop C.L Carter, Sr. and Elder Deborah V. Carter and hereby proclaim Saturday, October 10, 2020 as **"Bishop C. L. Carter, Sr. and Elder Deborah V. Carter Day"** in the City of South Fulton, Georgia.

Councilman Corey A. Reeves, District 5



City of South Fulton

WHEREAS, City of South Fulton could not function without volunteers who give their time and effort to help others through their church, community organizations, service clubs, schools and charitable organizations and other worthy endeavors;

WHEREAS, volunteers are motivated by the simple satisfaction of helping their fellow citizens and making their community a better place to live;

WHEREAS, Mrs. Victoria Rogers is a self-described organizer, connector and problem-solver in anything she does and launched the South Fulton Sews group to tap into the generosity and kindness of others;

WHEREAS, the South Fulton Sews Masks Nextdoor group was started in response to a need to make personal protective equipment masks to protect first responders on the frontline fighting the COVID-19 pandemic;

WHEREAS, at the onset of the pandemic a clarion call for help was made and people across metro Atlanta responded;

WHEREAS, this group has sewed masks for hospital staff, police officers and fire personnel and the homeless;

WHEREAS, 100+ masks were made for City of South Fulton first responders because individuals stepped forward and donated fabric Dr. Joyce Sligh, Ms. Parks and Ms. Patton to support the three sewers who worked diligently to deliver the masks – Victoria Rogers, Cavelle Jobs, Nikki Helms;

WHEREAS, their efforts were supported by the Hayes Family (cut fabric), Jackie Slade (labels and packaged), Stacie McLaughlin and the Rogers Family;

WHEREAS, during the COVID-19 pandemic we have witnessed wonderful acts of kindness and their efforts have not gone unnoticed and are appreciated by the city council and the first responders;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and the City Council of the City of South Fulton hereby proclaim Friday, September 4, 2020 as “**South Fulton Sews Day**” in the City of South Fulton, Georgia.

Councilwoman Catherine Foster Rowell, District 1



City of South Fulton

WHEREAS, Anthony Bernard Williams (April 16, 1973 – October 16, 2020) was born in Columbus Georgia and grew up in Phenix City, Alabama where he confessed Christ at an early age and joined Nichols Chapel A.M.E Church;

WHEREAS, Anthony Williams gained the nickname “Ant” while growing up in Phenix City, Alabama and his athletic abilities were recognized and afforded him the opportunity to play baseball and football at Central High School;

WHEREAS, after graduating from high school in 1991, Tony went on to attend Tuskegee University (Skegee) where he played intramural sports;

WHEREAS, during his matriculation at Skegee, Anthony earned a new nickname “Pretty Tony” and off the field he was a socialite known for being the life of the party with a personality larger than life, an infectious laugh and a loving heart of gold;

WHEREAS, Anthony Williams was also a scholar and graduated Tuskegee University with a Bachelor of Science Degree in Electrical Engineering in May of 1996, he worked for a number of companies early on in his career but spend the past 15 years with Georgia Power as a Distribution Engineer;

WHEREAS, Tony when not working, enjoyed many passions including BBQing Ribs, cooking breakfast food, coaching, playing pool, bowling, playing cards, working out with his children, watching any sport on TV, hanging at Tuskegee Homecomings, and making sure everyone had a good time at the party;

WHEREAS, family meant everything to Tony and his wife Danielle Dixon (Williams) and his children, two beautiful daughters Hannah Catherine (Pooh Bear), Julia Madison (Sweet Pea) and his namesake, Anthony (AJ) Bernard Jr. meant the world to him;

WHEREAS, the legendary Coach Tony truly loved his community and earned his acclaim for the countless hours he dedicated to coaching girls and boys basketball, tee ball, baseball, flag football and football and his players became a part of his extended family and he sponsored and mentored kids both on and off the field while also serving as the Football Commissioner of Sandtown Park;

WHEREAS, Coach Tony’s will be dearly missed but never forgotten by the kids, parents, and the Sandtown community-at-large.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and the City Council of the City of South Fulton remember and celebrate the life of Coach Anthony “Tony” Williams and recognize his many years of dedicated volunteer service to the youth of Sandtown Park and do hereby proclaim Saturday, October 24, 2020 as “**Anthony Williams Appreciation Day**” in the City of South Fulton, Georgia.

Councilwoman Catherine Foster Rowell, Ph.D., District 1



City of South Fulton

WHEREAS, Derek Cleveland's passion for music developed at an early age when he began learning to play the trumpet and taking music lessons at the age of 12 while attending Collier Heights Elementary School;

WHEREAS, Cleveland's love for music continued to flourish and he became a member of Frederick Douglass High School's Marching Astros Band and their concert band;

WHEREAS, after graduating from Douglass High School in 1979, he earned a scholarship to attend Clark College (now known as Clark Atlanta University), where he joined the Clark Marching Band as well as the world-renowned and critically-acclaimed Clark College Jazz Orchestra;

WHEREAS, Cleveland's music skills continued to be perfected and fine-tuned during his matriculation at Clark College and over the years under the tutelage of many musicians and professors at the college, he toured Europe, playing trumpet with a number of jazz greats including Joe Sample, Branford Marsalis, Winston Marsalis and Dizzy Gillespie;

WHEREAS, after receiving numerous awards and accolades for his musical skill, Derek earned his bachelor's degree in music from Clark College in 1984 and upon graduating followed in his father's footsteps as an educator;

WHEREAS, Cleveland worked for the Atlanta Public Schools at Kennedy Middle School before moving to Fulton County Schools where he taught at Woodland Middle School in East Point and Asa Philip Randolph Elementary School in South Fulton, Georgia;

WHEREAS, Cleveland in subsequent years, played and toured with the Atlanta-based African-American Philharmonic Orchestra along with several R&B bands and jazz ensembles, and played with his church band at Atlanta's Shrine of the Black Madonna Pan-African Orthodox Christian Church;

WHEREAS, Derek Cleveland has been a beloved teacher and was committed to making a difference in the lives of his students, wanting them to develop an appreciation for music and will be remembered for his passion for music.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and the City Council of the City of South Fulton will remember Derek Cleveland for inspiring the next generation of musicians and hereby proclaim Tuesday, October 27, 2020 as ***"Derek Cleveland Appreciation Day"*** in the City of South Fulton, Georgia.

Councilwoman Catherine Foster Rowell, Ph.D., District 1

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval to accept the FEMA Public Assistance Grant Award for COVID-19 Reimbursement

DATE: October 27, 2020

SUBJECT: Council Approval to accept the FEMA Public Assistance Grant Award for COVID-19 Reimbursement

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
FEMA Public Assistance Grant Award	Cover Memo	10/22/2020

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Honorable Mayor William "Bill" Edwards & City Council Members

FROM: Odie Donald II 
City Manager

DATE: October 20, 2020

SUBJECT: Acceptance of FEMA Public Assistance Award for COVID-19 Pandemic

Background

At the onset of the COVID-19 Pandemic emergency declaration, the federal government released the FEMA Public Assistant Grant as a funding opportunity for municipalities to receive reimbursement for items that were purchased in response to and/or mitigate from the pandemic. In May 2020, the Finance Department, through the Grants Administrator, submitted an application for reimbursement for goods and services that were acquired between March 1, 2020 - April 10, 2020. The goods and services included in this reimbursement are separate from all other reimbursement requests. All other expenditures are being tracked separately and there is no duplication of items requested for reimbursement across federal funding sources.

On October 9, 2020, the city received notification that FEMA has granted the request in the amount of:

Total Project Eligible Amount: \$137,520.08

Total Federal Share: \$103,140.06 (75%)

Total Local Share: \$34,380.02 (25%)

Recommendation

Request Council approval to accept the award in the amount of \$103,140.06 and allow the City Manager to sign the sub-recipient agreement.

Should you need further information regarding this correspondence, please contact Frank Milazi at frank.milazi@cityofsouthfultonga.gov.

RECIPIENT-SUBRECIPIENT AGREEMENT

On March 29, 2020, the President declared that a major disaster exists in the State of Georgia. This declaration was based on Georgia Disaster COVID-19 where the incident period began on January 20, 2020. This document is the Recipient-Subrecipient Agreement for the Public Assistance Program for the presidential declaration designated FEMA-4501- DR-GA, under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 100-707, 42 USC 5121 et seq. ("The Act"), in accordance with 44 CFR 206.44.

Under this Agreement, the interests and responsibilities of the Recipient, hereinafter referred to as the State, will be executed by the Georgia Emergency Management Agency/ Homeland Security (GEMA/HS). The individual designated to represent the State is **Mr. Homer Bryson**, Governor's Authorized Representative. The Subrecipient's Authorized Representative whose signature appears on page 3 of this agreement will execute the interests and responsibilities of the Subrecipient.

1. The following Appendices are attached and made a part of this Agreement.

Appendix A Assurances-Construction Programs, Standard Form 424D

Appendix B Financial Assistance

Appendix C Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion, Lower Tier Transactions

Appendix D Certification for Contracts, Grants, Loans, and Cooperative Agreements

Appendix E Guidance for Implementation of Section 406 Hazard Mitigation

Appendix F Designation of Applicant's Agent

Appendix G Federal Funding Accountability and Transparency Act Certification Form

2. Consistent with the requirement that federal assistance be supplemental, any federal funds provided under the Act for Public Assistance will be limited to **75 percent** of total eligible costs, or as otherwise indicated pursuant to federal program incentives provided under the Public Assistance Program. ***The remaining 25% non-federal cost share of eligible costs is the responsibility of the Subrecipient and may be covered by CARES Act funds .***
3. No federal or state assistance under the Act and this Agreement shall be approved unless the damages resulted from COVID-19 that took place between January 20,2020 and until a designated end date has been identified. All requests for designations of areas and types of assistance under the Act must be made within 30 days from the end date of the incident period unless an extension is authorized under 44 CFR 206.36.
4. Federal assistance under the Act and this Agreement shall be limited to State of Georgia.

5. If the Subrecipient violates any of the conditions of disaster relief assistance under the Act, this Agreement, or applicable federal and state regulations; the State shall notify the Subrecipient that additional financial assistance for the project in which the violation occurred will be withheld until such violation has been corrected to the satisfaction of the State. In addition, the State may also withhold all or any portion of financial assistance which has been or is to be made available to the Subrecipient for other disaster relief projects under the Act, this or other agreements, and applicable federal and state regulations until adequate corrective action is taken.
6. The Subrecipient agrees that federal or state officials and auditors, or their duly authorized representatives may conduct required audits and examinations. The Subrecipient further agrees that they shall have access to any books, documents, papers and records of any recipients of federal or state disaster assistance and of any persons or entities which perform any activity which is reimbursed to any extent with federal or state disaster assistance funds distributed under the authority of the Act and this Agreement.
7. No elected or appointed official or employee of the Subrecipient shall be admitted to any share or part of this Agreement, or to any benefit to arise thereupon; provided, however, that this provision shall not be construed to extend to any contract made with a corporation for its general benefit.
8. The Subrecipient will establish and maintain an active program of nondiscrimination in disaster assistance as outlined in implementing regulations. This program will encompass all Subrecipient actions pursuant to this Agreement.
9. The Subrecipient agrees that emergency work projects (Category B) will be completed six months from the end of the incident period. Completion dates may be extended upon justification by the Subrecipient and approval by the Governor's Authorized Representative.
10. Quarterly reports are required for large projects. The first quarterly report will cover the period **July 1, 2020 – September 30, 2020**. Reports will be submitted to the Governor's Authorized Representative no later than 10 working days following the end of the reporting period.
12. There shall be no changes to this Agreement unless mutually agreed upon by both parties to the Agreement.

Agreed:

By:  *Agan*
Homer Bryson Governor's
Authorized Representative
4/17/2020
Date

By: _____
Authorized Subrecipient Official Signature

Date

Authorized Subrecipient Official Printed
or Typed Name

Agency/Entity Printed or Typed Name

Appendix A

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009

Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Appendix A

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
APPLICANT ORGANIZATION	DATE SUBMITTED
City of South Fulton	

SF-424D (Rev. 7-97) Back

Appendix A

OMB Number: 4040-0007
Expiration Date: 01/31/2019

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

Appendix A

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
APPLICANT ORGANIZATION	DATE SUBMITTED
City of South Fulton	

Standard Form 424B (Rev. 7-97) Back

Appendix B

Financial Assistance

1. General. The state shall make necessary funding available for disaster assistance within the limits of funds provided by FEMA pursuant to the major declaration designated FEMA-4501-DR-GA.
2. Documentation. The Subrecipient will maintain a list of locations where its records, including the original documentation supporting each claim, may be audited. These records shall be retained for a period of not less than three years from the date of the final applicant closeout.
3. Audit. **Audits of Subrecipients receiving assistance under the Act and this Agreement shall be conducted in accordance with the requirements of the Single Audit Act of 1984 (PL 98-502), The Super Circular 2 C.F.R. Part 200, OMB Circulars A-128 and A-110 as well as related FEMA and state regulations and instructions. Subrecipients will ensure that appropriate corrective action is taken within three months after receipt of the audit in instances of noncompliance.**
4. Payments.
 - A. General:
 - (1) Small projects are defined as those with an estimated cost over \$3,300. Large projects are defined as those with an estimated cost of \$131,100 or greater.
 - (2) GEMA/HS will provide funds to the Subrecipient in the form of initial payments, progress payments, and final payments for approved project applications. The State hereby establishes, and the Subrecipient agrees to the terms and conditions listed below in paragraphs 4A (3) through (8), 4B, 4C, and 4D, which shall govern all funds used to make these payments.
 - (3) The Subrecipient Official responsible for the custody of the funds shall be a bonded official or, if other than a bonded official, assurances of satisfactory surety shall be provided.
 - (4) The Subrecipient will pay contractors, vendors, suppliers, etc.
 - (5) The Subrecipient shall maintain records that identify adequately the source and application of federal and/or state disaster assistance funds along with accounting records that are supported by adequate documentation.
 - (6) The funds shall be used solely for disaster relief projects approved by GEMA/HS and FEMA.

- (7) The Subrecipient shall establish and maintain accounting records, which will be subject to state or federal audit, containing the following;
 - (a) The amount and date of each disaster assistance payment to the Subrecipient.
 - (b) The amount of funds provided to each contractor, vendor, supplier, etc., including the check number, amount, date, invoice number, and individual payee.
- (8) Subrecipient reports of cash disbursements will be made as required by GEMA/HS.

B. Small Projects:

- (1) GEMA/HS will make advance payment of the full project amount (100%) to the Subrecipient on the basis of the approved federal estimate contained in the Project Worksheet (PW), FEMA Form 90-91, for all small projects.
- (2) Overruns and underruns on all small projects will be totaled upon completion of all small projects. If there is a net underrun, the difference need not be returned by the Subrecipient to the state. However, the Subrecipient must spend the funds generated by project underruns on projects which contribute to the general welfare of its constituents, i.e., for the public benefit.
- (3) Claims for net overruns will be supported by appropriate documentation. If an overrun is claimed, documentation on all small projects must be submitted for review by GEMA/HS and FEMA to determine if payment of the overrun is justified.
- (4) Failure to complete a project according to the defined scope of work, in partial or in its entirety, will require that the federal and state payments be refunded.
- (5) It is essential that significant potential overruns or underruns on individual projects be brought to the attention of GEMA/HS as soon as they become apparent so that the project can be reviewed and/or reinspected to determine if a revised PW is necessary.
- (6) Final inspection of small projects will be conducted in accordance with current procedures. Documentation to support all small projects must be kept for possible review and/or audit for three years following project completion.

C. Large Projects:

- (1) Generally, advance payments will not be made for large projects. Advance payments may be authorized on a case-by-case basis upon request and justification by the Subrecipient.
 - a. Any advance payment made under this Agreement is subject to 2 C.F.R. §200.305 and, as applicable, [State Statutes]. All advances are required to be held in an interest bearing account unless otherwise governed by program specific waiver. If an advance payment is requested, the budget data on which the request is based and a justification statement shall be submitted along with this agreement at the time of execution by completing [Payment Request]. The request will specify the amount of advance payment needed and provide an explanation of the necessity for and proposed use of these funds. Any advance funds not expended within the first ninety (90) days of the contract term must be returned to [Finance] within thirty (30) days, along with any interest earned on the advance. No advance shall be accepted for processing if a reimbursement has been paid prior to the submittal of a request for advanced payment. After the initial advance, if any, payment shall be made on a reimbursement basis as needed.
- (2) Payments will normally be made based upon progress and requests for reimbursement of documented expenditures of the Subrecipient. Ten percent of each large PW will be retained by GEMA/HS and subject to final inspection, review and approval by GEMA/HS and FEMA.
- (3) Upon completion of each large project, the Subrecipient shall request a final inspection by GEMA/HS.
- (4) After the final inspection has been approved by FEMA, obligated funds will be processed for payment. Any deobligated funds must be refunded to GEMA/HS as required.

D. Repayments:

Any project funds provided to the Subrecipient, with the exception of small project underruns, which are:

- (1) in excess of current needs, or,
- (2) in excess of amounts approved by GEMA/HS or FEMA, or,
- (3) found by audit or investigation to be owing to the state or FEMA, shall be refunded by check drawn payable to the State of Georgia-Office of Planning and Budget. Repayment shall be made to the State within 10 working days after the Subrecipient becomes aware of such excess funds or funds due the State. If the Subrecipient fails to pay the State such funds within 10 working days, then the Subrecipient shall pay interest at a rate established by FEMA. If immediate repayment is not possible, then a

reasonable repayment schedule with interest charged on the unpaid balance will be submitted to the State for approval. In the event that repayment is not made within four months or in accordance with an approved payment schedule, the GAR shall take appropriate measures as provided by state law to collect or otherwise dispose of the debt.

APPENDIX C

Federal Emergency Management Agency

Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion Lower Tier Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 44 CFR Part 17. The regulations were published in the May 26, 1988 Federal Register. Copies of the regulation are available from the appropriate FEMA Regional Office.

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in the certification, such prospective participant shall attach an explanation to this proposal.

APPENDIX D

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The Applicant's Agent, as part of this agreement, certifies, to the best of his or her knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
3. The undersigned shall require that the language of the certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

APPENDIX E

GUIDANCE FOR IMPLEMENTATION OF SECTION 406 HAZARD MITIGATION

The Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended, provides FEMA the authority to fund the restoration of eligible facilities that have sustained damage due to a Presidentially declared disaster. Within the enabling act, Section 406 also contains a provision for the consideration of funding additional measures, not required by applicable codes and standards, that will enhance a facility's ability to resist similar damage in future events.

In providing discretionary authority for the addition of hazard mitigation to permanent work restoration, Congress recognized that, during the repair of damaged components of facilities, there would be a unique opportunity to attempt to prevent recurrence of similar damage from future, similar disaster events. Such measures are additional to compliance with adopted codes and standards, although such compliance could be considered a form of mitigation.

Based on the above, the Federal Emergency Management Agency (FEMA) and the Georgia Emergency Management Agency/Homeland Security (GEMA/HS), as Recipients under the FEMA Public Assistance Grant Program, agree to conduct Public Assistance inspections pursuant to the following provisions:

1. GEMA/HS will make every effort to alert local representatives to the potential for hazard mitigation funding under the Public Assistance program, and FEMA will support this initiative.
2. During inspections, FEMA, State, and local inspectors will explore every opportunity for the provision of hazard mitigation to combine with other costs potentially eligible for public assistance funding.
3. Section 406 Hazard Mitigation funding will only be considered for components of the eligible facilities. Section 406 Hazard Mitigation proposals are not eligible as stand-alone projects: They must be associated with eligible damage reduction.
4. General eligibility criteria for Public Assistance require that an item of work be required as a result of the major disaster event. For this reason, hazard mitigation proposals must be aimed at reducing damages from future similar events.
5. Restoration PWs will incorporate applicable codes and standards when appropriate. Since replacement projects will incorporate compliance with applicable codes and standards, there generally will be no need to mitigate such projects. Mitigation will not be considered for use in alternate projects since the eligible funding will not be used in restoration of a damaged facility.

6. All hazard mitigation proposals submitted pursuant to Section 406 will be evaluated for cost effectiveness (where the benefits of the measure must exceed the costs), technical feasibility, environmental compliance and historical compliance. These proposals will also be evaluated against any other applicable requirements.
7. In order to ensure consideration of potential mitigation opportunities, FEMA inspectors will annotate the level of mitigation included in the PW. Typical conclusions will include: a) mitigation proposal attached to PW; b) mitigation already considered through code compliance and no other opportunities were identified; c) opportunities were explored; but none were identified (PW must include a detailed explanation as to this determination.).
8. Some repairs to a facility are written to incorporate preventative measures that constitute good engineering and common sense. If not required by code, these additional measures are mitigation, and will be so annotated on the PW in the same fashion as other mitigation measures.
9. FEMA Public Assistance in coordination with FEMA Mitigation and GEMA/HS Public Assistance and Mitigation will establish a review team dedicated to the processing of hazard mitigation proposals and review of other PWs to assess the potential for mitigation opportunities. To the extent possible, this team will identify and implement procedures to expedite the review of these proposals and PWs.
10. Measures that are designed to reduce damages from future events that are not linked to an eligible damaged site, and that do not qualify for Section 406 mitigation funding, should be forwarded to the applicant for possible application under the Section 404 mitigation program.

Organization Name (hereafter named Organization) :	
City of South Fulton	
Primary Agent	Secondary Agent
Agent's Name	Agent's Name
Kellie Russell	Frank Milazi
Official Title	Official Title
Grants Administrator	Chief Financial Officer
Mailing Address (<i>please provide address where certified mail for reimbursement should be received</i>)	Mailing Address (<i>please provide address where certified mail for reimbursement should be received</i>)
5440 Fulton County Industrial Blvd, SW	5440 Fulton County Industrial Blvd, SW
City, State, Zip	City, State, Zip
Atlanta, GA 30336	Atlanta, GA 30336
Work Phone	Work Phone
470-809-7745	(404) 852-3750
Fax Number	Fax Number
E-Mail Address	E-Mail Address
Kellie.Russell@cityofsouthfultonga.gov	Frank.Milazi@cityofsouthfultonga.gov
Cellular Phone	Cellular Phone
404-782-5187	
The above-named agents(s) is/are authorized to represent and act on behalf of the Subrecipient in all dealings with the State of Georgia on all matters pertaining to the management of grants and disaster assistance received from Georgia Emergency Management Agency/Homeland Security and the Federal Emergency Agency as required by the Recipient-Subrecipient Agreement. CFDA Program Number and Program Title: 97.036.	
Applicant's Federal Employer's Identification Number <u>82-1374843</u>	
Applicant's State Payee Identification Number _____	
Dun & Bradstreet (DUNS) Identification Number <u>081057307</u>	
Certifying Official's Signature / Date	

APPENDIX G

Federal Funding Accountability and Transparency Act Certification

In order to remain in compliance with The Federal Funding Accountability and Transparency Act of 2006 (FFATA) reporting, please complete Items 1 through 7 (and Items 8, 9 and 10 if applicable), sign and certify by an authorized agent.

Sub-recipient award Number: **DR-4501**

Sub-recipient Name:

CFDA Program Number and Program Title: **97.036 - Disaster Grants - Public Assistance (Presidentially Declared Disasters)**

Sub-award Project Description: **Cat B: Emergency Protective Measures**

1. Sub-recipient DUNS Number 081057307
2. Sub-recipient Name City of South Fulton
3. Sub-recipient DBA Name _____
4. Sub-recipient Address _____
5. If DBA, Sub-recipient Parent DUNS Number _____
6. Sub-award Principle Place of Project Performance _____
7. In the preceding fiscal year, did the sub-recipient receive 80% of its annual gross revenues from the Federal government? **Yes** _____ **No** ^x _____
If **Yes**, continue to question 8. If **No**, **STOP and certify**. The questionnaire is complete.
8. In the preceding fiscal year, were the sub-recipient's annual gross revenues from the Federal government more than \$25 million annual? **Yes** _____ **No** ^x _____
If **Yes**, continue to question 9. If **No**, **STOP and certify**. The questionnaire is complete.
9. Does the public have access to the names and total compensation of the sub-recipient's five most highly compensated officers through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. §§ 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986? **Yes** ^x _____ **No** _____
If **No**, continue to question 10. If **Yes**, **STOP and certify**. The questionnaire is complete.
10. Please list the names and compensation of the sub-recipient's five most highly compensated officers only if question 9 was applicable and answered NO.

1. _____ \$ _____

2. _____ \$ _____

3. _____ \$ _____

4. _____ \$ _____

5. _____ \$ _____

I certify that to the best of my knowledge all of the information on this form is complete and accurate.

Authorized Signature: _____ Date: _____

This section is for use by the Georgia Emergency Management Homeland Security Agency Only.

Sub-recipient Obligation/Agency Name: _____

In accordance with The Federal Funding Accountability and Transparency Act of 2006 (FFATA), this document has been processed in the FFATA Sub-award Reporting System (FSRS) by the undersigned:

Signature _____ Date: _____

Sub-recipient Obligation/Action Date: _____

PA-04-GA-4501-PW-00010(0) <u>P</u>	
Applicant Name:	Application Title:
SOUTH FULTON, CITY OF	137814 - COSF_COVID19Response_Project1
Period of Performance Start:	Period of Performance End:
03-29-2020	09-29-2020

Bundle Reference # (Amendment #)	Date Awarded
PA-04-GA-4501-PW-00010(7)	10-05-2020

Subgrant Application - FEMA Form 90-91

Note: The Effective Cost Share for this application is 75%

FEDERAL EMERGENCY MANAGEMENT AGENCY PROJECT WORKSHEET					
DISASTER		PROJECT NO.	PA ID NO.	DATE	CATEGORY
FEMA	4501 - DR -GA	137814	121-UDHJB-00	09-28-2020	B
APPLICANT: SOUTH FULTON, CITY OF				WORK COMPLETE AS OF:	
				09-28-2020 : 25 %	
Site 1 of 1					
DAMAGED FACILITY:			COUNTY: Fulton		
Damage # 382500; Emergency Protective Measures (Damage for Project [137814] COSF_COVID19Response_Pro					
LOCATION:				LATITUDE:	LONGITUDE:
PA-04-GA-4501-PW-00010(0): Fulton County, South Fulton, Georgia					
Current Version:					
DAMAGE DESCRIPTION AND DIMENSIONS:					
PA-04-GA-4501-PW-00010(0): The Disaster #4501DR, which occurred between 1/20/2020 and --, caused:					
Damage # 382500; Emergency Protective Measures (Damage for Project [137814] COSF_COVID19Response_Project1)					
During the incident period of 1/20/2020 through [End Date], COVID-19 created an immediate threat to the health and safety of the general public requiring emergency response and protective measures.					
Provided Facility Disinfection for Response to COVID-19 Pandemic at across the City of South Fulton, Georgia from 1/20/2020 to 4/10/2020.					
Provided Technical Assistance for Emergency Management for Response to COVID-19 Pandemic at across the City of South Fulton, Georgia from 1/20/2020 to 4/10/2020.					
Provided Dissemination of information for Response to COVID-19 Pandemic at across the City of South Fulton, Georgia from 1/20/2020 to 4/10/2020.					
Provided Provision of Supplies and Commodities for Response to COVID-19 Pandemic at across the City of South Fulton, Georgia from 1/20/2020 to 4/10/2020.					
Current Version:					
SCOPE OF WORK:					

PA-04-GA-4501-PW-00010(0):
382500 Damage for Project [137814] COSF_COVID19Response_Project1

Work Completed

The applicant utilized materials and contracts to perform emergency protective measures in the way of:

- A. Provided Facility Disinfection – jurisdiction wide
- B. Provided Technical Assistance for emergency management
- C. Provided the Dissemination of Information in order to communicate warnings and guidance for the general public
- D. Provided the Provision, Prepositioning, Movement and distribution of Supplies and Commodities. To include:
 - a. PPE to include
 - i. Medical gloves, masks, face shields, gowns and coveralls
 - b. Sanitizing and Disinfecting Supplies
 - c. Social Distancing Supplies

Work Completed Totals

- 1. Materials - \$113,128.04
- 2. Contracts - \$24,392.04

Work Completed Total: \$137,520.08

Project Notes:

1. On March 29, 2020, a Major Disaster Declaration DR-4501 for the State of Georgia. This authorized FEMA funding for emergency protective measures under Stafford Act 403 necessary to respond to the urgent COVID-19 crisis.
2. The supplied cost information was reviewed per applicant supplied documentation and is represented within attachment: 137814 - DR4501GA - Validation Summary - updated.xlsx
3. FEMA will not approve PA funding that duplicates funding or assistance provided by another federal agency, including the U.S. Department of Health and Human Services or Centers for Disease Control and Prevention.
4. FEMA will only reimburse for PPE/medical supplies, equipment and protective measures that is necessary to prevent the spread of infection as directed by public health officials not to exceed the duration of the HHS public health emergency declaration for COVID-19.
5. Work Completed period of performance for this Application appears to be between the timeframe of 03/05/2020 to 05/10/2020.
6. There is a difference cost total awarded in this scope and cost then appears on the streamline application. After review and discussions with the applicant, the applicant has withdrawn all future costs, all force account labor costs and all apparent increased operating costs that were originally submitted for reimbursement. Please see attachments:
 - a. 137814 - DR4501GA - Applicant email for cost withdrawals.msg
 - b. 137814 - DR4501GA - Applicant email for cost withdrawals 9.16.20.msg
 - c. 137814 - DR4501GA - Applicant email for cost withdrawals 9.22.20.msg
7. Streamlined Application listed additional activities performed, however back up documentation only provided costs for the components and activities reflected in the DDD and Scope.
8. Facility disinfection was limited to disinfecting interior surfaces with readily available household products. These measures were performed across the city's jurisdiction. The applicant has provided GPS coordinates of the locations in which these measures have taken place. These GPS coordinates can be found in Section II – Locations within the streamline project application in Grants Manager.
9. Disposition of Purchased Supplies: Applicant must calculate the current fair market value of any unused residual supplies (including materials) that FEMA funded for any of its projects and determine the aggregate total. Applicant must provide the current fair market value if the aggregate total of unused residual supplies is greater than \$5,000. FEMA reduces eligible funding by this amount. See PAPPG V3.1 2018 page 29.

Current Version:

Does the Scope of Work change the pre-disaster conditions at the site? ☐ Yes ☒ No		Special Considerations included? ☐ Yes ☒ No			
Hazard Mitigation proposal included? ☐ Yes ☒ No		Is there insurance coverage on this facility? ☐ Yes ☒ No			
PROJECT COST					
ITEM	CODE	NARRATIVE	QUANTITY/UNIT	UNIT PRICE	COST
		*** Version 0 ***			
		Work Completed			
1	9001	Contract	1/LS	\$ 24,392.04	\$ 24,392.04
2	9009	Material	1/LS	\$ 113,128.04	\$ 113,128.04
				TOTAL COST	\$ 137,520.08
PREPARED BY Paul Wilson		TITLE PDMG	SIGNATURE		
APPLICANT REP. Kellie Russell		TITLE Grants Administrator	SIGNATURE		

Report Generated on:	10/08/2020 16:24
Data Captured As Of:	10/08/2020 16:24
Disaster Number:	4501
Bundle:	PA-04-GA-4501-PW-00010
Applicant:	121-UDHJB-00

Capture Date: 10/08/2020 16:24

Federal Emergency Management Agency

Project Application Grant Report (P.2)

Disaster: FEMA-4501-DR-GA

Number of Records: 1

Applicant ID: 121-UDHJB-00 Bundle # : PA-04-GA-4501-PW-00010(7)		Applicant: SOUTH FULTON, CITY OF		
PW #	Cat	Cost Share	Projected Completion Date	Approved PW Amount (\$)
PA-04-GA-4501-PW-00010(0)	B	N	09-29-2020	137,520.08
Facility Number:	1			
Facility Name:	Damage # 382500; Emergency Protective Measures (Damage for Project [137814] COSF_COVID19Response_Pro			
Location:	Fulton County, South Fulton, Georgia			
Scope of Work:	382500 Damage for Project [137814] COSF_COVID19Response_Project1 Work Completed The applicant utilized materials and contracts to perform emergency protective measures in the way of: A. Provided Facility Disinfection - jurisdiction wide B. Provided Technical Assistance for emergency management C. Provided the Dissemination of Information in order to communicate warnings and guidance for the general public D. Provided the Provision, Prepositioning, Movement and distribution of Supplies and Commodities. To include: a. PPE to include i. Medical gloves, masks, face shields, gowns and coveralls b. Sanitizing and Disinfecting Supplies c. Social Distancing Supplies Work Completed Totals 1. Materials - \$113,128.04 2. Contracts - \$24,392.04 Work Completed Total: \$137,520.08 Project Notes: 1. On March 29, 2020, a Major Disaster Declaration DR-4501 for the State of Georgia. This authorized FEMA funding for emergency protective measures under Stafford Act 403 necessary to respond to the urgent COVID-19 crisis. 2. The supplied cost information was reviewed per applicant supplied documentation and is represented within attachment: 137814 - DR4501GA - Validation Summary - updated.xlsx 3. FEMA will not approve PA funding that duplicates funding or assistance provided by another federal agency, including the U.S. Department of Health and Human Services or Centers for Disease Control and Prevention. 4. FEMA will only reimburse for PPE/medical supplies, equipment and protective measures that is necessary to prevent the spread of infection as directed by public health officials not to exceed the duration of the HHS public health emergency declaration for COVID-19.			

Capture Date: 10/08/2020 16:24			
Federal Emergency Management Agency			
Project Application Grant Report (P.2)			
Disaster: FEMA-4501-DR-GA			
Number of Records: 1			
5. Work Completed period of performance for this Application appears to be between the timeframe of 03/05/2020 to 05/10/2020. 6. There is a difference cost total awarded in this scope and cost then appears on the streamline application. After review and discussions with the applicant, the applicant has withdrawn all future costs, all force account labor costs and all apparent increased operating costs that were originally submitted for reimbursement. Please see attachments: a. 137814 - DR4501GA - Applicant email for cost withdrawals.msg b. 137814 - DR4501GA - Applicant email for cost withdrawals 9.16.20.msg c. 137814 - DR4501GA - Applicant email for cost withdrawals 9.22.20.msg 7. Streamlined Application listed additional activities performed, however back up documentation only provided costs for the components and activities reflected in the DDD and Scope. 8. Facility disinfection was limited to disinfecting interior surfaces with readily available household products. These measures were performed across the city's jurisdiction. The applicant has provided GPS coordinates of the locations in which these measures have taken place. These GPS coordinates can be found in Section II - Locations within the streamline project application in Grants Manager. 9. Disposition of Purchased Supplies: Applicant must calculate the current fair market value of any unused residual supplies (including materials) that FEMA funded for any of its projects and determine the aggregate total. Applicant must provide the current fair market value if the aggregate total of unused residual supplies is greater than \$5,000. FEMA reduces eligible funding by this amount. See PAPPG V3.1 2018 page 29.			
1 PW	PWs (\$)	Subgrantee Admin Exp. (\$)	Total (\$)
Amount Eligible (\$)	137,520.08	0.00	137,520.08
Federal Share (\$)	103,140.06	0.00	103,140.06

Signature: *Frank S. Milazi*

Email: frank.milazi@cityofsouthfultonga.gov

Signature:

Email: ewalker@fincherdenmark.com

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval to Accept the 2020 Bulletproof Vest Partnership Grant

DATE: October 27, 2020

SUBJECT: Council Approval to Accept the 2020 Bulletproof Vest Partnership Grant

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
2020 Bulletproof Vest Partnership Grant	Cover Memo	10/22/2020

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Honorable Mayor William "Bill" Edwards & City Council Members

FROM: Odie Donald II 
City Manager

DATE: October 20, 2020

SUBJECT: 2020 Bulletproof Vest Partnership Grant Award

Background

In April 2020, the South Fulton Police Department applied for the Department of Justice 2020 Bulletproof Vest Partnership Grant to obtain funding to offset the cost of purchasing new bulletproof vest and replacing expired and damaged vests for sworn officers. The grant award will fund 50% of the cost to purchase 27 new vests.

Total project amount: \$22,869

Total Federal award amount: \$11,434.50

Total City obligation amount: \$11,434.50

The South Fulton Police Department will fund the City's obligation from the Police uniform funding line (100-3210-53-1591).

Recommendation

Request Council Approval to accept the 2020 Bulletproof Vest Partnership Grant in the amount of \$11,434.50.

Should you need further information regarding this correspondence, please contact Keith Meadows at keith.meadows@cityofsouthfultonga.gov.

From: [BVP Email Account](#)
To: [Tina Johnson](#)
Subject: Bulletproof Vest Partnership 2020 Award Announcement
Date: Monday, October 19, 2020 9:53:34 AM

Dear BVP Applicant,

The Bureau of Justice Assistance (BJA) is pleased to inform you that your agency will receive an award under the Fiscal Year (FY) 2020 Patrick Leahy Bulletproof Vest Partnership (BVP) solicitation. These funds have been posted to your account in the BVP System. A complete list of FY 2020 BVP awards is available at: <https://www.ojp.gov/program/bulletproof-vest-partnership/overview>.

Important: Jurisdictions must be registered in the SAM system (<https://www.sam.gov/SAM/>) in order to be paid for any 2020 BVP funds. For more information about renewing and updating your existing SAM registration, or registering in SAM as a new entity, please visit https://fsd.gov/fsd-gov/answer.do?syparm_number=KB0011081. The SAM Helpdesk can be reached at 866-606-8220.

The FY 2020 award may be used for National Institute of Justice (NIJ) compliant armored vests which were ordered after April 1, 2020. The deadline to request payments from the FY 2020 award is August 31, 2022, or until all available funds have been requested. Awards will not be extended past that date, and any unused funds will be forfeited.

Please see the following websites for a list of NIJ compliant vests: <https://cjitec.org/compliance-testing-program/compliant-product-lists/>

As a reminder, all jurisdictions that applied for FY 2020 BVP funding certified that a mandatory wear policy was in place for their jurisdiction. BJA will be conducting reviews of the mandatory wear policies as funds are requested from the BVP System. For more information on the BVP mandatory wear policy, please see the BVP Frequently Asked Questions document: https://www.ojp.gov/sites/g/files/xyckuh241/files/media/document/FAQsBVPMandatoryWearPolicy_0.pdf

Finally, please visit the following page for checklists and guides for each step of the BVP process: <https://www.ojp.gov/program/bulletproof-vest-partnership/program-resources>

For questions regarding the BVP Program or your award, please do not hesitate to contact the BVP Help Desk at vests@usdoj.gov or 1-877-758-3787.

Thank you

BVP Program Support Team
Bureau of Justice Assistance

This email was sent to tina.johnson@cityofsouthfultonga.gov using GovDelivery Communications Cloud on behalf of: Department of Justice · Washington, DC

COSF AWARD AMOUNT LISTED BELOW

GA	BURKE COUNTY	\$4,425.00
GA	BYRON CITY	\$2,757.50
GA	CAMDEN COUNTY	\$25,193.38
GA	CAMILLA CITY	\$3,425.00
GA	CANDLER COUNTY	\$935.00
GA	CANTON CITY	\$2,907.50
GA	CARTERSVILLE CITY	\$2,820.00
GA	CATOOSA COUNTY	\$4,500.00
GA	CEDARTOWN CITY	\$4,455.00
GA	CHAMBLEE CITY	\$5,850.00
GA	CHATSWORTH CITY	\$8,400.00
GA	CHATTAHOOCHEE HILLS CITY	\$3,198.52
GA	CHATTOOGA COUNTY	\$6,000.00
GA	CLEVELAND CITY	\$5,997.50
GA	COCHRAN CITY	\$825.00
GA	COFFEE COUNTY	\$16,800.00
GA	COLLEGE PARK CITY	\$15,885.00
GA	COLQUITT COUNTY	\$3,900.00
GA	CONYERS CITY	\$11,925.00
GA	CRISP COUNTY	\$3,315.00
GA	CITY OF SOUTH FULTON	\$11,434.50
GA	DALTON CITY	\$20,475.00
GA	DAWSON COUNTY	\$2,855.00
GA	DECATUR COUNTY	\$4,000.00
GA	DONALSONVILLE CITY	\$5,435.00
GA	DORAVILLE CITY	\$7,310.00
GA	DOUGHERTY COUNTY	\$10,742.50
GA	DOUGLAS CITY	\$4,565.00
GA	DOUGLASVILLE CITY	\$15,621.00
GA	DUBLIN CITY	\$5,837.50
GA	DULUTH CITY	\$8,462.63
GA	DUNWOODY CITY	\$7,841.25
GA	EAST POINT CITY	\$9,002.70
GA	ELLIJAY CITY	\$1,200.00
GA	EMERSON CITY	\$1,053.00
GA	ETON CITY	\$1,199.93
GA	EUHARLEE CITY	\$4,000.00
GA	FAYETTEVILLE CITY	\$1,992.50
GA	FLOYD COUNTY	\$13,365.00
GA	FORSYTH CITY	\$2,200.00
GA	FORT OGLETHORPE	\$690.00
GA	FRANKLIN CITY	\$2,000.00
GA	FRANKLIN COUNTY	\$4,956.00
GA	GILMER COUNTY	\$6,000.00
GA	GLENNVILLE CITY	\$355.00
GA	GLYNN COUNTY	\$7,530.00
GA	GRIFFIN CITY	\$4,410.00

APPLICATION DETAILS

APPLICATION PROFILE

Participant	City of South Fulton
Fiscal Year	2020
Number of Agencies Applied	0
Total Number of Officers for Application	143
Number of Officers on Approved Applications	143

APPLICATION PROFILE

Fiscal Year	2020				
Vest Replacement Cycle 	5				
Number of Officers	143				
Number of Emergency Replacement Needs 	<table> <tr> <td>Number of Stolen or Damaged</td><td>0</td></tr> <tr> <td>Number of Officer Turnover</td><td>7</td></tr> </table>	Number of Stolen or Damaged	0	Number of Officer Turnover	7
Number of Stolen or Damaged	0				
Number of Officer Turnover	7				

APPLICATION DETAILS

NIJ#	Quantity	Unit Price	Extended Cost	Tax Shipping and Handling	Total Cost
BA-3A00S-SX02	27	\$847.00	\$22,869.00	\$0.00	\$22,869.00
Grand Totals	27		\$22,869.00	\$0.00	\$22,869.00

AWARD SUMMARY FOR FY2020 REGULAR FUND

Funds Type	Eligible Amount	Award	Date Approved	Status
Regular Fund	\$22,869.00			Processing
Grand Totals:	\$22,869.00			

RETURN

Signature: *Frank S. Milazi*
Email: frank.milazi@cityofsouthfultonga.gov

Signature:
Email: odie.donald@cityofsouthfultonga.gov

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Resolution Authorizing Fire Services Mutual Aid Agreement with Fayette County

DATE: October 27, 2020

SUBJECT: Council Approval of Resolution Authorizing Fire Services Mutual Aid Agreement with Fayette County

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Fire Services Mutual Aid Agreement with Fayette County	Cover Memo	10/22/2020
Fire Services Agreement Ex 1	Cover Memo	10/22/2020
Fire Services Agreement Ex 2	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **A RESOLUTION BY THE CITY PROMOTING PUBLIC SAFETY; AUTHORIZING THE**
6 **EXECUTION OF A MUTUAL AID FIRE SERVICES AGREEMENT WITH FAYETTE**
7 **COUNTY, GEORGIA AND FOR OTHER LAWFUL PURPOSES**
8

9 **(Sponsored by Councilwoman Gumbs)**

10
11 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
12 organized and existing under the laws of the State of Georgia;
13

14 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and
15 Council thereof ("City Council");

16 **WHEREAS**, the City Council desires to authorize the Mayor, City Manager, Chief
17 Financial Officer ("CFO") and City Attorney, to execute documentation related to a mutual
18 aid agreement for fire services with Fayette County; and

19 **WHEREAS**, this Resolution is in the best interests of the health and general
20 welfare of the City, its residents and general public.

21 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**
22 **RESOLVES** as follows:
23

24 **Section 1.** The City Council hereby authorizes the Mayor, City Manager and City
25 Attorney to further negotiate and execute, in substantial form as attached hereto, a mutual
26 aid agreement for fire services with Fayette County.
27

28 *****

29 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
30 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,
31 upon their enactment, believed by the City Council to be fully valid, enforceable and
32 constitutional.

33 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,
34 clause or phrase of this Resolution is severable from every other section, paragraph,
35 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause
36 or phrase of this Resolution is mutually dependent upon any other section, paragraph,
37 sentence, clause or phrase of this Resolution.

38 (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution
39 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
40 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is
41 the express intent of the City Council that such invalidity, unconstitutionality or
42 unenforceability shall, to the greatest extent allowed by law, not render invalid,
43 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
44 sentences, paragraphs or sections of the Resolution.

45 **Section 3.** The city attorney and city clerk are authorized to make non-substantive
46 editing and renumbering revisions to this Resolution for proofing, codification, and
47 supplementation purposes. The final version of all resolutions shall be filed with the city
48 clerk.

49 **Section 4.** The effective date of this Resolution shall be the date of adoption, unless
50 provided otherwise by the City Charter or state and/or federal law.
51
52

The foregoing RESOLUTION No. 2020-_____, adopted on _____
was offered by Councilmember _____, who moved its approval. The motion
was seconded by Councilmember _____, and being put to a vote, the result
was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS RESOLUTION adopted this _____ day of _____ 2020. **CITY OF
SOUTH FULTON, GEORGIA**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

**AN AGREEMENT OF MUTUAL AID
AND AUTOMATIC AID BETWEEN
FAYETTE COUNTY AND CITY OF SOUTH FULTON**

This Agreement is made and entered into this _____ day of _____ 20 ____,
by and between Fayette County, a political subdivision of the State of Georgia, acting by
and through its duly elected Board of Commissioners (hereinafter “Fayette County”), and
City of South Fulton, a political subdivision of the State of Georgia, acting by and
through its duly elected Mayor and Council (hereinafter “City of South Fulton”),
 (“Fayette County” and “City of South Fulton” may be referred to collectively as
 “Parties”);

WITNESSETH:

WHEREAS, Fayette County and City of South Fulton are contiguous; and

WHEREAS, Fayette County and City of South Fulton each maintain and staff a
fire department for the purpose of fire prevention, fire suppression, emergency medical,
hazardous material, technical rescue, and support services (“Fire Services”); and

WHEREAS, Fayette County and City of South Fulton have determined that it is
to the mutual advantage and benefit of each of the Parties hereto that they render
supplemental Fire Services in the event of a fire, emergency medical, hazardous material,
or technical rescue incident or other local emergency, and to take part in joint training
exercises; and

WHEREAS, it is the desire of the Parties hereto to enter into this agreement for
Mutual Aid and Automatic Aid (Mutual Response) pursuant to the 1983 Constitution of
The State of Georgia, Article IX, Section 11, Paragraph 3 and the Official Code of
Georgia Annotated O.C.G.A. 8 36- 69- I, ct. seq. – “The Georgia Mutual Aid Act.”

NOW THEREFORE, in consideration, of the mutual covenants contained herein, and for other good and valuable consideration, the Parties hereunto agree as follows:

ARTICLE 1- DEFINITIONS

For purposes of this Agreement, the following terms and expressions shall apply:

1. **“Acting Officer”** means the highest rank of company or chief officer available and capable of serving as Incident Commander for the jurisdiction.
2. **“Assistance”** includes personnel, equipment, facilities, services, supplies and other resources furnished to a Requesting Party pursuant to this agreement.
3. **“Assisting Party”** means a Party that provides assistance pursuant to this agreement.
4. **“Emergency Incident”** includes all requests for emergency services including fire, medical, hazardous material, technical rescue, or any other local emergency occurring in the response district.
5. **“Fire Services”** means fire prevention, fire suppression, emergency medical, hazardous material, technical rescue, and related support services.
6. **“Incident Commander”** means the individual responsible for the management of all incident operations for each Emergency Incident.
7. **“Party”** means Fayette County or City of South Fulton of this agreement by their approval and execution of this agreement in the singular.
8. **“Requesting Party”** means a Party that requests assistance pursuant to this agreement.

ARTICLE 2- AUTOMATIC AID (MUTUAL RESPONSE)

Paragraph 2.0 The Parties shall establish a mutually beneficial response district (hereinafter “Response District”) which shall exist within and up to certain feasible boundary limits as designated and agreed upon by the Fayette County Fire Chief and the City of South Fulton Fire Chief. Said agreed upon bounds will be recorded in a

document written and signed by both the Fayette County Fire Chief and the City of South Fulton Fire Chief. Subsequently, that document shall be attached and incorporated into this Agreement as Addendum A. The Response District may be changed to reflect additions or deletions of response areas with the written approval of both Fire Chief's.

Paragraph 2.1 In the event of any fire, emergency medical, hazardous material, or technical rescue incident, or other local emergency occurring in the Response District, the Parties shall furnish Fire Services as may be reasonably required to cope with such emergency, in addition to the first response assignment, but subject to the limitations hereinafter set forth in this Agreement.

Paragraph 2.2 The level of Automatic Aid (Mutual Response) shall exist at a level mutually agreed upon by the Fayette County Fire Chief and the City of South Fulton Fire Chief, and shall be attached to this Agreement and included in Addendum A.

ARTICLE 3- MUTUAL AID

Paragraph 3.0 The level of Mutual Aid shall exist at a level agreed upon in writing and signed by both the Fayette County Fire Chief and the City of South Fulton Fire Chief. Said document shall be incorporated into this Agreement as Addendum B. Upon approval from the Fire Chief of the jurisdiction furnishing Mutual Aid, or his designee, the party furnishing Mutual Aid shall determine the actual amount of equipment and staffing it will send based on the available personnel, equipment, and local conditions at the time of the request.

Paragraph 3.1 It is expressly agreed that the Mutual Aid actually furnished may be recalled by the Assisting Party at the discretion of the Fire Chief, Acting Chief Officer, or his designee.

Paragraph 3.2 It is further agreed that the Parties will participate in joint training exercises at least annually to promote standardization of operations and philosophy. The extent of joint training necessary to accomplish this goal shall be determined and agreed upon in Addendum A and signed by the Fayette County Fire Chief and the City of South Fulton Fire Chief.

ARTICLE 4- SUPERVISION

Paragraph 4.0 The jurisdiction furnishing Automatic Aid or Mutual Aid shall dispatch an Acting Officer. The Acting Officer shall coordinate the resources of the furnishing/responding jurisdiction and shall report to the Incident Commander of the jurisdiction having authority over the incident.

Paragraph 4.1 When the furnishing/ responding jurisdiction's Acting Officer arrives prior to the arrival of the unit(s) of the jurisdiction receiving Automatic Aid or Mutual Aid, then the Acting Officer of the furnishing/ responding jurisdiction shall assume the duties of the Incident Commander as if the incident had occurred in the furnishing/ responding jurisdiction's own jurisdiction. This Acting Officer shall be the temporary Incident Commander until a transfer of command can occur between the temporary Incident Commander and the officer to be in command for the jurisdiction receiving Automatic Aid or Mutual Aid.

Paragraph 4.2 Personnel from the furnishing/ responding jurisdiction will take commands specific to their performance from the Incident Commander, or his designee; and will work with their own equipment in all possible circumstances.

Paragraph 4.3 The commanding officers of the jurisdiction receiving the Automatic Aid or Mutual Aid except as provided in Paragraph 3.1 will give all general direction for handling the incident.

Paragraph 4.4 Any incidents occurring within Fayette County or the City of South Fulton will be managed utilizing the National Incident Management System.

ARTICLE 5- LIABILITY

Paragraph 5.0 There shall be no liability imposed on any party or its personnel for failure to respond to an incident due to resource limitations.

Paragraph 5.1 Every employee shall be deemed to be the employee and agent of their regular employer, and under no circumstances shall any employee be deemed to be an employee or agent of any entity other than their regular employer.

Paragraph 5.2 All damages or repairs to any equipment or apparatus shall be the responsibility of the jurisdiction which owns said equipment or apparatus. However, in cases where State or Federal assistance is made available, all responding jurisdictions shall be treated as if they were a part of the jurisdiction receiving Automatic Aid or Mutual Aid for the purpose of the distribution of resources or reimbursements. Said disbursement shall be proportionate to the level of actual involvement in the incident that precipitated the receipt of Automatic Aid or Mutual Aid.

Paragraph 5.3 Nothing contained in this Agreement shall be construed to be a waiver of either Fayette County or City of South Fulton's sovereign immunity, any individual's qualified immunity, official immunity, or any other immunity or exemption from liability provided for by law.

ARTICLE 6- CONSIDERATIONS

Paragraph 6.0 No party under this Agreement will be required to pay any compensation to any other party under this Agreement for services rendered pursuant to this Agreement.

Paragraph 6.1 It is expressly agreed that the mutual advantage and protection afforded by this Agreement is adequate consideration to both Parties for services rendered pursuant to this Agreement.

Paragraph 6.2 Each party to this Agreement shall comply with the Workers Compensation laws of the State of Georgia at no cost to the other party.

Paragraph 6.3 Each party shall pay the salaries, benefits, and all other compensation of its own personnel at no cost to the other party.

ARTICLE 7- RELEASE OF CLAIMS

Paragraph 7.0 Each party agrees to release the other party from any and all liabilities, claims, judgments, costs, or demands for damage to its own property whether directly or indirectly arising out of the use of any vehicle, equipment, or apparatus by the party to which said property does not belong during the provision of service pursuant to this Agreement.

ARTICLE 8- INJURIES TO PERSONNEL

Paragraph 8.0 Any damage or other compensation which is required to be paid to any employee by reason of an injury occurring while their services are being utilized by the responding and/ or receiving jurisdictions pursuant to this Agreement shall be the sole liability and responsibility of the party regularly employing that employee.

ARTICLE 9- NO THIRD PARTY BENEFICIARIES

Paragraph 9.0 This Agreement shall not be construed as, or deemed to be, an agreement for the benefit of any third party or Parties. No third party or Parties shall have any right of action hereunder for any cause whatsoever.

ARTICLE 10- TERM

Paragraph 10.0 This Agreement shall be effective between the Parties immediately upon execution of this Agreement and shall terminate on December 31, 2019. This Agreement shall automatically be renewed immediately thereafter, and each year thereafter, at the same time for successive one year terms without further action of any party hereto for a period not exceeding fifty (50) years from the date of execution of this Agreement. Either party of this Agreement may terminate this Agreement by providing a sixty (60) days written notice to the other party.

Paragraph 10.1 Nothing in this Article shall preclude termination pursuant to Article 15.

ARTICLE 11- DISPATCHING OF ALARM- AUTOMATIC AID

Paragraph 11.0 The dispatcher of the jurisdiction having command over the Emergency Incident will dispatch the Requesting Party's pre- assigned apparatus first.

Paragraph 11.1 The dispatcher of the jurisdiction having command over the Emergency Incident will then contact the Assisting Party to advise of the need for Automatic Aid.

Paragraph 11.2 When dispatching apparatus to a location involving the use of Automatic Aid, each party's dispatcher will make the other party and responding personnel aware that Automatic Aid is responding. This will enable the potential Incident Commander to know precisely what equipment he or she can expect to arrive on the scene.

ARTICLE 12- INCIDENT SCENE COMMUNICATIONS

Paragraph 12.0 The officer in command of the jurisdiction having authority over the incident shall provide specific instructions to the officer in command of the

jurisdiction responding to the incident with Automatic Aid or Mutual Aid services unless and until a more sophisticated fire scene communications system can be provided for the Automatic Aid or Mutual Aid system.

Paragraph 12.1 Whenever possible, the officer in command of the jurisdiction having authority over the incident shall provide the officer in command of the jurisdiction responding to the incident with Automatic Aid or Mutual Aid services with a portable radio for use during the incident.

Paragraph 12.2 Upon arriving on the incident scene, the officer in command of the jurisdiction responding with Automatic Aid or Mutual Aid and the officer in command of the jurisdiction receiving Automatic Aid or Mutual Aid shall keep his or her respective department informed of the status of the operation. If it appears that the Automatic Aid or Mutual Aid equipment will be needed at the incident scene for an extended period of time, the officer in command of the forces of both the responding and receiving jurisdictions shall so advise his or her dispatcher.

ARTICLE 13- MOVE UP OF EQUIPMENT- MUTUAL AID

Paragraph 13.0 Each party agrees and acknowledges that it will be the responsibility of each party to provide the back up coverage necessary for the operations of its own department.

Paragraph 13.1 In the event that a jurisdiction determines that it has deployed a substantial portion of its fire suppression or specialized equipment on a single incident, then the jurisdiction may request Mutual Aid to cover vacant areas. Such Mutual Aid would be rendered at the discretion of the jurisdiction requested to render assistance by moving up units into the vacant areas of the jurisdiction requesting Mutual Aid.

ARTICLE 14- ADMINISTRATION

Paragraph 14.0 The Fayette County Fire Chief and the City of South Fulton Fire Chief agree to cooperate and be jointly responsible for the proper administration of this Agreement.

ARTICLE 15- ENTIRE AGREEMENT

Paragraph 15.0 This Agreement and the attached addenda shall constitute the entire agreement between the Parties and no modification thereof shall be binding unless evidenced by a subsequent written agreement signed by the Fayette County Fire Chief and the City of South Fulton Fire Chief.

Paragraph 15.1 This Agreement shall be the instrument which controls the provision of any emergency fire service, Automatic Aid, or Mutual Aid between the Parties.

ARTICLE 16- SEVERABILITY OF TERMS

Paragraph 16.0 In the event any part or provision of this Agreement is held to be invalid, the remainder of this Agreement shall not be affected thereby and shall continue in full force and effect.

ARTICLE 17- NOTICES

Paragraph 17.0 All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly delivered to the party intended to receive said notice or communication when delivered

personally, in hand, or when mailed by certified or registered mail, return receipt requested with proper postage prepaid and addressed to the appropriate party at the appropriate address.

Notice should be provided to the County Administrator and the Fire Chief of Fayette County at the following address:

140 Stonewall Avenue West, Suite 100
Fayetteville, Georgia 30214

Notice should also be provided to the City Manager and the Fire Chief for the City of South Fulton at the following address:

5440 Fulton Industrial Blvd. SW
City of South Fulton, Georgia 30336

ARTICLE 18- GOVERNING LAW

Paragraph 18.0 This Agreement shall be governed in all respects by the laws of the State of Georgia. Any dispute or litigation arising under the provisions of this Agreement or related to this Agreement shall be submitted to the State or Superior Court of Fayette County, Georgia. The Parties expressly consent to venue and jurisdiction therein.

SO RESOLVED this _____ day of _____ 20____.

Mayor,
City of South Fulton Mayor and Council

Fire Chief, City of South Fulton

City Clerk
City of South Fulton

SO RESOLVED this _____ day of _____ 20_____.

Chairman,
Fayette County Board Of Commissioners

Fire Chief, Fayette County

County Clerk,
Fayette County

Addendum A

Automatic Aid (Mutual Response)

The attached maps will serve as the Response District for Automatic Aid as prescribed by this Agreement.

Training will be conducted with all companies that would normally respond together for scene operations. This training would be coordinated by the respective training divisions and would occur for all three shifts.

Response apparatus for this district will be dictated by the requesting agency. One (1) Engine will be supplied for structural fires.

Fire Chief, Fayette County

Fire Chief, City of South Fulton

Date

Date

Addendum B

Mutual Aid

The Response District as prescribed by this Agreement for Mutual Aid will be governed by the corporate limits of the City of South Fulton and Fayette County.

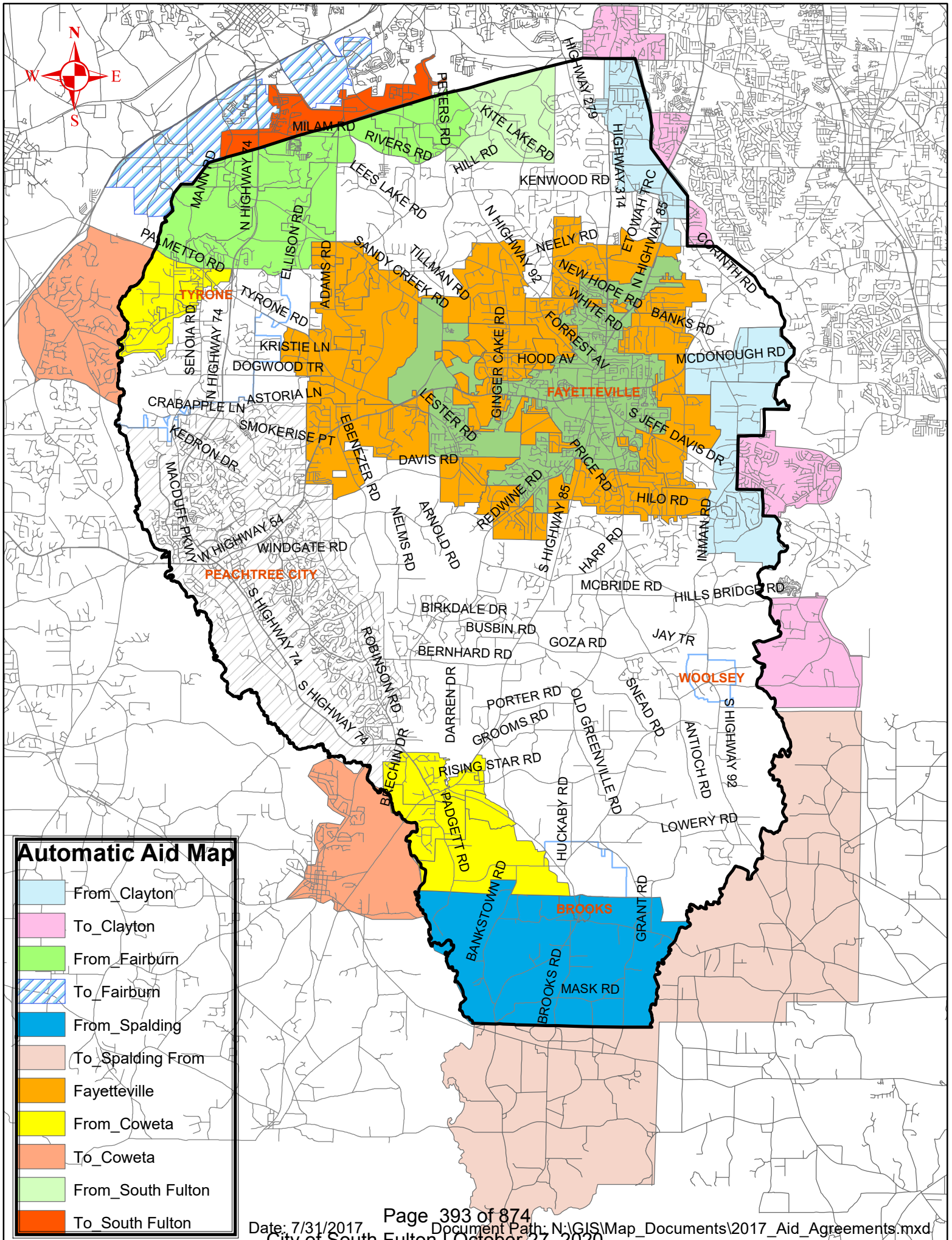
Response apparatus for this district will be dictated by the requesting agency and governed by the limitations prescribed by the Agreement.

Fire Chief, Fayette County

Fire Chief, City of South Fulton

Date

Date



GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM “BILL” EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Economic Development Strategic Plan

DATE: October 27, 2020

SUBJECT: Council Approval of Economic Development Strategic Plan

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Economic Development Strategic Plan	Cover Memo	10/22/2020

bae urban economics

Economic Development Strategic Plan

Prepared for the City of South Fulton

June 2020



bae urban economics

August 17, 2020

Christopher Pike
Economic Development Director
City of South Fulton
5440 Fulton Industrial Blvd. SW
Atlanta, GA 30336

Dear Mr. Pike:

BAE Urban Economics is pleased to submit this Economic Development Strategic Plan for the city of South Fulton. This report includes an assessment of demographic and economic conditions, a discussion of special opportunity areas, a review of results of extensive community input obtained through surveys, focus groups, SWOT analysis sessions, and stakeholder interviews, and finally, an action plan for the near and long term, five years and beyond.

The recommendations in this plan are specific and include organizational roles, timeline, and guidance on implementation strategies. These recommendations are not platitudes that are unrealistic but rather steps that can be taken making full use of tools and resources that are currently available from public and private sources, supplemented by new initiatives that help set up synergistic economic growth.

Please contact me with questions or comments on the plan. Thank you again for the opportunity to participate in this important work on behalf of South Fulton.

Sincerely,



Mary Burkholder
Associate Principal

San Francisco

2600 10th St., Suite 300
Berkeley, CA 94710
510.547.9380

Sacramento

803 2nd St., Suite A
Davis, CA 95616
530.750.2195

Los Angeles

448 South Hill St., Suite 701
Los Angeles, CA 90013
213.471.2666

Washington DC

700 Pennsylvania Ave. SE, 2nd Floor
Washington, DC 20003
202.588.8945

New York City

234 Fifth Avenue
New York, NY 10001
212.683.4486

ACKNOWLEDGMENTS

We gratefully acknowledge the following people for their assistance in producing this Economic Development Strategic Plan.

City Council:

William "Bill" Edwards, Mayor
Catherine Foster-Rowell, District 1
Carmalitha Gumbs, District 2
Helen Willis, District 3
Naeema Gilyard, District 4
Rosie Jackson, District 5
khalid kamau, District 6
Mark Baker, District 7

City Staff:

Odie Donald II, City Manager
Melanie D. Winfield, Assistant City Manager
Christopher G. Pike, Economic Development Director
Shayla Reed, Community Development & Regulatory Affairs Director

With special thanks to the City of South Fulton Economic Development Strategic Plan Steering Committee:

Shannon James, Aerotropolis Atlanta Alliance	Stanley Knowles, Cliftondale Community Club
Gerald McDowell, Aerotropolis CID	Debbie S. Davis, Sandtown Community Association
Kyana Cannon, Aerotropolis CID	Joyce Armster, Old National Area Residence United
Gil Prado, Fulton Industrial CID	Derek Pollard, District 1 Citizen Appointment
Joddie Gray, South Fulton CID	Steve Langford, District 2 Citizen Appointment
Darris Rollins, Camp Creek Business Association	LaShandra Little, District 3 Citizen Appointment
Bobbie Powell, Cascade Business & Merchants Association	Sir Jose Bright, District 4 Citizen Appointment
Donald Winbush, Old National Merchants Association	John Jones, District 5 Citizen Appointment
Deanna H. Butler, Simply Produce	Derrick Burnett, District 6 Citizen Appointment
Nick Byers, South Fulton Parkway Alliance	<i>District 7 Citizen Appointment</i>
Eliese Fisher, Cedar Grove Community Association	

We also gratefully acknowledge the 664 South Fulton residents as well as the 111 business owners and representatives who responded to the 2019 community input surveys or participated in interviews. The information gathered was invaluable in the development of the action plan.

Table of Contents

ACKNOWLEDGMENTS	1
INTRODUCTION.....	1
EXECUTIVE SUMMARY.....	2
Existing Conditions and Trends	2
Community Input.....	5
Action Plan: Recommendations	6
METHODOLOGY	8
Geographies	8
Data Sources	9
EXISTING CONDITIONS AND TRENDS.....	11
Demographic and Economic Conditions and Trends.....	11
Projections.....	32
Real Estate Market Conditions and Trends.....	34
Education.....	60
Transportation	65
Workforce Development Programs	66
Notable Planned Developments	67
Economic Opportunity Focus Areas	69
Competitive Assessment	80
Summary of Key Findings – Existing Conditions.....	93
COMMUNITY INPUT	102
Resident Input	102
Business Input.....	113
Focus Groups and SWOT Analysis Sessions.....	126
Key Findings	130
ACTION PLAN: RECOMMENDATIONS.....	131
Program and Practice Recommendations.....	131
Site Specific Recommendations	142

List of Tables

Table 1: Population and Households, 2010 – 2019	11
Table 2: Poverty Rates, 2013 – 2017 Five-Year Sample Data.....	19
Table 3: Major Employers in the	29
Table 4: Commute Flows, 2017.....	30
Table 5: Population, Household, and Employment Projections, 2018 – 2040.....	33
Table 6: Home Foreclosure Rates, April 2019.....	47
Table 7: Retail Market Overview	47
Table 8: Office Market Overview	51
Table 9: Industrial/Flex Market Overview	56
Table 10: Public and Private Schools in the City of South Fulton, 2019	60
Table 11: Career Clusters and Pathways in Fulton County Schools.....	62
Table 12: Summary of Comparison Geographies, 2019	80
Table 13: Top Growth Industries of Peer Localities and City of South Fulton.....	81
Table 14: DeKalb County Economic Incentive Program Outline.....	90

List of Figures

Figure 1: City of South Fulton.....	8
Figure 2: City of South Fulton, Fulton County, and the Atlanta Metro Area	9
Figure 3: Household Composition, 2019	12
Figure 4: Percent Change in Number of Households by Household Composition, 2010 – 2019	13
Figure 5: Age Distribution, 2019	13
Figure 6: Percent Change in Population by Age Group, 2010 – 2019	14
Figure 7: Race and Ethnicity, 2019	15
Figure 8: Percent Change in Population by Race/Ethnicity, 2010 – 2019	16
Figure 9: Per Capita Income and Median Household Income	17
Figure 10: Household Income Distribution, 2019.....	18
Figure 11: Median Household Income of Peer Regional Cities, 2018.....	19
Figure 12: Cost-Burdened Households by Tenure, 2013 – 2017 Five-Year Data	20
Figure 13: Educational Attainment Rates, Residents Aged 25 or Older, 2019.....	21
Figure 14: Unemployment Rate, 2013 – 2018.....	22
Figure 15: Resident Employment, 2017	23
Figure 16: Change in Resident Employment by Industry, 2013 – 2017	24
Figure 17: Worker Jobs by Industry, 2017	26
Figure 18: Percent Change in Workers by Industry, 2013 – 2017	27
Figure 19: Change in Workers by Industry in City of South Fulton, 2013 – 2017	28
Figure 20: Resident Commute Times, 2013 – 2017 Five-Year Data.....	31
Figure 21: Resident Means of Transportation to Work, 2013 – 2017 Five-Year Data.....	32
Figure 22: Housing Units by Tenure, 2019	34
Figure 23: Percent Change in Occupied Housing Units by Tenure, 2010 – 2019.....	35
Figure 24: Housing Units by Number of Units in Structure, 2013 – 2017 Five-Year Data.....	36
Figure 25: Housing Units by Year Built, 2013 – 2017 Five-Year Data.....	37
Figure 26: Distribution of Units by Bedroom Count, Q1 2019.....	38
Figure 27: Average Multifamily Rents by Number of Bedrooms, Q1 2019	38
Figure 28: Average Multifamily Rent, Two-Bedroom Unit, Q1 2019	39
Figure 29: Annual Market-Rate Multifamily Unit Deliveries as a Share of Total Market-Rate Units, 2010 – 2018.....	40
Figure 30: Average Multifamily Rental Vacancy Rates, 2010 – Q1 2019.....	40
Figure 31: Net Absorption Rates, 2010 – Q1 2019.....	41
Figure 32: Homes Sold by Type, April 2018 – March 2019	42
Figure 33: Homes Sold by Number of Bedrooms, April 2018 – March 2019	43
Figure 34: Median Home Sale Price by Unit Type, April 2018 – March 2019	44
Figure 35: Median Home Sale Price, 2009 – 2018.....	45
Figure 36: Home Sales in the City of South Fulton by Sale Price and Location, April 2018 – March 2019	46
Figure 37: Average Annual Retail Rent PSF, 2010 – Q1 2019.....	48

Figure 38: Annual Retail Deliveries (SF) as a Share of Total Retail Inventory (SF), 2010 – 2018	49
Figure 39: Average Retail Vacancy Rate, 2010 – Q1 2019	50
Figure 40: Net Retail Absorption Rates, 2010 – 2018.....	51
Figure 41: Average Annual Office Rent PSF, 2010 – Q1 2019.....	52
Figure 42: Annual Office Deliveries (SF) as a Share of Total Office Inventory (SF), 2010 – 2018	53
Figure 43: Average Office Vacancy Rate, 2010 – Q1 2019	54
Figure 44: Net Office Absorption Rates, 2010 – 2018.....	55
Figure 45: Average Annual Industrial/Flex Rent PSF, 2010 – Q1 2019	56
Figure 46: Annual Industrial/Flex Deliveries (SF) as a Share of Total Industrial/Flex Inventory (SF), 2010 – 2018.....	57
Figure 47: Industrial/Flex Vacancy Rate, 2010 – Q1 2019	58
Figure 48: Net Industrial/Flex Absorption Rates, 2010 – 2018	59
Figure 49: Public Transit in the City of South Fulton	65
Figure 50: Map of Focus Areas	70
Figure 51: Map of Sandtown Crossing Focus Area.....	71
Figure 52: Map of Red Oak Historic District.....	72
Figure 53: Map of River Front District Focus Area.....	73
Figure 54: Map of South Fulton Parkway-Cedar Grove Focus Area.....	74
Figure 55: Map of Town Center Focus Area	75
Figure 56: Map of Old National Commons Focus Area	76
Figure 57: Map of Old National Park Focus Area	77
Figure 58: Map of Old National and Jonesboro Road Focus Area.....	78
Figure 59: Map of Campbellton Community District Focus Area.....	79
Figure 60: Percent Change in Local Jobs, 2013 – 2017	80
Figure 61: Local Jobs by Industry, 2017	83
Figure 62: Resident Survey Respondent Workplace	103
Figure 63: Resident Survey Respondent Age	104
Figure 64: Resident Survey Respondent Educational Level	104
Figure 65: Resident Survey Respondent Annual Income Level.....	105
Figure 66: Resident Survey Respondent Tenure in the City of South Fulton.....	105
Figure 67: Resident Survey Respondent Reasons for Living in the City of	106
Figure 68: Resident Survey Respondent – City of South Fulton’s Significant Challenges	107
Figure 69: Resident Survey Respondent - Factors Make for a Vibrant, Economically Strong City	108
Figure 70: Resident Survey Respondent - Desired Employers in the City of	109
Figure 71: Resident Survey Respondent - Suggested Investments for City.....	110
Figure 72: Resident Survey Respondent - Housing Needs in City of the South Fulton.....	111
Figure 73: Resident Survey Respondent - Transportation Improvement Needs.....	112
Figure 74: Business Survey Respondents – Number by Role at Company	113
Figure 75: Business Survey Respondents' Primary Industries	114

Figure 76: Business Survey Respondents – Rent or Own Business Location?.....	115
Figure 77: Business Survey Respondents - Number of Workers in the Business.....	115
Figure 78: Business Survey Respondents - Number of Years Businesses Has Operated in the City of South Fulton	116
Figure 79: Business Survey Respondents - By Type of Operation in the City of South Fulton	117
Figure 80: Business Survey Respondents – Why is Business Located in the City of South Fulton?.....	118
Figure 81: Business Survey Respondents - Primary Challenges Facing Businesses in the City of South Fulton.....	119
Figure 82: Business Survey Respondents – Is the City of South Fulton a Good Place for Business?	119
Figure 83: Business Survey Respondents – Business Types the City of South Fulton Should Try to Attract.....	120
Figure 84: Business Survey Respondents - Where Does Most of Business Activity Occur?....	121
Figure 85: Business Survey Respondents - Approximate Annual Net Revenues	121
Figure 86: Business Survey Respondents - Revenues This Year Versus Same Time Last Year	122
Figure 87: Business Survey Respondents - Business Expansion Plans for the Next Two Years	123
Figure 88: Business Survey Respondents - Business Expansion Plans.....	123
Figure 89: Business Survey Respondents - Number of Employees Respondents Anticipate Adding to Their Businesses.....	124
Figure 90: Business Respondents - Likelihood of Staying in the City of South Fulton for the Next Five Years	124
Figure 91: Locations of Focus Group & SWOT Analysis Sessions	127

INTRODUCTION

The City of South Fulton was incorporated from previously unincorporated land in Fulton County, Georgia in 2017. The newly established City issued an RFP for an Economic Development Strategic Plan in October 2018. In March 2019, the City commissioned BAE Urban Economics to prepare the South Fulton Economic Development Strategic Plan that would provide a framework to increase the City's tax base, enhance the local business climate, promote entrepreneurship, and help create high-paying, high-quality jobs. The study scope, as prepared by BAE, includes the following elements:

- A demographic and economic conditions assessment
- A Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis informed by community input
- An industry sector analysis informed by business and resident surveys
- Strategies, goals, and recommendations in an Economic Development Strategic Plan

EXECUTIVE SUMMARY

This comprehensive study provides a strategic, actionable plan for the economic development of the city of South Fulton. Our approach to developing recommendations involves using both quantitative and qualitative research methods. This report is organized into three main sections. The first section details the existing demographic, economic and real estate market conditions in city of South Fulton and provides projections for future growth. The second section provides the analysis of our multi-faceted approach to community input, including a summary of a resident survey, a business survey, business interviews as well as focus group and 'SWOT' analysis sessions with community members. Findings from our analysis of the data describing existing conditions and trends and our analysis of community input serves as the basis of the action plan, which is the third and final section of this report. All three sections of the report are summarized below.

Existing Conditions and Trends

- The city of South Fulton has approximately 100,176 residents and 36,171 households, and has experienced particularly fast growth in recent years
- By 2040, the city of South Fulton's population is expected to grow to 124,114, which would represent a 23.9 percent increase since 2019. Household growth is projected to be 29.2 percent by 2040. These rates are comparable to, but slightly lower than, rates in Fulton County and metro Atlanta
- The city of South Fulton is comprised of a relatively larger share of family households than Fulton County and the Atlanta Metro Area, which results in relatively large average household size of 2.76. This is also reflected in the age distribution in the city of South Fulton, where the largest age cohorts are under 18 and those aged between 35 and 44
- The fastest growing age cohort in the city of South Fulton is comprised of residents 65 or older, with other growing age cohorts including those between ages 18 and 24, 45 and 54, and 55 and 64
- The population of the city of South Fulton is predominantly comprised of black/African American residents (89.5 percent). Approximately 5.1 percent of residents identify as white, while 2.5 percent identify as Hispanic/Latino
- From 2010 to 2019, the number of black/African American residents in the city of South Fulton increased by 19.3 percent, the number of white residents increased by 9.3 percent, and the number of Hispanic/Latino residents increased by 7.1 percent

- The city of South Fulton has a larger percentage of households in middle income categories than both Fulton County and the Atlanta Metro Area, which have greater number of households in very low- and very high-income categories
- A larger portion of the city of South Fulton homeowner households are spending more than 30 percent of their gross income on housing costs (i.e. “cost-burdened”) than Fulton County or the Atlanta Metro Area. The city of South Fulton renter households are also disproportionately cost-burdened as compared to the surrounding geographies
- Nearly 92 percent of the city of South Fulton residents aged 25 or older have at least a high school diploma. This is comparable to the high school diploma attainment rate in Fulton County and slightly higher than that of the Atlanta Metro Area
- While slightly higher than the county, metro area and nationally, the city of South Fulton experienced the steepest decline in unemployment, falling from 10.4 percent in 2013 to 5.2 percent in 2018
- The city of South Fulton has a notably larger share of residents working in transportation and warehousing than surrounding geographies, and these industries also accounted for most of the job growth in the city
- Approximately half of city of South Fulton residents work in Fulton County. However, only 3 percent of the city of South Fulton residents work in the city itself, while 30.6 percent work in the city of Atlanta. Approximately 26.9 percent of city of South Fulton workers commute from locations within Fulton County. Approximately 7.9 percent of city of South Fulton workers also live in the city of South Fulton, while 9.8 percent live in Atlanta
- Approximately two-thirds of housing units in the city of South Fulton are owner-occupied while 26.3 percent are renter-occupied. By contrast, the county and metro area have larger proportions of renter-occupied housing units, although they also have much higher rate of vacant housing units
- From 2010 to 2018 the number of owner-occupied and renter-occupied units increased while vacant units decreased in the city of South Fulton, Fulton County and the Atlanta metro area. However, in the city of South Fulton, the growth rate of owner-occupied units was markedly higher than in the county and metro area
- In the city of South Fulton, nearly three quarters of market-rate multifamily rental units have two or more bedrooms, which is a much higher rate than in Fulton County and the metro area. As of the first quarter of 2019, the average rent for a two-bedroom unit in

the city of South Fulton was \$1,019, as compared to \$1,502 in Fulton County and \$1,286 in the Atlanta Metro Area

- From 2010 to 2018, the city of South Fulton experienced no market-rate multifamily unit development. By contrast, Fulton County and the Atlanta Metro Area experienced significant rates of multifamily development every year from 2013 to 2018
- In the city of South Fulton, more than 88 percent of homes sold between April 2018 to March 2019 were single family homes, while 10.4 percent were townhomes and 1.2 percent were condominiums. This is similar to the Atlanta Metro Area
- The median sale price of a single family home in the city of South Fulton was \$186,450 during the April 2018 – March 2019 period, as compared to \$279,000 in Fulton County and \$223,000 in the Atlanta Metro Area. The highest priced homes sold in Q1 of 2019 were in the northwest section of the city of South Fulton
- According to CoStar, there are approximately 2.6 million square feet of retail space in the city of South Fulton. From 2010 to 2016, retail rents in the city of South Fulton were relatively stable; however, between 2016 and 2017, the average annual retail rent declined by 31 percent, falling from \$13.56 to \$9.36. In the first quarter of 2019, the average annual retail rent per square foot was lower in South Fulton (\$10.44) than in Fulton County (\$17.76) and in the Atlanta Metro Area (\$14.40)
- Office vacancy rates in the city of South Fulton are significantly lower than in the surrounding geographies (5.5 percent), although this also reflects the limited supply of office space in the city
- Industrial/flex rents in the city of South Fulton fluctuated between 2010 – 2018. As of the first quarter of 2019, the average annual industrial/flex rent in the city of South Fulton was \$3.60, as compared to \$5.04 in Fulton County and \$4.80 in the Atlanta Metro Area. In the first quarter of 2019, the city of South Fulton's industrial/flex vacancy rate was 10.0 percent, as compared to 5.5 percent in both the county and the metro area
- Westlake High School earned the highest Career and College Readiness Index (CCRI) Single Score in the city of South Fulton in 2018; this score was equivalent to the median score in Fulton County as a whole. Overall, the city of South Fulton schools performed lower on career- and college-readiness than other schools in the county. However, the graduation rate at Westlake High School and was above the median for Fulton County at 92.3 percent.

- Among the city of South Fulton's elementary schools, seven out of 13 obtained scores at or above the county median. Two out of the five middle schools in the city performed above the county median
- While there is access to public transportation in east and north city of South Fulton, the central-west and southwest portions of the city lack convenient access to these services
- City of South Fulton residents have access to several Atlanta-region workforce development opportunities, including state and federal programs. The city of South Fulton provides business support, and will open a Small Business Resource Center & Incubator in Spring 2020
- Notable planned development in the city include a 220-apartment workforce housing project a \$27 million expansion of Halpern's Steak and Seafood company manufacturing and distribution center that will support 46 new jobs, a 67,000 square foot Publix, a senior living community and a \$60 million Job Corps campus
- Nine focus areas within the city of South Fulton have been identified for development, redevelopment and/or revitalization, and are dispersed throughout the City. Each focus area is associated with projects that are either ongoing or planned for in the near to long-term future
- The city of South Fulton's peer localities enjoy a range of economic development support. In some places, such as Union City, state-level programs (notably the Georgia State Opportunity Zone tax credit program) account for the majority of economic incentives available to businesses; others, such as College Park and Sandy Springs, offer more robust incentive programs through local economic development departments or authorities. Most municipalities offer some form of site selection assistance, though the range and type of that assistance varies

Community Input

- Residents and businesses identified the proximity to Hartsfield-Jackson Airport as the main strength of the city, as well its proximity to Atlanta and the active engagement of residents
- Residents and business were critical of number of warehouses in the city of South Fulton, especially compared to the lack of other kinds of businesses

- Both residents and businesses identified crime as a weakness and something to be addressed, in terms of both the physical presence of crime and as a potential threat to the reputation of the city
- In general, businesses and residents see great potential for new development based on the availability of land
- Restaurants are seen as a particularly viable opportunity for the city, as the city currently lacks the kinds of restaurants residents would like to see and also because of the strength of the farming industry in the city

Action Plan: Recommendations

- The proposed Action Plan builds on the identified strengths and opportunities of the city, while also addressing weaknesses and vulnerabilities that the city is facing
- There are five overall recommendations that include both program and practice aspects. Each overall recommendation is broken down into an actionable list of specific recommendations that includes proposed lead parties for executing and implementing the item, as well as timing.
- The five overall recommendations in the Action Plan are:
 - Expand marketing and promotion of the city's business assets and development potential
 - Prime existing businesses in the city South Fulton for growth and expansion
 - Strengthen partnerships between city of South Fulton and the business community to augment economic development effort and address community issues
 - Work to attract more technology and professional services and other high value industries
 - Expand the city of South Fulton's economic development organization
- Recommendations are also proposed for specific sites, primarily those identified as Economic Opportunity Focus Areas. The city will incorporate these site-specific recommendations, to the extent possible, into the zoning recommendations also being put forward in January 2020
- For each site, the establishment of a Tax Allocation District (TAD) would greatly increase the odds of development or redevelopment of Economic Opportunity Focus Areas

- One notable site recommendation is regarding the construction of a permanent city hall. The city wishes to make the government offices part of a town center with mixed uses potentially including residential (medium-high density), restaurants, retail, office, and possibly a hotel and conference center. After reviewing a number of sites for the town center, a 400-acre parcel located along Camp Creek Parkway and Enon Road, that lies in both Council District 2 and District 4, would be the most suitable location for the town center
- The Town Center would be a public-private partnership (P3), that could take five plus years to fully implement. The city should consider hiring a P3 expert to advise the city on planning process and negotiating development agreements between the government and developers
- The city of South Fulton has been notified of designation as a Main Street programs for the Red Oak Historic District and Old National Highway. Immediate steps to be taken include hiring Main Street Managers and implementing the program. Benefits include the opportunity to connect and network with other downtown and commercial district revitalization professionals from across the country

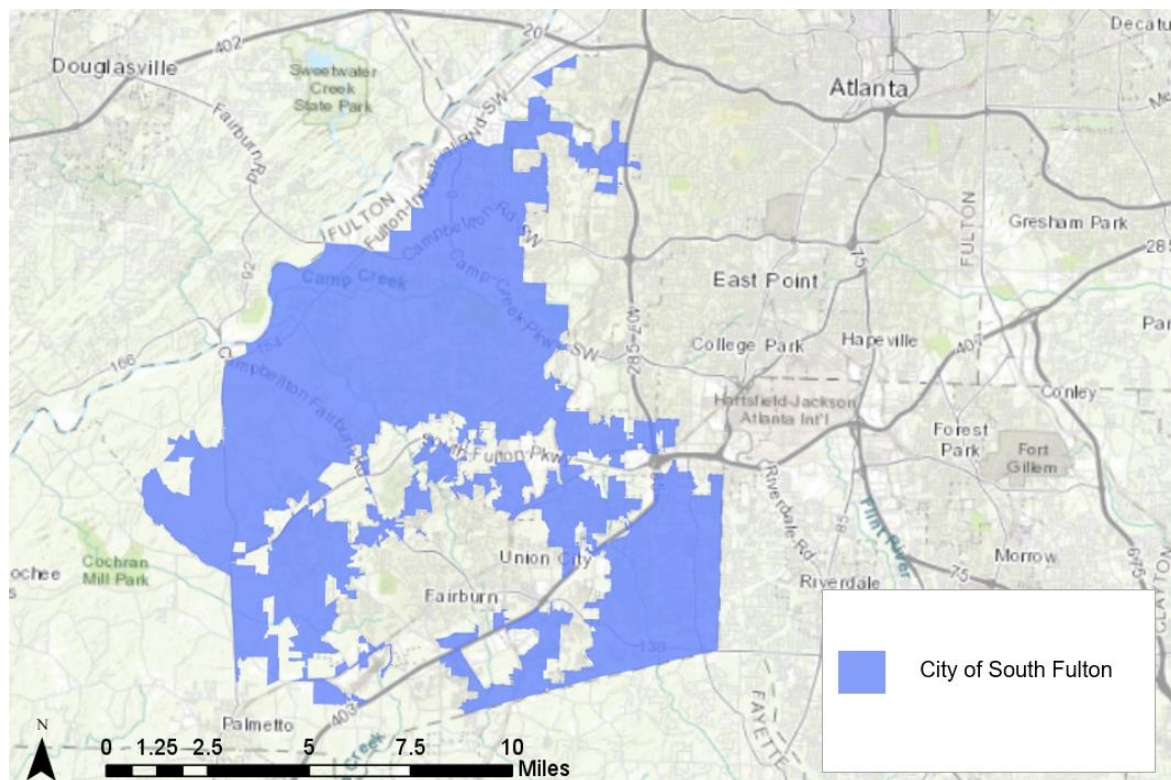
METHODOLOGY

The subsections below discuss the geographies that the analysis focuses on as well as the data sources that were used.

Geographies

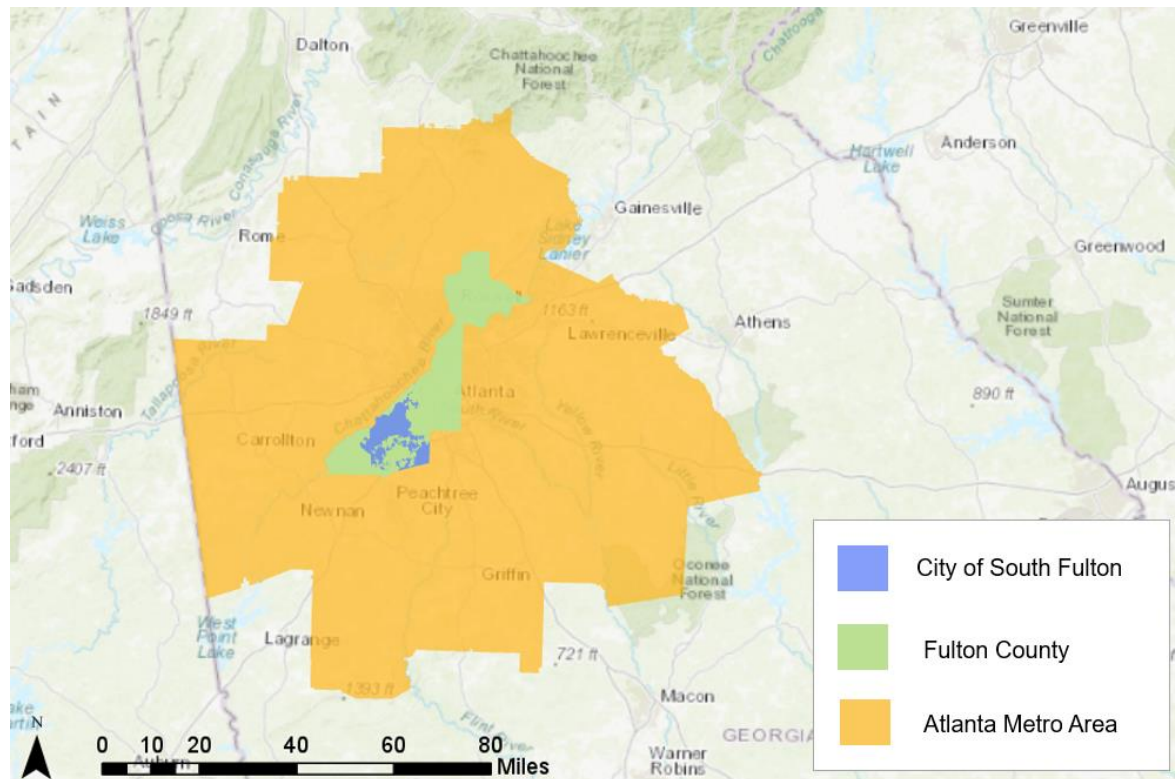
The analysis studies demographic, economic, and real estate market conditions and trends in the city of South Fulton (shown in Figure 1). For purposes of comparison, conditions and trends were also analyzed in Fulton County and the Atlanta Metro Area (shown in Figure 2). The Atlanta Metro Area consists of the 29 counties that make up the Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area, which are listed in Exhibit A-1 in the Appendix.

Figure 1: City of South Fulton



Sources: City of South Fulton; Arc GIS Pro; BAE, 2019.

Figure 2: City of South Fulton, Fulton County, and the Atlanta Metro Area



Sources: U.S. Census Bureau; City of South Fulton; Arc GIS Pro; BAE, 2019.

Data Sources

BAE utilized the following data sources to complete the analysis and plan:

- **U.S. Census Bureau:** Jurisdictional boundaries were obtained from the U.S. Census Bureau Geography Program. BAE also utilized demographic data from the U.S. Census Bureau American Community Survey (ACS) as well as commute data from the U.S. Census Bureau Longitudinal Employer-Household Dynamics program (LEHD)
- **Esri Business Analyst:** Demographic data was obtained from Esri Business Analyst, a third-party tool that provides demographic, economic, and spatial data which is verified against U.S. Census data as well as other public sources
- **Georgia Department of Labor:** Information about the city of South Fulton's top employers was obtained from the Georgia Department of Labor
- **Atlanta Regional Commission:** Population, household, and employment growth projections for the city of South Fulton, Fulton County, and the Atlanta region are based on the most recent projections published by the Atlanta Regional Commission (ARC)

- **RealtyTrac:** Estimated home foreclosure Rates for the city of South Fulton, Fulton County, and the Atlanta metro area were obtained from RealtyTrac, a real estate information company and an online marketplace for foreclosed and defaulted properties
- **CoStar:** Data about multifamily rental housing, retail and office inventory, rents, vacancy rates, and absorption rates were obtained through CoStar, a third-party provider of real estate market data
- **CoreLogic Group:** Data about home sales were obtained from CoreLogic, a third-party vendor of property sales data. BAE purchased the CoreLogic data sets from DQNews, an aggregator of CoreLogic data sets

EXISTING CONDITIONS AND TRENDS

Demographic and Economic Conditions and Trends

The following section reviews demographic conditions and trends in the city of South Fulton, Fulton County, and Atlanta Metro Area. This includes information about population and households, household composition, age, race/ethnicity, educational attainment, household income, housing cost burdens, resident employment and commute patterns, and local jobs.

Population and Households

As shown in Table 1, the city of South Fulton has approximately 100,176 residents and 36,171 households. From 2010 to 2019, the city's population grew by 19 percent. This population growth rate is notably higher than that of Fulton County and the Atlanta Metro Area during the same period, which experienced population growth rates of 15.2 percent and 13.2 percent, respectively. The city of South Fulton's household growth rate during the 2010 – 2019 time period was 17.8 percent, as compared to 16.1 percent in the county and 12.9 percent in the Atlanta Metro Area.

The average household size in the city of South Fulton is 2.76, which is larger than the average household in Fulton County (2.35) and the Atlanta Metro Area (2.69). From 2010 to 2019, the average household size grew in all three geographies.

Table 1: Population and Households, 2010 – 2019

Population	2010	2019	% Change 2010-2019
South Fulton (a)	84,211	100,176	19.0%
Fulton County (b)	920,581	1,060,373	15.2%
Atlanta Metro Area (c)	5,286,728	5,986,262	13.2%
Households	2010	2019	% Change 2010-2019
South Fulton	30,694	36,171	17.8%
Fulton County	376,377	436,970	16.1%
Atlanta Metro Area	1,943,885	2,195,115	12.9%
Average Household Size	2010	2019	
South Fulton	2.73	2.76	
Fulton County	2.36	2.35	
Atlanta Metro Area	2.68	2.69	

Notes:

(a) City of South Fulton, Georgia. Boundaries obtained through Fulton County GIS Portal.

(b) Fulton County, Georgia. U.S. Census Bureau.

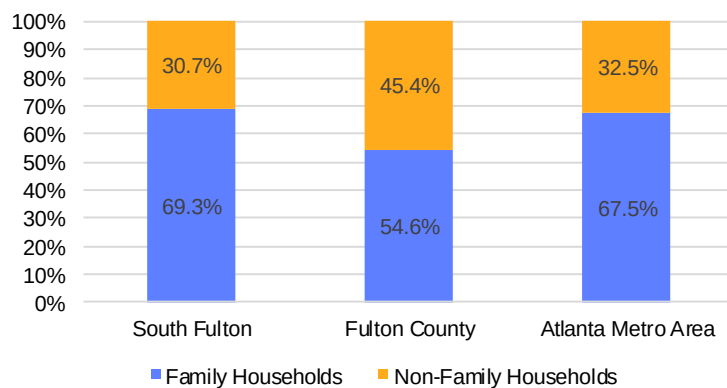
(c) Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area. U.S. Census Bureau.

Sources: U.S. Census Bureau, 2010 Census; Esri Business Analyst; BAE, 2020.

Household Composition

As illustrated by Figure 3, over 69 percent of households in the city of South Fulton are comprised of families. In contrast, only 54.6 percent of households in the city of Fulton County are family households. The breakdown of family households versus non-family households in the Atlanta metro area is comparable to that of the city of South Fulton, where 67.5 percent of households are family households. This is likely driven by the fact that a significant portion of Fulton County is comprised of urbanized areas likely to attract young people and single-person households, while the metro area contains a larger share of suburban areas that are likely to attract families.

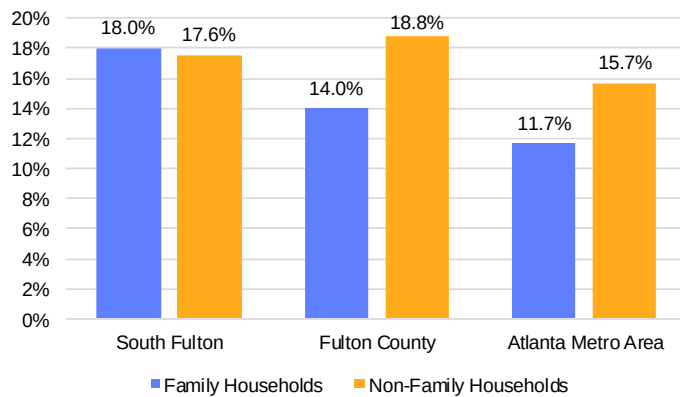
Figure 3: Household Composition, 2019



Sources: Esri Business Analyst; BAE, 2020.

As shown in Figure 4, from 2010 to 2019, family households and nonfamily households in the city of South Fulton grew at almost the exact same rate (between 18 and 17.6 percent). In contrast, in both Fulton County and the Atlanta metro area, nonfamily households grew at significantly higher rates than family households.

Figure 4: Percent Change in Number of Households by Household Composition, 2010 – 2019

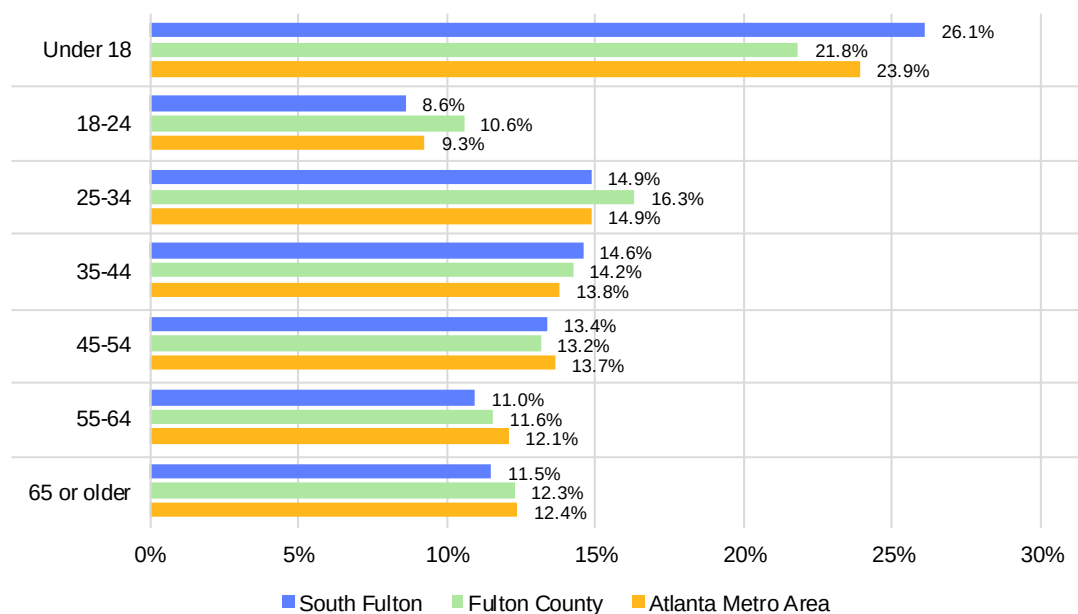


Sources: U.S. Census Bureau, 2010 Census; Esri Business Analyst; BAE, 2020.

Age

Figure 5 illustrates the breakdown of the population of each geography by age group. In the city of South Fulton, 26.1 percent of residents are under the age of 18, as compared to 21.8 percent of residents in Fulton County and 23.9 percent of residents in the Atlanta Metro Area. The city of South Fulton also has a slightly larger share of residents aged 35 to 44 than the county and metro area. The city of South Fulton's relatively large proportions of children and adults aged 35 to 44 is attributable to the city's relatively large share of family households.

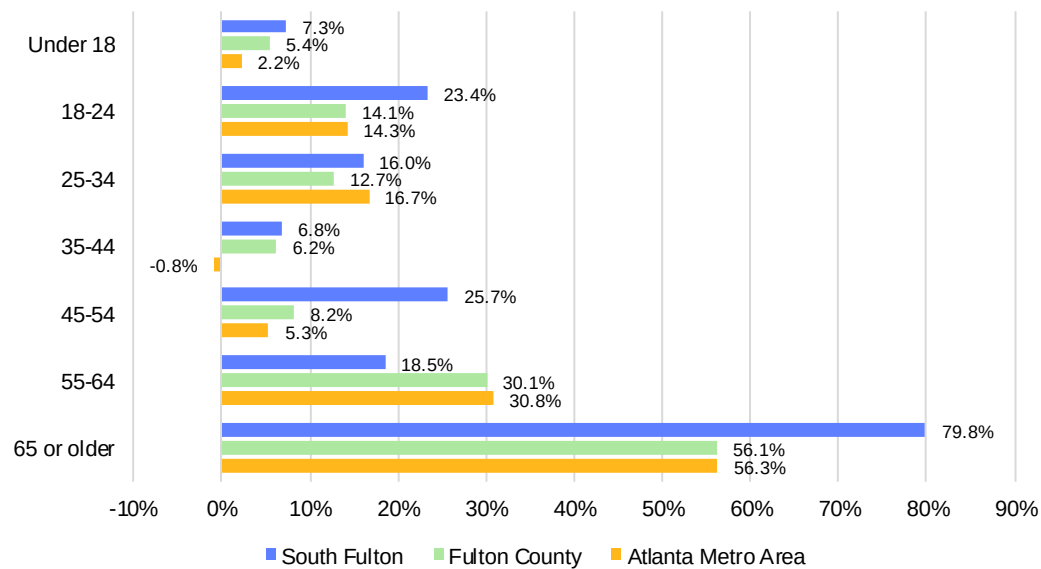
Figure 5: Age Distribution, 2019



Sources: Esri Business Analyst; BAE, 2020.

Figure 6 illustrates the percent change in residents by age group from 2010 to 2019. The city of South Fulton experienced population growth across all age groups during this period. The city's fastest-growing age cohort is comprised of residents aged 65 or older (68.5 percent growth). Other age groups that experienced relatively high growth during this period are 18 to 24 (24.0 percent growth) and 45 to 54 (22.0 percent growth), and 55 to 64 (18.2 percent growth).

Figure 6: Percent Change in Population by Age Group, 2010 – 2019

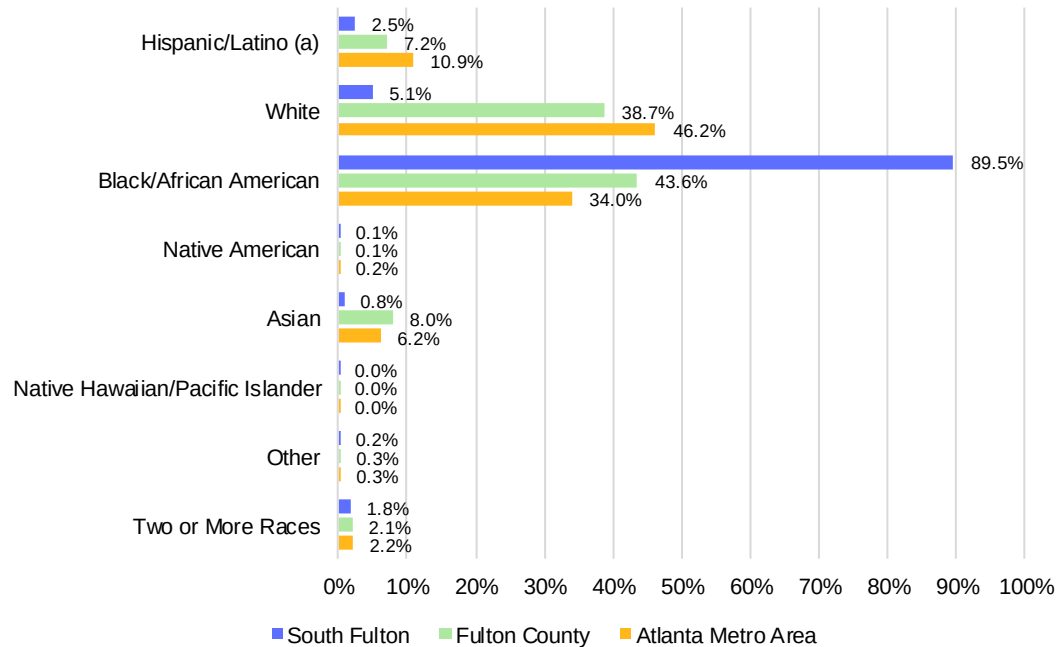


Sources: U.S. Census Bureau, 2010 Census; Esri Business Analyst; BAE, 2020.

Race and Ethnicity

Figure 7 illustrates the population distribution by race and ethnicity in all three geographies. The city of South Fulton is predominantly black/African-American (89.5 percent). Approximately 5.1 percent of residents identify as white, while 2.5 percent identify as Hispanic/Latino.

Figure 7: Race and Ethnicity, 2019



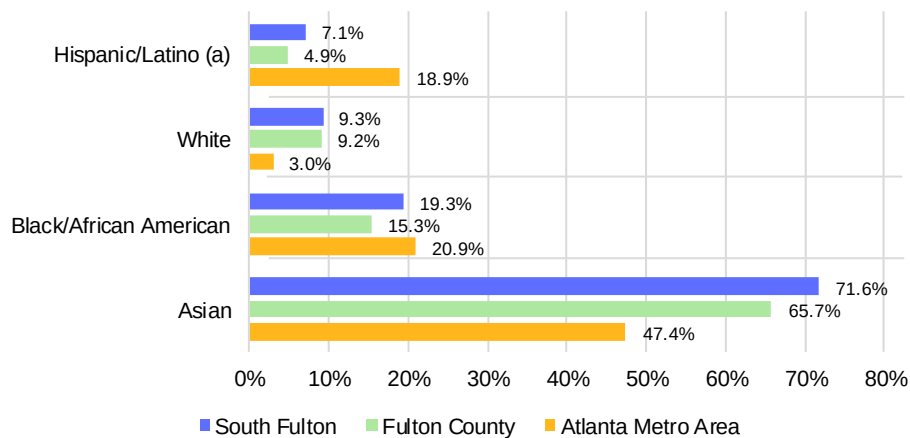
Notes:

(a) Includes all races for those of Hispanic/Latino background.

Sources: U.S. Census Bureau, 2010 Census; Esri Business Analyst; BAE, 2020.

Figure 8 shows the percent change in residents by race and ethnicity from 2010 to 2019 for major racial/ethnic groups.¹ In the city of South Fulton, the Asian population grew by 71.6 percent; however, this group only comprised 0.8 percent of city of South Fulton residents in 2019 and so the actual increase in the number of Asian residents is minimal. From 2010 to 2019, the number of black/African-American residents in the city of South Fulton increased by 19.3 percent, the number of white residents increased by 9.3 percent, and the number of Hispanic/Latino residents increased by 7.1 percent. This shows the city of South Fulton is becoming increasingly ethnically and racially diverse.

Figure 8: Percent Change in Population by Race/Ethnicity, 2010 – 2019



Notes:

Only includes race/ethnicity groups that comprise at least three percent of the population in at least one geography.
(a) Includes all races for those of Hispanic/Latino background.

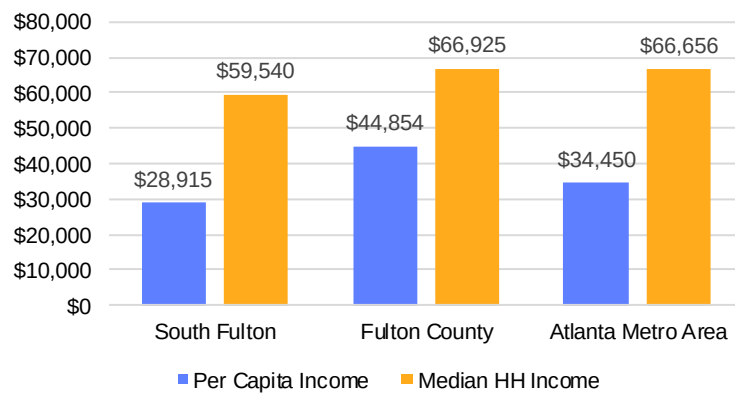
Sources: U.S. Census Bureau, 2010 Census; Esri Business Analyst; BAE, 2020.

¹ Major racial/ethnic groups are defined as groups that comprise at least three percent of the population in at least one of the three geographies.

Income

As shown in Figure 9, the per capita income in the city of South Fulton is \$28,915, which is 33.5 percent lower than that of Fulton County as a whole (\$44,854) and 13.4 percent lower than that of the Atlanta Metro Area (\$34,450). The city of South Fulton's median household income is \$59,540. While this is lower than the median household incomes of the county (\$66,925) and the metro area (\$66,656), the income gap between the city of South Fulton and the surrounding geographies is less pronounced with respect to household incomes than it is with respect to per capita incomes. This is driven by the relatively large proportion of family households in the city of South Fulton, which results in fewer single-earner households.

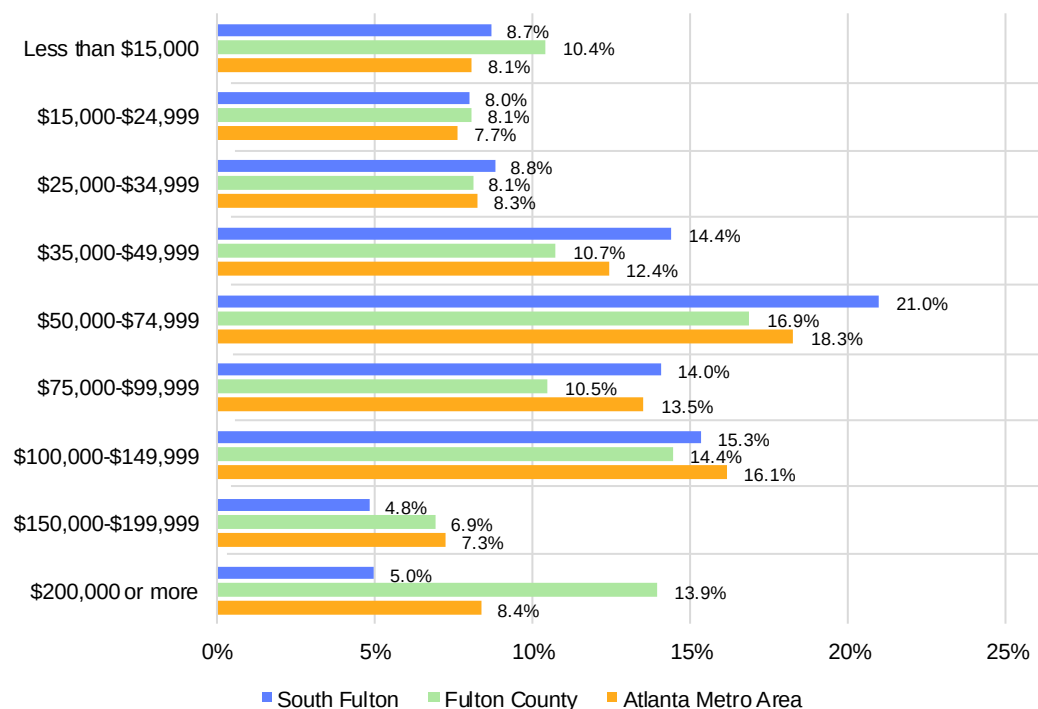
Figure 9: Per Capita Income and Median Household Income



Sources: Esri Business Analyst; BAE, 2020.

As shown in Figure 10, while half (50.3 percent) of city of South Fulton households earn between \$50,000 and \$150,000 annually, as compared to 41.8 percent of Fulton County households and 47.9 percent of Atlanta metro area households, the city of South Fulton has a smaller proportion of households that earn more than \$150,000 annually as compared to the surrounding geographies. However, Fulton County has a larger percentage of households earning less than \$15,000 annually than the city of South Fulton or the metro area. In addition, while all three geographies have similar numbers of households earning between \$15,000 and \$34,999, the city of South Fulton has a greater number of households earning between \$35,000 and \$49,999. Therefore, the city of South Fulton has a larger percentage of households in middle income categories than both Fulton County and the Atlanta metro area, which have greater number of households in very low- and very high-income categories.

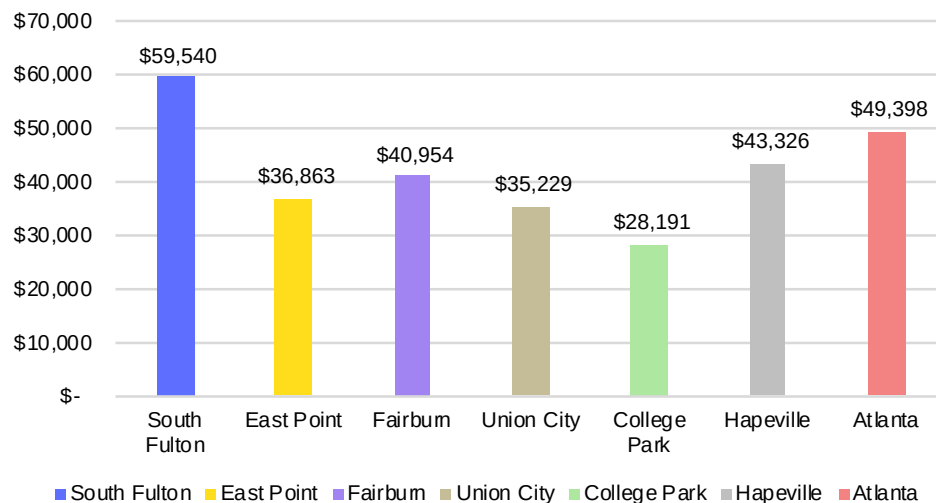
Figure 10: Household Income Distribution, 2019



Sources: Esri Business Analyst; BAE, 2020.

The median household income in the city of South Fulton is notably higher than peer cities in the Atlanta metro area. The median household income in the city of South Fulton is over \$10,000 higher than in the city of Atlanta, Hapeville, College Park, Union City, Fairburn, and East Point. This is shown in Figure 11.

Figure 11: Median Household Income of Peer Regional Cities, 2018



Source: City of South Fulton; BAE 2020

Poverty Rates

As shown in Table 2, approximately 12.2 percent of households in the city of South Fulton are below the poverty line (3,815 households). The city of South Fulton's poverty rate is slightly lower than that of Fulton County (14.0 percent) and the Atlanta metro area (12.5 percent).

Table 2: Poverty Rates, 2013 – 2017 Five-Year Sample Data

Geography	# of HHs with Income Below Poverty Line	Total # of HHs (a)	% of HHs in Poverty
South Fulton	3,850	31,662	12.2%
Fulton County	54,843	391,850	14.0%
Atlanta Metro	253,099	2,029,045	12.5%

Notes:

(a) Includes only the households for which income data are known.

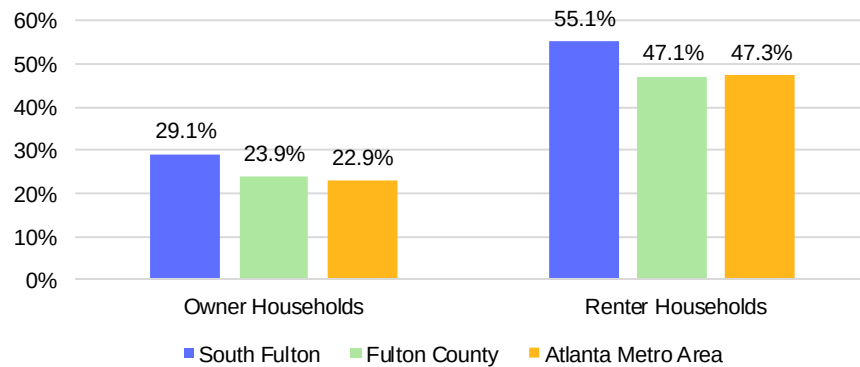
Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Housing Cost Burdens

According to criteria defined by the U.S. Department of Housing and Urban Development (HUD), a household is considered housing cost-burdened if it spends more than 30 percent of its gross income on housing costs. For renters, this includes rent and utilities; for homeowners this includes mortgage payments, property taxes, insurance, and other associated costs.

Figure 12 indicates the percentage of households that are cost-burdened by tenure in each geography. In the city of South Fulton, approximately 29.1 percent of homeowner households are housing cost-burdened, as compared to 23.9 percent of Fulton County homeowner households and 22.9 percent of Atlanta metro area households. The city of South Fulton renter households are also disproportionately cost-burdened as compared to the surrounding geographies. Approximately 55.1 percent of renter households in the city of South Fulton are cost-burdened, as compared to 47.1 percent of renter households in Fulton County and 47.3 percent of renter households in the Atlanta metro area.

Figure 12: Cost-Burdened Households by Tenure, 2013 – 2017 Five-Year Data



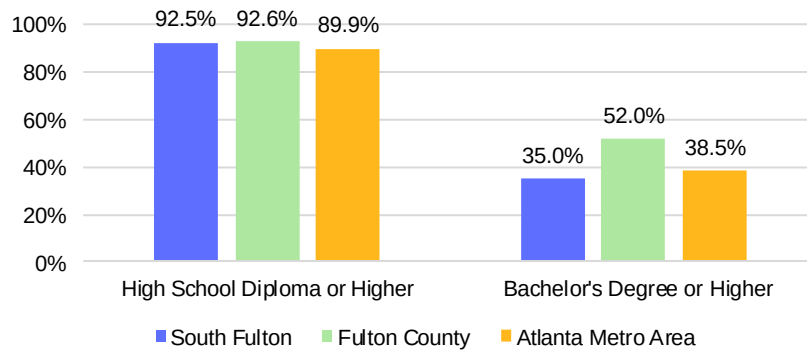
Note: "Cost-burdened" households are those which pay at least 30% of their income in rent or homeowner costs.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Educational Attainment

As shown in Figure 13, over 92 percent of city of South Fulton residents aged 25 or older have at least a high school diploma. This is comparable to the high school diploma attainment rate in Fulton County (92.6 percent) but slightly higher than that of the Atlanta metro area (89.9 percent). Approximately 35 percent of city of South Fulton residents aged 25 or older hold a bachelor's degree or higher; this is significantly lower than in Fulton County (52 percent) and slightly lower than in the metro area (38.5 percent).

Figure 13: Educational Attainment Rates, Residents Aged 25 or Older, 2019



Note:

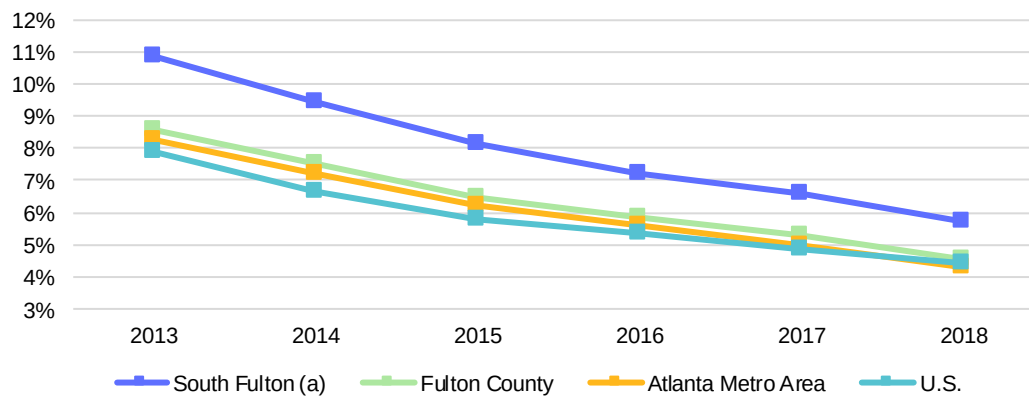
Universe is population age 25 or older. "High School Diploma or Higher" includes GED/high school equivalency.

Sources: Esri Business Analyst; BAE, 2020.

Resident Unemployment

Figure 14 illustrates the annual unemployment rates from 2013 to 2018 in the city of South Fulton, the county, the metro area, and in the nationally. The unemployment rate declined significantly in all four geographies over the six-year time period, and the steepest decline was in the city of South Fulton. As of 2018, the unemployment rate in the city of South Fulton was 5.2 percent (as compared to 10.4 percent in 2013). In the county, metro area, and U.S., the 2018 unemployment rates were between 3.8 and 4.0 percent.

Figure 14: Unemployment Rate, 2013 – 2018



Notes:

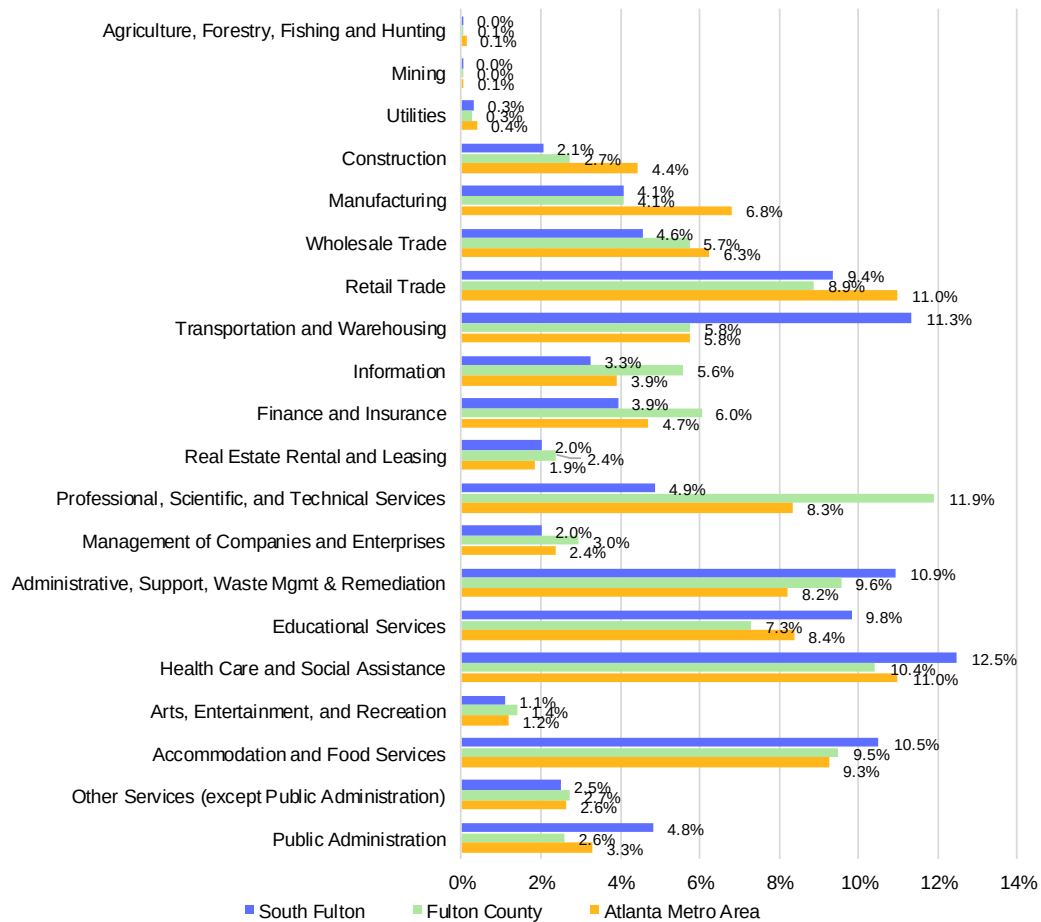
(a) City of South Fulton unemployment rate reflects balance of Fulton County after subtracting Atlanta and other cities and towns for which BLS reports unemployment.

Source: Bureau of Labor Statistics; BAE 2020.

Resident Employment

Figure 15 illustrates the industries of employed residents in the city of South Fulton, Fulton County, and the Atlanta metro area in 2017. The sectors with the largest proportions of employed city of South Fulton residents are health care and social assistance (12.5 percent), administrative, support, waste and management and remediation (10.9 percent), educational services (9.8 percent), transportation and warehousing (11.3 percent), accommodation and food services (10.5 percent), and retail trade (9.4 percent). As compared to the county and metro area, the city of South Fulton has notably larger proportions of residents employed in transportation and warehousing, healthcare and social assistance, and public administration, as well as notably smaller proportions of residents employed in professional, scientific, and technical services.

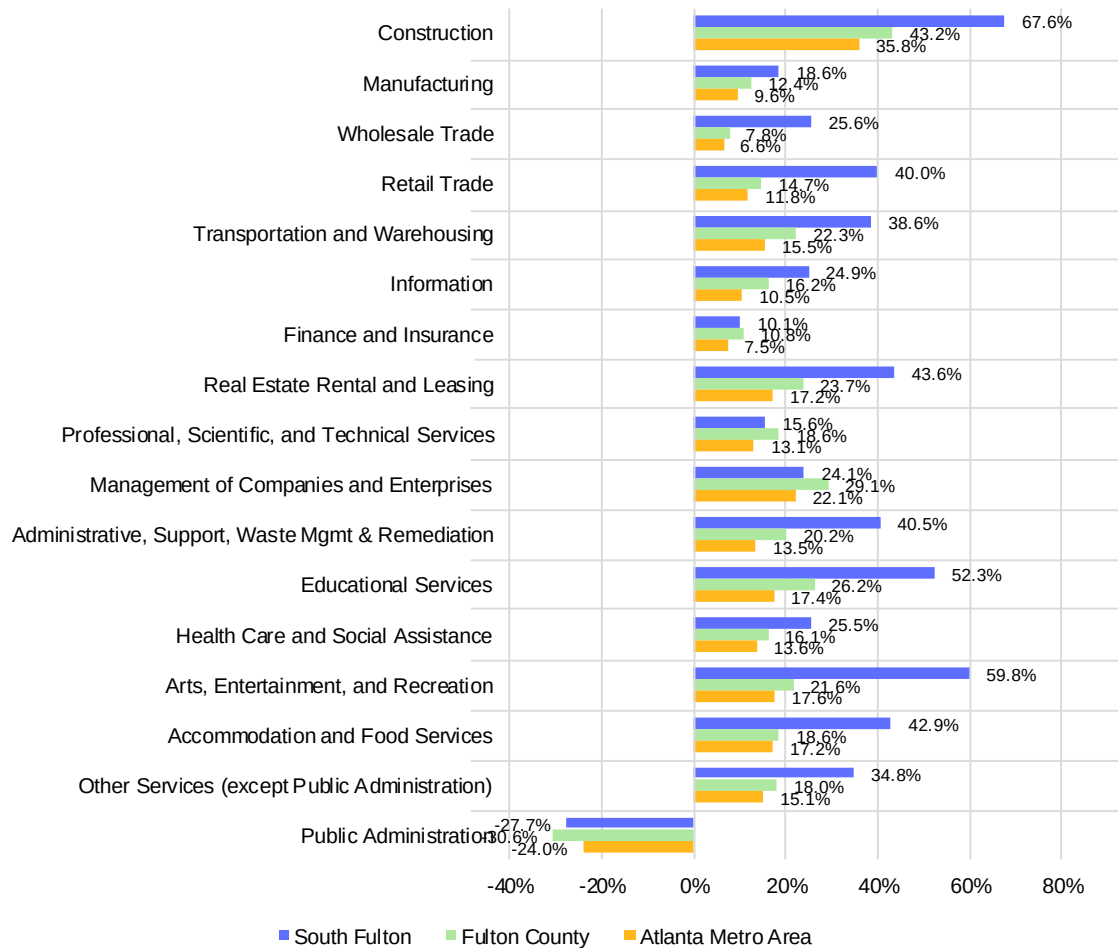
Figure 15: Resident Employment, 2017



Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Figure 16 shows the percent change in the number of employed residents in top industries² in the city of South Fulton, Fulton County, and the Atlanta metro area from 2013 to 2017. In the city of South Fulton, resident employment in nearly every job sector increased significantly during this period, with the exception of educational services and public administration. These high growth rates are driven by the city of South Fulton's relatively high rates of population growth in recent years.

Figure 16: Change in Resident Employment by Industry, 2013 – 2017



Note: Excludes industries employing less than 0.5% of residents in any geography in 2017.

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

² Top industries are considered those that employ more than 0.5 percent of employed residents in at least one of the three geographies.

Jobs

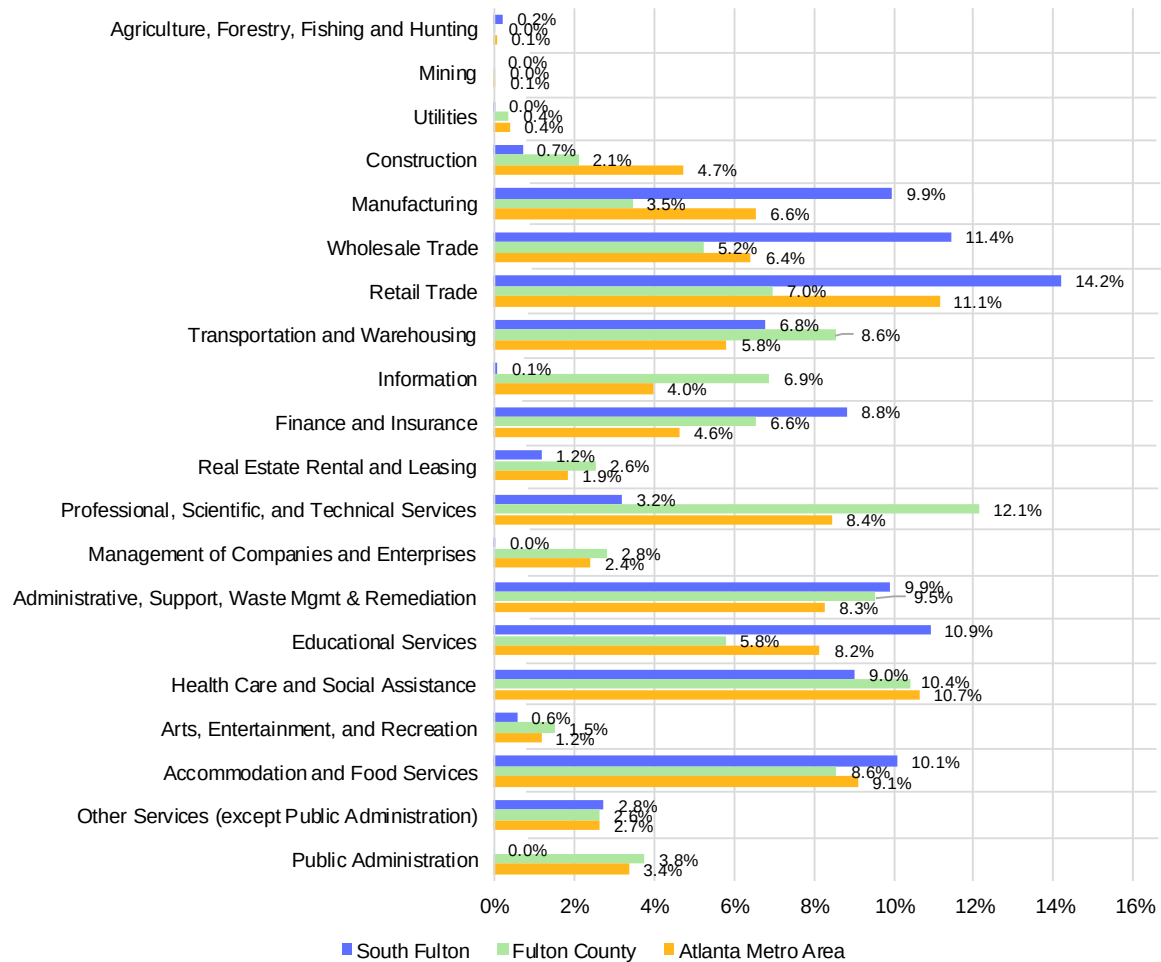
The following section discusses local jobs within the boundaries of each geography. This includes information about the percent distribution of jobs by industry, changes in local jobs by industry over time, and a summary of major employers in the city of South Fulton.

Jobs by Industry

Figure 17 shows the distribution of local workers by industry in the city of South Fulton, Fulton County, and the Atlanta metro area in 2017. Over 14 percent of jobs in the city of South Fulton are in the retail sector, compared to 7 percent in Fulton County and 11.1 percent in the Atlanta metro area.

The city of South Fulton's second-largest industry is the wholesale trade industry, which employs 11.4 percent of the city of South Fulton's workers as compared to 5.2 percent of Fulton County workers and 6.4 percent of Atlanta Metro Area workers. Other sectors that constitute relatively large proportions of the city of South Fulton's total jobs include finance and insurance (8.8 percent of jobs), and accommodation and food services (10.1 percent).

Figure 17: Worker Jobs by Industry, 2017

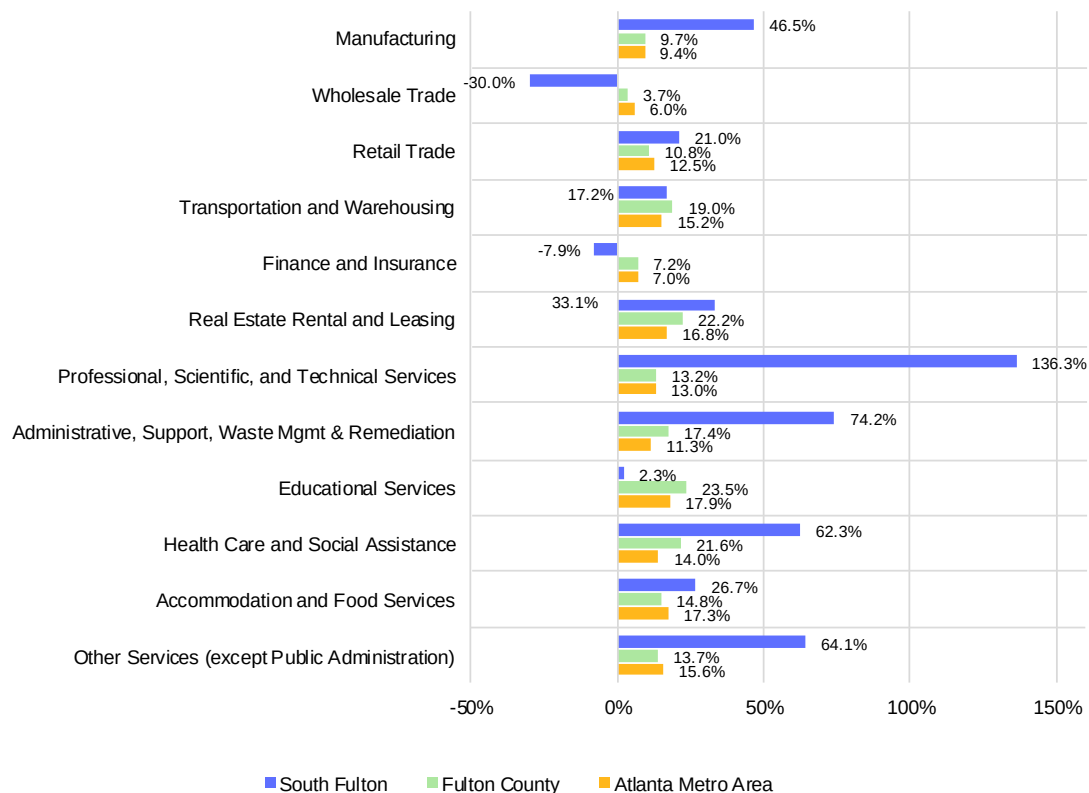


Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Figure 18 illustrates the percent change in jobs in top industries³ in each geography from 2013 to 2017 by sector. In the city of South Fulton, the industries that experienced the most job growth during this period included professional, scientific, and technical services (136.3 percent growth); administrative, support, waste management and remediation (74.2 percent growth); and other services (64.1 percent growth). Although the growth in professional, scientific, and technical services jobs reflects the relatively low number of jobs in the sector as an overall share of city of South Fulton jobs. The number of jobs grew from 199 to 471 in that sector between 2013 and 2017.

³ Top industries are considered those that account for more than 0.5 percent of jobs in at least one of the three geographies.

Figure 18: Percent Change in Workers by Industry, 2013 – 2017

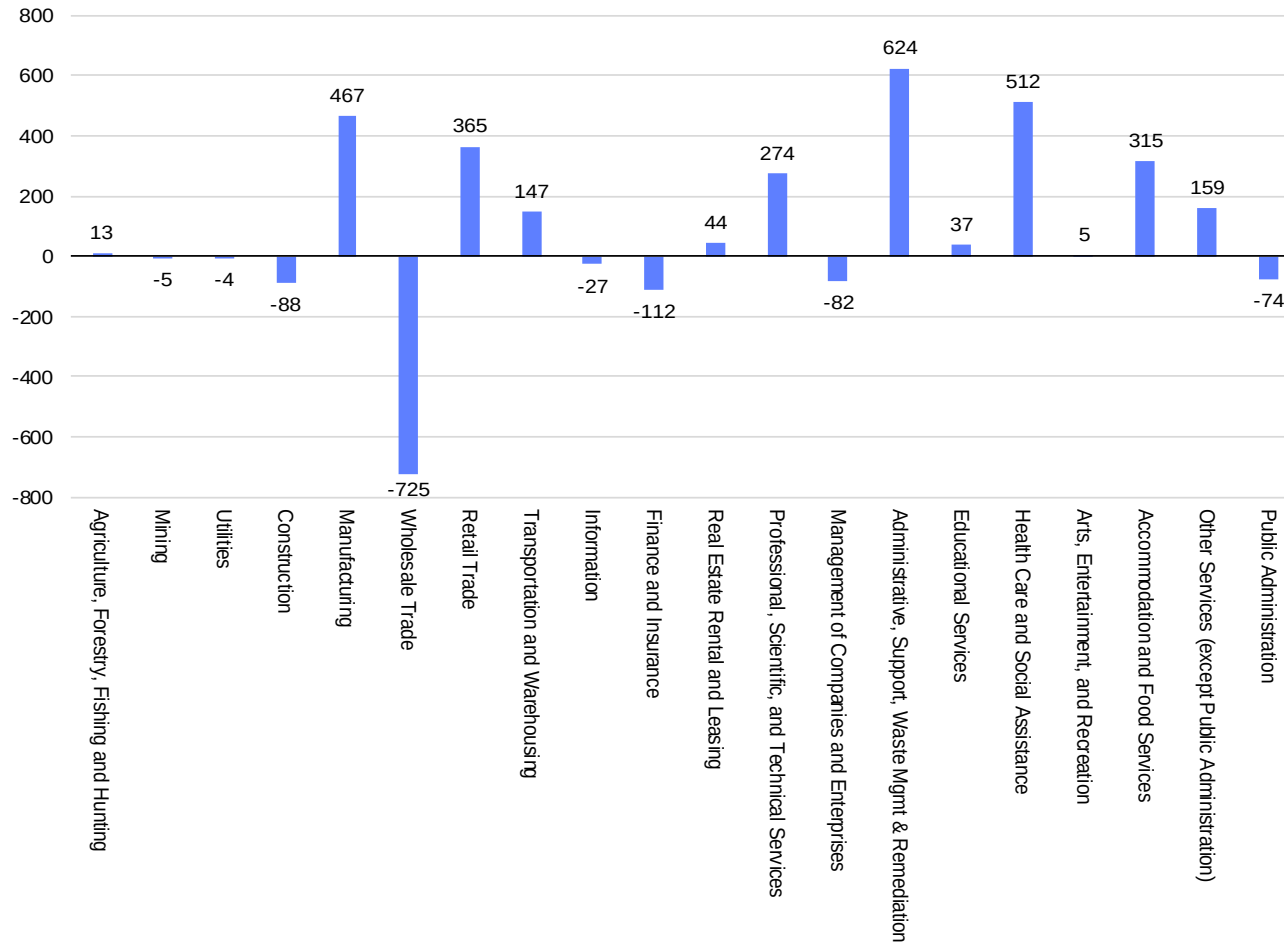


Note: Excludes industries that employed less than 0.5% of workers in all geographies in 2017.

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Figure 19 shows the change in number of jobs in each sector over the 2013 – 2017 time period. The administrative, support, waste management and remediation sector gained the most jobs (624 jobs). Other industries that gained relatively large numbers of jobs include health care and social assistance (489 jobs), manufacturing (467 jobs), and retail trade (365 jobs).

Figure 19: Change in Workers by Industry in City of South Fulton, 2013 – 2017



Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Major Employers

Table 3 provides a list of the city of South Fulton's major employers. The largest private employers include Bank of America, Walmart Supercenter, Kroger, and Home Depot (categorized by the Bureau of Labor Statistics as retail businesses); United Natural Foods (categorized as a wholesale business); Miller Zell (categorized as a professional services business); and World Changers Church International (categorized as "other services except for public administration"). Additionally, there are a variety of relatively large public sector organizations; most of these are schools (categorized as educational service providers).

Table 3: Major Employers in the City of South Fulton, 2019

Employer	Size Range (a)
<i>Private/Nonprofit Sector</i>	
Bank of America (b)	1,000 +
Walmart Supercenter (c)	250 to 499
World Changers Church International	250 to 499
United Natural Foods	250 to 499
Miller Zell, Inc.	250 to 499
Publix Super Market	250 to 499
Kroger	100 to 249
Kroger Pharmacy (d)	100 to 249
Home Depot	100 to 249
<i>Public Sector</i>	
Sandtown Middle School	250 to 499
Evoline C. West Elementary School	100 to 249
Camp Creek Middle School	100 to 249
Ronald E. McNair Middle School	100 to 249
Creekside High School	100 to 249
Cliftondale Elementary School	100 to 249
Atlanta Youth Development Center	100 to 249
South Fulton Police Department (e)	100 to 249
Bear Creek Middle School	100 to 249
S.L. Lewis Elementary School	100 to 249
Mary M. Bethune Elementary School	100 to 249
Heritage Elementary School	100 to 249
Oakley Elementary School	100 to 249
A. Philip Randolph Elementary	100 to 249
Westlake High School	100 to 249

Notes:

(a) Size information drawn from Employer Profiles obtained through Georgia Labor Market Explorer, Georgia Department of Labor. May not reflect current employment totals.

(b) As reported by the City of South Fulton in the Georgia Power/Esri City Snapshot

(c) Two Walmart Supercenter locations exist in the city of South Fulton, each in the 250-499 employee range.

(d) Located at same address as Kroger, above.

(e) Appears in Labor Market Explorer as Fulton County Police Southside.

Sources: Georgia Department of Labor; City of South Fulton; BAE, 2020.

Commute Patterns

The following section reviews commute flow data, resident commute times, and resident means of transportation to work.

Commute Flows

As shown in Table 4, approximately half of city of South Fulton residents work in Fulton County. Only 3 percent of city of South Fulton residents work in the city of South Fulton, while 30.6 percent work in the city of Atlanta. Other counties to which significant proportions of city of South Fulton residents commute include DeKalb County (10 percent), Cobb County (9.5 percent), and Clayton County (8.1 percent).

Meanwhile, approximately 26.9 percent of city of South Fulton workers commute from locations within Fulton County. Approximately 7.9 percent of city of South Fulton workers also live in the city of South Fulton, while 9.8 percent live in Atlanta. Other counties from which significant proportions of city of South Fulton workers commute include Clayton County (11 percent), Cobb County (8.7 percent), and DeKalb County (8.5 percent).

Table 4: Commute Flows, 2017

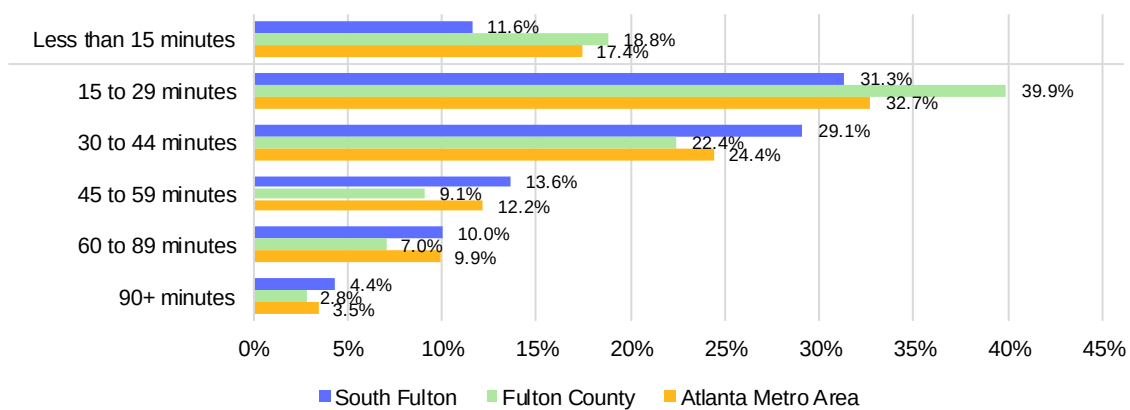
Residents by Place of Work			Workers by Place of Residence		
Place of Work	Employed Residents		Place of Residence	Workers	
	Number	Percent		Number	Percent
Fulton County	19,550	51.2%	Fulton County	3,974	26.9%
Atlanta	11,696	30.6%	Atlanta	1,451	9.8%
Sandy Springs	1,603	4.2%	South Fulton	1,166	7.9%
College Park	1,405	3.7%	Union City	328	2.2%
South Fulton	1,163	3.0%	East Point	286	1.9%
East Point City	876	2.3%	Fairburn	210	1.4%
Union City	772	2.0%	College Park	131	0.9%
Alpharetta	585	1.5%	Clayton County	1,620	11.0%
Hapeville	551	1.4%	Cobb County	1,289	8.7%
Cobb County	3,821	9.5%	Mableton	152	1.0%
Marietta	647	1.4%	Smyrna	151	1.0%
DeKalb County	3,623	10.0%	DeKalb County	1,259	8.5%
Dunwoody	544	1.7%	Douglas County	673	4.5%
Clayton County	3,098	8.1%	Douglasville	183	1.2%
Gwinnett County	1,544	4.0%	Gwinnett County	666	42.0%
All Other Places	6,533	17.1%	All Other Places	5,313	42.0%
Total	38,169	100.0%	Total	14,794	100.0%
Live and Work in South Fulton		3.1%	Live and Work in South Fulton		7.9%
Live in South Fulton but Work Elsewhere		96.9%	Work in South Fulton but Live Elsewhere		92.1%

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2019.

Resident Commute Times

Figure 20 illustrates the percent distribution of resident commute times in the city of South Fulton, Fulton County, and the Atlanta metro area. In the city of South Fulton, 42.9 percent of employed residents spend less than 30 minutes commuting to work. By contrast, nearly 60 percent of Fulton County residents spend less than 30 minutes commuting to work, while the same is true for over half of Atlanta Metro Area residents. The majority of employed city of South Fulton residents (60.4 percent) spend between 15 and 44 minutes commuting to work. Nationally, the average commute time is 25.4 minutes, according to the United States Census Bureau.

Figure 20: Resident Commute Times, 2013 – 2017 Five-Year Data

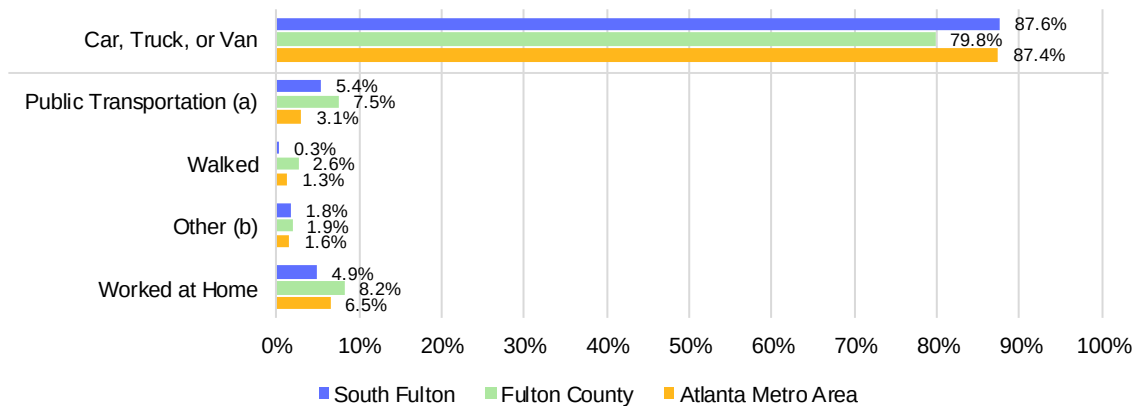


Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Means of Transportation to Work

As shown in Figure 21, approximately 87.6 percent of employed city of South Fulton residents drive to work, while 5.2 percent use public transportation. These trends are comparable to those observed in the county and metro area. Public transportation usage is slightly higher in Fulton County (7.2 percent) than in the city of South Fulton and the Atlanta metro area; this is driven by the concentration of MARTA's rail network in the city of Atlanta.

Figure 21: Resident Means of Transportation to Work, 2013 – 2017 Five-Year Data



Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Projections

Table 5 shows the projected growth in population, households, and employment in all three geographies from 2018 through 2040. During this time period, the population of the city of South Fulton is expected to grow from 100,176 to 124,114, representing an increase of 23.9 percent. The number of households is expected to grow from 36,171 to 46,195, representing an increase of 27.7 percent.

These expected growth rates are comparable to – but slightly lower than – projected rates of population and household growth in Fulton County. By contrast, the Atlanta region⁴ is expected to grow at significantly faster rates. From 2018 to 2040, the region's population is expected to increase by 35.5 percent and its households are expected to increase by 48.5 percent.

⁴ Atlanta Regional Commission (ARC) projection data is not available for the 29-county area defined as the Atlanta Metro Area in this report. The above data reflects projected growth for the Atlanta Region, defined as the 20 counties for which ARC produces forecasts. Exhibit A-2 in the Appendix contains a list of these 20 counties.

Table 5: Population, Household, and Employment Projections, 2018 – 2040

					# Change	% Change	Average Annual Change
South Fulton (a)	2019 (c)	2020	2030	2040	2018-2040	2018-2040	2018-2040
Population	100,176	101,070	113,357	124,114	23,938	23.9%	1.0%
Households	36,171	36,596	41,704	46,195	10,024	27.7%	1.2%
Jobs	23,467	23,925	27,892	30,205	6,738	28.7%	1.2%
Fulton County							
Population	1,060,373	1,070,581	1,197,954	1,329,810	269,437	25.4%	1.1%
Households	436,970	441,799	499,699	564,087	127,117	29.1%	1.2%
Jobs	892,594	908,674	989,538	1,061,399	168,805	18.9%	0.8%
Atlanta Region (b)							
Population	5,986,262	6,080,275	7,109,421	8,110,531	2,124,269	35.5%	1.5%
Households	2,195,115	2,232,127	2,634,529	3,039,274	844,159	38.5%	1.6%
Jobs	2,743,280	2,800,650	3,132,680	3,424,595	681,315	24.8%	1.1%

Notes:

Projected growth in population, households, and jobs was calculated by applying the Atlanta Regional Commission's average annual growth rates for the five-year/ten-year periods provided in the most recent 2015 - 2040 projections (2015 - 2020, 2020 - 2030, 2030 - 2040), assuming a 2018 base year as reported by Esri.

(a) Defined as all Traffic Analysis Zones (TAZs) that intersect with city of South Fulton. TAZ-level projections weighted by percentage of area overlapping the city of South Fulton.

(b) Atlanta Region represents the sum of 20 counties for which ARC produces forecasts. This area is smaller than the 29-county Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area used elsewhere in this report.

(c) According to 2018 Esri estimates.

Sources: Atlanta Regional Commission, 2015; BAE, 2020.

Real Estate Market Conditions and Trends

The following section reviews the real estate markets for a variety of land uses including residential, retail, office, and industrial/flex.

Residential

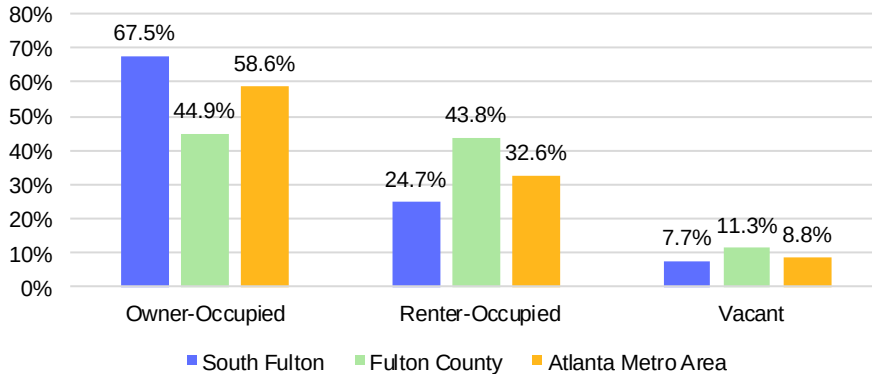
The residential real estate market conditions and trends discussed below are presented in three subsections. The first subsection covers general housing stock characteristics, the second subsection reviews the multifamily rental market, and the last subsection reviews the for-sale residential real estate market.

General Housing Stock Characteristics

Housing Tenure

As shown in Figure 22, over 67 percent of housing units in the city of South Fulton are owner-occupied while 24.7 percent are renter-occupied. By contrast, the county and metro area have larger proportions of renter-occupied housing units (43.8 percent and 32.6 percent, respectively). In the city of South Fulton, a smaller proportion of housing units are vacant (7.7 percent as compared to 11.3 percent in the county and 8.8 in the metro area).

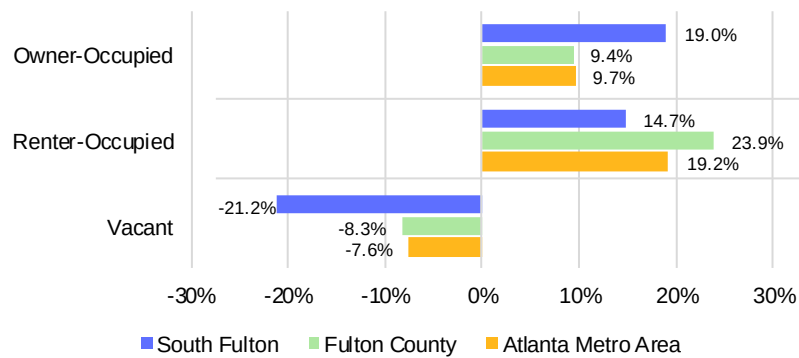
Figure 22: Housing Units by Tenure, 2019



Sources: Esri Business Analyst; BAE 2020.

Figure 23 illustrates the percent change in occupied housing units by tenure from 2010 to 2019. In all three geographies, both owner-occupied and renter-occupied units increased during this time period, while vacant units decreased. However, in the city of South Fulton, the growth rate of owner-occupied units was markedly higher than in the county and metro area (19 percent in the city of South Fulton versus 9.4 percent in Fulton County and 9.7 percent in the Atlanta metro area). The percent decline in vacant units was also significantly more pronounced in the city of South Fulton during this time period than in the county and metro area.

Figure 23: Percent Change in Occupied Housing Units by Tenure, 2010 – 2019

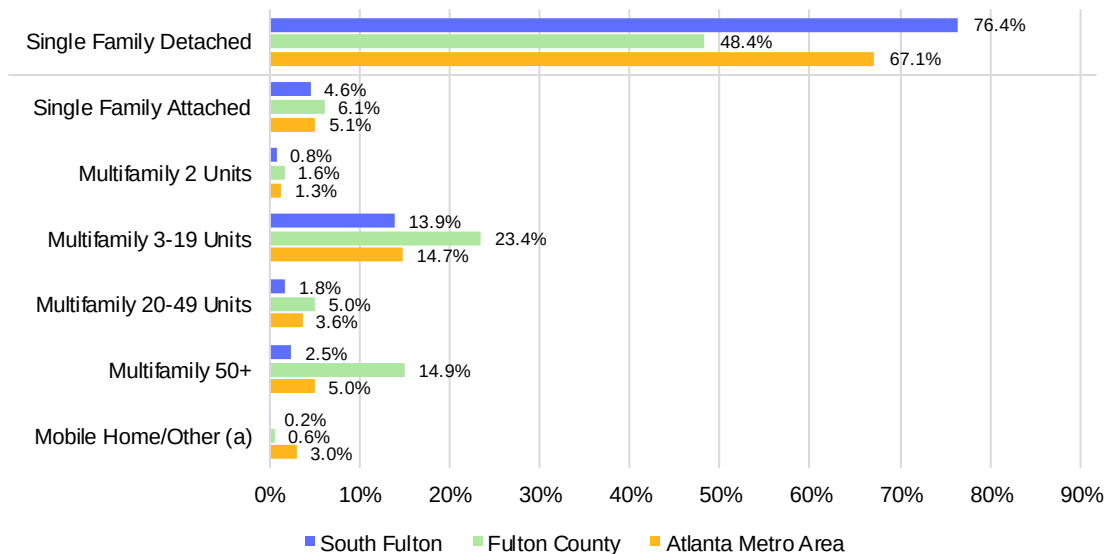


Sources: Esri Business Analyst; BAE 2020.

Units in Structure

Figure 24 illustrates the percent distribution of housing units in each geography by number of units in the building structures. In the city of South Fulton, more than three quarters of housing units are single family homes, while 20.1 percent are in multifamily buildings. As expected, Fulton County has a larger proportion of units in multifamily units than the city of South Fulton (44.9 percent), due to the urbanized environment of large portions of the county. The breakdown of housing units in the Atlanta metro area is more comparable to that of the city of South Fulton.

Figure 24: Housing Units by Number of Units in Structure, 2013 – 2017 Five-Year Data



Notes:

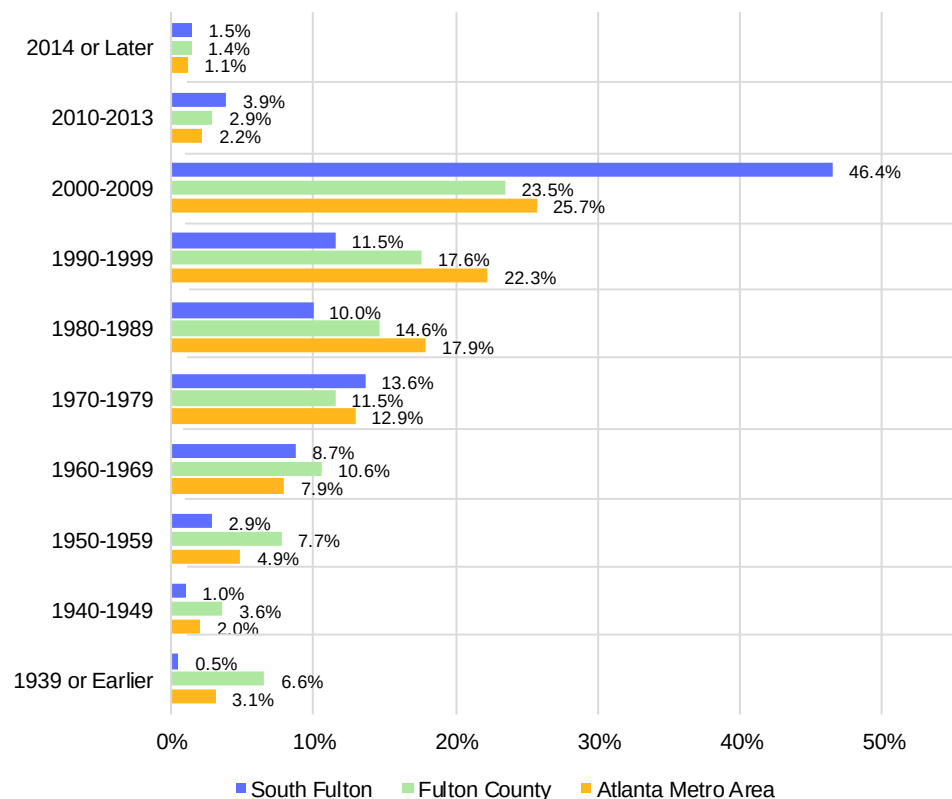
(a) Includes boats, RVs, vans, or any other non-traditional residences.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Age of Housing Stock

Figure 25 illustrates the breakdown of housing units by year built. In the city of South Fulton, more than 50 percent of housing units were constructed in 2000 or later. By contrast, only 28 percent of units in Fulton County and 29 percent of housing units in the Atlanta Metro Area were constructed in 2000 or later. It is notable that all three geographies experienced a relatively large amount of new residential development between 2000 and 2009, particularly the city of South Fulton.

Figure 25: Housing Units by Year Built, 2013 – 2017 Five-Year Data



Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Multifamily Rental Market

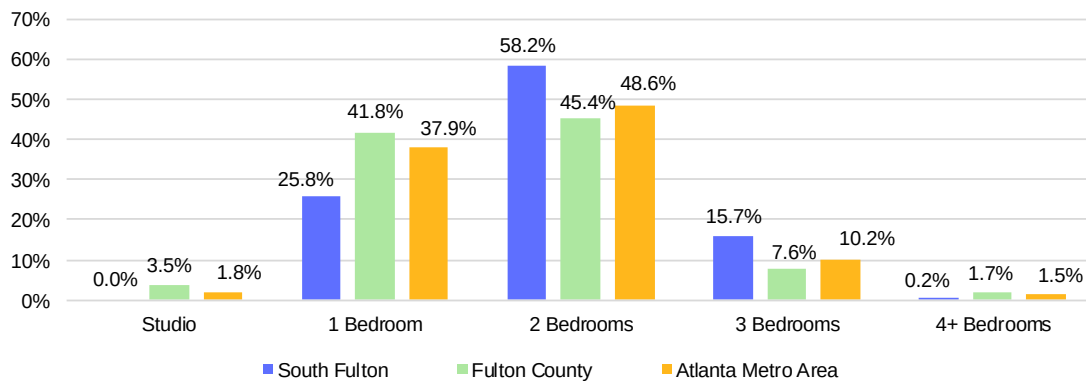
The following section reviews the characteristics and trends of the multifamily rental markets in each geography. Exhibit A-20 in the Appendix contains additional detailed information. According to CoStar, there are 3,986 market-rate multifamily units in the city of South Fulton.

Multifamily Rental Units by Bedroom Count

Figure 26 shows the percent distribution of market-rate multifamily housing units in all three geographies by number of bedrooms. The city of South Fulton has large proportions of two- and three-bedroom units relative to the county and metro area, which have larger shares of

one-bedroom apartments. In the city of South Fulton, nearly three quarters of market-rate multifamily rental units have two or more bedrooms, as compared to 54.7 percent of units in Fulton County and 60.3 percent of units in the Atlanta metro area. This is likely driven by the relatively large share of family households in the city of South Fulton.

Figure 26: Distribution of Units by Bedroom Count, Q1 2019



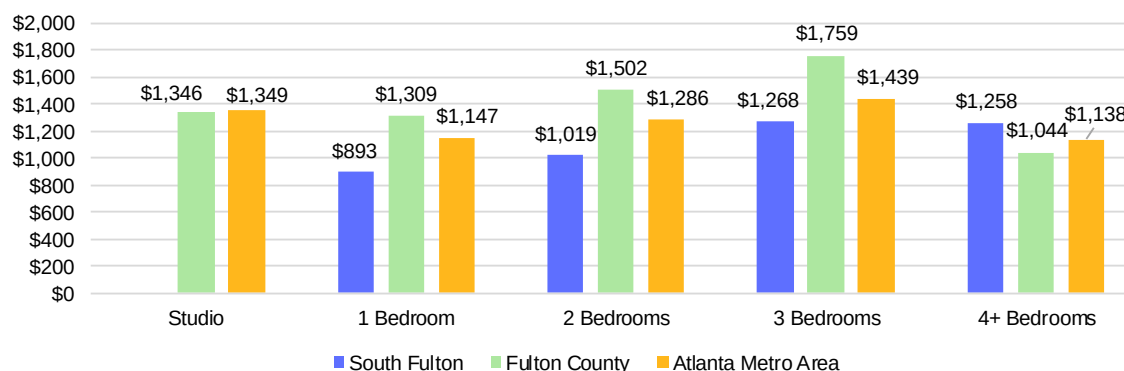
Note: Market-rate units only.

Sources: CoStar; BAE, 2019.

Multifamily Rents

Figure 27 depicts average monthly rents for market-rate multifamily units by bedroom size. Overall, rents are lower in the city of South Fulton as compared to the county and metro area. While the average rent of a four-bedroom apartment in the city of South Fulton is higher than that of the county and state, there are only eight four-bedroom units in the city of South Fulton.

Figure 27: Average Multifamily Rents by Number of Bedrooms, Q1 2019

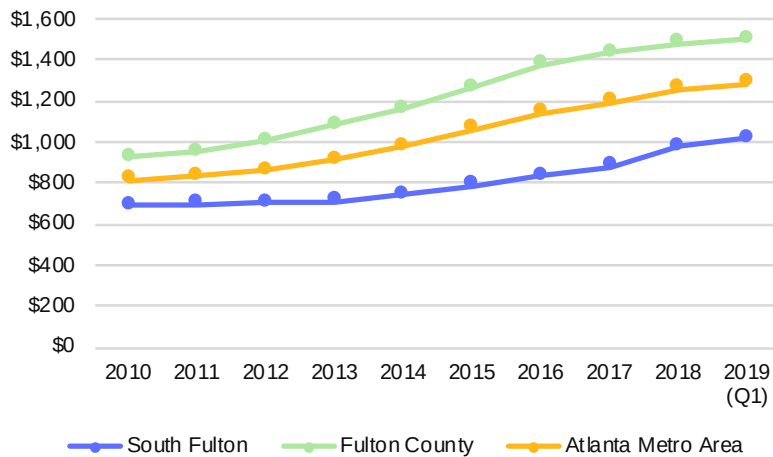


Note: Rents are effective rents; market-rate units only.

Sources: CoStar; BAE, 2019.

Figure 28 shows the average rent for a market-rate two-bedroom unit in each geography from 2010 to the first quarter of 2019. While rents have consistently been lower in the city of South Fulton than the surrounding geographies since 2010, the price gap has widened over the 2010 – 2019 time period. As of the first quarter of 2019, the average rent for a two-bedroom unit in the city of South Fulton was \$1,019, as compared to \$1,502 in the city of Fulton County and \$1,286 in the Atlanta metro area.

Figure 28: Average Multifamily Rent, Two-Bedroom Unit, Q1 2019



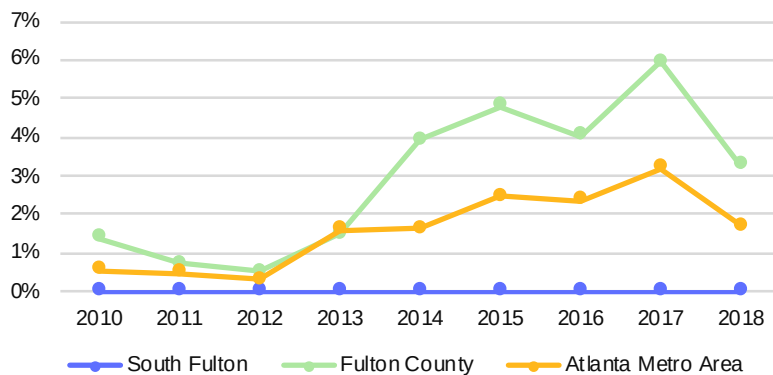
Note: Rents are effective rents; market-rate units only.

Sources: CoStar; BAE, 2019.

Multifamily Rental Inventory Growth

Figure 29 illustrates annual market-rate multifamily unit deliveries as a share of the total multifamily inventory in each geography from 2010 to 2018. In the city of South Fulton, there were no market-rate multifamily unit deliveries during this timeframe. By contrast, Fulton County and the Atlanta Metro Area experienced significant rates of multifamily development every year from 2013 to 2018.

Figure 29: Annual Market-Rate Multifamily Unit Deliveries as a Share of Total Market-Rate Units, 2010 – 2018



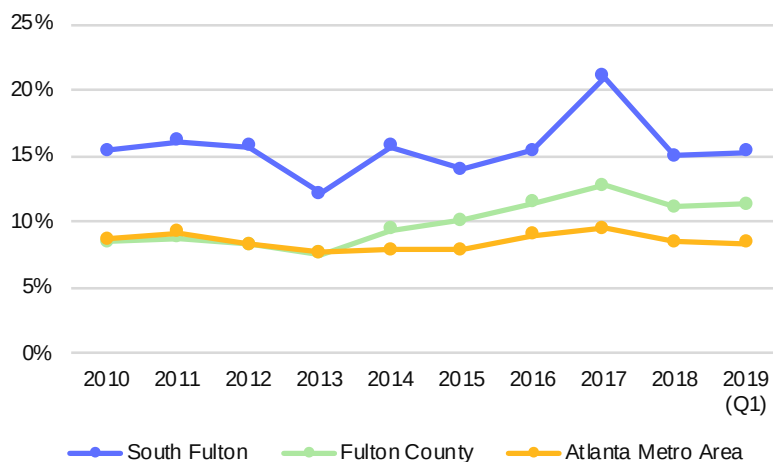
Note: Market-rate units only.

Sources: CoStar; BAE, 2019.

Multifamily Rental Vacancy

Figure 30 illustrates average market-rate multifamily vacancy rates in each geography from 2010 to the first quarter of 2019. Multifamily vacancy rates in the city of South Fulton have consistently been higher than in the county and metro area. During the 2010 – Q1 2019 time period, the average annual multifamily vacancy rate in the city of South Fulton has ranged from a low of 12.2 percent (in 2013) to a high of 21.0 percent (in 2017). As of the first quarter of 2019, the average multifamily rental vacancy rate in the city of South Fulton was 15.3 percent, as compared to 11.3 percent in Fulton County and 8.4 percent in the Atlanta metro area.

Figure 30: Average Multifamily Rental Vacancy Rates, 2010 – Q1 2019



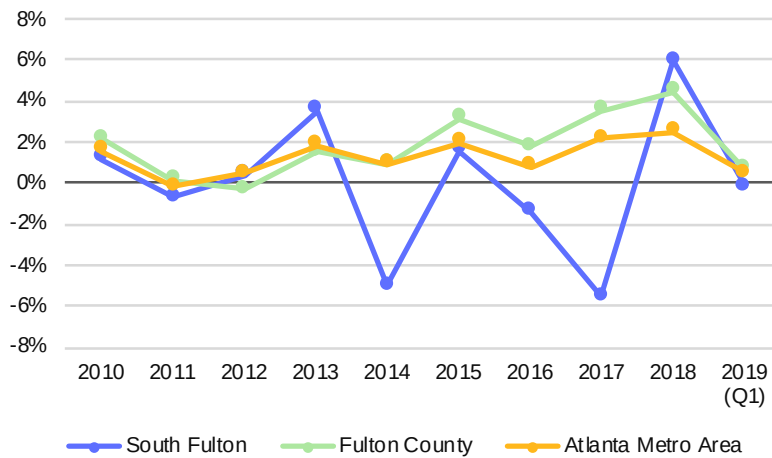
Note: Market-rate units only.

Sources: CoStar; BAE, 2019.

Multifamily Rental Absorption

As shown in Figure 31, multifamily absorption rates in the city of South Fulton have been erratic in recent years, alternating between positive and negative net absorption. In Fulton County and the Atlanta metro area, annual net absorption has been consistently positive since 2013. In the first quarter of 2019, the net absorption rate in South Fulton was negative 0.2 percent, while it was 0.7 percent in Fulton County and 0.5 percent in the metro area.

Figure 31: Net Absorption Rates, 2010 – Q1 2019



Note: Market-rate units only.

Sources: CoStar; BAE, 2019.

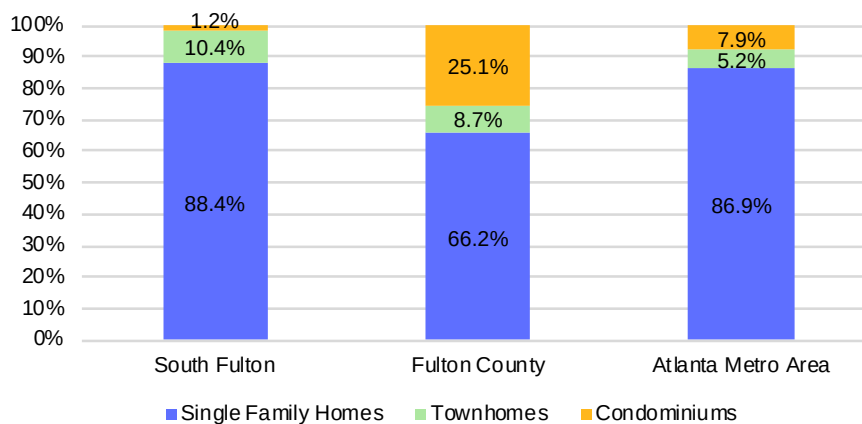
For-Sale Housing

The following section discusses the for-sale housing markets in the city of South Fulton's Fulton County, and the Atlanta metro area. This portion of the analyses relies on home sale records from April 2018 to March 2019 and reveals findings related to the for-sale housing stock by unit type, unit size, sale prices, and foreclosure rates. Additional home sale data can be found in the Appendix in Exhibit A-21 through Exhibit A-24.

Home Sales by Type

Figure 32 illustrates the percent distribution of homes sold in each geography from April 2018 to March 2019 by type. In the city of South Fulton, more than 88 percent of homes sold during this period were single family homes, while 10.4 percent were townhomes and 1.2 percent were condominiums. This breakdown is comparable to that of the Atlanta metro area, although in the metro area, a slightly larger proportion of homes sold during this period were condominiums (7.9 percent). In Fulton County, a significantly smaller proportion of units sold during this period were single family homes than in the city of the city South Fulton and the Atlanta metro area.

Figure 32: Homes Sold by Type, April 2018 – March 2019



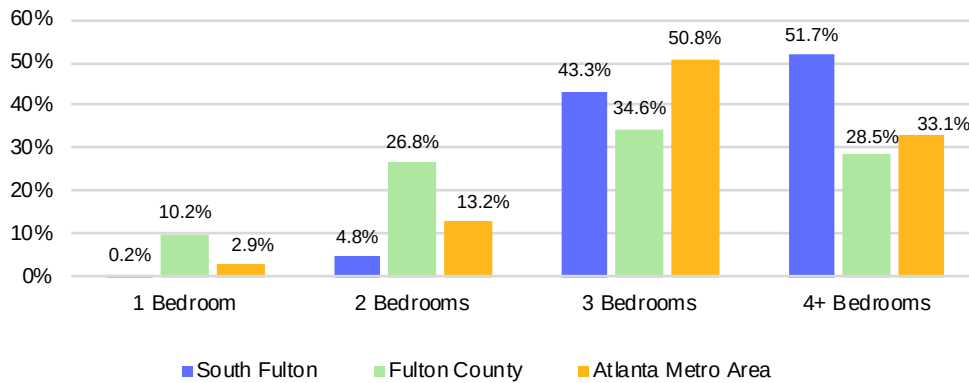
Note: Only Includes sales for which sale price data are available

Sources: ListSource/CoreLogic; DQNews/Corelogic; BAE, 2019.

Home Sales by Number of Bedrooms

As shown in Figure 33, over half of single family homes sold in the city of South Fulton during the April 2018 – March 2019 period had four or more bedrooms, as compared to only 28.5 percent of homes sold in Fulton County and 33.1 percent of homes sold in the Atlanta metro area during this timeframe. Meanwhile, only 5.0 percent of homes sold in the city of South Fulton had two or fewer bedrooms, as compared to 37.0 percent of homes sold in the city of South Fulton and 16.1 percent of homes sold in Atlanta metro area during this period.

Figure 33: Homes Sold by Number of Bedrooms, April 2018 – March 2019



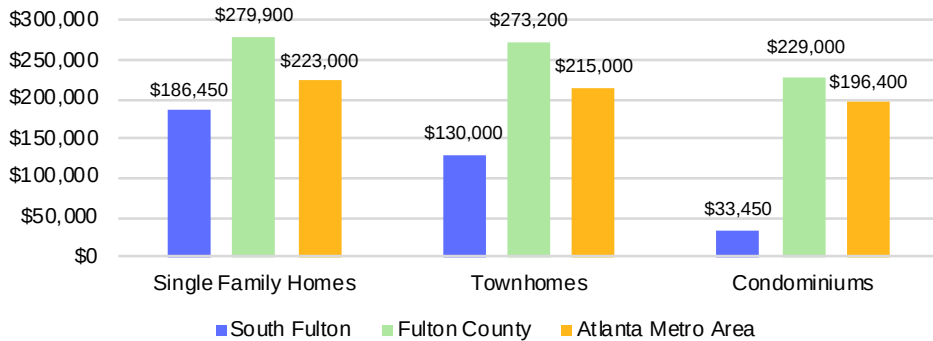
Notes: Only Includes sales for which data regarding sale price and number of bedrooms are available.

Sources: ListSource/CoreLogic; DQNews/Corelogic; BAE, 2019.

Home Sale Prices

Figure 34 shows the median home sale price by unit type in each geography from April 2018 to March 2019. The median sale price of a single family home in the city of South Fulton was \$186,450 during this period, as compared to \$279,000 in Fulton County and \$223,000 in the Atlanta metro area. The price gap between homes in the city South Fulton and homes in the surrounding geographies is more pronounced for townhomes and condominiums. In the city of South Fulton, the median sale price of a townhome during this period was \$130,000, as compared to \$273,200 in Fulton County and \$215,000 in the Metro Atlanta Area. The median sale price of a condominium in the city of South Fulton during the period was only \$33,450; however, it should be noted that only 12 condominiums sold in the city of South Fulton during this time period, and nine of those units were located in the Camelot Condominium residential community located off of Old National Highway east of I-85.

Figure 34: Median Home Sale Price by Unit Type, April 2018 – March 2019



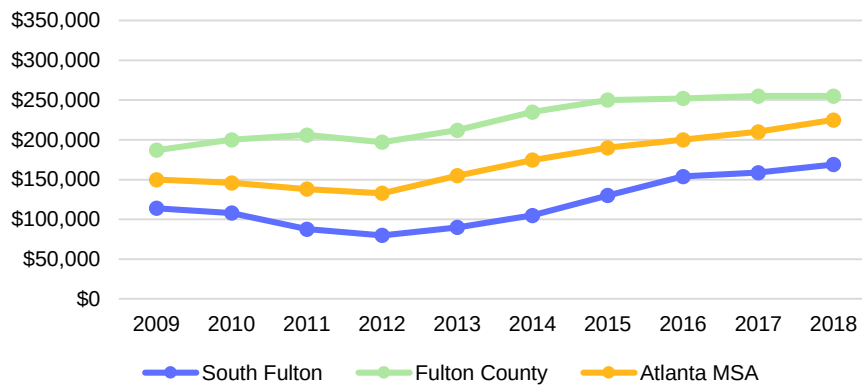
Note:

Only Includes sales for which sale price and square footage data are available.

Sources: ListSource/CoreLogic; DQNews/Corelogic; BAE, 2019.

Figure 35 illustrates the annual median home sale price in each geography from 2009 to 2018. All three areas began experiencing consistent post-recession median home price increases in 2013, which have continued each year since then. In the city of South Fulton, annual increases in the median home sale price were relatively steep from 2013 to 2016 (more than 10 percent annually each year); in 2017 and 2018 increases were more modest (3.1 percent and 6.4 percent, respectively).

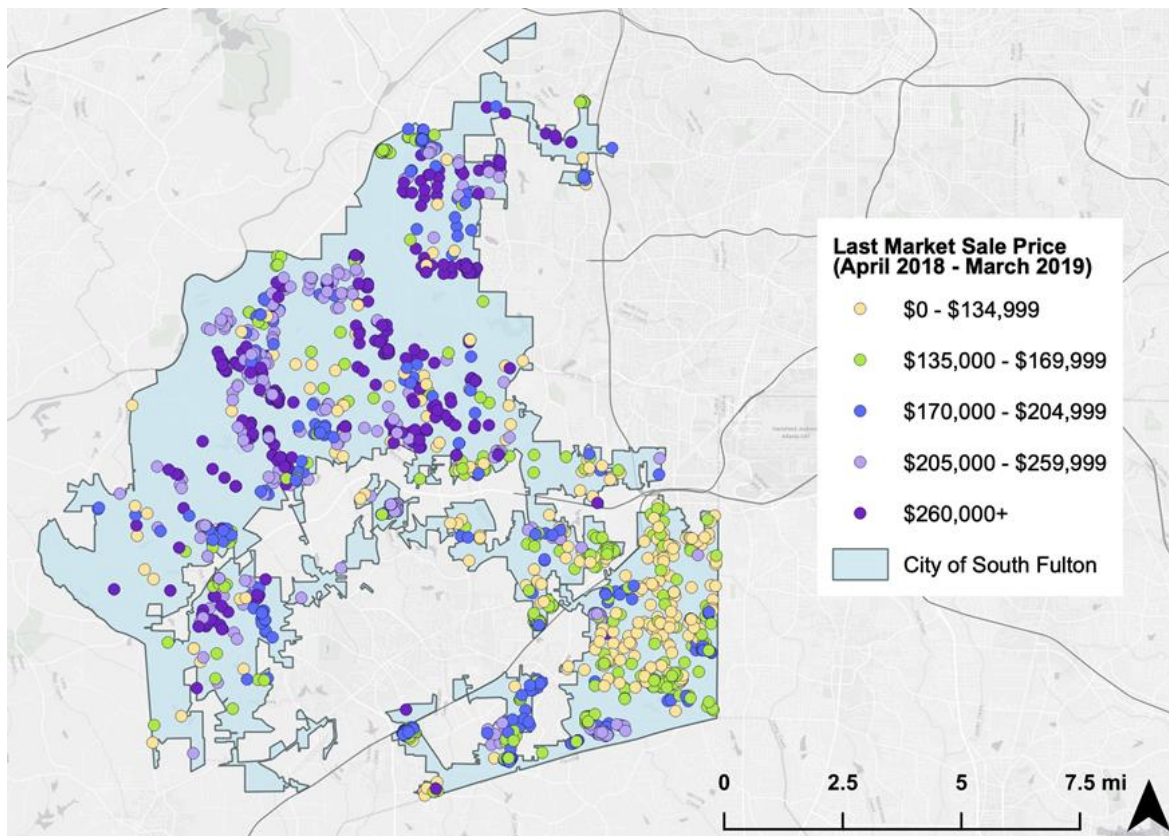
Figure 35: Median Home Sale Price, 2009 – 2018



Note: Includes all unit types -- single family homes, townhomes, and condominiums.
Sources: DQNews/CoreLogic; BAE, 2019.

Figure 36 Illustrates home sales in the city of South Fulton from April 2018 to March 2019 by sale price and location. More expensive homes (those that sold for between \$205,000 and \$259,999 and those that sold for more than \$260,000) are generally located in the northwest portion of the city, west of I-85. Meanwhile, homes that sold for less than \$135,000 and homes that sold for between \$135,000 and \$169,000 are generally located in the southeast portion of the city, east of I-85.

Figure 36: Home Sales in the City of South Fulton by Sale Price and Location, April 2018 – March 2019



Sources: City of South Fulton; Arc GIS Pro; CoreLogic via ListSource; BAE, 2019.

Home Foreclosure Rates

Table 6 shows April 2019 home foreclosure rates in each geography in according to RealtyTrac, a real estate information company that provides monthly foreclosure data reports. In the city of South Fulton, one in every 1,427 homes was in a state of foreclosure (0.07 percent of all homes in the city), as compared to one in every 2,890 homes in Fulton County (0.03 percent of all homes in the county) and one in every 2,842 homes in the Atlanta metro area (0.04 percent of all homes in the metro area).

Table 6: Home Foreclosure Rates, April 2019

Geography	Foreclosure Rate (a)
South Fulton (b)	1 in every 1,427 housing units
Fulton County	1 in every 2,890 housing units
Atlanta Metro Area	1 in every 2,842 housing units

Notes:

(a) Rates were calculated as weighted averages based on home foreclosure rates in each County and/or ZIP code and number of households in each county and/or ZIP code

(b) Foreclosure rates are not available at the Census block group level; ZIP codes that lie at least 5% within South Fulton were used instead.

Sources: RealtyTrac; Esri; BAE, 2019.

Retail

Table 7 provides an overview of the retail markets in the city of South Fulton, Fulton County, and the Atlanta metro area. According to CoStar, there are approximately 2.6 million square feet of retail space in the city of South Fulton. The following section reviews trends related to retail rents, new retail development, vacancy, and absorption.

Table 7: Retail Market Overview

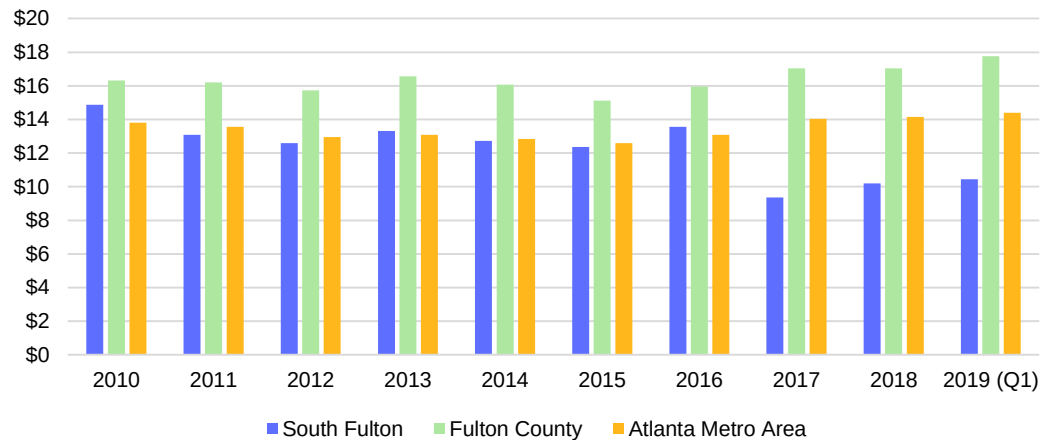
	South Fulton	Fulton County	Atlanta Metro Area
Summary, Q1 2019			
Inventory (SF)	2,604,767	74,066,942	356,647,387
Occupied Stock (SF)	2,483,488	70,884,094	339,488,485
Vacant Stock (SF)	121,279	3,182,848	17,158,902
Vacancy Rate	4.7%	4.3%	4.8%
 Under Construction (SF)	 0	 506,775	 1,600,288
 Annual Asking Rents, PSF			
Avg Asking Rent, NNN Direct, Q1 2018	\$10.56	\$17.52	\$14.40
Avg Asking Rent, NNN Direct, Q1 2019	\$10.44	\$17.76	\$14.40
% Change	-1.1%	1.4%	0.0%

Sources: CoStar; BAE, 2019.

Retail Rents

Figure 37 illustrates the average annual triple net retail rent per square foot in each geography from 2010 through the first quarter of 2019. From 2010 to 2016, retail rents in the city of South Fulton were relatively stable; however, between 2016 and 2017, the average annual retail rent declined by 31 percent, falling from \$13.56 to \$9.36. In the first quarter of 2019, the average annual retail rent per square foot was \$10.44 in the city of South Fulton, \$17.76 in Fulton County, and \$14.40 in the Atlanta metro area.

Figure 37: Average Annual Retail Rent PSF, 2010 – Q1 2019



Note:

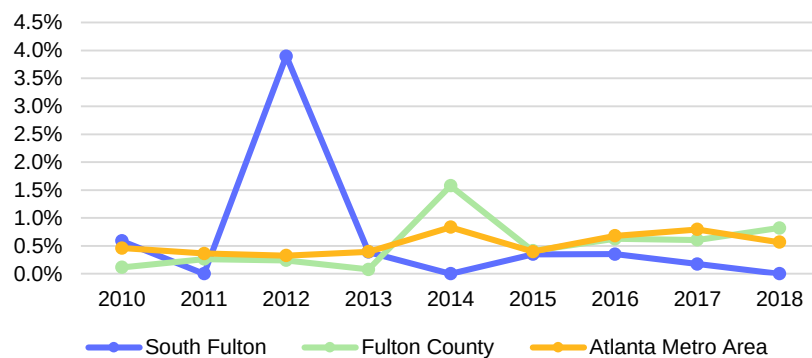
Rents reflect direct triple-net leases. Rents are for Q4 unless indicated otherwise.

Sources: CoStar; BAE, 2019.

Development of New Retail Space

As shown in Figure 38, in 2012, the city of South Fulton experienced a significant amount of retail development in (100,853 square feet, the equivalency of 3.9 percent of the city's total retail inventory that year). Relatively modest amounts of retail development (between 4,000 and 15,000 square feet) also occurred in 2010, 2015, 2016, and 2017. Fulton County and the Atlanta metro area experienced modest amounts of retail development (between 0.1 percent to 1.6 percent of total inventory annually) on a relatively regular basis over the 2010 – 2018 period.

Figure 38: Annual Retail Deliveries (SF) as a Share of Total Retail Inventory (SF), 2010 – 2018



Note:

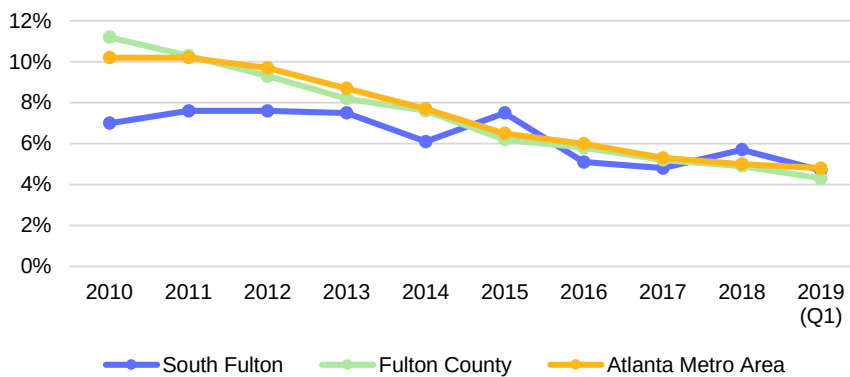
Inventory and deliveries measured in square feet.

Sources: CoStar; BAE, 2019.

Retail Vacancy Rates

Figure 39 shows the average retail vacancy rates in each geography from 2010 through the first quarter of 2019. From 2010 to 2014, retail vacancy rates in the city of South Fulton were lower than those in the surrounding geographies. However, since 2015, retail vacancy rates have been similar in all three geographies. In the first quarter of 2019, the average retail vacancy rate in the city of South Fulton was 4.7 percent, while it was 4.3 percent in Fulton County and 4.8 percent in the Atlanta metro area.

Figure 39: Average Retail Vacancy Rate, 2010 – Q1 2019



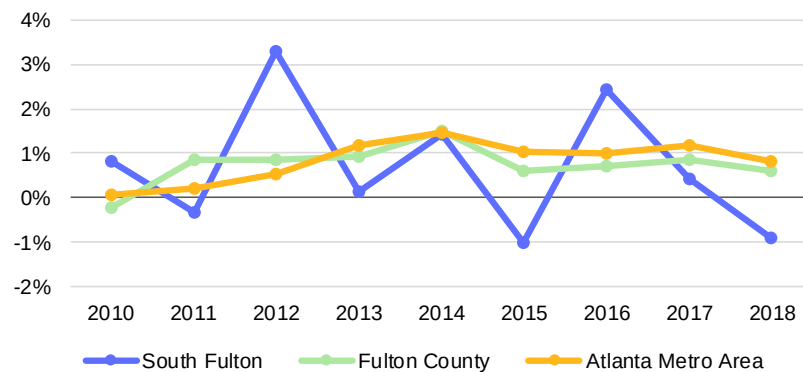
Note: Vacancy rates are for Q4 unless indicated otherwise.

Sources: CoStar; BAE, 2019.

Retail Absorption Rates

As shown in Figure 40, from 2010 to 2018, annual retail absorption rates in the city of South Fulton were mostly positive. However, in 2013, 2015, and 2018, retail net absorption fell slightly below zero. By contrast, annual net absorption rates in the surrounding geographies were consistently above zero every year from 2011 through 2018. In 2018, the annual net absorption rate was negative 0.9 in the city of South Fulton, as compared to 0.6 percent in Fulton County and 0.8 percent in the Atlanta metro area.

Figure 40: Net Retail Absorption Rates, 2010 – 2018



Sources: CoStar; BAE, 2019.

Office

Table 8 provides an overview of the office markets in the city of South Fulton, Fulton County, and the Atlanta metro area. According to CoStar, there are 750,871 square feet of office space in the city of South Fulton. The following section reviews trends related to retail rents, new office development, vacancy, and absorption.

Table 8: Office Market Overview

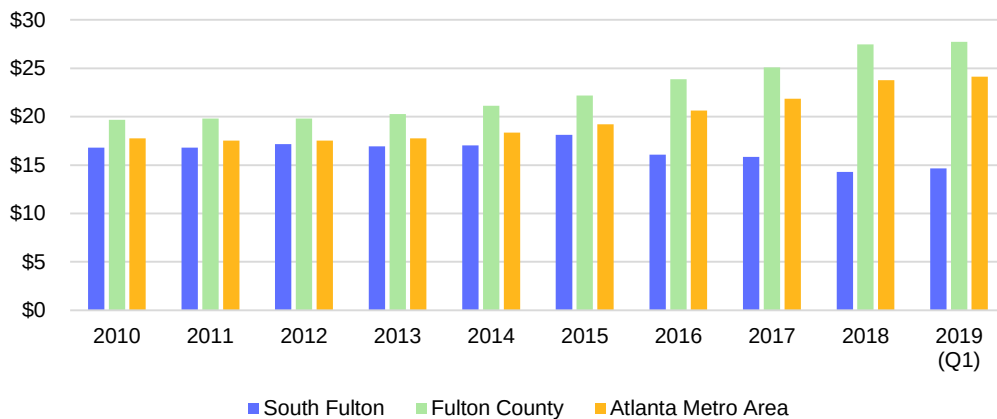
	South Fulton	Fulton County	Atlanta Metro Area
Summary, Q1 2019			
Inventory (SF)	750,871	155,727,223	312,103,107
Occupied Stock (SF)	709,523	138,087,898	276,655,120
Vacant Stock (SF)	41,348	17,639,325	35,447,987
Vacancy Rate	5.5%	11.3%	11.4%
Under Construction (SF)			
	0	2,961,480	5,136,738
Annual Asking Rents, PSF			
Avg Asking Rent, NNN Direct, Q1 2018	\$14.52	\$25.92	\$22.56
Avg Asking Rent, NNN Direct, Q1 2019	\$14.64	\$27.72	\$24.12
% Change	0.8%	6.9%	6.9%

Sources: CoStar; BAE, 2019.

Office Rents

Figure 41 illustrates the average annual office rent per square foot in the city of South Fulton, Fulton County, and the Atlanta metro area from 2010 through the first quarter of 2019. From 2010 to 2014, office rents in the city of South Fulton were relatively stable. From 2014 to 2015, the average office rent increased by 6.3 percent (from \$17.04 to \$18.12); over the following three years, the average office rent decreased by 21.2 percent (from \$16.08 to \$14.28). By contrast, average office rents in the county and metro area have consistently increased since 2011. As of Q1 2019, the average annual office rent in the city of South Fulton was \$14.64, as compared to \$27.72 in Fulton County and \$24.12 in the Atlanta Metro Area.

Figure 41: Average Annual Office Rent PSF, 2010 – Q1 2019



Notes:

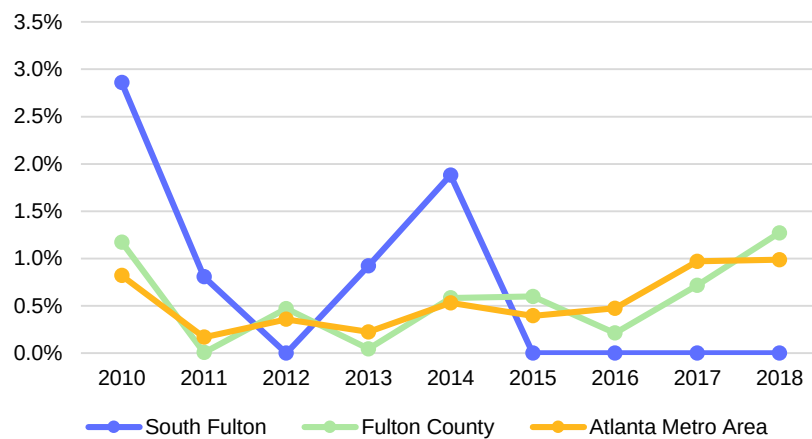
Rents reflect base rent on direct leases. Rents are for Q4 unless indicated otherwise.

Sources: CoStar; BAE, 2019.

Development of New Office Space

Figure 42 illustrates annual office deliveries as a share of total office inventory in each geography from 2010 to 2018. The city of South Fulton experienced significant spikes in office development in 2010 (20,700 square feet, representing nearly 3.0 percent of total office inventory that year), as well as 2014 (14,132 square feet, representing nearly 2.0 percent of total office inventory that year). The city of South Fulton also experienced modest amounts of new office development (between 0.8 and 0.9 percent of total office inventory) in 2011 and 2013. From 2015 to 2018, the city of South Fulton did not experience any new office development. By contrast, during this same period, Fulton County and the Atlanta Metro Area consistently added office square footage equivalent to between 0.2 and 1.0 percent of total office inventory.

Figure 42: Annual Office Deliveries (SF) as a Share of Total Office Inventory (SF), 2010 – 2018



Note:

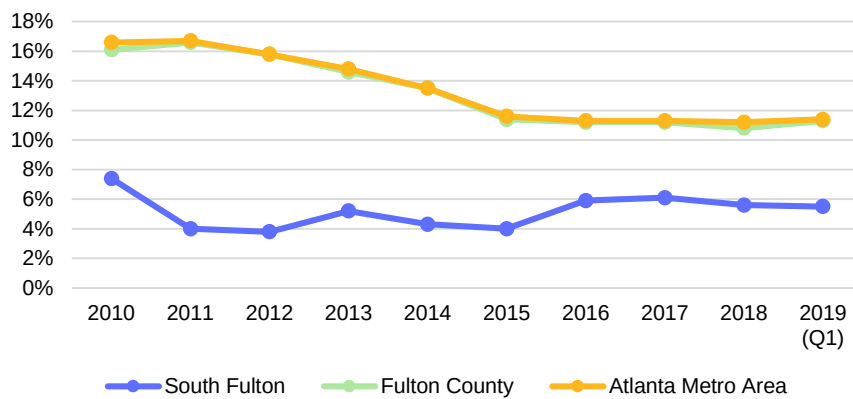
Inventory and deliveries measured in square feet.

Sources: CoStar; BAE, 2019.

Office Vacancy Rates

As shown in Figure 43, office vacancy rates in the city of South Fulton are significantly lower than in the surrounding geographies. From 2010 through the first quarter of 2019, the average office vacancy rate in the city of South Fulton ranged from 3.8 percent to 7.4 percent. By contrast, the average office vacancy rates in the county and metro area – which closely mirrored each other each year from 2010 through Q1 2019 – have ranged from approximately 11 percent to approximately 17 percent. As of Q1 2019, the average office vacancy rate was 5.5 percent in the city of South Fulton, as compared to 11.3 percent in Fulton County and 11.4 percent in the Atlanta Metro Area.

Figure 43: Average Office Vacancy Rate, 2010 – Q1 2019



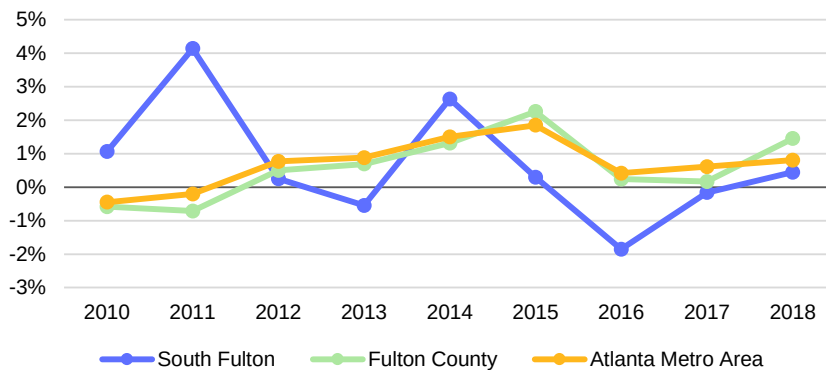
Note: Vacancy rates are for Q4 unless indicated otherwise.

Sources: CoStar; BAE, 2019.

Office Absorption Rates

As shown in Figure 44, from 2010 to 2018, annual office net absorption rates in the city of South Fulton were mostly positive. However, in 2013, 2016, and 2017, office net absorption fell below zero. By contrast, annual net absorption rates in the surrounding geographies were consistently above zero every year from 2012 through 2018. In 2018, the annual net absorption rate was 0.4 in the city of South Fulton, as compared to 1.5 percent in Fulton County and 0.8 percent in the Atlanta metro area.

Figure 44: Net Office Absorption Rates, 2010 – 2018



Sources: CoStar; BAE, 2019.

Industrial

Table 9 provides an overview of the industrial and flex markets in the city of South Fulton, Fulton County, and the Atlanta metro area. According to CoStar, there are approximately 8.4 million square feet of office space in the city of South Fulton. The following section reviews trends related to industrial/flex rents, new industrial/flex development, vacancy, and absorption.

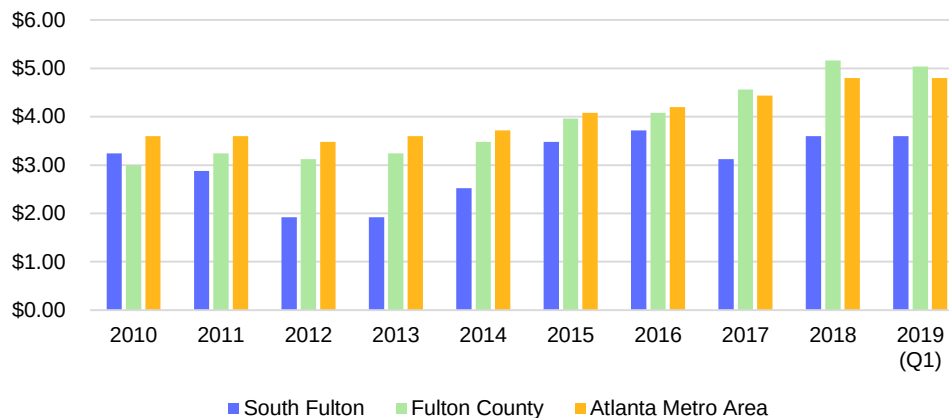
Table 9: Industrial/Flex Market Overview

Summary, Q1 2019	South Fulton	Fulton County	Atlanta Metro Area
Inventory (SF)	8,368,568	164,457,321	710,168,248
Occupied Stock (SF)	7,530,461	155,430,398	671,232,178
Vacant Stock (SF)	838,107	9,026,923	38,936,070
Vacancy Rate	10.0%	5.5%	5.5%
Under Construction (SF)	0	3,196,308	15,153,551
Annual Asking Rents, PSF			
Avg Asking Rent, NNN Direct, Q1 2018	\$3.00	\$4.80	\$4.56
Avg Asking Rent, NNN Direct, Q1 2019	\$3.60	\$5.04	\$4.80
% Change	20.0%	5.0%	5.3%

Sources: CoStar; BAE, 2019.

Industrial/Flex Rents

Figure 45 illustrates the average annual rents for industrial/flex space in each geography from 2010 through the first quarter of 2019. Industrial/flex rents in the city of South Fulton fluctuated during this period, first decreasing by 40.7 percent from 2010 to 2012, and then increasing by 93.8 percent from 2013 to 2016. As of the first quarter of 2019, the average annual industrial/flex rent in the city of South Fulton was \$3.60, as compared to \$5.04 in Fulton County and \$4.80 in the Atlanta metro area.

Figure 45: Average Annual Industrial/Flex Rent PSF, 2010 – Q1 2019

Note:

Rents reflect direct triple-net leases.

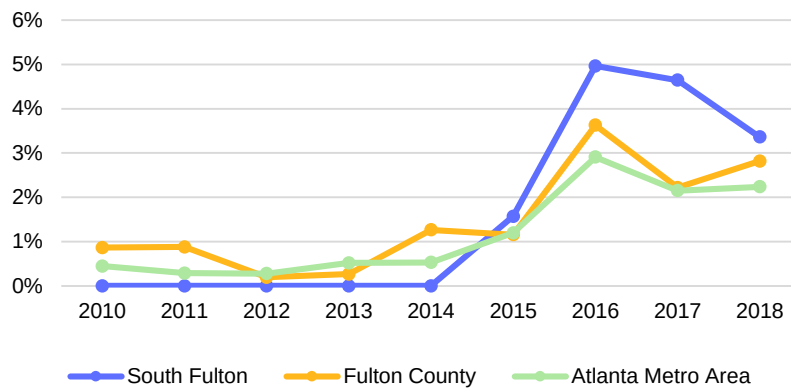
Rents are for Q4 of each year unless indicated otherwise.

Sources: CoStar; BAE, 2019.

Development of New Industrial/Flex Space

Figure 46 shows the annual amount of industrial/flex development as a share of total inventory in each geography from 2010 to 2018. All three geographies experienced relatively significant amounts of industrial/flex development from 2015 to 2018, particularly in the city of South Fulton. From 2015 through the first quarter of 2019, the city of South Fulton added approximately 1.4 million square feet of industrial/flex space. This includes the Graham Logistics Center, the Airport-West Distribution Center, Lakeview Business Park, and the Flat Shoals Distribution Center.

Figure 46: Annual Industrial/Flex Deliveries (SF) as a Share of Total Industrial/Flex Inventory (SF), 2010 – 2018

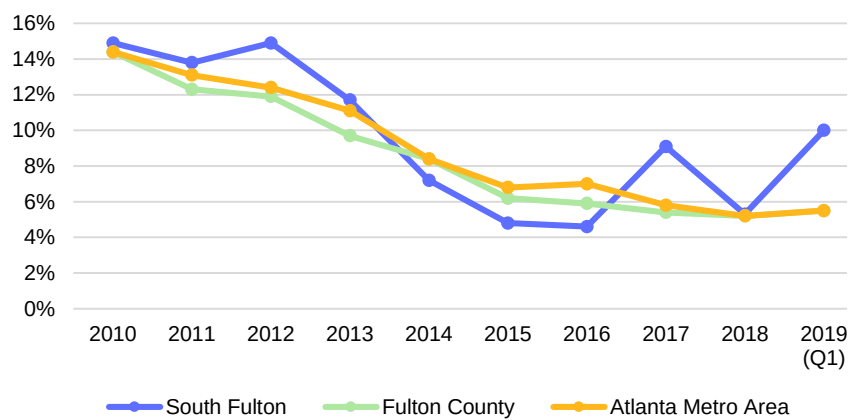


Note: Inventory and deliveries measured in square feet.
Sources: CoStar; BAE, 2019.

Industrial/Flex Vacancy Rates

Figure 47 illustrates the average vacancy rates for industrial and flex space in the city of South Fulton, the county, and the metro area from 2010 through the first quarter of 2019. From 2010 to 2016, vacancy rates followed a relatively consistent downward trend in all three geographies. The city of South Fulton experienced a spike in vacancy in 2017, and again in 2019, likely due to the sharp increase in available industrial/flex space in recent years. In the first quarter of 2019, the city of South Fulton's industrial/flex vacancy rate was 10.0 percent, as compared to 5.5 percent in both the county and the metro area.

Figure 47: Industrial/Flex Vacancy Rate, 2010 – Q1 2019



Note:

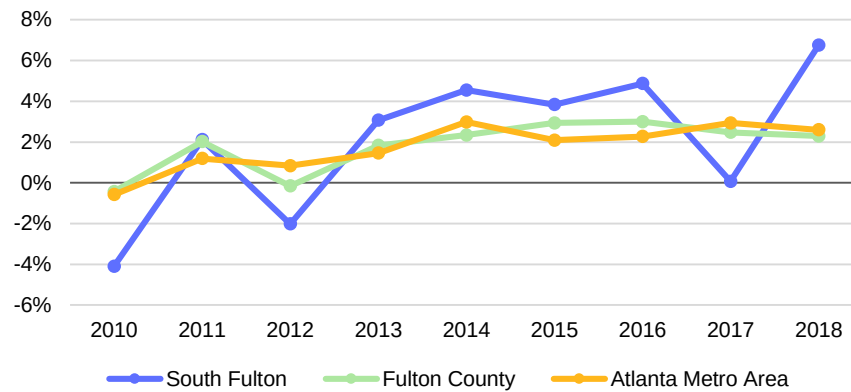
Vacancy rates are for Q4 of each year unless indicated otherwise.

Sources: CoStar; BAE, 2019.

Industrial/Flex Absorption Rates

Figure 48 illustrates the annual net absorption rates for industrial/flex space from 2010 to 2018. From 2013 to 2016, net absorption rates were higher in the city of South Fulton than in the surrounding geographies. In 2018, the city of South Fulton experienced a significant boost in absorption, reaching an annual net absorption rate of 6.8 percent.

Figure 48: Net Industrial/Flex Absorption Rates, 2010 – 2018



Sources: CoStar; BAE, 2019.

Education

This section provides an overview of the city of South Fulton's primary and secondary educational institutions, with a particular focus on career and technical education at the high school level. The city is served by Fulton County Schools; its three public high schools served 6,457 students in 2018. Enrollment at the city of South Fulton's five public middle schools in 2018 was 4,645, while the city's 13 public elementary schools served 8,477 students. In addition, the Arlington Christian School, which is religiously affiliated and serves Pre-K through 12th grade, is also in the city. See Table 10 for a full list of schools.

Table 10: Public and Private Schools in the City of South Fulton, 2019

Public and Charter Schools			
	Enrollment (2018)	College and Career Ready Performance Index Single Score (a)	Four-Year HS Graduation Rate
High Schools	6,457		
Westlake High School	2,164	84.5	92.30%
Langston Hughes High School	1,898	68.2	88.80%
Creekside High School	1,720	66.2	86.50%
<i>County Median</i>	<i>1,801</i>	<i>72.5</i>	<i>89.90%</i>
Middle Schools	4,645		
Sandtown Middle School	861	81	-
Camp Creek Middle School	595	78.7	-
Bear Creek Middle School	1,195	65.7	-
Renaissance Middle School	1,195	62.7	-
McNair Middle School	799	70.5	-
<i>County Median</i>	<i>861</i>	<i>76.7</i>	<i>-</i>
Elementary Schools	8,477		
Wolf Creek Elementary School	680	79.5	-
Seaborn Lee Elementary School	440	70.8	-
Stonewall Tell Elementary School	683	75.4	-
A. Philip Randolph Elementary School	526	66	-
Oakley Elementary School	788	74	-
Heritage Elementary School	599	61.8	-
Evoline C. West Elementary School	759	78	-
Renaissance Elementary School	639	78.7	-
Cliftondale Elementary School	659	81.2	-
Mary M. Bethune Elementary School	663	53.2	-
S. L. Lewis Elementary School	600	64.1	-
Love T. Nolan Elementary School	708	62.4	-
Feldwood Elementary School	733	69	-
<i>County Median</i>	<i>666</i>	<i>70.2</i>	<i>-</i>
Private Schools			
	Grade Levels	Description	
Arlington Christian School	Pre K-12	Religiously affiliated.	

Notes:

(a) CCRPI scores take into account factors including state test scores, student academic growth on these tests, and graduation rates.

Sources: GA Governor's Office of Student Achievement; GA Department of Education; BAE 2019.

Westlake High School earned the highest Career and College Readiness Index (CCRI) Single Score in the city of South Fulton in 2018; this score was equivalent to the median score in Fulton County as a whole. Overall, South Fulton schools performed lower on career- and college-readiness than other schools in the county. However, the graduation rate at Westlake High School and was above the median for Fulton County at 92.3 percent.

For middle and elementary schools, the CCRI Single Score provides an overall gauge of student performance and improvement on state standardized tests. Among the city of South Fulton's elementary schools, seven out of 13 obtained scores at or above the county median of 70.2 in 2019. Two out of the five middle schools in the city performed above the county median of 76.7.

High School Career and Technical Education

Fulton County Career, Technical, and Agricultural Education (CTAE). Students in Fulton County public schools have the option of enrolling in CTAE coursework during high school. Students select one of 16 Career Clusters, each of which contains up to three specific “pathways” tailored to a particular career. After completing a pathway, students may take a professional certification exam and/or participate in on-the-job training through the Work-Based Learning (WBL) program, discussed below. See Table 11 for a list of clusters and pathways available in public and charter high schools.

Table 11: Career Clusters and Pathways in Fulton County Schools

	Architecture and Construction	Arts, AV, Technology, and Communications		Agriculture, Food, and Natural Resources			
	Architectural Drawing and Design	AV Technology and Film	Graphic Design	Agriscience Systems	Horticulture and Animal Systems	Companion Animal Systems	
Westlake High School	x	x					
Langston Hughes High School			x				
Creekside High School				x	x	x	
	Education and Training	Hospitality and Tourism	Human Services	Government and Public Administration	Law, Public Safety, Corrections, and Security	Business Management and Administration	
	Early Childhood Care and Education	Sports and Entertainment Marketing	Food and Nutrition	JROTC Army Leadership Education	Law Enforcement Services/Criminal Investigation	Entrepreneurship	
Westlake High School		x		x		x	
Langston Hughes High School		x	x	x		x	
Creekside High School	x	x	x	x	x	x	
	Healthcare Science						
	Emergency Medical Responder	Pharmacy	Exercise Physiology	Sports Medicine	Allied Health and Medicine	Patient Care/ Nursing	
Westlake High School	x	x	x	x	x	x	
Langston Hughes High School							
Creekside High School							
	Information Technology			Science, Technology, Engineering, and Math	Finance	Transportation, Distribution, and Logistics	Manufacturing
	Computer Science	Web and Digital Design	Programming	Engineering and Technology	Advanced Accounting	Automobile Maintenance and Light Repair	
Westlake High School		x	x	x			x
Langston Hughes High School		x		x	x	x	x
Creekside High School	x	x					x

Sources: Fulton County Schools; BAE 2019.

Fulton Schools College and Career Academy. In addition to completing pathways at their home schools over the course of three years, students at Westlake, Creekside, and Langston Hughes High Schools may also apply to attend the Fulton Schools College and Career Academy part-time, and, in doing so, complete specialized pathways in one year.

FSCCA offers the following career clusters and pathways:

- Architecture and Construction – Construction/Carpentry pathway
- Arts, A/V, Technology, and Communications – A/V Film and Animation pathway
- Education and Training Services – Teaching as a Profession pathway
- Hospitality and Tourism – Culinary Arts pathway
- Transportation, Distribution, and Logistics – Flight Operations pathway

Work-Based Learning. After completing pathway coursework, students may participate in a Work-Based Learning (WBL) placement. The WBL program is designed to complement in-school instruction with field experience, allowing students to receive credit for working in an environment related to their pathway.

The program includes several types of field placement, including:

- Employability Skills Development – Placement does not directly relate to student's career cluster of choice but focuses on teaching transferrable job skills. May last for up to one school year.
- Cooperative Education (Co-Op) – Structured program connecting ongoing school-based occupational instruction to related, paid workplace experiences in a chosen career specialty.
- Internship – Placement allowing student to apply skills and knowledge developed through pathway courses.
- Youth Apprenticeship: A program providing students with a minimum of 720 hours of on-the-job training and mentorship by a working professional, resulting in the student's attainment of a post-secondary credential in a related occupational field.

Other Opportunities

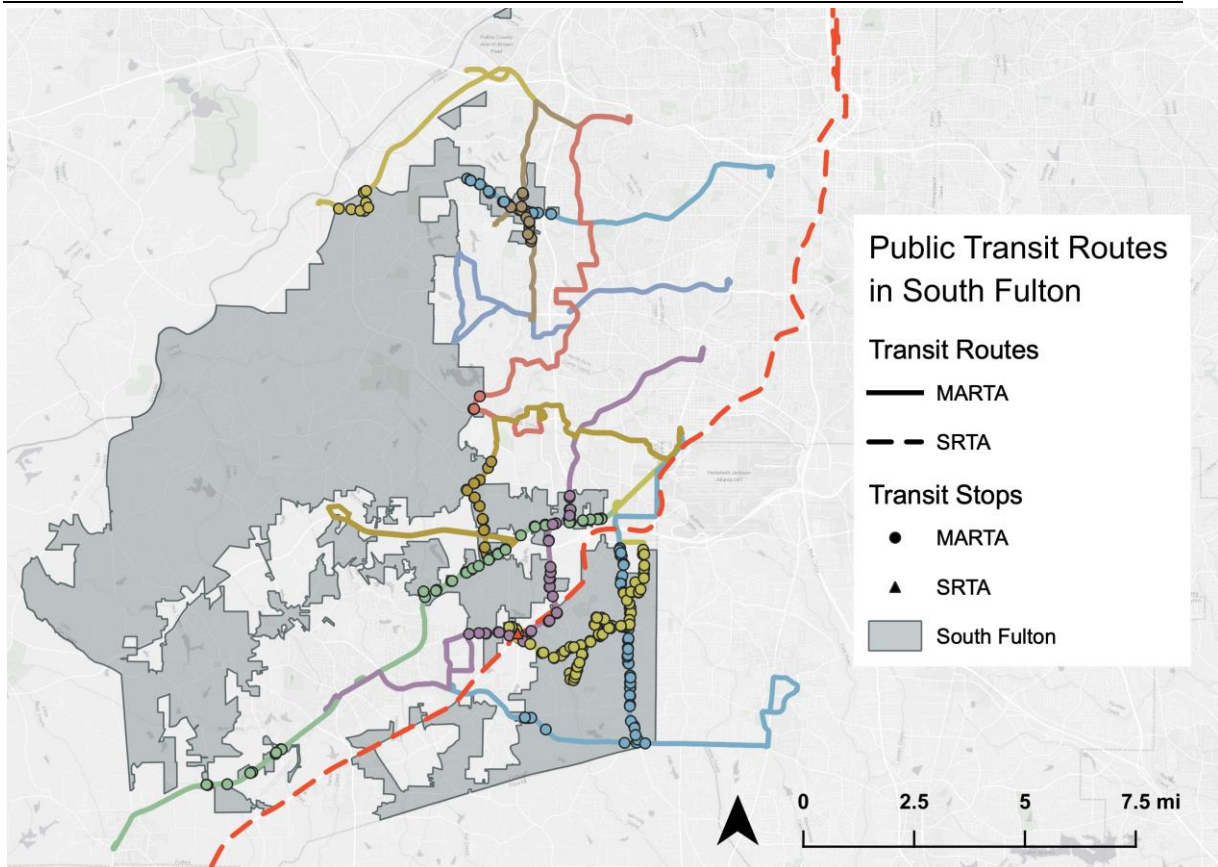
Dual Enrollment. At participating high schools, students may dual-enroll with a local college or technical school, earning both high school and college credit for coursework. By the time of graduation, students are able to complete an associate's degree, a technical diploma, or technical certificate programs. Dual enrollment is available to any Georgia student in grades nine through 12 enrolled in a public, private, or home school program. All schools actively promote the dual enrollment program and have standing partnerships with the local post-secondary schools. For example, Langston Hughes provides transportation to Georgia Military College for students to take courses and the Fulton School College and Career Academy has dual enrollment courses, on site, with Atlanta Technical College.

Triumph Transitions Institute Career Education. Triumph Transitions Institute, which serves middle and high schoolers with learning disabilities, offers work and life skills training. In some cases, students are eligible to take state licensure exams for positions including Child Development Assistant and Certified Home Health Aide. Students may also enroll in a cosmetology apprenticeship.

Transportation

This section examines current public transportation offerings in the city of South Fulton. The city is served primarily by MARTA bus routes. In addition, the State Road and Tollway Authority (SRTA) operates the Xpress bus service connecting downtown Atlanta to surrounding areas; the system's Union City stop lies on the border of the city of South Fulton.

Figure 49: Public Transit in the City of South Fulton



Sources: Fulton County; MARTA; GA State Roadway and Toll Authority; ESRI; BAE 2019.

As shown in Figure 49, public transportation access is richest in the portion of eastern city of South Fulton that lies south of South Fulton Parkway. MARTA's No. 82, 89, 180 181, and 189 buses make numerous stops in this area, which also contains the SRTA Xpress bus's Union City stop. All but the 180 connect to MARTA's Red and Gold light rail lines.

North of South Fulton Parkway, MARTA's No. 71, 73, and 165 buses make stops in the northernmost part of the city, while the No. 66 bus makes two stops at the city's eastern edge. The No. 183 bus crosses through the city of South Fulton briefly and stops just outside of the city's borders. Of these routes, the 71 provides direct service to central Atlanta and connects with the Red and Gold lines, while the 73, 66, and 165 buses connect to MARTA's Blue light rail line. The No. 82, 89, 180 181, 189 also make a small number of stops north of South

Fulton Parkway in the eastern portion of the city. However, the western-central and southwestern portions of the city of South Fulton contain no public transportation

Workforce Development Programs

This section provides an overview of existing workforce development programs in the city of South Fulton. The city is focused on developing workforce solutions for employers and designing training and recruitment programs to generate a productive talent pipeline and support continued business growth. A key component of the workforce development strategy is the city's Small Business Resource Center & Incubator, which will be a part of the South Fulton Economic Development Resource Center, East Campus that will also include co-working space. The city is also hosting career fairs and coordinates with other local, state, and federal workforce programs.

Small Business Resource Center & Incubator

The city of South Fulton's Small Business Resource Center & Incubator, opening in Spring 2020, will provide small and emerging businesses with resources that cover all aspects of starting and operating a business, including accounting, finance, human resources, management, marketing, tax, and more. The center will also provide access to affordable office space. With a mission to facilitate entrepreneurship, the center will partner with essential service providers for businesses, including CPAs, bookkeepers, attorneys, and marketing.

The network also includes support service partners that help with training and provide one-on-one counseling, certifications, and other supportive services to help enhance the growth and success of small businesses. These diverse and well-established partners include private, public, governmental, and educational institutions, such as the South Fulton Chamber of Commerce, Atlanta Technical College, Aerotropolis Atlanta Alliance, and the Small Business Development Center at Georgia State University.

South Fulton Co-working Space

Co-working space in the city of South Fulton allows entrepreneurs the opportunity to utilize shared resources in order to help them gain access to equipment, space, and services that they could not otherwise afford. As a business services provision model, it cultivates local talent by allowing entrepreneurs to work independently or collaboratively in shared office space.

City of South Fulton Career Expo

Career expos provide an opportunity for the city of South Fulton to connect local companies to the community. Career expos can help connect seasoned executive-level professionals and those beginning their careers. Key partners include Fulton County Schools, Miller Zell, and Georgia Power.

South Fulton Career Center

In addition to local programs, Fulton County provides workforce development opportunities within the city of South Fulton. The Fulton County Housing and Community Development Workforce Development Division operates a Career Center in South Fulton, providing job search and placement services, supportive services, post-employment services and soft skills training. The county also manages a workforce development program for young people that connects young residents to job opportunities and encouraging leadership and independent thinking.

Atlanta Job Corps Center

The city of South Fulton will be home to Atlanta's Job Corps Center, as part of the U.S. Department of Labor's Job Corps program. Job Corps is the largest free residential education and job training program for young adults ages 16–24. The program provides enrollees, who must meet income eligibility requirements, free room and board, clothing, a living allowance, health care, childcare, books and supplies. Job Corps centers also serve as employment centers for the local area, and the Atlanta Job Corps Center's decision to locate in the city of South Fulton will have a beneficial impact on attracting and retaining businesses in the city.

Aerotropolis Atlanta

Aerotropolis Atlanta is a public-private partnership that promotes workforce and economic development of the south side of metro Atlanta. Aerotropolis Atlanta connects industry, community, and education and training stakeholders to develop and implement workforce solutions such as training and recruitment programs that maintain a pipeline of support to local businesses. Key industry sectors that Aerotropolis Atlanta focuses on include aerospace, bio-life sciences, agri-business, logistics and multimedia production.

Notable Planned Developments

Vesta Red Oak Apartments

The \$19 million Vesta Red Oak Apartments project will increase the supply of clean, safe, and high-quality workforce housing units in the city of South Fulton. The project consists of redeveloping the currently 100 percent vacant multifamily development that exists on the site with 220 new apartment units in 12 apartment buildings, as well as a clubhouse. The development will be situated on over 19 acres with approximately 221 thousand rentable square feet and will incorporate environmentally responsible design features such as energy efficient appliances, new HVAC units, electrical systems, water heaters, and windows.

The Vesta Red Oaks Apartments will have rents between 60 and 80 percent of area median income (AMI) and will contribute to the economic development of the city and Fulton County through generated sales tax and business license revenues. The developer, Middleburg Communities LLC, has extensive experience developing and operating high-quality workforce housing, with residential rental housing projects in Tennessee, North Carolina, South Carolina,

Kentucky, Georgia, and Texas, as well as 1,400 units in development. Notably, Middleburg is committed to supporting the community and manages a “Local Heroes Program” that provides a rent discount to firefighters, police officers, emergency medical technicians, and public-school teachers.

Halpern’s Steak and Seafood Company

The expansion of the Halpern’s Steak and Seafood Company’s manufacturing and distribution facility represents a \$27 million investment in the city of South Fulton. The company will acquire and expand the facility it currently leases and add a new 47,000 square foot building. The project will add 46 new permanent full-time jobs to the existing 260 employees of the company’s city of South Fulton location, as well as create 90 temporary construction jobs. The overall economic impact of the project is estimated to be over \$119 million for the city of South Fulton and Fulton County.

Publix and Sandtown Crossing

A new 67,000 square foot Publix is slated to open in Fall 2020 at the 35-acre mixed use development, Sandtown Crossing, located at the corner of Camp Creek Parkway and Campbellton Road. The Publix is planned to be a new prototype for the store. The Publix will also include additional suites on its east and west wings with over 11,000 square feet available for restaurant use. It will also include a drive-through pharmacy.

The Anthem at Riverside

Situated at the intersection of Waycrest Drive and Riverside Drive, The Anthem at Riverside is a senior-oriented rental community that will open by the end of 2020. The project will have 80 units and is financed in part with Low Income Housing Tax Credits (LIHTC). Of the 80 units, 16 will be market-rate. The newly constructed units will have kitchens equipped with a range, a refrigerator, dishwasher, garbage disposal, and microwave. Each unit will also include washer and dryer connections, ceiling fans, central heating and air-conditioning, window blinds, grab bars, and emergency pull cords. Amenities include a community room, an exercise/fitness center, a computer center, an outdoor garden, covered picnic pavilion and a medical office.

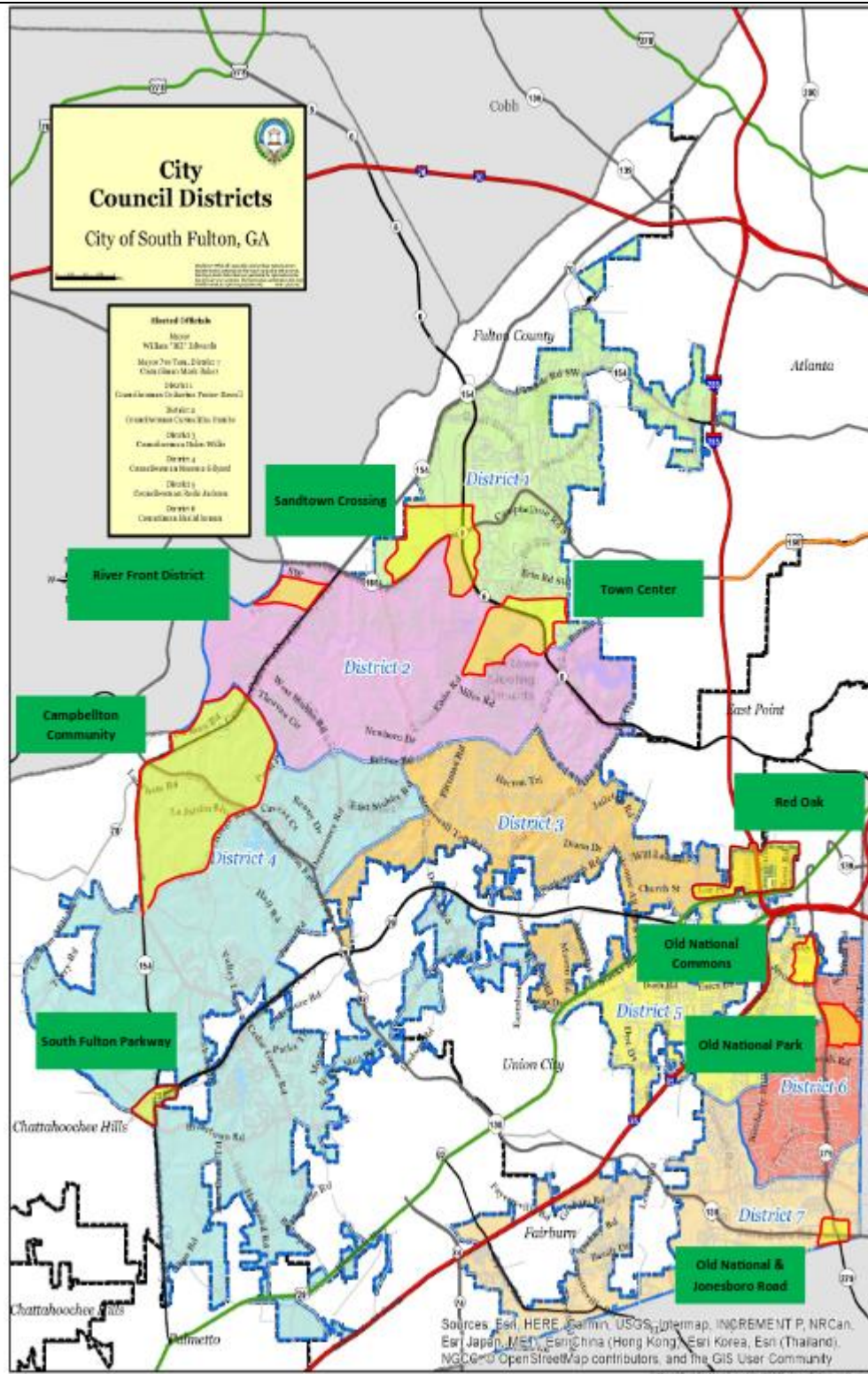
Atlanta Job Corps Center

As described in the previous section, the city of South Fulton will be home to Atlanta’s Job Corps Center, as part of the U.S. Department of Labor’s Job Corps program. The Center represents a nearly \$60 million investment in the city. The city of South Fulton campus is expected to be one of the top employment centers in the area. With students spending nearly 18 months in the program, the center is an opportunity to attract talent from around the region to create a pipeline for employers in the city of South Fulton and the Atlanta metro broadly.

Economic Opportunity Focus Areas

Since the city of South Fulton's incorporation in 2017, several primary focus areas have been identified for development, redevelopment, and/or revitalization. Each of these areas, shown in Figure 50, has a project or projects planned for the near- to long-term future. Accordingly, each area is included in the recommendations section of this strategic plan. Below is a brief description of both the plans as of early 2020 as well as of each of the areas as they exist presently.

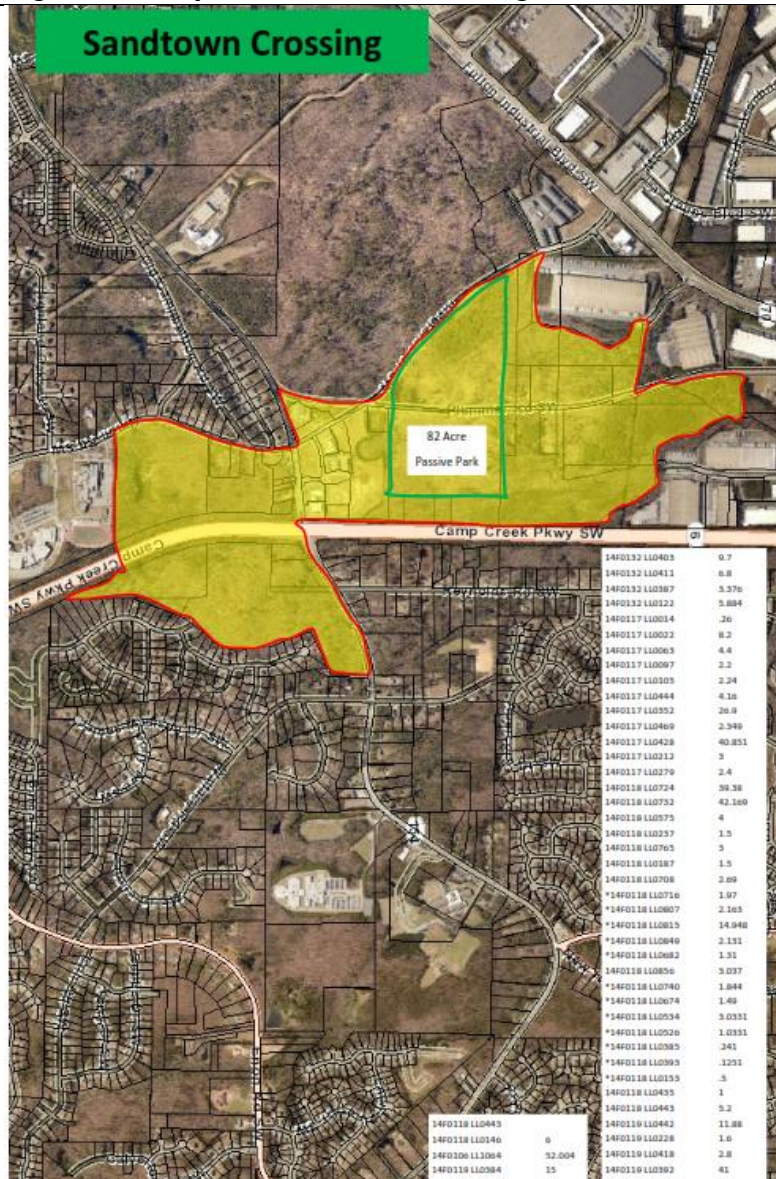
Figure 50: Map of Focus Areas



Sandtown Crossing

Located in City Council District 1 in the northern part of the city of South Fulton, the Sandtown Crossing focus area includes a new 82-acre passive park, and the Sandtown Crossing Shopping Plaza with a 35-acre mixed use development that includes a Publix scheduled to open in November 2020, as well as a new senior citizen development and other amenities. Current uses include retail, office, and daycare. This focus area is located close to the many businesses on Fulton Industrial Boulevard and lies between three major Fulton County schools. See Figure 51 for a map of this area.

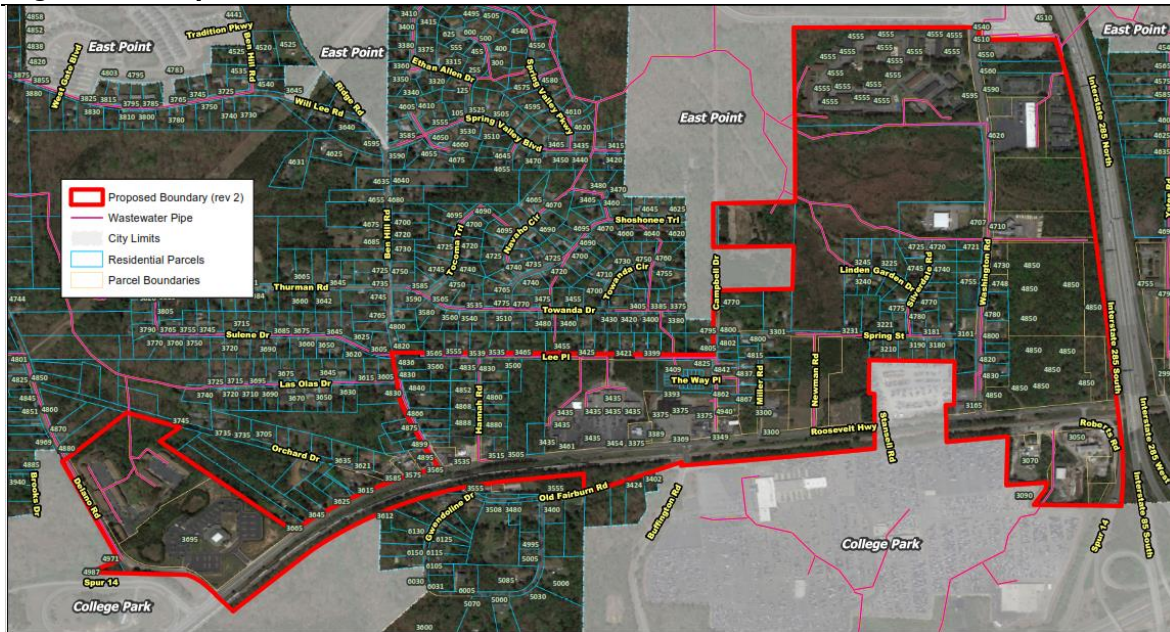
Figure 51: Map of Sandtown Crossing Focus Area



Red Oak Historic District

The Red Oak Historic District is a commercial area located in the City Council District 3 near College Park and East Point. The city recently received notice of inclusion into the Georgia Main Street Program and will be hiring a Main Street Manager to lead the revitalization effort for the Red Oak Historic District. The Georgia Main Street Program follows the National Main Street Approach using “Transformation Strategies” that stress economic vitality, design, promotion, and organization to revitalize historic downtowns and commercial districts. See Figure 52 for a map of this area.

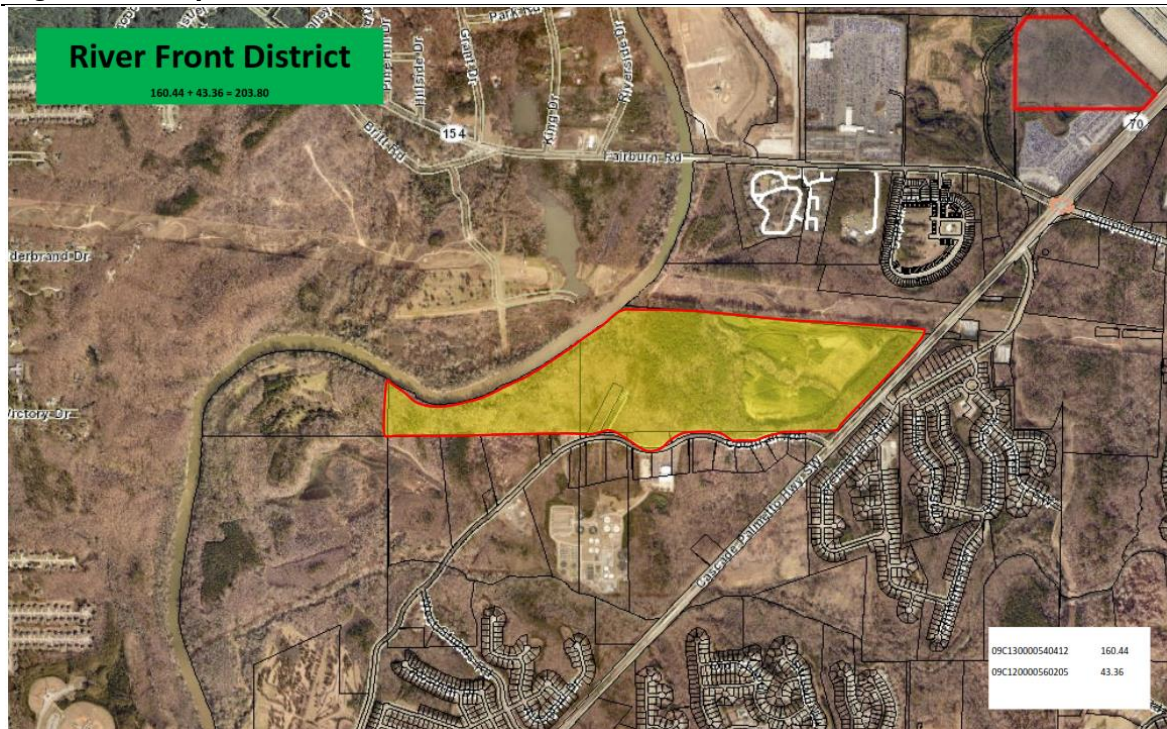
Figure 52: Map of Red Oak Historic District



River Front District

The River Front District is a 200-acre area located in City Council District 2 along the Chattahoochee River. A developer has plans to build a high-density mixed-use development in this focus area that features walkable blocks and streets with shopping, restaurants, and residences, with public spaces and public access to the Chattahoochee River. This development may be similar in design to the Avalon development in Alpharetta. See Figure 53 for a map of this area.

Figure 53: Map of River Front District Focus Area



South Fulton Parkway-Cedar Grove

The South Fulton Parkway-Cedar Grove focus area is located in City Council District 4 in the southwest part of the city of South Fulton. Longer term plans for this area include local neighborhood-serving retail and restaurants, possibly some residential uses and small professional offices. See Figure 54 for a map of this area.

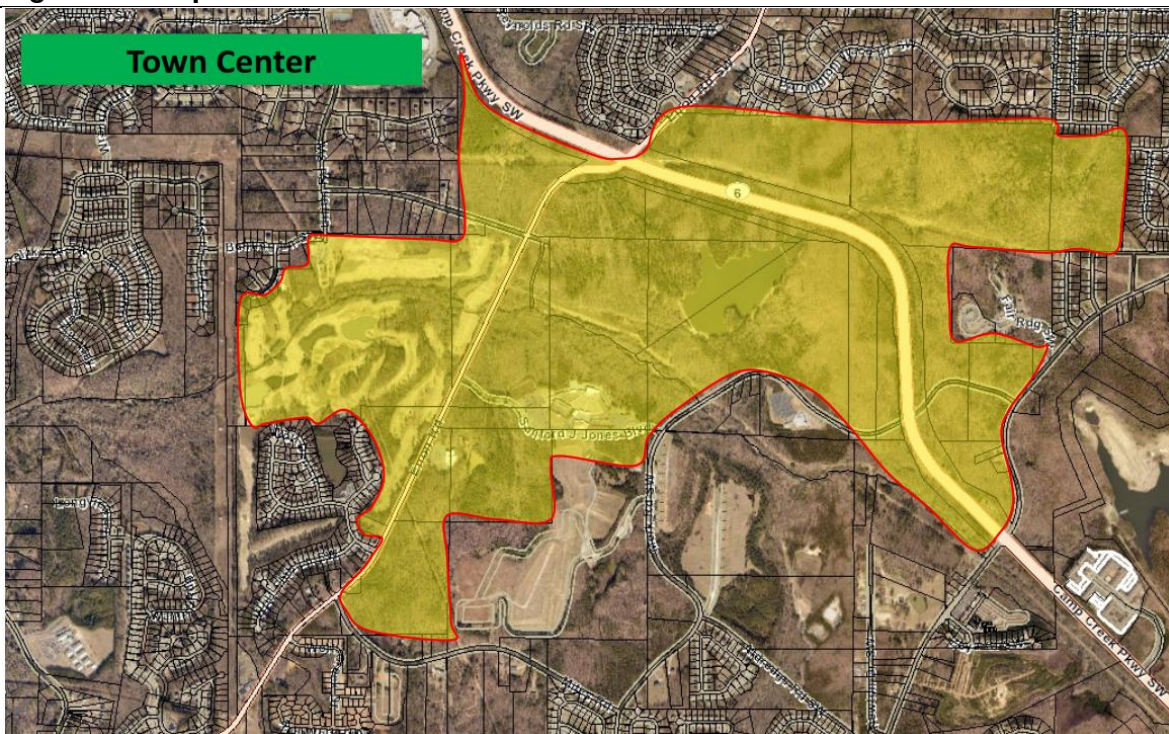
Figure 54: Map of South Fulton Parkway-Cedar Grove Focus Area



Town Center

The Town Center district is a 600-acre area located along Camp Creek Parkway that features a water amenity, Vandiver Lake. Most of this focus area (400 acres) lies in City Council District 2, but the remainder of the area is in District 1. A public-private partnership development is proposed for this district which will likely feature a government complex, public spaces, amenities, public parking, and a mix of commercial and residential development. The development will serve as a catalyst for the area by creating a market-based destination that will enhance the built environment, create jobs, improve mobility, and be sustainable through the years. The area is well served by major roads and easily accessible from all parts of the city of South Fulton and much of the Atlanta metropolitan area. See Figure 55 for a map of the area.

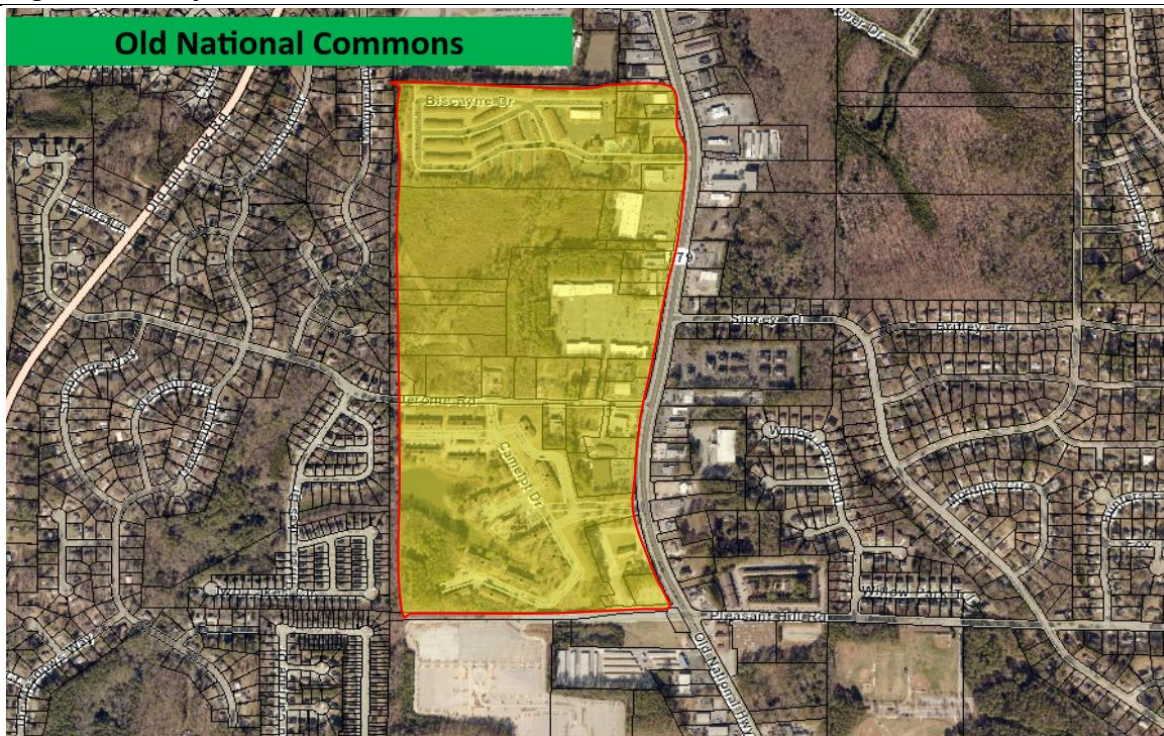
Figure 55: Map of Town Center Focus Area



Old National Commons

The Old National Commons district, located in City Council District 5 near the eastern edge of the city of South Fulton, is one of three focus areas located along Old National Highway. Presently, this area has two apartment complexes in need of major rehabilitation. The area also has vacant land with potential for infill development. The city recently received notice of designation in the Georgia Main Street Program and will be hiring a Main Street Manager to lead the revitalization effort for Old National as a whole (i.e., all three of the Economic Opportunity Focus Areas on Old National). The Georgia Main Street Program follows the National Main Street Approach using “Transformation Strategies” that stress economic vitality, design, promotion, and organization to revitalize historic downtowns and commercial districts. See Figure 56 for a map of this area. There is also potential for a major hotel and meeting space directly across from World Changers Church.

Figure 56: Map of Old National Commons Focus Area



The Old National Park district is located south of Old National Commons on the east side of Old National Highway in City Council District 6. Old National Park is a mostly vacant 80-acre site. This focus area is well-suited for a new high-density mixed-use development over the long term. As noted above this area is part of the Old National Main Street area. See Figure 57 for a map of this area.

Old National Park

The map shows an aerial view of a residential and commercial area. A large green-shaded region, outlined in red, represents the Old National Park. This area is situated between Old National Hwy to the west and Sycamore Dr to the east. To the south of the park is Sycamore Ln. The surrounding area includes various residential streets, commercial buildings, and parking lots. The green shading highlights the specific area of interest for the project.

Old National and Jonesboro Road

The Old National and Jonesboro Road District is located in the southeastern corner of the city of South Fulton in City Council District 7. The area is relatively small in size but sufficient enough for a small new development over the long-term that would include primarily neighborhood serving retail. As with the other two Old National focus areas, this stretch of Old National is part of the Old National Main Street area in the process of designation. See Figure 58 for a map of this area.

Figure 58: Map of Old National and Jonesboro Road Focus Area



Campbellton Community District

This focus area is partly located in the city of Chattahoochee Hills and partly in the city of South Fulton. The city of South Fulton portion is in City Council District 4. The idea behind the Campbellton Community District is to reconstitute Campbellton, the historic county seat of former Campbell County. The new Campbellton is a multi-jurisdictional project on the site of the historic town center location. A plan is being developed in 2020 (an RFP for a planning team was issued in December 2019) for a mixed-use village with shops, restaurants, other places of employment, housing and recreational opportunities including collaboration with the concurrent Chattahoochee Riverlands project. See Figure 59 for a map of this area.

Figure 59: Map of Campbellton Community District Focus Area



Competitive Assessment

Introduction to Competitive Areas

The city of South Fulton's leadership and steering committee has identified six jurisdictions in the Atlanta metro area as "peer localities": Douglasville, College Park, Union City, Sandy Springs, Stonecrest, and Coweta County. This section examines these localities' demographics, recent employment trends, and economic development programs.

As shown in Table 12, the city of South Fulton's peer localities range in size. By population, these localities range from roughly 15,000 to 149,000; total employment ranges from 7,600 to 103,000.

Table 12: Summary of Comparison Geographies, 2019

Geography	Total Primary Jobs		Change	
	2013	2017	Number	Percent
Douglasville	17,190	18,183	993	6%
College Park	26,272	27,503	1,231	5%
Union City	5,790	8,794	3,004	52%
Sandy Springs	103,880	121,771	17,891	17%
Stonecrest	15,558	16,584	1,026	7%
Coweta County	31,010	34,837	3,827	12%
South Fulton	12,859	14,705	1,846	14%

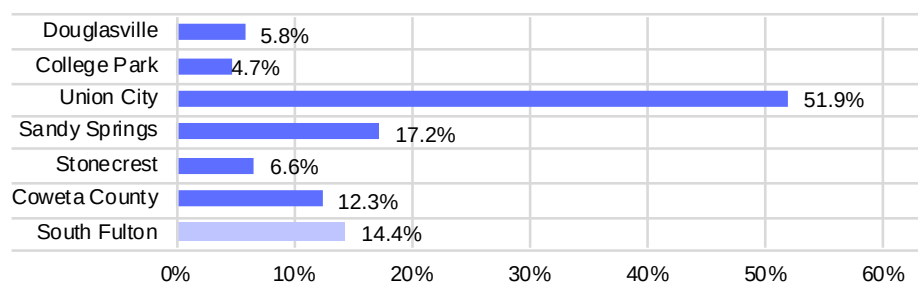
Notes:

(a) For College Park, Union City, and the city of South Fulton, unemployment rate represents unemployment rate for balance of Fulton County outside BLS-identified localities with populations over 25,000. For Stonecrest, a similar calculation was performed for DeKalb County.

Sources: Esri Business Analyst; Fulton County, GA; Bureau of Labor Statistics; BAE 2020.

Most of these localities gained jobs between 2010 and 2015, with employment growing at rates ranging from 4.7 percent to 51.9 percent, as shown in Figure 60. The city of South Fulton logged 14.4 percent growth in jobs over the same period.

Figure 60: Percent Change in Local Jobs, 2013 – 2017



Note: Includes primary jobs only.

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

As shown in Table 13, the peer localities with the largest job gains in both absolute terms – Sandy Springs and Coweta County – benefitted from a diverse industrial mix that includes a range of service-sector enterprises. In Sandy Springs, enterprises in the healthcare and social assistance, and finance and insurance category experienced the largest growth in employment between 2013 and 2017, equivalent to 40.8 percent of the city’s total increase in employment. In Coweta County, administration & support, waste management and remediation added the largest number of jobs, though growth in the manufacturing and construction jobs was also notable. In Union City, the large growth in transportation and warehousing jobs is accompanied by a corresponding loss of transportation and warehousing jobs in the city of South Fulton (2,002 new jobs in Union City versus loss of 722 jobs in the city of South Fulton. Thus, there seems to be a shift regionally in the location of these jobs, and some modest growth in the industry regionally.

Table 13: Top Growth Industries of Peer Localities and City of South Fulton

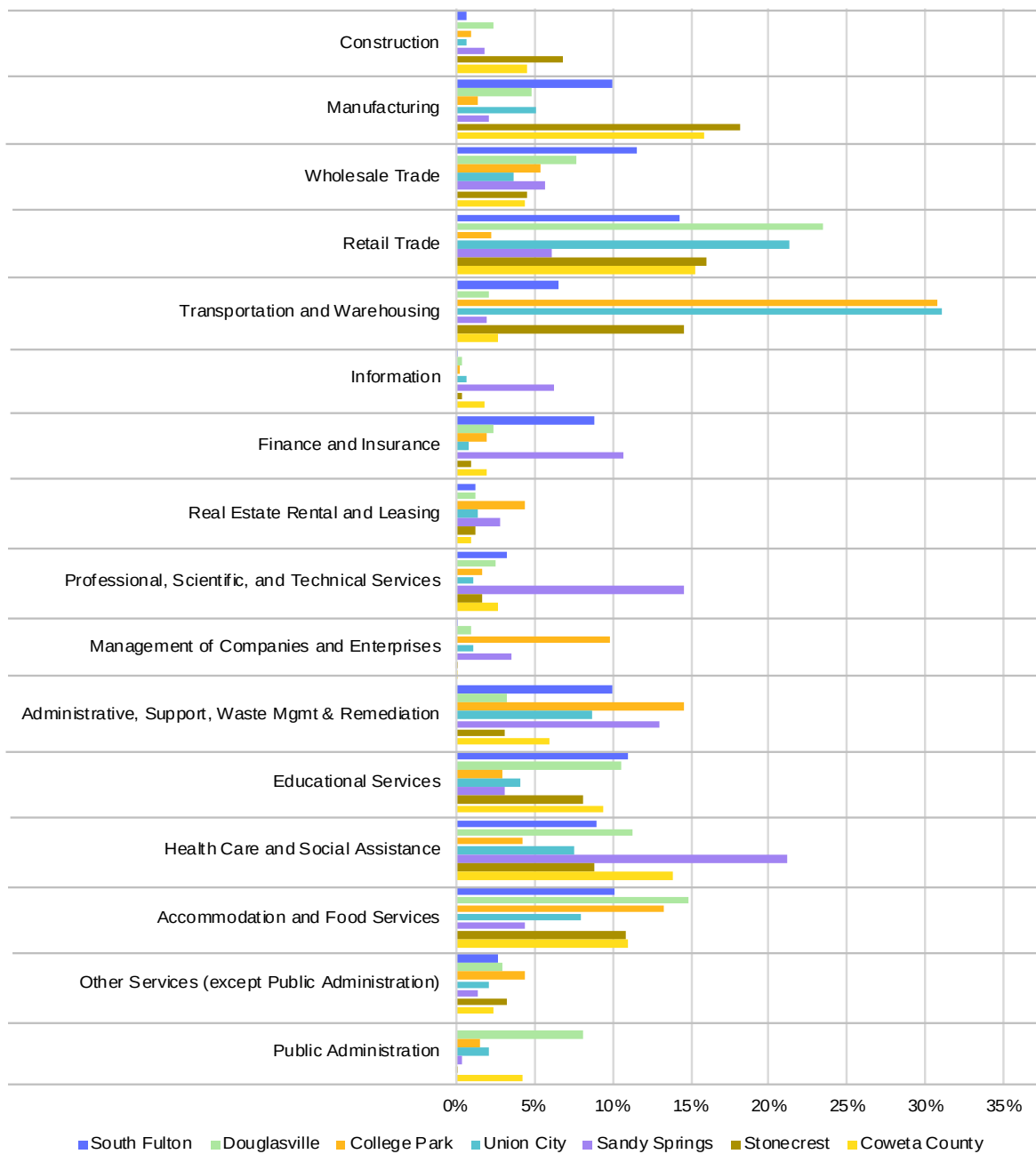
Geography / Top Growth Industries	Total Jobs		Change	
	2013	2017	Number	Percent
Douglasville	17,190	18,183	993	5.8%
Management of Companies and Enterprises	20	164	144	720.0%
Wholesale Trade	470	1,411	941	200.2%
Retail Trade	3,565	4,260	695	19.5%
College Park	26,272	27,503	1,231	4.7%
Management of Companies and Enterprises	1,171	2,701	1,530	130.7%
Administration & Support, Waste Management and Remediation	3,575	4,013	438	12.3%
Other Services (excluding Public Administration)	806	1,196	390	48.4%
Union City	5,790	8,794	3,004	51.9%
Transportation and Warehousing	728	2,730	2,002	275.0%
Health Care and Social Assistance	321	664	343	106.9%
Retail Trade	1,562	1,870	308	19.7%
Sandy Springs	103,880	121,771	17,891	17.2%
Health Care and Social Assistance	20,608	25,736	5,128	19.9%
Finance and Insurance	10,309	13,025	2,716	20.9%
Management of Companies and Enterprises	2,293	4,356	2,063	47.4%
Stonecrest	15,558	16,584	1,026	6.6%
Manufacturing	2,324	3,020	696	29.9%
Educational Services	985	1,351	366	37.2%
Retail Trade	2,297	2,655	358	15.6%
Coweta County	31,010	34,837	3,827	12.3%
Manufacturing	4,137	5,547	1,410	34.1%
Health Care and Social Assistance	3,783	4,843	1,060	28.0%
Construction	973	1,577	604	62.1%
South Fulton	12,859	14,705	1,846	14.4%
Administration & Support, Waste Management and Remediation	841	1,461	624	74.2%
Health Care and Social Assistance	822	1,311	489	59.5%
Manufacturing	1,005	1,472	467	46.5%

Note:
Includes primary jobs only.

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Sandy Springs' economy remains diverse and service-driven. As shown in Figure 61, health care and social assistance is Sandy Springs' top employer, accounting for more than 20 percent of jobs; professional, scientific, and technical services provide roughly 15 percent of jobs. Coweta County's industry mix is similarly diverse: no one sector accounts for more than about 15 percent of jobs. Retail trade is the top job-creating sector in Douglasville (more than 20 percent of jobs). In both College Park and Union City, transportation and warehousing enterprises account for 30 percent of jobs.

Figure 61: Local Jobs by Industry, 2017



Note:
Industries that account for one percent of jobs or less in all six geographies are not shown (Agriculture, Forestry, Fishing and Hunting; Mining; Utilities; and Arts, Entertainment, and Recreation).

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Economic Development Incentives and Resources

The city of South Fulton's peer localities enjoy a range of economic development support. In some places, such as Union City, state-level programs (notably the Georgia State Opportunity Zone tax credit program) account for the majority of economic incentives available to businesses; others, such as College Park and Sandy Springs, offer more robust incentive programs through local economic development departments or authorities.

Most municipalities offer some form of site selection assistance, though the range and type of that assistance varies. The availability of bond financing through a local or county development authority is also a point of commonality.

The economic development infrastructure and resources available to city of South Fulton's peers are described below.

Douglasville, Douglas County, GA

The City of Douglasville has access to economic development resources on both the city and county level, though the bulk of the incentives available to incoming businesses operate through the Douglas County Economic Development Authority, which is charged with economic development for both Douglas County and Douglasville.

The City of Douglasville has two dedicated economic development staff: an Economic Development Manager within the Community Development Department, and a Main Street Coordinator associated with the Main Street Program, also overseen by Community Development.

The Douglas County Economic Development Authority has three staff: an executive director, a project manager in charge of existing industry and talent partnerships, and an executive assistant. Members of the authority's nine-person board, consisting of local business officials, also appear to carry some administrative responsibility.

Major programs and resources for businesses are outlined below.

State Opportunity Zones. Douglasville has several Georgia State Opportunity Zones. This designation gives portions of Douglasville an advantage in attracting businesses by increasing the value of state tax incentives – namely, the Job Tax Credit. In these areas, companies may qualify for the Job Tax Credit by creating two or more new jobs (as opposed to 15 new jobs in Tier Three counties such as Fulton and Douglas outside of opportunity zones). The value of the credit in these areas is \$3,500 per job per year (compared to \$1,750 in Tier Three areas). Credits may be applied to 100 percent of state corporate income tax liability (up from 50 percent), with the excess applied to state payroll tax withholding liability.

Federal Opportunity Zones. A small portion of Douglasville lies within census tracts that have been designated Federal Opportunity Zones under the Tax Cuts and Jobs Act of 2017. By investing in these areas through specially designated “Opportunity Funds,” investors may defer tax on past capital gains, reduce their eventual capital gains tax liability, and, by remaining invested for 10 years, pay no tax on the return to their Opportunity Fund investments. This designation gives Douglasville an advantage in attracting investment capital, albeit only in the small portion of the city that lies within an Opportunity Zone.

Main Street Programs through Downtown Development Authority. Douglasville has created a Downtown Development Authority to stimulate the downtown area’s retail sector and provide guidance and assistance on design to maintain the area’s historic character. Monetary assistance is provided primarily through two small-dollar grant programs: a Façade Grant Program, which offers businesses up to \$3,000 with which to renovate storefronts, and a Retail Incentive Program, which reimburses retailers who help diversify the downtown retail landscape with new store or product types for up to \$1,000 in rent or mortgage expenses and up to \$500 in marketing expenses. These grant programs account for the bulk of the City of Douglasville’s direct provision of business incentives. The Department of Community Development also keeps a list of available properties in the downtown area. However, this list is not easily available online for perusal by incoming businesses.

Expedited Permitting. Douglasville’s economic development staff have a limited ability to expedite permits when necessary, although there is no formal process for doing so. Under normal circumstances, permit requests are processed within seven to 10 days of submittal.

Site Selection and Temporary Office Space. The Douglas County Economic Development Authority works with businesses to locate suitable sites in Douglas County, using a database of available properties, GIS tools, and other resources. In addition, companies relocating to Douglas County have access to temporary office space in Douglasville while their facilities are being constructed.

Local Tax Incentive Program. Douglas County offers property tax abatements on five- and ten-year schedules to new and existing businesses that qualify based on a combination of capital investment, job creation, and wage standards. The level of abatement offered in each year of the incentive plan is set on a case-by-case basis. To qualify, a business must score at least three points on the following rubric:

- Minimum Wage: one point for a \$15 per hour minimum wage, plus one additional point for every \$2.50 over the \$15 level
- Capital Investment: one point for every \$7.5 million invested
- Employment: one point for every 35 employees
- Existing industries receive two points

Bond Financing. In the same manner as Fulton County, the Douglas County Economic Development Authority offers taxable and tax-exempt bonds backed by personal and real property as a means of providing low-cost financing to economic development projects.

Workforce Solutions and Employee Training. The Douglas County EDA serves as an intermediary between incoming businesses and a host of workforce development programs offered by local institutions and the state and federal governments. These include Georgia's QuickStart program, which provides customized workforce training for companies creating jobs in the state; training tax credits; and employee screening services.

Freeport Tax Exemption. Like the city of South Fulton, Douglas County has enacted a 100 percent exemption from local inventory taxes for all goods in the process of being manufactured or produced; inventory of finished goods manufactured or produced in Georgia and held by the manufacturer or producer for up to a year; inventory of finished goods on January 1 that are stored in a warehouse, dock, or wharf and are destined for shipment outside Georgia within the year; and inventory held in a fulfillment center.

College Park, Fulton County, GA

The College Park Office of Economic Development consists of three full-time staff – a director, an economic development program manager, and a Main Street manager – and one part-time project manager, who also serves as director of airport affairs. Incentives that include bond financing and property tax abatements are administered through the College Park Business and Industrial Development Authority (BIDA); a separate entity led by a board of local business representatives. Major programs and resources for businesses are outlined below.

Site Location Assistance. College Park offers in-person tours and assistance to businesses seeking sites and facilities in the city. They do not, however, offer an online site-location portal as some other municipalities do.

Architectural Guideline for Priority Areas. The city has enacted a set of Downtown Design Standards to help guide new development in the Main Street/Virginia Avenue area. A separate zoning overlay provides architectural standards for the Old National Highway area.

State Enterprise Zones. College Park contains two Georgia Enterprise Zones – one in the city's downtown, and another containing parts of the Old National Highway and Godby Road corridor. Companies located in these zones may obtain real and personal business property tax abatements through an agreement with the city in return for meeting minimum employment requirements (set on a case-by-case basis).

State Opportunity Zone. A portion of College Park lies within a State Opportunity Zone, offering businesses an enhanced Job Tax Credit as described above. This zone is adjacent to

Hartsfield-Jackson Atlanta International Airport and is therefore likely to attract businesses with a need for ready access to air transportation.

Federal Opportunity Zone. College Park contains a Federal Opportunity Zone that is adjacent to Hartsfield-Jackson Atlanta International Airport. This designation gives College Park an advantage in attracting investment capital, which, due to the location of the Opportunity Zone, may be particularly useful in developing industries such as trade that are reliant on easy air access.

Tax Allocation Districts. College Park has created a process for incoming businesses to seek authorization for Tax Allocation Districts, which provide a stream of development funding backed by future property tax revenues. This involves submitting a letter of intent, obtaining consent from the city's mayor and council, and approval by the College Park BIDA.

Bond Financing. The College Park BIDA offers Industrial Revenue Bond financing under the same conditions as the Development Authority of Fulton County.

Property Tax Abatements. The College Park BIDA offers property tax abatements to incoming businesses on a per-project, negotiated basis. These are extended only when they are necessary for a project to proceed, and when that project would bring substantial investment to the city.

Union City, Fulton County, GA

Union City has neither a full-time economic development staff, nor a formal economic development department. Economic development functions are handled on an ad-hoc basis by the Department of Community Development. Following is a list of major programs and resources for local businesses.

State Opportunity Zone. Much of Union City lies within a State Opportunity Zone, offering businesses an enhanced Job Tax Credit as described above. This designation is due to expire in 2019; however, the city is currently seeking a renewal.

Georgia Foreign Trade Zone (FTZ). Sections of Union City along South Fulton Parkway lie in a federally designated Georgia Foreign Trade Zone, within which companies enjoy delayed or reduced duties on imported components and merchandise and duty-free exports. These reduced effective duty rates are intended to make companies within the FTZ more competitive with foreign enterprises and have the effect of attracting foreign and domestic import-export businesses to the designated area.

Freeport Tax Exemption. Like the city of South Fulton, Union City has enacted a 100 percent exemption from local inventory taxes for all goods in the process of being manufactured or

produced; inventory of finished goods manufactured or produced in Georgia and held by the manufacturer or producer for up to a year; inventory of finished goods on January 1 that are stored in a warehouse, dock, or wharf and are destined for shipment outside Georgia within the year; and inventory held in a fulfillment center.

Tax Allocation Districts. Union City currently contains one tax allocation district that includes industrial, commercial, and residential development, including Atlanta Metro Studios.

Business License Fee Cap. Union City caps annual business license fees for various types of business at a level dependent upon the profitability ratio for that category of business. At maximum, annual fees are capped at \$35,000, plus a \$25 processing charge.

Vacant Site Directory. Union City maintains an attractive “look book” of vacant commercial properties on its website, as well as an interactive ArcGIS-hosted parcel map, with commercial and industrial parcels prominently featured.

Sandy Springs, Fulton County, GA

Sandy Springs’ Office of Economic Development consists of a staff of two – one director, and one economic development specialist – that works closely with the city’s Community Development department. The department oversees the Sandy Springs Development Authority, a seven-member body that meets on an ad-hoc basis to issue financing for qualifying projects. The department offers several resources and incentives for incoming companies, described below and on the following pages.

Economic Incentive Program. Companies making at least \$1 million in capital investments and creating at least 15 jobs that pay at least \$75,000/year qualify for an incentive package that includes expedited permitting (described below) and waivers for business license, building, and impact fees for up to three years.

Small Business Incentive Program. Small businesses located in the city’s seven Priority Redevelopment Areas have access to the same incentives offered under the Economic Incentive Program with lower investment and employment requirements. Notably, there is no wage requirement attached to the jobs that must be created to qualify. This program is structured in three tiers:

1. Companies investing at least \$250,000, creating at least five jobs, and committing to remain in Sandy Springs for at least four years receive expedited permitting and a one-year fee waiver.
2. Companies investing at least \$500,000, creating at least ten jobs, and committing to remain in Sandy Springs for at least seven years receive expedited permitting and a two-year fee waiver.

3. Companies investing at least \$750,000, creating at least 15 jobs, and committing to remain in Sandy Springs for at least ten years receive expedited permitting and a three-year fee waiver.

Expedited Permitting. Subject to City Council approval, the Economic Development department may authorize expedited permitting for an incoming business. This moves a company's permit application to the front of the queue; currently, processing time for non-expedited permits is roughly 14 days.

Site Location Services. In place of a static site catalog or a custom site location platform, Sandy Springs directs those seeking a list of available sites to custom search results from a selection tool hosted by Georgia Power.

Research Support. In addition to incentive programs, Sandy Springs' economic development department offers to conduct research for incoming businesses on topics including available real estate, financial incentives and business taxes, permits and licenses, and demographic and economic data. The department also offers to arrange for introductions to community leaders and tours of the community, including potential sites.

State Opportunity Zone. A portion of Sandy Springs surrounding the intersection of Roswell Road and I-285 constitutes a State Opportunity Zone, offering businesses an enhanced Job Tax Credit as described above. This designation is due to expire in 2020 but may be renewed at the discretion of the Commissioner of the Department of Community Affairs.

Bond Financing. The Sandy Springs Development Authority offers taxable and tax-exempt bond financing under conditions identical to those offered by the Development Authority of Fulton County. In practice, the SSDA handles projects whose primary impact is in the city, while the DAFC plays a role in financing larger projects (such as Mercedes-Benz USA's headquarters, which opened in 2018).

Stonecrest, DeKalb County, GA

The City of Stonecrest, GA, was incorporated in 2016. It has a small economic development department, consisting of one full-time director. The economic development department offers limited assistance to companies searching for real estate in the city of Stonecrest. Companies locating in Stonecrest also have at their disposal DeKalb County's robust set of economic development incentives and tools, most of which are managed through the Decide DeKalb Development Authority (DDDA), the county's economic development arm. The DDDA consists of a two-person executive team and five staff and is overseen by a seven-person board that fulfills limited administrative duties.

Major tools and resources offered at the county and city levels are described below.

DeKalb County Economic Incentive Policy. DeKalb County offers incentives to support new investment and job creation in the areas of Professional and Business Services, Life Sciences, Tourism, Logistics, Construction and Support Trades, and Advanced Manufacturing. To secure permit fee reductions and tax abatements, projects must meet investment and job creation thresholds outlined in Table 14. **Error! Reference source not found..** Developers may also secure matching funds for water and sewer capacity upgrades by providing a certain level of new water and sewer revenues, as outlined in Table 14. Applicants must demonstrate that the relevant investments would not occur but for incentives offered by the county.

Table 14: DeKalb County Economic Incentive Program Outline

Tier	Taxable Investment Range	Job Creation Minimum	Water/Sewer Revenue Threshold	Incentives
I	\$10 million to \$15 million	20	\$100,000	Permit discounts of 50% on General Contractor Fees; Business occupation taxes capped at \$1,000 for one year; Up to \$100,000 in matching funds for water/sewer improvements costing no more than \$200,000
II	\$16 million to \$20 million	30	\$200,000	Permit discounts of 60% on General Contractor Fees; Business occupation taxes capped at \$1,000 for two years; Up to \$200,000 in matching funds for water/sewer improvements costing no more than \$400,000
III	\$21 million to \$30 million	40	\$300,000	Permit discounts of 70% on General Contractor Fees; Business occupation taxes capped at \$1,000 for three years; Up to \$300,000 in matching funds for water/sewer improvements costing no more than \$600,000
IV	\$31 million to \$50 million	60	\$400,000	Permit discounts of 80% on General Contractor Fees; Business occupation taxes capped at \$1,000 for four years; Up to \$400,000 in matching funds for water/sewer improvements costing no more than \$800,000
V	\$51 million to \$75 million	100	\$500,000	Permit discounts of 100% on General Contractor Fees; Business occupation taxes capped at \$1,000 for five years; Up to \$500,000 in matching funds for water/sewer improvements costing no more than \$1 million
VI	\$76 million and above	100	\$750,000	Permit discounts of 100% on General Contractor Fees; Business occupation taxes capped at \$1,000 for five years; Up to \$750,000 in matching funds for water/sewer improvements costing no more than \$1. million

Source: DeKalb County Board of Commissioners; BAE 2019.

Applicants obtaining one or more sustainable building certification receive a 15 percent credit toward the required investment to obtain all incentives. In addition, projects where sewer usage is 30 percent or less of water usage will receive 50 percent discount in sewage rates for five years.

Projects investing at least \$10 million may request an expedited permit process. If agreed to, DeKalb County will agree to do a ten-day review for all land development and building permits and will designate a single point of contact for the developer within county government.

Any company receiving incentives must cooperate with DeKalb County Workforce Development Agency to advertise the jobs created during the development process. These companies are also required to take advantage of agency services as appropriate. These services include job candidate recruitment and screening, occupational skills and work-based training, skills assessments for new and existing employees, and layoff aversion solutions.

Property Tax Abatements. Through the Decide DeKalb Development Authority (DDDA), the county offers tax abatements on property developed or acquired in the course of new investments. The level of tax abatement is decided based on the project's direct economic impact on DeKalb County. Incentives may be applied across 10, 15, or 20 years.

Bond Financing. Like the Development Authority of Fulton County, DDDA serves as a conduit issuer for companies and institutions seeking taxable or tax-exempt bond financing.

Freeport Exemptions. Like the city of South Fulton, DeKalb County has enacted a 100 percent exemption from local inventory taxes for all goods in the process of being manufactured or produced; inventory of finished goods manufactured or produced in Georgia and held by the manufacturer or producer for up to a year; inventory of finished goods on January 1 that are stored in a warehouse, dock, or wharf and are destined for shipment outside Georgia within the year; and inventory held in a fulfillment center.

Down Payment Assistance. Through the WE DeKalb program, DDDA offers down payment grants of up to five percent to applicants seeking to purchase or refinance a home in the county. Buyers using the Freddie Mac HFA Advantage loan are eligible for an additional \$2,500 in grant funding.

The WE DeKalb program was specifically designed to assist employers in DeKalb County in their efforts to attract and retaining talent and is targeted at potential homebuyers whose incomes exceed levels needed to qualify for affordable housing subsidies. The maximum qualifying income of a two-person household is currently \$81,900; for a household of three or more people it is \$95,600.

Coweta County, GA

Coweta County conducts economic development activities primarily through the Coweta County Development Authority, which is staffed by a president and a director of existing industries and workforce development. Members of the authority's seven-person board, which consists of local business and community leaders, also fulfill administrative functions. Following is a list of incentives and resources available to businesses in Coweta County.

Bond Financing. As in Fulton County, the Coweta County Development Authority serves as conduit for taxable and tax-exempt Industrial Revenue Bond issuance. These serve as a

source of low-cost financing for economic development projects and may be used for the purchase or development of land, buildings, machinery, and equipment.

Property Tax Reduction. Communities may choose to offer property tax reductions for economic development projects on a discretionary basis. The length of time that these reductions are offered typically depends on such factors as the number of jobs a business will create in a particular community.

Freeport Exemptions. Like the city of South Fulton, Coweta County has enacted a 100 percent exemption from local inventory taxes for all goods in the process of being manufactured or produced; inventory of finished goods manufactured or produced in Georgia and held by the manufacturer or producer for up to a year; inventory of finished goods on January 1 that are stored in a warehouse, dock, or wharf and are destined for shipment outside Georgia within the year; and inventory held in a fulfillment center.

Expedited Local Permitting. Municipalities in Coweta County are “committed to expediting local permitting” for incoming companies, according to the Coweta County Development Authority, though the extent to which permits are expedited varies by locality. Cities may schedule pre-submittal meetings to help companies navigate permitting processes and may provide qualified projects a single point of contact within local government to address questions and concerns as the project progresses.

Coweta Job Creation Grant Program. Overseen by the Coweta County Development Authority, the Coweta Job Creation Grant Program awards funds on a discretionary basis to “key” projects in the county. Award decisions are made in reference to the number of jobs a project creates, and at what wage rate. Grants made through this program may be used to reduce construction costs.

Central Educational Center (CEC). Companies located in Coweta County have the opportunity to work with the Central Education Center, a career-focused charter school formed through a partnership of industry representatives, the Coweta County School System, and West Georgia Technical College. The school’s curriculum is designed to meet the current and projected needs of business in the county, with the aim of developing a workforce suited to those needs.

Summary of Key Findings – Existing Conditions

Demographic and Economic Conditions and Trends

- The city of South Fulton has approximately 100,176 residents and 36,171 households, experiencing relatively high population and household growth rates in recent years. From 2010 to 2019, the city's population grew faster than Fulton County and the Atlanta metro area. The City of South Fulton's household growth rate during this period was also higher than the surrounding geographies
- While nonfamily households grew at a faster rate than family households in Fulton County and the metro Atlanta area, the rate of growth for both family households and nonfamily households was almost the same in the city of South Fulton. Additionally, family households comprise 69.3 percent of all households in the city of South Fulton, which is higher than in the Atlanta Metro Area and much higher than in Fulton County
- The large proportion of family households in the city of South Fulton translates into a relatively large average household size. The average household size in the city of South Fulton is 2.76, as compared to 2.35 in Fulton County and 2.69 in the Atlanta Metro Area
- The city of South Fulton has a greater share of residents under 18 than Fulton County and the Atlanta Metro Area as well as a slightly greater share of residents aged 35 to 44. This corresponds to the relatively large share of family households in South Fulton
- From 2010 to 2019, the city of South Fulton experienced population growth across all age groups. The city's fastest-growing age cohort is comprised of residents aged 65 or older. Other age groups that experienced relatively high growth during this period are 18 to 24, 45 to 54, and 55 to 64
- The population of the city of South Fulton is predominantly comprised of black/African American residents (89.5 percent). Approximately 5.1 percent of residents identify as white, while 2.5 percent identify as Hispanic/Latino. From 2010 to 2018, the number of black/African American residents in the city of South Fulton increased by 19.3 percent, the number of white residents increased by 9.3 percent, and the number of Hispanic/Latino residents increased by 7.1 percent
- The city of South Fulton has a larger percentage of households in middle income categories than both Fulton County and the Atlanta metro area, which have greater number of households in very low- and very high-income categories. The city of South Fulton has a smaller proportion of households that earn more than \$150,000 annually as compared to the surrounding geographies. However, Fulton County has a larger percentage of households earning less than \$15,000 annually than the city of South

Fulton or the Atlanta metro area. The median household income in the city of South Fulton is \$59,540, compared to \$66,925 in Fulton County and \$66,656 in the Atlanta Metro Area

- Approximately 12.2 percent of households in the city of South Fulton are below the poverty line (3,850 households). The city of South Fulton's poverty rate is slightly lower than that of Fulton County and the Atlanta metro Area
- A larger portion of city of South Fulton homeowner households are cost-burdened than Fulton County or the Atlanta metro area. The city of South Fulton renter households are also disproportionately cost-burdened as compared to the surrounding geographies.
- More than 92 percent of city of South Fulton residents aged 25 or older have at least a high school diploma. This is comparable to the high school diploma attainment rate in Fulton County and slightly higher than that of the Atlanta metro area. Approximately 35 percent of city of South Fulton residents aged 25 or older hold a bachelor's degree or higher; this is significantly lower than in Fulton County (52.0 percent) and just slightly lower than in the metro area
- As of 2018, the unemployment rate in the city of South Fulton was 5.2 percent. In the county, metro area, and U.S., the 2018 unemployment rates were between 3.8 and 4.0 percent. While slightly higher than the county, metro area and nationally, the city of South Fulton experienced the steepest decline in unemployment, falling from 10.4 percent in 2013
- As compared to the county and metro area, the city of South Fulton has larger proportions of residents employed in transportation and warehousing, healthcare and social assistance, and accommodation and food service, but notably smaller proportions of residents employed in professional, scientific, and technical services
- In the city of South Fulton during the 2013 – 2017 time period, the administrative support, waste management and remediation sector gained the most jobs (624). Other industries that gained relatively large numbers of jobs include health care and social assistance, manufacturing, and retail trade
- The largest private employers in the city of South Fulton include Bank of America, several retail businesses (Walmart Supercenter, Kroger, and Home Depot), a wholesale trade business (United Natural Foods), a professional services firm (Miller Zell) and the World Changers Church International. Additionally, there are a variety of relatively large public sector organizations; most of these are schools (categorized by

the Bureau of Labor Statistics as educational service providers).

- Approximately half of city of South Fulton residents work in Fulton County. However, only 3.0 percent of city of South Fulton residents work in the city itself, while 30.6 percent work in the city of Atlanta. Other counties to which significant proportions of city of South Fulton residents commute include DeKalb County, Cobb County, and Clayton County
- Approximately 26.9 percent of city of South Fulton workers commute from locations within Fulton County. Approximately 7.9 percent of city of South Fulton workers also live in the city of South Fulton, while 9.8 percent live in Atlanta. Other counties from which significant proportions of city of South Fulton workers commute include Clayton County (11.0 percent), Cobb County (8.7 percent), and DeKalb County (8.5 percent)
- The majority of employed city of South Fulton residents spend between 15 and 44 minutes commuting to work. The vast majority of employed city of South Fulton residents drive to work, although 5.4 percent use public transportation

Projections

- From 2018 to 2040, the population of city of South Fulton is expected to grow from 100,176 to 124,114, representing an increase of 23.9 percent. The number of households is expected to grow from 36,171 to 46,195, representing an increase of 27.7 percent.
- These expected growth rates are comparable to – but slightly lower than – projected rates of population and household growth in Fulton County. By contrast, the Atlanta Region⁵ is expected to grow at significantly faster rates. From 2018 to 2040, the region’s population is expected to increase by 37.6 percent and the number of households are expected to increase by 40.8 percent

Real Estate Market Conditions and Trends

General Housing Stock Characteristics

- Approximately two-thirds of housing units in the city of South Fulton are owner-occupied while 26.3 percent are renter-occupied. By contrast, the county and metro

⁵ Atlanta Regional Commission (ARC) projection data is not available for the 29-county area defined as the Atlanta Metro Area in this report. The above data reflects projected growth for the Atlanta Region, defined as the 20 counties for which ARC produces forecasts. Exhibit A-2 in the Appendix contains a list of these 20 counties.

area have larger proportions of renter-occupied housing units, although they also have much higher rate of vacant housing units

- From 2010 to 2018 the number of owner-occupied and renter-occupied units increased while vacant units decreased in all three geographies. However, in the city of South Fulton, the growth rate of owner-occupied units was markedly higher than in the county and metro area. The percent decline in vacant units was also significantly more pronounced in the city of South Fulton during this time period than in the county and metro area.
- In the city of South Fulton, more than three quarters of housing units are single family homes. Indeed, Fulton County has a larger proportion of units in multifamily units than the city of South Fulton, due to the urbanized environment of large portions of the county. However, the breakdown of housing units in the Atlanta Metro Area is more comparable to that of South Fulton.
- In the city of South Fulton, more than half of housing units were constructed in 2000 or later. By contrast, only 26.7 percent of units in Fulton County and 28.5 percent of housing units in the Atlanta Metro Area were constructed in 2000 or later. All three geographies experienced a relatively large amount of new residential development between 2000 and 2009, particularly the city of South Fulton.

Multifamily Rental Market

- According to CoStar, there are 3,986 market-rate multifamily units in the city of South Fulton. In the city of South Fulton, nearly three quarters of market-rate multifamily rental units have two or more bedrooms, which is a much higher rate than in Fulton County and the metro area. This is likely driven by the relatively large share of family households in the city of South Fulton.
- While rents have consistently been lower in the city of South Fulton than the surrounding geographies since 2010, the price gap has widened over the 2010 – Q1 2019 time period. As of the first quarter of 2019, the average rent for a two-bedroom unit in the city of South Fulton was \$1,019, as compared to \$1,502 in Fulton County and \$1,286 in the Atlanta Metro Area.
- From 2010 to 2018, South Fulton experienced no market-rate multifamily unit development. By contrast, Fulton County, and the Atlanta Metro Area experienced significant rates of multifamily development every year from 2013 to 2018.

- Since 2010, multifamily vacancy rates in the city of South Fulton have consistently been higher than in the county and metro area. During the 2010 – Q1 2019 time period, the average annual multifamily vacancy rate in the city of South Fulton has ranged from a low of 12.2 percent (in 2013) to a high of 21.0 percent (in 2017). As of the first quarter of 2019, the average multifamily rental vacancy rate in the city of South Fulton was 15.3 percent, as compared to 11.3 percent in Fulton County and 8.4 percent in the Atlanta Metro Area.

For-Sale Housing Market

- In the city of South Fulton, more than 88 percent of homes sold between April 2018 to March 2019 were single family homes, while 10.4 percent were townhomes and 1.2 percent were condominiums. This is similar to the Atlanta Metro Area
- Over half of single family homes sold in the city of South Fulton during the April 2018 – March 2019 period had four or more bedrooms, which was a much higher rate than in Fulton County and the Atlanta metro area. On the other hand, a small percentage of homes sold in the city of South Fulton had two or fewer bedrooms, compared to much higher rates in the other geographies
- The median sale price of a single family home in the city of South Fulton was \$186,450 during the April 2018 – March 2019 period, as compared to \$279,000 in Fulton County and \$223,000 in the Atlanta Metro Area
- The price gap between homes in the city of South Fulton and homes in the surrounding geographies is more pronounced for townhomes and condominiums than for single family homes. The median sale price of a condominium in the city of South Fulton during was only \$33,450; however, it should be noted that only 12 condominiums sold in the city of South Fulton during this time period, and nine of those units were located in the Camelot Condominium residential community located off of Old National Highway east of I-85
- The city of South Fulton, Fulton County, and the Atlanta Metro Area began experiencing consistent post-recession median home price increases in 2013, which have continued each year since. In the city of South Fulton, annual increases in the median home sale price were relatively steep from 2013 to 2016 (more than 10 percent annually each year); in 2017 and 2018 annual median home sale price increases were more modest (3.1 percent and 6.4 percent, respectively)
- In the city of South Fulton, homes that sold for relatively high prices from April 2018 – March 2019 (between \$205,000 and \$259,999 and more than \$260,000) were generally located in the northwest portion of the City, west of I-85. Meanwhile, homes

that sold for less than \$135,000 and homes that sold for between \$135,000 and \$169,000 were generally located in the southeast portion of the city, east of I-85

Retail Market

- According to CoStar, there are approximately 2.6 million square feet of retail space in the city of South Fulton. From 2010 to 2016, retail rents in the city of South Fulton were relatively stable; however, between 2016 and 2017, the average annual retail rent declined by 31 percent, falling from \$13.56 to \$9.36. In the first quarter of 2019, the average annual retail rent per square foot was lower in the city of South Fulton than in Fulton County and in the Atlanta Metro Area
- In 2012, the city of South Fulton experienced a significant amount of retail development in (100,853 square feet, the equivalent of 3.9 percent of the city's total retail inventory that year). Relatively modest amounts of retail development (between 4,000 and 15,000 square feet) also occurred in 2010, 2015, 2016, and 2017
- From 2010 to 2014, retail vacancy rates in the city South Fulton were lower than those in the surrounding geographies. However, since 2015, retail vacancy rates have been similar in all three geographies
- From 2010 to 2018, annual retail absorption rates in the city of South Fulton were mostly positive. However, in 2013, 2015, and 2018, retail net absorption fell slightly below zero. By contrast, annual net absorption rates in the surrounding geographies were consistently above zero every year from 2011 through 2018. In 2018, the annual net absorption rate was negative 0.9 in the city of South Fulton, as compared to 0.6 percent in Fulton County and 0.8 percent in the Atlanta Metro Area

Office Market

- The asking rent in in the first quarter of 2019 in the city of South Fulton was \$14.64, which is less than in Fulton County (\$27.72) and the Atlanta Metro Area (\$24.12)
- From 2010 to 2014, office rents in the city of South Fulton were relatively stable. From 2014 to 2015, the average office rent increased by 6.3 percent; over the following three years, the average office rent decreased by 21.2 percent. By contrast, average office rents in the county and metro area have consistently increased since 2011
- The city of South Fulton experienced significant spikes in office development in 2010, as well as 2014. The city of South Fulton also experienced modest amounts of new office development in 2011 and 2013. From 2015 to 2018, the city of South Fulton

did not experience any new office development

- Office vacancy rates in the city of South Fulton are significantly lower than in the surrounding geographies, although this also reflects the limited supply of office space in the city

Industrial Market

- Industrial/flex rents in the city of South Fulton fluctuated during the 2010 – 2018 period, first decreasing by 40.7 percent from 2010 to 2012, and then increasing by 93.8 percent from 2013 to 2016. As of the first quarter of 2019, the average annual industrial/flex rent in South Fulton was \$3.60, as compared to \$5.04 in Fulton County and \$4.80 in the Atlanta Metro Area
- All three geographies experienced relatively significant amounts of industrial/flex development from 2015 to 2018, particularly in the city of South Fulton. From 2015 through the first quarter of 2019, the city of South Fulton added approximately 1.4 million square feet of industrial/flex space. This includes the Graham Logistics Center, the Airport-West Distribution Center, Lakeview Business Park, and the Flat Shoals Distribution Center
- From 2010 to 2016, industrial/flex vacancy rates followed a relatively consistent downward trend in all three geographies. The city of South Fulton experienced a spike in vacancy in 2017, and again in 2019, likely due to the sharp increase in available industrial/flex space in recent years. In the first quarter of 2019, the city of South Fulton's industrial/flex vacancy rate was 10.0 percent, as compared to 5.5 percent in both the county and the metro area

Education

- High schools located in the city of South Fulton performed at or below Fulton County high schools on Career and College Readiness Index (CCRI) Single Scores. Two out of five middle schools in the city of South Fulton performed above median scores for Fulton County middle schools, while seven out of the thirteen elementary schools in South Fulton are at or above the Fulton County median
- Fulton County schools have robust career and technical education opportunities, including special 'pathways' for subjects including architecture and construction, technology and communications, agriculture and business administration.

Transportation

- Two agencies provide public transportation service to the city of South Fulton (MARTA and SRTA) including both bus and light rail service. While there is access to public transportation in the east and north in the city of South Fulton, the central-west and southwest portions of the city lack convenient access to these services

Workforce Development

- City of South Fulton residents have access to several Atlanta-region workforce development opportunities, including state and federal programs. The city of South Fulton itself plans to provide a Small Business Resource Center & Incubator early in 2020 that equips small and emerging businesses with resources that cover all aspects of starting and operating a business

Notable Planned Developments

- The Vesta Red Oak Apartments project is a planned workforce housing development of 220 apartments that will have rents aimed at those earning between 60 and 80 percent of area median income (AMI). The developer, Middleburg Communities, has extensive experience developing and operating high quality, energy efficient workforce housing
- Halpern's Steak and Seafood Company is planning a \$27 million investment in the city of South Fulton that will add a new 47,000 square foot building to the company's current manufacturing and distribution center in the city. The expansion will support 46 new jobs and is estimated to have an economic impact of \$119 million on the city of South Fulton and Fulton County.
- Other notable planned developments include a new 67,000 square foot Publix at Sandtown Crossing, a Senior Community, and the Atlanta regions Jobs Corps Training Center

Economic Opportunity Focus Areas

- Nine focus areas within the city of South Fulton have been identified for development, redevelopment and/or revitalization, and are dispersed throughout the city. Each focus area is associated with projects that are either ongoing or planned for in the near to long-term future.
- Planned developments include a new Publix, the revitalization of a historic district, the development of a riverfront district, commercial and mixed-use projects with new retail and restaurants, and a new Town Center. Planned developments will create new

housing and recreation opportunities throughout the city as well as an increase in public spaces.

Competitive Assessment

- The city of South Fulton’s leadership and steering committee has identified six jurisdictions in the Atlanta Metro Area as “peer localities”: Douglasville, College Park, Union City, Sandy Springs, Stonecrest, and Coweta County.
- All of these localities gained jobs between 2013 and 2017, with employment growing at rates that mostly ranged from 4.7 percent to 17.2 percent. The city of South Fulton experienced 14.4 percent growth in jobs over the same period. The exception to this trend is Union City, which increased jobs by 51.9 percent between 2013 and 2017. This large percentage gain is due to a low base number of employees in 2013 and the addition of several new large warehouse/distribution facilities added in recent years in Union City.
- In Sandy Springs, the health care and social assistance industry accounts for over 20 percent and was also one of the two fastest growing job sectors in the City, with the finance and insurance adding 2,719 (20.9%) more jobs. Coweta County’s industry mix is similarly diverse: no one sector accounts for more than 15 percent of jobs. Wholesale Trade is the top job-creating sector in Douglasville (adding 941 jobs) and in Union City, which added 2,002 new jobs in this sector, representing a 275 percent growth. In College Park, the management of companies and enterprises added 1,530 new jobs. In the city of South Fulton, administration & support, waste management and remediation, health care and social assistance and manufacturing added a similar number of jobs (over 1,300 each), with administration & support, waste management and remediation showing the fastest rate of growth at 74.2 percent.
- The city of South Fulton’s peer localities enjoy a range of economic development support. In some places, such as Union City, state-level programs (notably the Georgia State Opportunity Zone tax credit program) account for the majority of economic incentives available to businesses; others, such as College Park and Sandy Springs, offer more robust incentive programs through local economic development departments or authorities. Most municipalities offer some form of site selection assistance, though the range and type of that assistance varies. The availability of bond financing through a local or county development authority is also a point of commonality.

COMMUNITY INPUT

Community input regarding the strengths, weaknesses, opportunities, and threats is critical to understanding the existing economic conditions facing the city of South Fulton and served as a guide for developing economic development recommendations for the city. Community input was obtained from residents and businesses. A resident survey yielded 664 responses.

Businesses responded to a survey or participated in an interview. Between the two methods, BAE collected 111 responses for business owners or representatives. Finally, resident and business input were also collected from three focus group sessions and three SWOT analysis sessions.

Resident Input

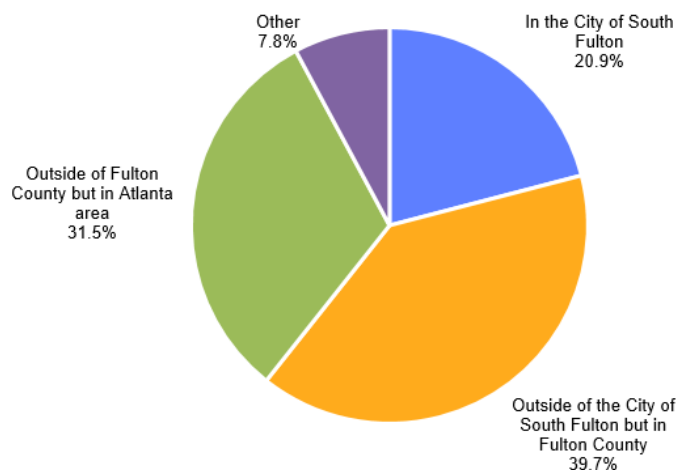
The resident survey was designed and developed with input from city of South Fulton staff and the Steering Committee. The resident survey was administered mid-July to mid-September 2019 and made available online through the city's website and at city-sponsored meetings throughout the period. (The resident survey can be found in the Appendix A-25.)

Resident Survey Results

The resident survey received a total of 664 individual responses. The key demographic data of the residential respondents is as follows:

- 72 percent of the residential respondents work outside the city of South Fulton (See Figure 62).
- 69 percent of the respondents are 45 and older with almost 23 percent 65 or older (See Figure 63)
- 67 percent of the respondents have college degrees and/or post-secondary or professional degrees. (See Figure 64)
- 65 percent of the respondents have annual incomes greater than \$75,000. (See Figure 65)
- 55 percent of the respondents have lived in the city of South Fulton boundaries for more than 10 years, and another 6 percent are lifelong residents. (See Figure 66)

Figure 62: Resident Survey Respondent Workplace



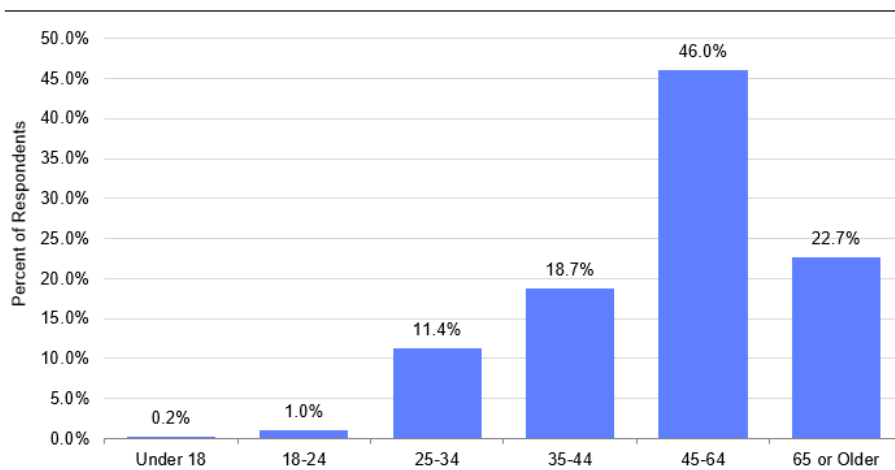
Notes:

Respondents who answered the question = 511

Respondents who skipped the question or for whom it was not applicable = 153

Source: BAE, 2019.

Figure 63: Resident Survey Respondent Age



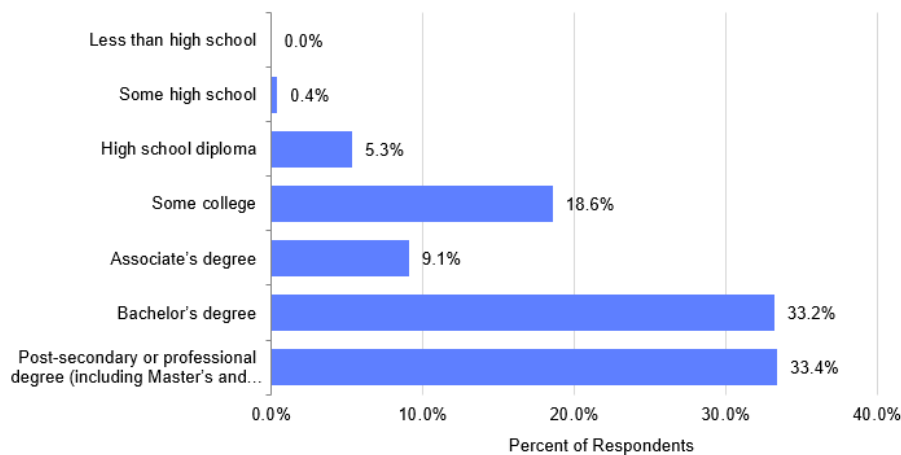
Notes:

Survey takers who answered the question = 502

Survey takers who skipped the question = 162

Source: BAE, 2019.

Figure 64: Resident Survey Respondent Educational Level



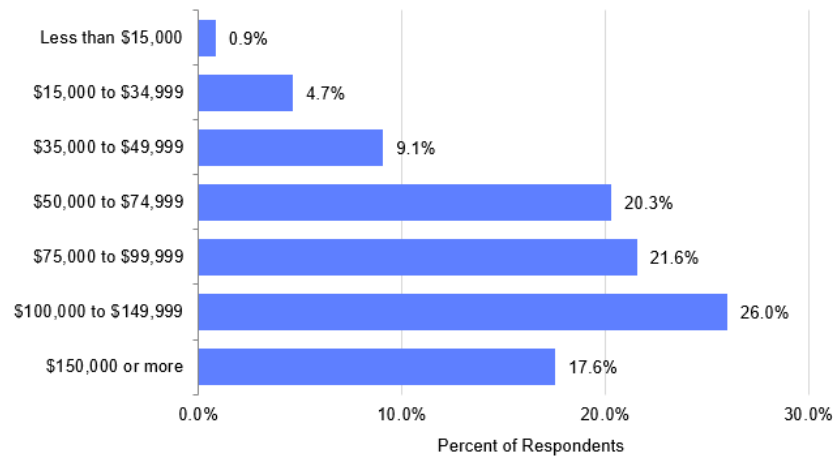
Notes:

Survey takers who answered the question = 506

Survey takers who skipped the question = 158

Source: BAE, 2019.

Figure 65: Resident Survey Respondent Annual Income Level



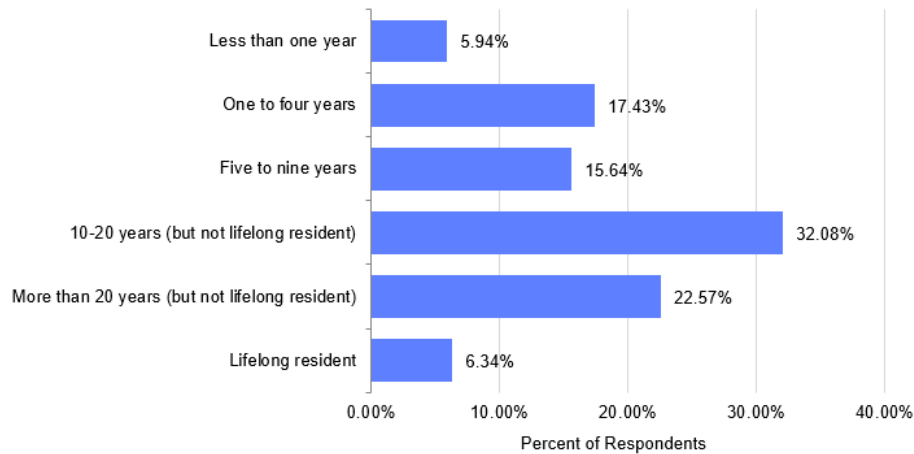
Notes:

Survey takers who answered the question = 473

Survey takers who skipped the question = 191

Source: BAE, 2019.

Figure 66: Resident Survey Respondent Tenure in the City of South Fulton



Notes:

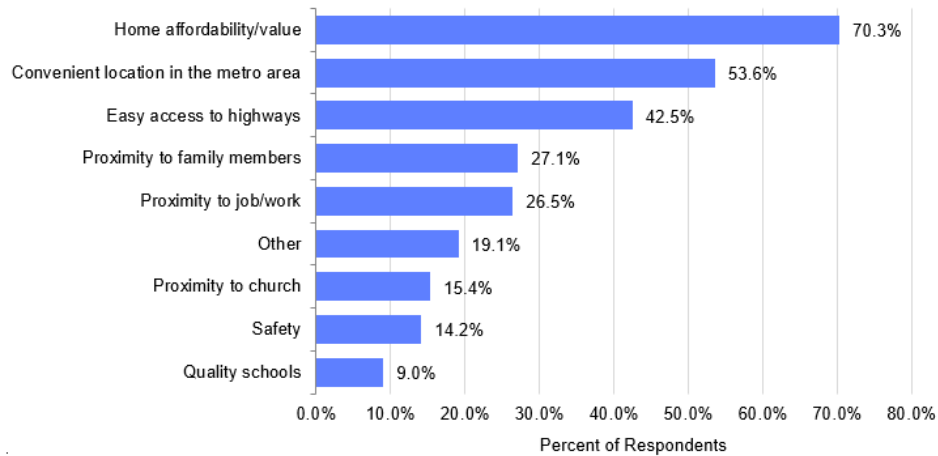
Survey takers who answered the question = 505

Survey takers who skipped the question = 159

Source: BAE, 2019.

As shown in Figure 67 the main reason resident respondents cited for living in the city of South Fulton is the affordability and value proposition of its housing.

Figure 67: Resident Survey Respondent Reasons for Living in the City of South Fulton



Notes:

Respondents were instructed to select all responses that apply to them.

Survey takers who answered the question = 586

Survey takers who skipped the question = 78

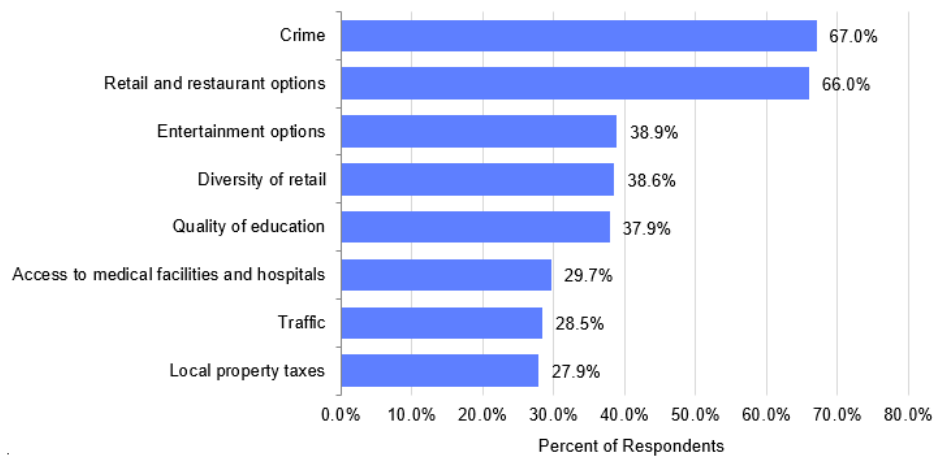
Source: BAE, 2019.

Their top responses for the city's assets among resident respondents are:

1. Location
2. Housing affordability
3. People/Community
4. Green space
5. Potential

As shown in Figure 68, for resident survey respondents crime or the perception of crime is perceived to be the most significant challenge for the city, followed very closely by lack of retail and restaurant options.

Figure 68: Resident Survey Respondent – City of South Fulton’s Significant Challenges



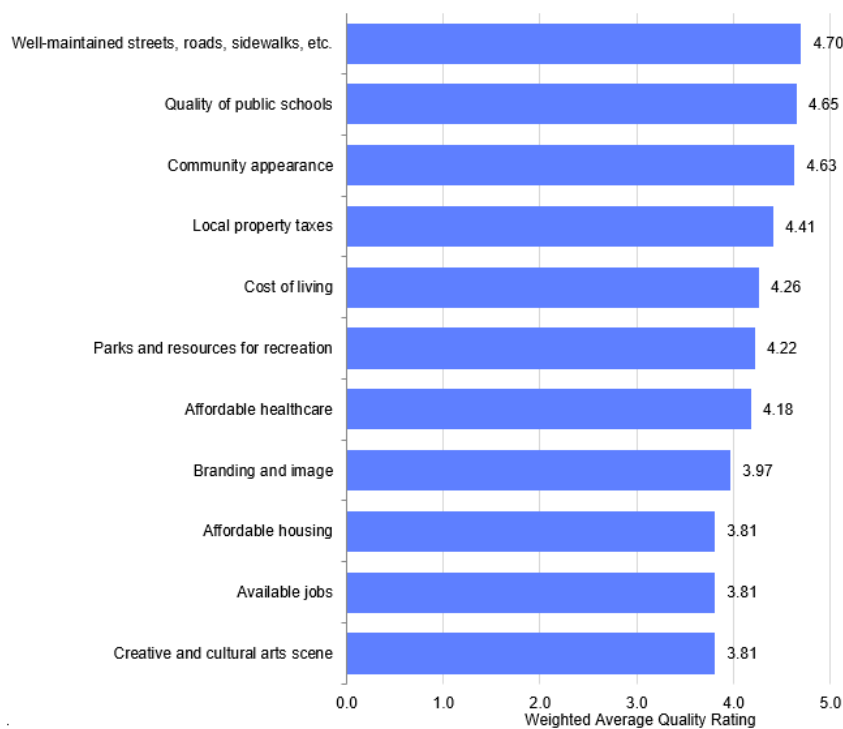
Notes:
Respondents were instructed to select up to three responses that apply to them.
Survey takers who answered the question = 573
Survey takers who skipped the question = 91

Source: BAE, 2019.

As shown in Figure 69, respondents believe that the following factors will contribute to vibrant community and economic growth for a city:

- Well maintained streets, roads, and sidewalks
- High quality public schools
- Good community appearance (overall)
- Lower taxes, cost of living
- Parks and recreation resources

Figure 69: Resident Survey Respondent - Factors Make for a Vibrant, Economically Strong City

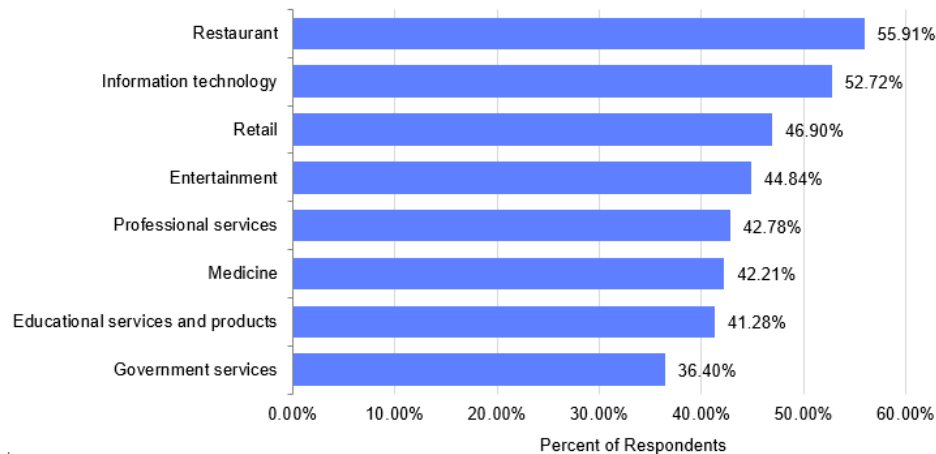


Notes:
 Respondents were asked to rate each factor from 1 ("Not Important") to 5 ("Extremely Important"). This figure shows the weighted average of respondents' numerical ratings for each factor.
 Survey takers who answered the question = 563
 Survey takers who skipped the question = 101

Source: BAE, 2019.

As shown in Figure 70, the most desired employers were Restaurant, Information Technology, and Retail. The choice of restaurant and retail here may be misleading as it is probably more reflective of a strong desire among respondents for more restaurants and retail within the city of South Fulton, than for the jobs associated with them. Many respondents also indicated that medicine and professional services jobs are highly desired.

Figure 70: Resident Survey Respondent - Desired Employers in the City of South Fulton

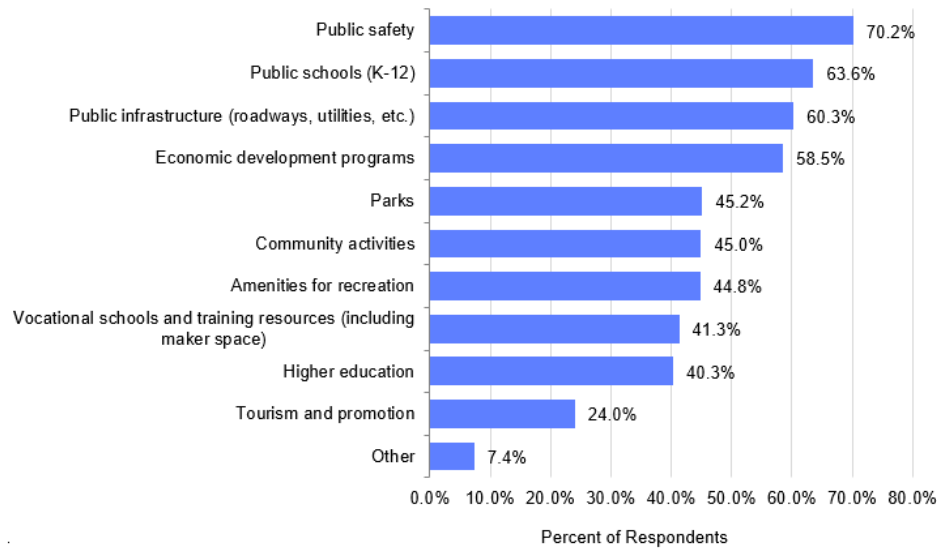


Notes:
 Respondents were instructed to select up to five responses that apply to them.
 Survey takers who answered the question = 533
 Survey takers who skipped the question = 131

Source: BAE, 2019.

In response to a question about what investments the city of South Fulton should be making, the largest number of resident survey respondents chose public safety (See Figure 71). Other areas with a large number of responses include public schools (which are managed by Fulton County), public infrastructure including roadways and utilities, and economic development programs.

Figure 71: Resident Survey Respondent - Suggested Investments for City

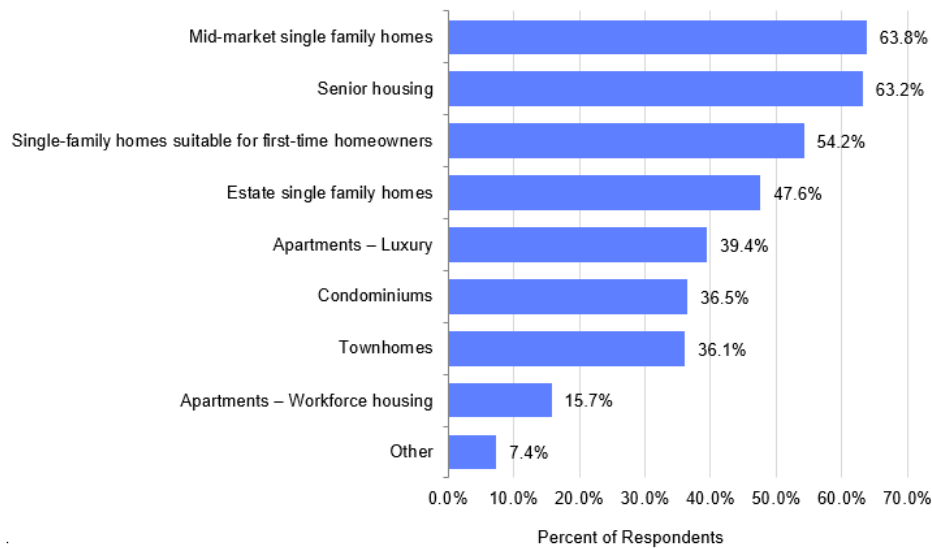


Notes:
 Respondents were instructed to select up to five responses that apply to them.
 Survey takers who answered the question = 516
 Survey takers who skipped the question = 148

Source: BAE, 2019.

As shown in Figure 72, when asked what types of housing is needed, mid-market single-family homes and senior housing top the list for housing needs in the city. The responses to these questions may be influenced by the age of the population sample that responded to the survey. Three of the four top responses are different types of single-family homes, which are more typically occupied by older residents. The other type of housing respondents strongly indicate is needed is senior housing.

Figure 72: Resident Survey Respondent - Housing Needs in City of the South Fulton



Notes:

Respondents were instructed to select all responses that apply to them.

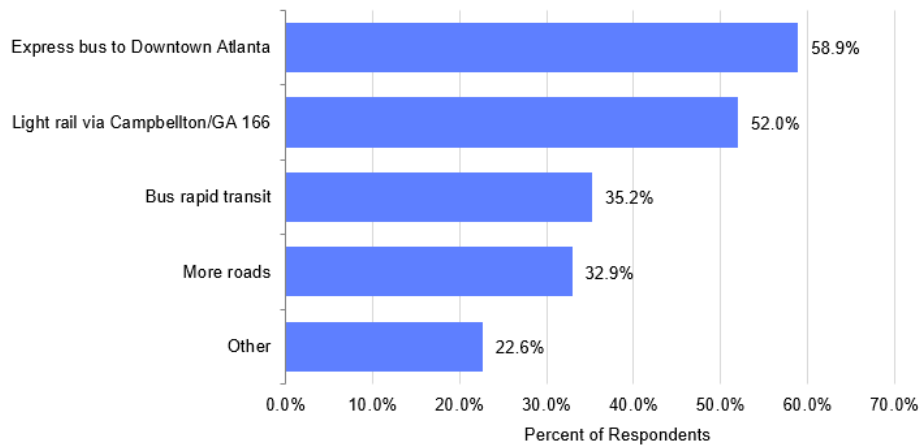
Survey takers who answered the question = 502

Survey takers who skipped the question = 162

Source: BAE, 2019.

The resident survey included a question about what types of transportation improvement are needed in the city of South Fulton. As shown in Figure 73, express bus service to downtown Atlanta from the city of South Fulton tops the list of desired transportation improvements, followed by light rail via Campbellton/GA 166.

Figure 73: Resident Survey Respondent - Transportation Improvement Needs



Notes:

Respondents were instructed to select all responses that apply to them.

Survey takers who answered the question = 477

Survey takers who skipped the question = 187

Source: BAE, 2019.

Business Input

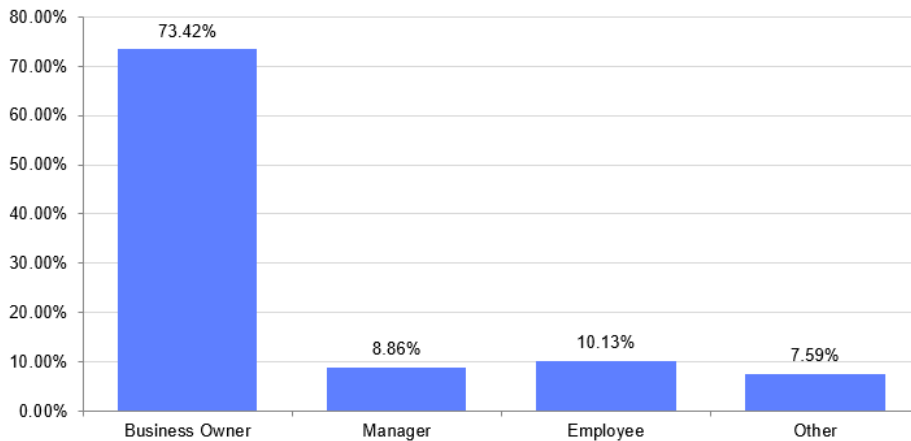
Business input for the economic development strategic plan was gathered through surveys (both a long and short version) as well as interviews with business owners and representatives. A total of 111 business owners or representatives provided input through one of these two methods. Input from these methods is summarized in the sections below.

Business Surveys

The two business surveys administered received a total of 90 responses. The combined responses to the surveys are summarized below.

As shown in Figure 74, more than 74 percent of the respondents are business owners. About 19 percent are either managers or employees of a city of South Fulton business.

Figure 74: Business Survey Respondents – Number by Role at Company

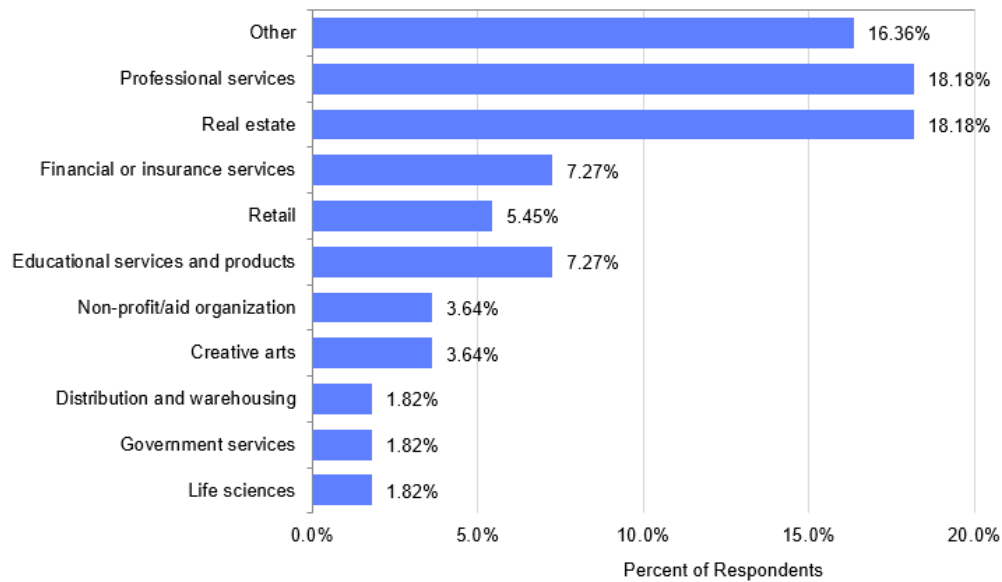


Note: Respondents were instructed to select all responses that apply to them.

Source: BAE, 2019.

As shown as Figure 76 the largest blocks of respondents to the business survey worked in professional services or real estate, more than 36 percent of total. Several respondents checked “other” and other could mean anything from tire recycling to landscape services and agriculture. None of the individual “other” industries totaled up to a meaningful number for survey analysis.

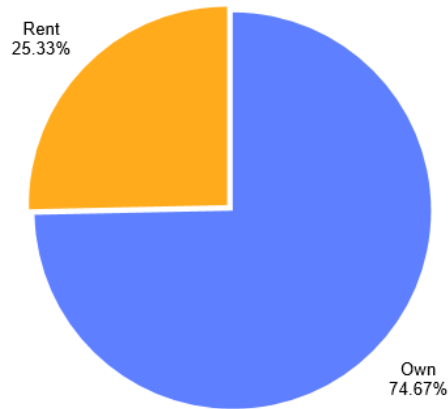
Figure 75: Business Survey Respondents' Primary Industries



Source: BAE, 2019.

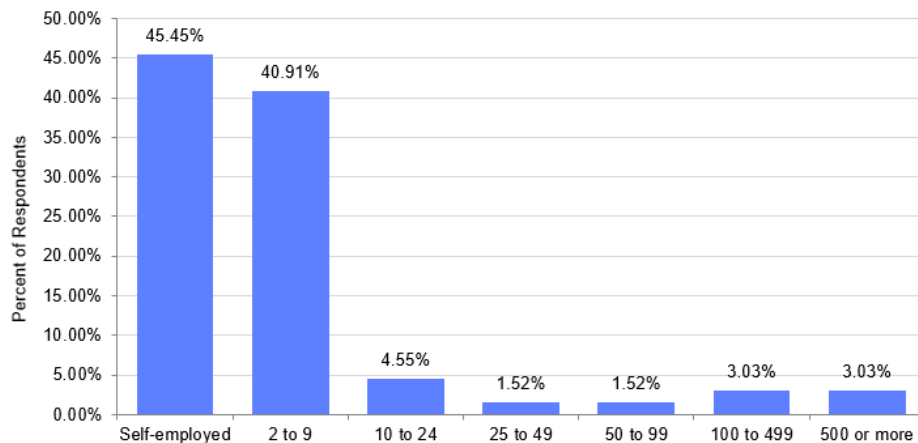
Most of the business survey respondents, nearly 75 percent, own the property where their business is located, as shown in Figure 76 below. This is not surprising given the large percentage of respondents that identify as self-employed, as shown in Figure 77. Of the businesses responding to the survey, most (more than 86 percent) have nine or fewer employees, as shown in Figure 77.

Figure 76: Business Survey Respondents – Rent or Own Business Location?



Source: BAE, 2019.

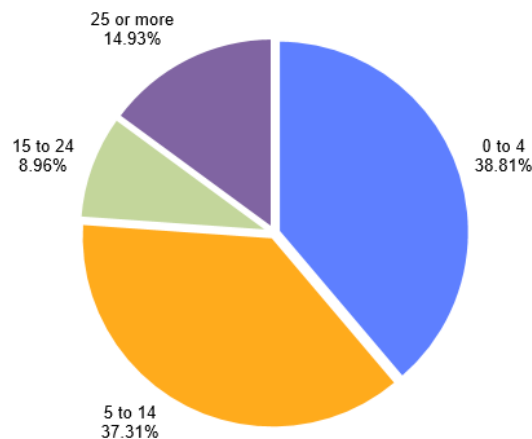
Figure 77: Business Survey Respondents - Number of Workers in the Business



Source: BAE, 2019.

Most of the business survey respondents represent businesses that have operated less than 15 years, as shown in Figure 78. The largest block of survey respondents, 38.8 percent, represented businesses with less than four years of tenure in the city of South Fulton. The next largest block of businesses responding to the survey have operated between five and 14 years.

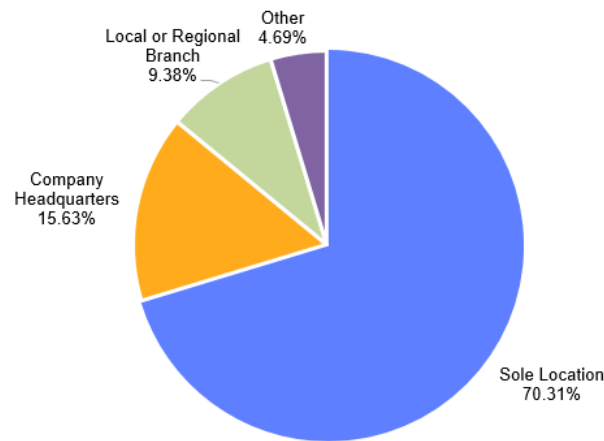
Figure 78: Business Survey Respondents - Number of Years Businesses Has Operated in the City of South Fulton



Source: BAE, 2019.

As shown in Figure 79, most of the business survey respondents represented businesses with just one location, in the city of South Fulton. Another 16 percent of responding businesses had more than one location but called their city of South Fulton location the company headquarters.

Figure 79: Business Survey Respondents - By Type of Operation in the City of South Fulton

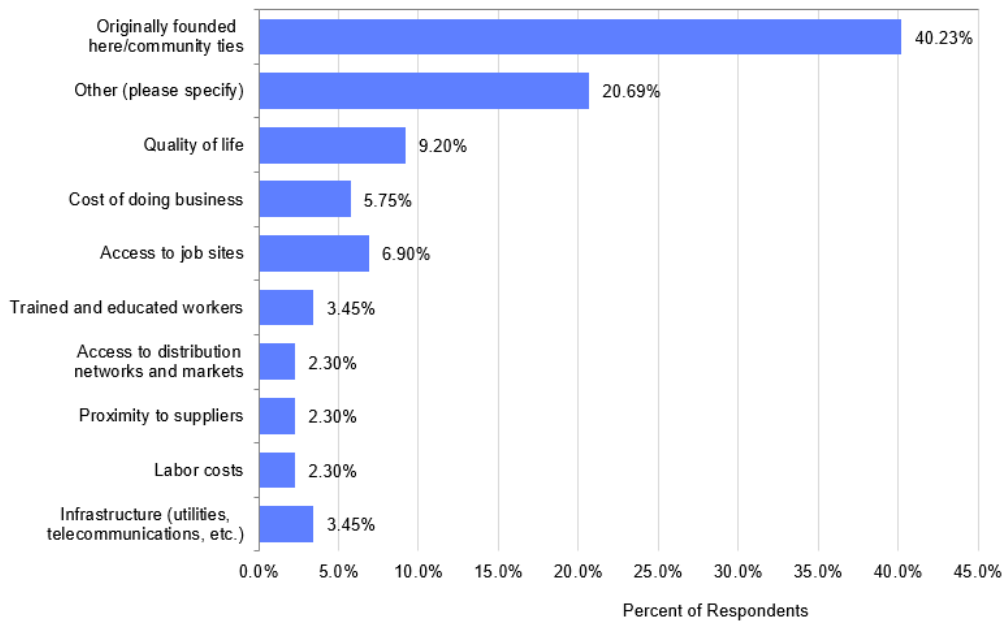


Source: BAE, 2019.

Sho

In reply to a question asking why the business respondents located their business in the city of South Fulton, many (40.2 percent) said that the business was originally founded in the city and/or they had community ties there, as shown in Figure 80. A significant percentage (more than nine percent) cited “quality of life” as the primary reason their businesses are located in the city of South Fulton.

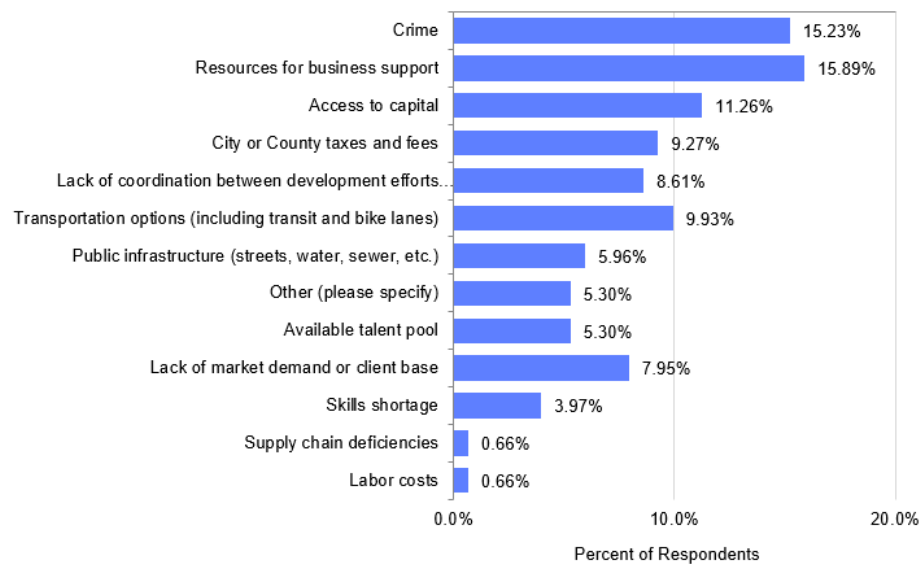
Figure 80: Business Survey Respondents – Why is Business Located in the City of South Fulton?



Note: Respondents were instructed to select all responses that apply to them.
Source: BAE, 2019.

As shown in Figure 81, the responding businesses consider the primary challenges city of South Fulton businesses face to be 1) resources for business support, 2) crime, and 3) access to capital. Other challenges indicated by a significant number of respondents include limited transportation options and city and county taxes and fees.

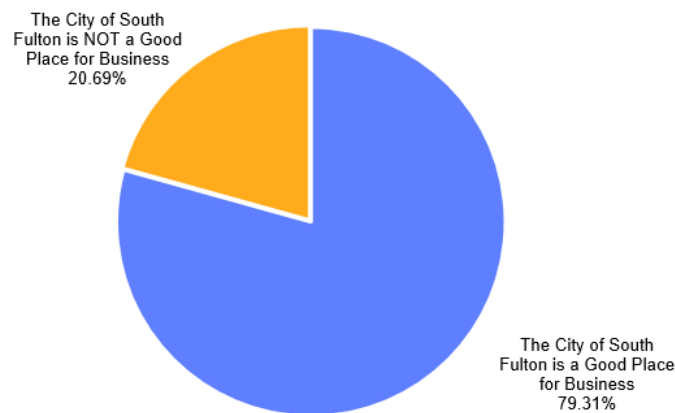
Figure 81: Business Survey Respondents - Primary Challenges Facing Businesses in the City of South Fulton



Note: Respondents were instructed to select all responses that apply to them.
Source: BAE, 2019.

Despite the challenges noted by business survey respondents, most, nearly 80 percent, indicated that the city of South Fulton is a “good place for business,” as shown in Figure 82

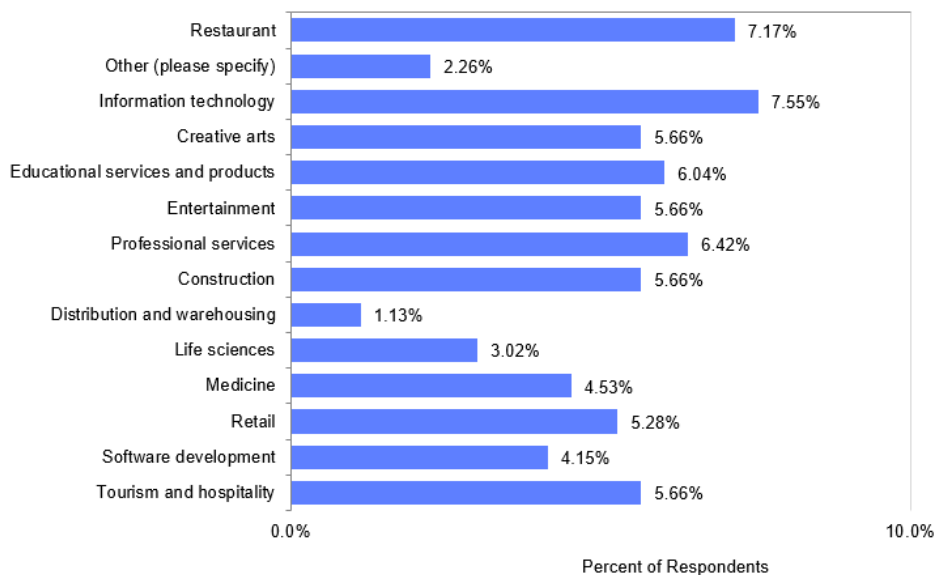
Figure 82: Business Survey Respondents – Is the City of South Fulton a Good Place for Business?



Source: BAE, 2019.

When asked what types of businesses the city of South Fulton should work to attract, business respondents picked a broad mix of business types, as shown in Figure 83 below. The types of businesses the business survey respondents picked most frequently included information technology, followed by restaurants, professional services, and educational services and products. The reason why restaurants is near the top of the list as most desired by the business respondents is similar to resident survey respondents—that many in the city of South Fulton community believe there are not enough quality restaurants in the city. The business respondents certainly know that wages in the restaurant industry are not usually family-supporting, but they so much want to see more restaurant options, it affects the response to this question, as it does in the resident survey.

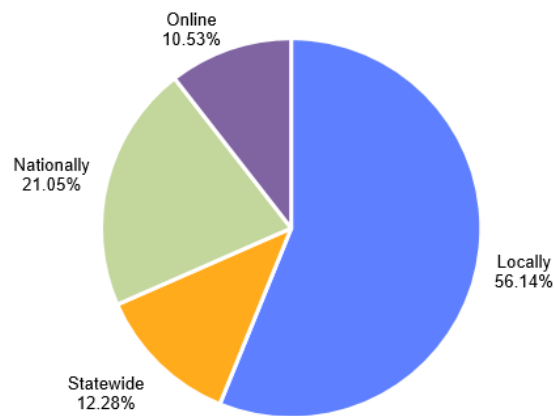
Figure 83: Business Survey Respondents – Business Types the City of South Fulton Should Try to Attract



Note: Respondents were instructed to select all responses that apply to them.
Source: BAE, 2019.

As shown in Figure 84, when asked where most of the responding businesses' business activity occurs, the majority of respondents, more than 56 percent, indicated that most of their business activity occurs locally as opposed to statewide, nationally or online.

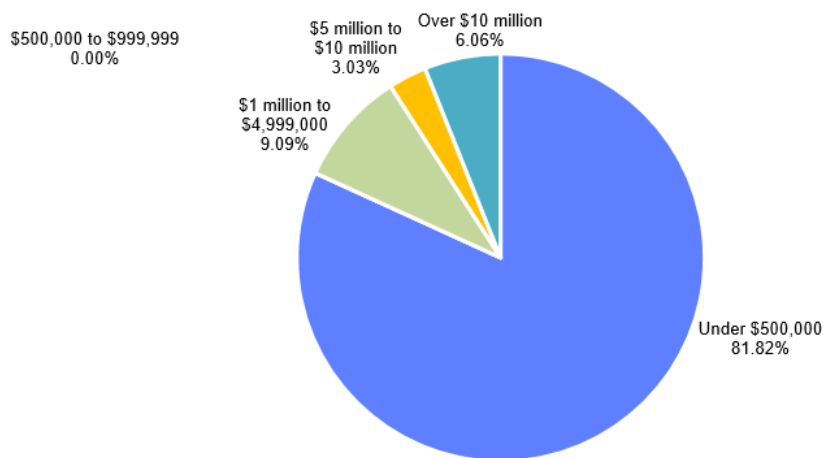
Figure 84: Business Survey Respondents - Where Does Most of Business Activity Occur?



Source: BAE, 2019.

Annual net revenues for most the business survey respondents (nearly 82 percent) are less than \$500,000, as shown below in Figure 85. Another nine percent indicate that their annual net revenues are between 1 million and \$5 million, with none reporting revenues between \$500,000 and \$999,999.

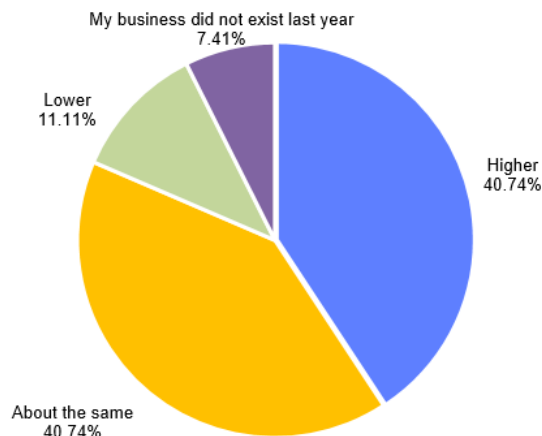
Figure 85: Business Survey Respondents - Approximate Annual Net Revenues



Source: BAE, 2019.

Most of the businesses surveyed have revenues either about the same or higher than their revenues in the past year. As shown in Figure 86, more than 80 percent of business respondents checked either higher revenues than last year or about the same. This is consistent with a generally healthy economy in the Atlanta region and the country as a whole. Just 11 percent indicated that their revenues are lower than they were in the past year.

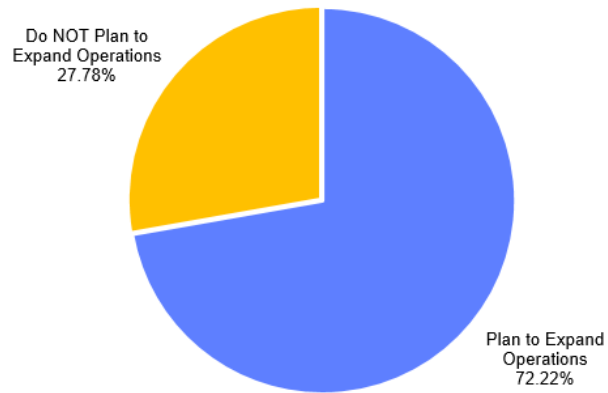
Figure 86: Business Survey Respondents - Revenues This Year Versus Same Time Last Year



Source: BAE, 2019.

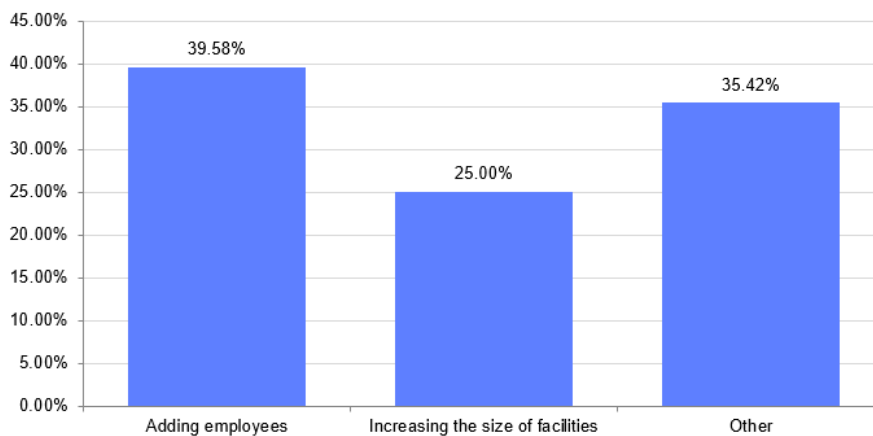
Strong or stable business revenues often result in business expansion and that appears to be a likely direction for the business survey respondents. As shown in Figure 87 more than 72 percent of the businesses participating in the survey indicate they plan to expand within the next two years. The business respondents that say they will likely expand indicate that expansion will take place by adding more employees, as shown in Figure 88.

Figure 87: Business Survey Respondents - Business Expansion Plans for the Next Two Years



Source: BAE, 2019.

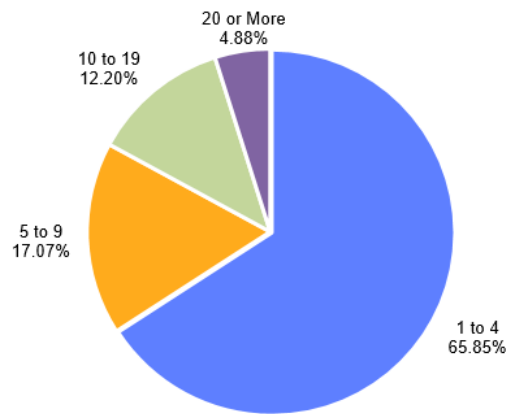
Figure 88: Business Survey Respondents - Business Expansion Plans



Source: BAE, 2019.

Of the businesses that plan to add employees the numbers are fairly modest. Most of the businesses (about 65 percent) would add one to four employees, as shown in Figure 89. Just over 17 percent say they would add five to nine employees.

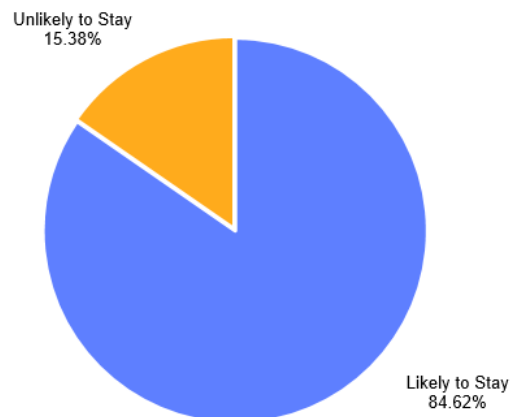
Figure 89: Business Survey Respondents - Number of Employees Respondents Anticipate Adding to Their Businesses



Source: BAE, 2019.

Finally, businesses were asked how likely they are to stay in the city of South Fulton for the next five years. As shown in Figure 90 below, the vast majority of respondents, about 85 percent, indicate they plan to stay where they are, which demonstrates general satisfaction with operating their businesses in the city of South Fulton.

Figure 90: Business Respondents - Likelihood of Staying in the City of South Fulton for the Next Five Years



Source: BAE, 2019.

Business Interviews

As part of the economic development strategic plan process in the time frame of May through November, 27 business owners or representative were interviewed either in-person or by telephone. A summary of some of the key findings from those interviews is provided below.

- Business representatives interviewed most frequently identified the following as top assets or strengths for the city of South Fulton for business:
 - Proximity to airport
 - Access to interstates
 - Convenient location within Atlanta metropolitan area
 - Most undeveloped land in the Atlanta region
 - Strong business organization and Community Improvement Districts (CIDs)
 - Opportunities for redevelopment in certain areas.
- Business representatives interviewed most frequently identified the following as challenges (weaknesses or threats) that need to be addressed to move the city of South Fulton's economic development agenda forward:
 - Roadside trash, debris lack of cleanliness and upkeep of commercial corridors
 - Crime or perception of crime, especially theft
 - Current zoning does not always support business development or growth
 - Uneven code enforcement over the years
 - General beautification of landscaping, right-of-way is needed for CIDs)
 - Lack of regional coordination with neighboring cities, particularly College Park and Union City
 - Lack of restaurants and hotels in the city of South Fulton
 - Lack of a regional transportation and transit strategy
 - Lack of space (i.e., co-working or incubator) and resources for new and growing businesses and entrepreneurs
 - Lack of workforce training programs for some job types (e.g., forklift operators)
 - Vacant or poorly maintained buildings in certain areas.
- Some noteworthy observations from business interviews include the following:
 - Real estate industry representatives note that most of their business activity in the city of South Fulton results from existing business expansion or contraction
 - Real estate industry representatives note that most of the businesses renting or owning commercial real estate are regional companies as opposed to national companies
 - Wide agreement among nearly all business interviewees that logistics, distribution, and light manufacturing/assembly are the strongest industry sectors in the city of South Fulton and that more professional services and technology businesses are needed, as well as more restaurants and quality retail, especially grocery stores

- Theft can be a challenge in some retail areas in the city, but businesses and business associations can do a better job preparing for and preventing it.

Focus Groups and SWOT Analysis Sessions

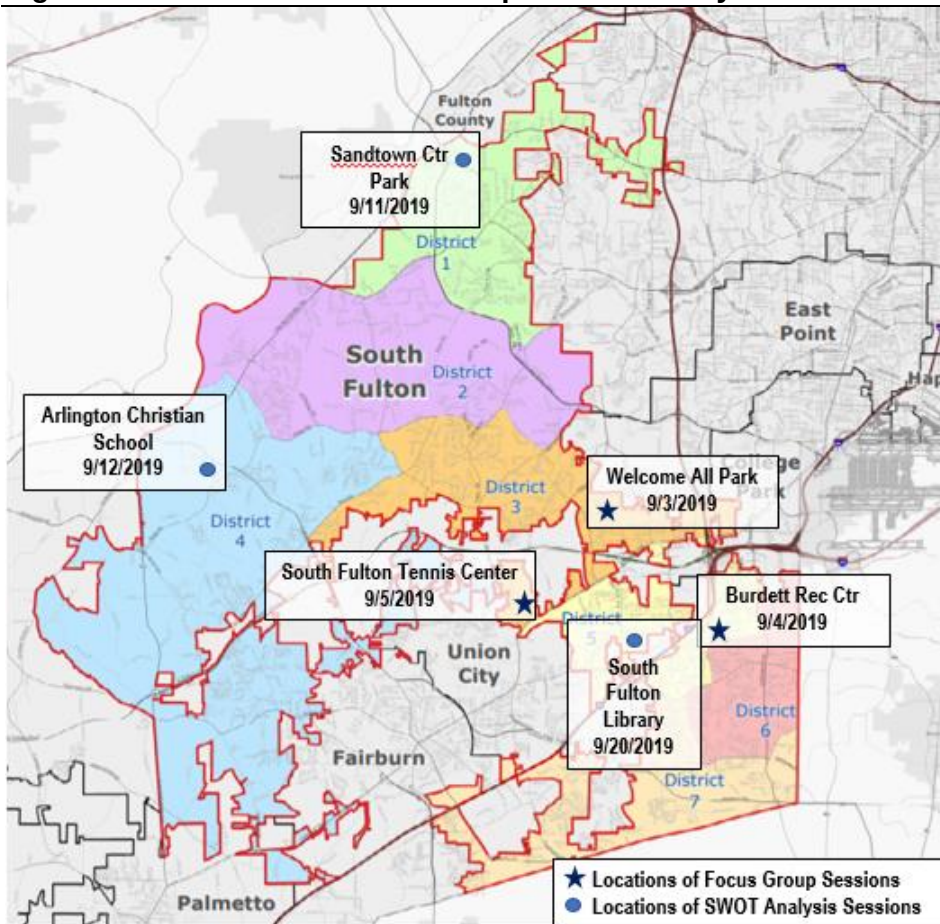
In September 2019, the city of South Fulton hosted six community input sessions to provide opportunities for both residents and businesses to directly weigh in on what is most important to address in the economic development strategic plan. These sessions were open to the public and a notice of the meeting schedule was posted on the city's website and in community newsletters several weeks in advance. In order to maximize participation, the three focus group meetings and the three SWOT Analysis Sessions took place across the geography of the city of South Fulton. A summary of the results of each type of session is provided below.

Focus Groups

Three focus groups were held in the city of South Fulton in September 2019 for the purpose of obtaining community input on the economic development strategic plan. These sessions were attended by both residents and representatives of local businesses. (The location of these sessions is illustrated in Figure 91 below.) The schedule of the focus groups was as follows:

- September 3 – Welcome All Park (27 attendees)
- September 4 – Burdett Community Center (8 attendees)
- September 5 – South Fulton Tennis Center (24 attendees)

Figure 91: Locations of Focus Group & SWOT Analysis Sessions



Source: BAE, 2019

The focus group sessions, led by a member of the consulting team with assistance from city staff, were conducted as open discussions actively encouraging candid input from attendees. Leading questions were developed with the existing conditions assessment and survey results to date. Questions posed to the assembled group included:

1. What are the city of South Fulton's strengths?
2. What are the city of South Fulton's greatest challenges?
3. What type of businesses/employers would you like to see in the city of South Fulton?
4. What types of retail and/or restaurants would you like to see in the city?

The discussion at each focus group meeting varied somewhat by the geographic location of the session but there were some common themes across all. Strengths noted at each of the three focus groups included:

- Good location in the metropolitan area
- Good access to Atlanta Hartsfield International Airport (ATL)
- Affordable homes

- Green spaces and parks (sometimes referred to as “country living in the city”)
- Strong sense of community
- Rich African American culture

Common challenges discussed at the focus groups included:

- Crime
- City appearance
- Not enough retail, especially grocery stores
- Lack of sit-down restaurants
- Too much fast food (especially along Old National)
- Land use/zoning policy
- Too few housing types

In response to the question about what is needed in the city of South Fulton, common themes at each focus group session included:

- More businesses with family-supporting wages
- Hospital or health center
- Sit-down restaurants, both casual and higher end
- More grocery stores
- Pet stores
- Entertainment venues

SWOT Analysis Sessions

After the focus groups sessions were completed, the city hosted three SWOT analysis sessions. The purpose of these sessions was to provide an opportunity for resident and business representative attendees to review strengths, weaknesses, opportunities, and threats (SWOTs) identified thorough the focus groups and survey results to date and prioritize their importance. For each session City staff prepared listings of the primary SWOTs that were noted in the focus groups and in survey responses, posted these to the wall and allowed attendees to “vote” on which were most important in their respective categories. Staff and consultants present at these sessions emphasized there was no right answer on the votes and that the point was to get input from the attendees on what are the most important strengths and opportunities to capitalize on as well as the most critical weaknesses and threats to address. Attendees were also invited to add SWOTs they felt were missing from the lists.

Once the SWOT analysis sessions were complete, the votes were tallied. The results from the compilation are listed below.

Top **strengths** of the city South Fulton identified:

1. Proximity to airport
2. Home affordability

3. Convenient location
4. Good community/good people
5. Nature, green, country living in the city
6. Good community engagement

Main **weaknesses** of the city of South Fulton identified:

1. Too many warehouses vs. other types of businesses
2. Crime issues (whether real or perceived)
3. Limited access to medical care; no hospital
4. Lack of quality restaurants
5. Lack of diversity of retail
6. Land use policy and zoning

Top **opportunities** for the city of South Fulton identified:

1. New town center-hub
2. Lots of potential for new restaurants
3. Lots of land available for development
4. Farms/farmers market
5. Expansion of entertainment options
6. Home-based businesses, co-working

Main **threats** of the city of South Fulton identified:

1. Crime, perception of crime
2. Quality of schools
3. Trash, debris along roadside
4. Loss/leakage of restaurant and retail business to region
5. Limited public transportation options
6. Limited housing types

Key Findings

The range of comments and responses were consistent between residents and businesses, providing specific guidance as recommendations were developed. Key findings from the community input include:

- Residents and businesses identified the proximity to Hartsfield-Jackson Airport as the main strength of the city, as well its proximity to Atlanta
- The strength of the community and active engagement of residents was also considered an asset to the City
- Residents and business were critical of the number of warehouses in the city of South Fulton, especially compared to the lack of other kinds of businesses
- Crime was a common theme among weaknesses identified by both residents and businesses, in terms of both the physical presence of crime and as a potential threat to the reputation of the city. Most recognized that crime issue may perception versus reality.
- The new town center-hub is seen as a top opportunity for the city
- In general, businesses and residents see great potential for new development based on the availability of land
- Restaurants are seen as a particularly viable opportunity for the city, as the city currently lacks the kinds of restaurants residents would like to see and also because of the strength of the farming industry in the city.

ACTION PLAN: RECOMMENDATIONS

The action plan provided below is designed to maximize the city of South Fulton's economic potential allowing the city to be more competitive in the region and beyond. The action plan includes both program and practice recommendations and site-specific recommendations for the Economic Opportunity Focus Areas summarized above. The actions proposed build on the identified strengths and will enable the city to capitalize on opportunities. The plan also addresses the identified weaknesses and lays out strategies to mitigate possible threats. The lead party is identified for each item, as well as other parties that may provide assistance. The suggested timing for implementation is also estimated. Timing is either short-term (within 18 months), or medium-term (18 months to three years), or long-term, (three years and beyond). More specific time frames for the actions are noted when possible.

Program and Practice Recommendations

Expand Marketing and Promotion of the City's Business Assets and Development Potential

From the economic and demographic analysis and the community input from residents and businesses, it is clear that the city of South Fulton has many notable strengths and opportunities ranging from its convenient location near the world's busiest airport and major highways to affordable quality homes to ample land available for development and redevelopment. As a young city, just incorporated in 2017, many are still unaware of what the city of South Fulton has to offer. Suggested specific actions to broaden awareness of community's strengths and potential include:

1. **Conduct a focused marketing campaign to introduce the city of South Fulton to the region and beyond.**

Party: Department of Economic Development with guidance from marketing specialists, as well as the Office of Communications and External Affairs.

Timing: Immediate short-term blitz of positive messaging and ongoing frequent updates highlighting accomplishments.

The city should consider developing messaging about the adoption of the Economic Development Strategic Plan, the establishment of National Main Street Programs and generally providing updates and announcements of new economic development programs and initiatives and new development projects. Messaging can be executed via the city's website, social media (i.e., Facebook, Twitter), email blasts, links from the South Fulton Chamber of Commerce, Aerotropolis Atlanta CIDs, other associations/organizations' websites, radio or local television spots (features not ads when possible), and in print.

2. **Perform direct outreach at business association meetings, events, receptions, etc.**

Party: Director of the Department of Economic Development, and staff.

Timing: Immediate and ongoing.

The Department of Economic Development must continue to participate in as many Chamber of Commerce and other business association meetings and events (including ones involving businesses associated with the airport) as possible. It is best to get on the agenda to present updates, especially good news, directly.

3. **Host business networking events with time for short presentations about new economic development initiatives and programs.**

Party: The City of South Fulton - Department of Economic Development as lead agency.

Timing: Short-term, immediate, and ongoing.

These could be one off business networking events, such as the Business Showcase held in September at the South Fulton Tennis Center, or a series of networking events sponsored by the City. Ideally, these would be either breakfast or early evening events to maximize attendance.

4. **Launch a special initiative to attract “creative class” workers and residents, many of whom are under 35, to the city of South Fulton.**

Party: The City of South Fulton Department of Economic Development as lead agency in conjunction with the South Fulton Chamber and young professional groups in Atlanta Metro area such as the Technology Association of Georgia – Young Leaders, Social Media Club Atlanta, and others.

Timing: Short-term, immediate, and ongoing.

This initiative would be aimed at attracting knowledge workers, innovators, and various types of artists to live and work in the city of South Fulton. It could include special programs touring new developments in areas that would be appealing to these young creatives including the Red Oak and Old National Main Street Districts, or featuring a local celebrity, as there are several prominent young creatives, especially in the music and film industries that live in the area. Given the city’s strong African-American heritage, it is appropriate to couple this programming with a marketing campaign to highlight resources and opportunities for African-American young creatives.

Create or Expand the City's Economic Development Tools, Programs, and Resources to Enable the City of South Fulton To Be More Competitive in the Region

Since its incorporation in 2017, the city of South Fulton has made considerable progress in establishing programs and tools to incentivize new and expanding businesses to locate in the city of South Fulton. New tools or programs added since the city of South Fulton incorporated as a city include the Freeport Tax Exemption (approved by voters in November 2018) and establishment of the South Fulton Development Authority (adopted by resolution in November 2018). Other suggested changes include:

1. **Establish a Tax Allocation District (TAD) to provide a stream of funding for new development or redevelopment within the designated district.**

Party: Department of Economic Development, City Council

Timing: Short-term, within 18 months.

The city of South Fulton has the authority to establish a Tax Allocation District (TAD) on up to 10 percent of its tax digest. TADs can provide a stream of funding backed by future property revenues, meaning it is a potentially powerful and useful tool to enable development or redevelopment in the Economic Opportunity Focus Areas described above. Potentially, two TADs could be adopted in the city of South Fulton to cover different geographies up to 10 percent limit as noted.

2. **Implement Main Street Programs for Red Oak and Old National.**

Party: Department of Economic Development with coordination from the Georgia Main Street Program

Timing: Short-term, immediate within three to four months and ongoing effort

The City of South Fulton has received a notice of inclusion in the Main Street program for the Red Oak Historic District and Old National. The programs, which will be led by Main Street Managers to be hired, will help revitalize the corridor and assist businesses along the corridors. The Main Street "Transformation Strategies" stress economic vitality, design, promotion, and organization to revitalize historic downtowns and commercial districts.

3. **Create an online site location portal.**

Party: Department of Economic Development in coordination with local real estate brokers and developers.

Timing: Short- to medium-term, within two years.

An online site location portal can provide information about available commercial buildings for sale or rent, space for rent, as well as vacant land suitable for commercial use. This portal should be easy to access and use and serve as a tool for economic developers and new and/or expanding businesses.

4. Establish expedited permitting for economic development projects.

Party: City of South Fulton, Department of Economic Development and Permitting Center

Timing: Short-term and ongoing

The city of South Fulton should institute expediting permitting for economic development that will result in net new jobs and/or new capital investment in the city. of Economic Development to help navigate the permitting process as necessary. The ombudsman can be a point of contact who can help address questions and concerns as the project progresses.

5. Develop limited small business financing programs.

Party: Department of Economic Development and South Fulton Economic Development Authority.

Timing: Medium- to long-term, likely in three plus years

As the city of South Fulton's economic development program matures, it may prove helpful to enable small business financing directly or via the U.S. Small Business Administration lending programs. This could include façade financing programs in the Main Street areas or other small financing programs. Such funding could serve as a match for any state financing programs as this is sometimes needed or requested.

6. Support and host workforce development programs.

Party: Department of Economic Development with WorkSource Fulton, Fulton County's workforce development agency.

Timing: Immediate, short-term, and ongoing

The city of South Fulton will support the programs of WorkSource Fulton and will help to direct workers and employers to the programs provided by the agency. This would include both the basic career services as well as individualized workforce development services, both offered at the South Fulton Career Center in College Park.

The city also plans to augment workforce development and training programs and resources at its new Small Business Resource Center and Incubator. This could include special training and tailored programs for new and expanding employers.

Prime Existing Businesses in the City of South Fulton for Growth and Expansion

Economic developers know that most business growth comes from existing businesses rather than the high-profile corporate relocations that grab the headlines. It is important for economic developers to establish strong relationships with existing businesses in the community and stay on the pulse of particular industry trends and markets and any issues or concerns about current locations.

1. Initiate a regular business visit program

Party: The Department of Economic Development with involvement of city administration on occasion.

Timing: Short-term, immediate, and ongoing

The city, led by economic staff development, should institute a regular business visit program. Ideally, this should include at least six to eight business visits each month. For larger businesses, those with 50 or more employees, the City Manager or Mayor could also participate in the meeting. This will reinforce the importance of the business to the city of South Fulton. It is important to get a sense of how the business is doing and if they are satisfied where they are or have concerns that might lead them to leave a location. These visits also provide the opportunity for staff to discuss tools, programs, and resources available to the businesses.

2. Fully implement business support programs at the Small Business Resource Center

Party: Department of Economic Development, in conjunction with the Small Business Development Center (SBDC)

Timing: Short-term and ongoing

The city is in the process of implementing a business assistance program at the soon to be established Small Business Resource Center. The center will also provide support services to small businesses and entrepreneurs. It can be an auxiliary setting for business counseling and programs provided by the local SBDC (a program of SBA) and SCORE, a 501 (c) 3 non-profit organization (also a resource partner of SBA) with a network of business mentors. The regional SBDC is based in Atlanta at Georgia State University but routinely provides counseling and education sessions at auxiliary locations in the metro area. There is a SCORE chapter in nearby College Park and like SBDC, SCORE volunteers will provide counseling and conduct workshops at other locations to meet the needs of the community.

Strengthen Partnerships Between the City of South Fulton and the Business Community to Augment Economic Development Effort and Address Community Issues

By all indications, many businesses and business organization are strong supporters of the city of South Fulton and the effort to grow the local economy. Through the planning process for the economic development strategic plan, especially during the community input period, several business and business organization representatives came forward offering to help advance the city's economic development program. In addition, there are ways that businesses and business organizations can assist the city with addressing issues and concerns (the weaknesses and threats identified in the SWOT process) including crime and trash/cleanliness. Left unaddressed, crime and trash concerns could impede economic development momentum in the city.

1. Create a business ambassador program.

Party: Department of Economic Development with business/community improvement organizations including the chamber and CIDs

Timing: Short-term and ongoing

Enlist business and business association representatives who support the mission of the Department of Economic Development to be available to help with business prospects potentially interested in relocating or expanding operations in the city of South Fulton. The business ambassadors would be available "on call" to reinforce the assets and strengths of the city to prospective businesses. Some of the business ambassadors could provide special insight and guidance to businesses that are in similar industry sectors, such as certain professional services, technology businesses, or manufacturers. The business ambassadors could be representatives of large businesses, such as Georgia Power or Miller Zell, or small businesses of various types or representatives of the business organizations and CIDs.

2. Host a business appreciation week

Party: Department of Economic Development in lead with other city agencies participating, as well as business ambassadors

Timing: Short-term, hold first business appreciation week within 18 months and annually thereafter

The Department of Economic Development should lead a three to four day focused calling initiative on existing businesses in the city of South Fulton annually starting last quarter 2020 or first quarter 2021. This would involve the Office of Economic Development as team leaders with team members from other city agencies as well as the business ambassadors to visit businesses of all sizes to briefly present the city's programs, tools and resources available to businesses and ask if the business has any questions or concerns. The teams all together will call on eight to 10 businesses each day of the business appreciation week. The team leader would need to provide follow-

up to any questions or concerns from business owners. Business appreciation week has been used successfully to establish and/or strengthen relationships between business and government in cities and counties across the country.

3. Form partnerships between local business organizations and CIDs and the city of South Fulton's Police Department to help address concerns with and perception of crime in neighborhoods and commercial areas.

Party: City of South Fulton, Department of Economic Development working in close conjunction with the Police Department and business organizations.

Timing: Short-term and ongoing

The South Fulton Police Department is working hard to reduce crime in all parts of the city. Working with Georgia Tech, the Police Department is in the process of redesigning police beats to better balance police workload among different zones in the city of South Fulton according to population and economic growth. The police beats have not been updated since the 1970s. Recalibration of beats and an increase in the number of police officers will help to balance the workload and ultimately reduce crime. Businesses and business organizations should vocally support these measures and work with the Police Department to form local business-police partnerships to get businesses and property owners to be proactive in taking measures to prevent and reduce crimes, especially opportunity crimes, like theft. These partnerships have worked well in other cities, and the city does plan to have an officer who is responsible for coordinating these business-police partnerships.

4. Form partnerships with the city and local business organizations and CIDs to address trash and cleanliness issues along commercial corridors.

Party: Department of Economic Development in conjunction with the Department of Public Works with business organizations and CIDs.

Timing: Short-term and ongoing

The appearance and cleanliness of any city, especially the commercial corridors, may deter businesses from locating or investing there. Accordingly, there needs to be a special effort in the city of South Fulton to reduce trash and debris, especially in business districts. Though the Department of Public Works is not charged with removing commercial trash, it can assist business organizations with setting up regular voluntary clean-ups (e.g., two to three times per year) in commercial areas and may be able to help provide supplies and follow-up services on a limited basis.

Work to Attract More High Value Industry including Technology Business, Professional Services, Health Care/Medical Uses, Corporate Headquarters Operations, and Significant Mixed-Use Developments with Much Needed Restaurant and Retail Uses

While the city of South Fulton and surrounding cities have a significant amount of wholesale trade businesses and jobs—11 percent of the city’s jobs are in this sector— it needs to attract more high value industries, including technology, professional services businesses, health care/medical establishments, advanced manufacturing, corporate headquarters operations, and significant mixed-use developments/redevelopments with restaurants and retail. Restaurants and retail were identified as needs by a large number of survey respondents and attendees at the focus groups and SWOT session. Adding these uses and developments to the city of South Fulton will contribute to the long term sustainability of the local economy. The city needs to go after these types of businesses more proactively, in conjunction with the Georgia Office of Economic Development and other groups.

1. **Aggressively pursue certain targeted industries to locate in the city of South Fulton, using development inducements that could include fee reductions, acceleration of development review, and other incentives authorized by the Redevelopment Powers Act and the Development Authorities Act of the state of Georgia.**

Party: Department of Economic Development staff and other city agencies

Timing: Short-term and ongoing

This effort should focus on attracting specific targeted businesses and developments include the following:

- Medical and health care facilities – this could include a hospital;
- Corporate headquarters operations – preferably a national or regional operations center of a Fortune 1000 company;
- Advanced manufacturing – defined as manufacturing that uses innovative technology to improve products and processes;
- Development/redevelopment projects in Designated Development Areas - mixed use developments with restaurant, retail, and other uses in high demand in the city of South Fulton.

2. **Participate in programs of local and state technology councils to keep abreast of technology trends in the area and network with technology company principals.**

Party: Department of Economic Development staff

Timing: Short-term and ongoing

Attend and participate in workshops, meet-ups, receptions and other events sponsored by local and state technology councils including the Technology Association of Georgia and the Technology Leadership Council (part of Metro Atlanta Chamber) and other local technology groups. By participating in such meetings, staff will stay informed of

technology trends in the region and be able to network with the regional tech community to promote the city of South Fulton as a business location.

3. **Participate in joint marketing and business development efforts led by the Georgia Department of Economic Development to attract technology and other businesses.**

Party: Department of Economic Development with the Georgia Office of Economic Development

Timing: Short-term and ongoing

The Georgia Department of Economic Development engages in marketing and business development efforts nationally and internationally. The state agency provides opportunities for local economic development agencies to participate in these endeavors. This could include participating in local and national trade shows and business organization conferences as an exhibitor as well a chapter and national meetings of real estate site selector organizations, e.g., CoreNet. It is best to work with the state and regional partners to share costs of this type of activity.

Make Special Effort to Attract Restaurants and Retail Offerings in the City of South Fulton

In the community input sessions, both residents and businesses strongly voiced a need for more restaurants, particularly sit down restaurants, as well as more quality retail and entertainment offerings. While the jobs associated with these types of businesses do not typically have high wages, having more and better restaurants, retail and entertainment has the potential to improve quality of life for residents and be a positive for businesses, too. While there are measures that can be taken to attract more of these types of businesses, it should be noted that decisions to locate stores and restaurants are often driven by population density, and there are many parts of the city of South Fulton that are not densely populated. With that in mind, suggested actions include:

1. **Take advantage of Main Street marketing and promotion efforts to attract restaurants and retail to the Red Oak Historic District and Old National Districts.**

Party: Department of Economic Development and Georgia Main Street

Timing: Short-term and ongoing

The Main Street model already includes a business development approach to attracting retail and restaurants, as these are typically located on Main Street commercial areas. The Department of Economic Development can take full advantage of the Main Street toolbox and review and adopt best practices in this area from other Main Streets in Georgia and other parts of the country.

2. **Once plans for significant residential expansion in a given area are approved and population density is set to increase, the city should prepare and deliver pitches to certain retailers (primarily grocers) and restaurants known to be expanding to promote the city of South Fulton as a location.**

Party: Department of Economic Development, possibly in conjunction with mixed-use project developers

Timing: Short- to medium-term, as needed, and appropriate.

There are a number of potential mixed-use developments proposed in the city of South Fulton in the short- to long-term. As these new developments are approved, economic development staff should prepare and present demographic and economic information, including population projections about the areas, to decisionmakers for new retail and restaurant locations. This type of presentation can be made in a small meeting with one or two decisionmakers or before a group of restaurateurs or retailers at a special forum. This type of pitch has worked well in successfully attracting both grocery stores and restaurants in other cities in the United States, including locations in Prince George's County and Baltimore in Maryland.

Work to Build Convention and Visitor Business in the City of South Fulton

With its location so close to the Hartsfield-Jackson Atlanta International Airport, the city of South Fulton has potential to develop much more tourism industry, whether it is for convention, meeting, trade show or sports tournament business or to tourists visiting area attractions. In October 2019, the South Fulton Convention and Visitors Bureau was created by resolution to lead the efforts to attract more visitors. The Department of Economic Development should aid in this effort as tourism business helps to diversify and make the local economy more resilient. Suggested actions that could help build tourism and visitor business include:

1. **Attract a hotel from well-known hospitality group (e.g., Marriott, Hilton, IHG, etc.) to the city of South Fulton.**

Party: Department of Economic Development, working with South Fulton Convention and Visitors Bureau

Timing: Medium- to long-term

Having a hotel with meeting space in the city of South Fulton would help to build more tourism business into the local economy. Additionally, in the business interviews, several business representatives of national companies cited the need for a hotel closer to their operations for company visitors. As with the restaurant and retail attraction strategy above, the Department of Economic Development could work with the CVB to make the case for a new hotel in South Fulton with data, and pitch that to the hotel groups. The demand potential will be clearer once new mixed-use developments are announced and approved, so this action will likely not be needed until the medium-term, in two or more years. There is currently a Fairfield Inn & Suites, of the Marriott Group, on Senoia Road, near I-85, and there are two more hotels planned for that area. Fairburn Hospitality will manage and operate the new hotels, which will represent a necessary increase in quality lodging, and jobs. Nevertheless,

demand for more lodging throughout the city arising from the planned mixed-use developments must be an important consideration for the city.

2. **Help to develop African-American tourism in the city of South Fulton.**

Party: CVB as lead with Department of Economic Development support

Timing: Start in the short-term and continue to help build more attractions and visitors over the long-term

African- American tourism is growing in popularity across the country. The recently opened National Museum of African American History and Culture in Washington DC, the Harriett Tubman Museum and Educational Center in Maryland (managed by the National Park Service) and new Civil Rights museums in Birmingham, Alabama, Jackson, Mississippi and Memphis, Tennessee have all attracted thousands of visitors, to say nothing of the long-established Martin Luther King, Jr. National Historical Park in Atlanta. The city of South Fulton is home to several African-American Civil Rights leaders including Congressman John Lewis, as well as many other leading African-American entertainment and sports figures. There is great potential to leverage this rich history and develop an African-American attraction or heritage trail in the city of South Fulton and the opportunity to link any attractions to heritage sites in Atlanta. Economic Development can assist the CVB in making the case for new investment in such an attraction which will contribute to local tourism industry and the economy.

Expand the City of South Fulton's Economic Development Organization

With the addition of Main Street designated areas and several new programs and initiatives it will be necessary to expand the staff of the Department of Economic Development incrementally over time. Suggested additions to staff and their respective duties are outlined below.

1. **Add one staff person each to serve as Main Street Manager for Red Oak and Old National Main Street districts (two total).**

Party: City of South Fulton for the Department of Economic Development

Timing: Short-term, immediate (Spring 2020) to coincide with timing of Main Street program establishment

2. **Add one staff person to serve as coordinator for Small Business Resource Center and to provide general assistance with the city's economic development program overall.**

Party: City of South Fulton for the Department of Economic Development

Timing: Short-term, immediate (Spring 2020) to coincide with opening of the Small Business Resource Center

3. Add one staff person to focus on marketing, communications, and research in support of the City of South Fulton's economic development program.

Party: City of South Fulton for Department of Economic Development

Timing: Medium-term, 18 months to two years

As the Department of Economic Development expands its offerings, it will become necessary to have a staff person responsible for creating marketing materials, preparing presentations, and conducting market research for business prospects. This person would maintain and manage data from multiple sources (i.e., U.S. Census, Esri, Bureau of Labor Statistics, Georgia Department of Labor, etc.). This staff person should be capable of responding to requests for information from prospects, site location consultants, the Georgia Department of Economic Development, and other agencies.

Site Specific Recommendations

Below are site specific recommendations, primarily for the Economic Opportunity Focus Areas described earlier in this report. The timing for these recommendations ranges from short-term to long-term, seven or more years. The potential uses listed in these recommendations are a range of reasonable possibilities given the size and location of the site as well as broad market indicators. In all cases, establishment of a Tax Allocation District (TAD) would greatly increase the odds of development or redevelopment of the Economic Opportunity Focus Areas. As these site specific recommendations are being made, the zoning rewrite now underway will attempt to factor in the possible uses described below to the extent possible in the zoning recommendations that are also being put forward in January 2020.

Start-up New Main Street Program for Red Oak Historic District

The city of South Fulton has been notified of the designation of a Main Street area along the Red Oak Historic District. (See Figure 52 for map of the area.) Steps to be taken include:

1. Hire Main Street Manager for district in Spring 2020
2. Implement Main Street Program after Main Street Manager in place

Start-up New Main Street Program for Old National Highway

The city of South Fulton has been notified of the designation of a Main Street area along Old National Highway in the city. (See Figures 56, 57, and 58 for the three parts of Old National Highway that make the new Main Street.) Steps to be taken include:

1. Hire Main Street Manager for district (all three parts of Old National as described in Economic Opportunities Focus Area section of this report) in Spring 2020
2. Implement Main Street program after Main Street Manager is in place

Plan for New Town Center - Camp Creek Parkway and Enon Road

The city of South Fulton needs to site a permanent city hall within the city limits of the city of South Fulton. The city wishes to make the government offices part of a town center with mixed uses potentially including residential (medium-high density), restaurants, retail, office, and possibly a hotel and conference center. The town center could also include public space suitable for concerts and a farmers market. After reviewing a number of sites for the town center, a 400-acre parcel located along Camp Creek Parkway and Enon Road, that lies in both Council District 2 and District 4, would be the most suitable location for the town center.

This site already has excellent access from Camp Creek Parkway and is reasonably conveniently located to most parts of the city of South Fulton. Additionally, the Wolf Creek Amphitheater is adjacent to the site and there could logically be a link between the two properties. It also features a water amenity, Vandiver Lake, that could be a focal point for the town center.

The Town Center would be a public-private partnership, also known as a P3, that could take five plus years to fully implement. The city would be well advised to bring on an expert in putting together development agreements between government and the private sector for P3s before proceeding. Such an advisor could work to guide the city from start to finish in the planning process. Steps toward implementing the P3 may include, though not be limited to the following:

1. Perform a site assessment on the property to make sure the site can be developed into the range and full list of uses noted above. This will include evaluating soils, and an environmental assessment and other factors. This assessment could be carried out within six to nine months
2. If the site is deemed suitable for the development plan, the city should prepare a market analysis, evaluating alternative development scenarios for the Town Center site from the broad list above to understand better what mix of uses would be most likely to be supported in the market and also meet the desire of the city to establish a new government office center. This analysis could be performed within one year, if not sooner.
3. At this juncture, if all are in agreement that the site offers the potential to accommodate the town center, the city should gain site control, whether that is purchasing or optioning the property. The guidance of a P3 expert would be critical here.
4. Conduct developer workshops that would include detailed, up-close tours of the site, and a review of market analysis findings (item #2 above). These workshops will be invite only for developers, focused on those developers who have successfully

completed projects of the scale proposed for the South Fulton Town Center. The workshops would be held over multiple days, perhaps two or three days, depending on level of interest from developers.

5. Issue an RFP for development proposals from developers. The responses should include detailed site plans with all components as well as a phasing schedule. The developer must be able to demonstrate that the proposed town center plan is financially feasible. The P3 advisor is key here—he or she can help prepare a solid RFP that covers key requirements.
6. Once the city selects a developer for the project, the city must negotiate terms of the public-private development. This would include terms of the agreement from ownership structure (i.e., whether the city owns property, whether there will be a ground lease, etc.) to schedule. At this juncture there should also be a decision on the organizational structure of the development entity, whether led by city, by developer or by a newly established development entity. Again, the P3 advisor is key here to get the best possible terms for the city and ensure that the plan is workable.
7. Once all agreements are executed, work can begin on the town center. It is estimated that all phases of the project would take five to seven years to complete, with parts of it complete within three or four years, depending on length of time the city takes to perform the steps in-between.

Plan for Sandtown Crossing Development

This city should support the entire development of Sandtown Crossing (see Figure 51) to the extent possible and appropriate. The city's role would most likely focus on development of the 85-acre passive park and that would involve the Department of Parks and Recreation and the administration. The Department of Economic Development can help to advocate for additional development beyond the Sandtown Crossing Shopping and the senior citizen development under construction now. That potentially includes townhouses and additional commercial development (i.e., retail and restaurants). The entire Sandtown Crossing Plan should be complete in the medium- to long-term, likely three to five years.

Plan for River Front District

The River Front District (Figure 53) development is farther along than Sandtown Crossing in its full implementation. A developer recently closed on the purchase of the 200-acre site and has plans to build a high-density mixed-use development that features walkable blocks and streets with shopping, restaurants, and residences, and public spaces and public access to the Chattahoochee River. The city will need to support the developer through the planning process and expedite project approval and permits once a feasible site plan is prepared. There are roles for the Department of Economic Development, Community Development and Regulatory

Affairs and the administration in guiding this project through the process. The River Front District development should be complete in the medium term, within two to three years.

Plan for Old National Commons

Old National Commons is one of three Economic Opportunity Focus Areas along Old National Highway. (See Figure 56.) It is part of the newly designated Old National Main Street area. The area includes two apartment complexes in need of rehabilitation, commercial areas in need of revitalization, and vacant land suitable for infill development. The Main Street program will aid in encouraging the revitalization of the retail area. The Department of Economic Development needs to attract developers for these projects. This could start with the preparation of a market potential assessment in the short-term. However, the rehabilitation and redevelopment of Old National Commons will be complete in the long-term, three to seven years.

Plan for Old National Park

Old National Park, as shown in Figure 57, is the second of three Economic Opportunity Focus Areas along Old National Highway and part of the Old National Main Street area. Old National Park is a mostly vacant 80-acre site. As noted earlier in this report, this focus area is well-suited for a new high-density mixed-use development over the long term. The Department of Economic Development should work to attract a developer or developers for this potential project. This could start with a market potential assessment in the short-term, potentially in tandem with such a study for the Old National Commons area, but not necessarily. The project would more likely be a long-term endeavor to be complete in the next three to seven years.

Plan for Old National and Jonesboro Road

Old National and Jonesboro Road area, as shown in Figure 58, is the third of the three Economic Opportunity Focus Areas along Old National Highway and part of the Old National Main Street area. This area is relatively small but is sufficiently sized for a small new development over the long-term that includes primarily neighborhood serving retail. In the short-term, the Department of Economic Development should commission a market potential assessment for Old National and Jonesboro Road, possibly with the assessment or assessments for the other two parts of Old National but more likely as a stand-alone analysis. As with the other parts of Old National described above, the Department of Economic Development should work to attract a developer for the neighborhood serving retail area. This project may still be a long-term endeavor, but due to its small size, should be completed sooner, within three to five years.

Plan for South Fulton Parkway-Cedar Grove Area

The South Fulton Parkway-Cedar Grove Economic Opportunity Focus Area, as shown in Figure 54, is located in the southwest part of the city of South Fulton. At this juncture, plans for this area include local neighborhood-serving retail and restaurants, possibly some residential uses and small professional offices. The Department of Economic Development should prepare a

market assessment for the area to determine the best mix of uses given the current and future market. This could be completed in the short- to medium-term, within two years. If the study demonstrates market potential, the Department of Economic Development should work to attract a developer for the South Fulton Parkway-Cedar Grove focus area. This project would likely be a long-term endeavor, with completion expected in three to seven years, depending on how long it takes to attract a developer or developers to undertake it.

Plan for Campbellton Community District

This Campbellton Community District Economic Opportunity Focus Area, as shown in Figure 60, is partly located in the city of Chattahoochee Hills and partly in the city of South Fulton. The Campbellton Community District is a planned reconstitution of Campbellton, the historic county seat of former Campbell County. The new Campbellton will be a multi-jurisdictional project on the site of the historic town center location. A plan is being developed in 2020 (an RFP for a planning team was issued in December 2019) for a mixed-use village with shops, restaurants, other places of employment, housing and recreational opportunities including collaboration with the concurrent Chattahoochee Riverlands project. The Department of Community Development and Regulatory Affairs and the Department of Economic Development will be involved in the development of the plan that will be completed in the short-term, within one year. Once the plan is approved by both cities, and the project is determined to be feasible in the marketplace (this may require a separate market feasibility study), the two cities will need to work together to identify the developer(s) for the project, probably through an RFP process. This project is substantial in size and likely to be complex in execution. Accordingly, the plan would be a long-term effort, with completion expected in four to six years.

APPENDIX

Exhibit A-1: Counties in the Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area (Atlanta Metro Area)

Barrow County	Haralson County
Bartow County	Heard County
Butts County	Henry County
Carroll County	Jasper County
Cherokee County	Lamar County
Clayton County	Meriwether County
Cobb County	Morgan County
Coweta County	Newton County
Dawson County	Paulding County
DeKalb County	Pickens County
Douglas County	Pike County
Fayette County	Rockdale County
Forsyth County	Spalding County
Fulton County	Walton County
Gwinnett County	

Source: Georgia.gov; BAE, 2019.

Exhibit A-2: Counties in the Atlanta Region as Defined by the Atlanta Regional Commission

Barrow County	Forsyth County
Bartow County	Fulton County
Carroll County	Gwinnett County
Cherokee County	Hall County
Clayton County	Henry County
Cobb County	Newton County
Coweta County	Paulding County
DeKalb County	Rockdale County
Douglas County	Spalding County
Fayette County	Walton County

Sources: Atlanta Regional Commission;
BAE, 2019.

Exhibit A-3: Detailed Household Composition Data, 2010 – 2019

	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
South Fulton					
Family Households	21,235	69.2%	25,051	69.3%	18.0%
Non-Family Households	9,459	30.8%	11,120	30.7%	17.6%
Total Households	30,694	100.0%	36,171	100.0%	17.8%
 Households with Children Under 18	 8,790	 37.0%			
	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
Fulton County					
Family Households	209,215	55.6%	238,456	54.6%	14.0%
Non-Family Households	167,162	44.4%	198,514	45.4%	18.8%
Total Households	376,377	100.0%	436,970	100.0%	16.1%
 Households with Children Under 18	 88,541	 32.6%			
	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
Atlanta Metro Area					
Family Households	1,326,189	68.2%	1,480,701	67.5%	11.7%
Non-Family Households	617,696	31.8%	714,414	32.5%	15.7%
Total Households	1,943,885	100.0%	2,195,115	100.0%	12.9%

Sources: U.S. Census Bureau, 2010 Census; Esri Business Analyst; BAE, 2020.

Exhibit A-4: Detailed Age Distribution Data, 2010 – 2019

	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
South Fulton					
Under 18	24,368	28.9%	26,135	26.1%	7.3%
18-24	6,990	8.3%	8,624	8.6%	23.4%
25-34	12,829	15.2%	14,888	14.9%	16.0%
35-44	13,682	16.2%	14,607	14.6%	6.8%
45-54	10,668	12.7%	13,411	13.4%	25.7%
55-64	9,262	11.0%	10,979	11.0%	18.5%
65 or older	6,413	7.6%	11,532	11.5%	79.8%
Total Population (a)	84,212	100.0%	100,176	100.0%	19.0%

Median Age **33.5** **35.3**

	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
Fulton County					
Under 18	219,686	23.9%	231,588	21.8%	5.4%
18-24	98,241	10.7%	112,090	10.6%	14.1%
25-34	153,601	16.7%	173,159	16.3%	12.7%
35-44	142,271	15.5%	151,035	14.2%	6.2%
45-54	129,027	14.0%	139,547	13.2%	8.2%
55-64	94,331	10.2%	122,688	11.6%	30.1%
65 or older	83,424	9.1%	130,266	12.3%	56.1%
Total Population (a)	920,581	100.0%	1,060,373	100.0%	15.2%

Median Age **34.2** **35.8**

	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
Atlanta Metro Area					
Under 18	1,400,791	26.5%	1,431,461	23.9%	2.2%
18-24	485,264	9.2%	554,521	9.3%	14.3%
25-34	763,177	14.4%	890,573	14.9%	16.7%
35-44	833,220	15.8%	826,613	13.8%	-0.8%
45-54	775,965	14.7%	817,250	13.7%	5.3%
55-64	553,784	10.5%	724,376	12.1%	30.8%
65 or older	474,527	9.0%	741,468	12.4%	56.3%
Total Population (a)	5,286,728	100.0%	5,986,262	100.0%	13.2%

Median Age **34.9** **36.4**

Notes:

(a) Totals may not match totals in other tables due to independent rounding.

Sources: U.S. Census Bureau, 2010 Census; Esri Business Analyst; BAE, 2020.

Exhibit A-5: Detailed Race and Ethnicity Data, 2010 – 2019

	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
South Fulton					
Hispanic/Latino (a)	2,324	2.8%	2,490	2.5%	7.1%
Not Hispanic/Latino	81,886	97.2%	97,687	97.5%	19.3%
White	4,632	5.5%	5,062	5.1%	9.3%
Black/African American	75,154	89.2%	89,670	89.5%	19.3%
Native American	152	0.2%	150	0.1%	-1.3%
Asian	490	0.6%	841	0.8%	71.6%
Native Hawaiian/Pacific Islander	21	0.0%	20	0.0%	-4.8%
Other	153	0.2%	173	0.2%	13.1%
Two or More Races	1,284	1.5%	1,771	1.8%	37.9%
Total Population	84,210	100.0%	100,177	100.0%	19.0%

	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
Fulton County					
Hispanic/Latino (a)	72,566	7.9%	76,157	7.2%	4.9%
Not Hispanic/Latino	848,015	92.1%	984,216	92.8%	16.1%
White	376,014	40.8%	410,488	38.7%	9.2%
Black/African American	400,457	43.5%	461,830	43.6%	15.3%
Native American	1,586	0.2%	1,563	0.1%	-1.5%
Asian	51,304	5.6%	85,016	8.0%	65.7%
Native Hawaiian/Pacific Islander	287	0.0%	283	0.0%	-1.4%
Other	2,582	0.3%	2,909	0.3%	12.7%
Two or More Races	15,785	1.7%	22,127	2.1%	40.2%
Total Population	920,581	100.0%	1,060,373	100.0%	15.2%

	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
Atlanta Metro Area					
Hispanic/Latino (a)	547,894	10.4%	651,647	10.9%	18.9%
Not Hispanic/Latino	4,738,834	89.6%	5,334,615	89.1%	12.6%
White	2,684,571	50.8%	2,765,909	46.2%	3.0%
Black/African American	1,684,178	31.9%	2,035,739	34.0%	20.9%
Native American	10,779	0.2%	11,132	0.2%	3.3%
Asian	252,616	4.8%	372,329	6.2%	47.4%
Native Hawaiian/Pacific Islander	2,075	0.0%	2,474	0.0%	19.2%
Other	13,749	0.3%	15,338	0.3%	11.6%
Two or More Races	90,866	1.7%	131,694	2.2%	44.9%
Total Population	5,286,728	100.0%	5,986,262	100.0%	13.2%

Notes:

(a) Includes all races for those of Hispanic/Latino background.

Sources: U.S. Census Bureau, 2010 Census; Esri Business Analyst; BAE, 2020.

Exhibit A-6: Detailed Income Data, 2010 – 2019

Household Income Category	South Fulton		Fulton County		Atlanta Metro Area	
	Number	Percent	Number	Percent	Number	Percent
Less than \$15,000	3,141	8.7%	45,514	10.4%	177,635	8.1%
\$15,000-\$24,999	2,890	8.0%	35,298	8.1%	167,986	7.7%
\$25,000-\$34,999	3,182	8.8%	35,398	8.1%	181,476	8.3%
\$35,000-\$49,999	5,208	14.4%	46,953	10.7%	272,458	12.4%
\$50,000-\$74,999	7,580	21.0%	73,756	16.9%	400,977	18.3%
\$75,000-\$99,999	5,080	14.0%	45,839	10.5%	297,017	13.5%
\$100,000-\$149,999	5,540	15.3%	63,070	14.4%	354,242	16.1%
\$150,000-\$199,999	1,747	4.8%	30,190	6.9%	159,328	7.3%
\$200,000 or more	1,804	5.0%	60,939	13.9%	183,976	8.4%
Total Households (a)	36,172	100.0%	436,957	100.0%	2,195,095	100.0%
Median HH Income	\$59,540		\$66,925		\$66,656	
Per Capita Income	\$28,915		\$44,854		\$34,450	

(a) Totals may not match totals in other tables due to independent rounding.

Sources: Esri Business Analyst; BAE, 2020.

Exhibit A-7: Detailed Educational Attainment Data for Population Aged 25+, 2019

Educational Attainment	South Fulton		Fulton County		Atlanta Metro Area	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	1,239	1.9%	16,606	2.3%	150,824	3.8%
9th to 12th Grade, No Diploma	3,673	5.6%	36,676	5.1%	252,236	6.3%
High School Graduate (incl. Equivalency)	16,525	25.3%	129,368	18.1%	972,048	24.3%
Some College, No Degree	14,936	22.8%	116,541	16.3%	774,984	19.4%
Associate Degree	6,180	9.4%	45,140	6.3%	311,590	7.8%
Bachelor's Degree	13,207	20.2%	218,760	30.5%	957,685	23.9%
Graduate/Professional Degree	9,656	14.8%	153,604	21.4%	580,913	14.5%
Total Population Age 25+	65,416	100.0%	716,695	100.0%	4,000,280	100.0%
Population 25+ with Bachelor's Degree or Higher (%)	35.0%		52.0%		38.5%	
Population 25+ High School Graduate (incl. Equivalency) or Higher (%)	92.5%		92.6%		89.9%	

Sources: Esri Business Analyst; BAE, 2020.

Exhibit A-8: Employed Residents by Industry in the City of South Fulton, 2013 and 2017

Industry	2013		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	13	0.0%	16	0.0%	3	23.1%
Mining	5	0.0%	7	0.0%	2	40.0%
Utilities	101	0.3%	120	0.3%	19	18.8%
Construction	469	1.6%	786	2.1%	317	67.6%
Manufacturing	1,312	4.4%	1,556	4.1%	244	18.6%
Wholesale Trade	1,385	4.7%	1,739	4.6%	354	25.6%
Retail Trade	2,554	8.6%	3,576	9.4%	1,022	40.0%
Transportation and Warehousing	3,121	10.5%	4,325	11.3%	1,204	38.6%
Information	995	3.4%	1,243	3.3%	248	24.9%
Finance and Insurance	1,363	4.6%	1,501	3.9%	138	10.1%
Real Estate Rental and Leasing	532	1.8%	764	2.0%	232	43.6%
Professional, Scientific, and Technical Services	1,610	5.4%	1,861	4.9%	251	15.6%
Management of Companies and Enterprises	619	2.1%	768	2.0%	149	24.1%
Administrative, Support, Waste Mgmt & Remediation	2,968	10.0%	4,170	10.9%	1,202	40.5%
Educational Services	2,463	8.3%	3,751	9.8%	1,288	52.3%
Health Care and Social Assistance	3,792	12.8%	4,758	12.5%	966	25.5%
Arts, Entertainment, and Recreation	264	0.9%	422	1.1%	158	59.8%
Accommodation and Food Services	2,807	9.5%	4,012	10.5%	1,205	42.9%
Other Services (except Public Administration)	704	2.4%	949	2.5%	245	34.8%
Public Administration	2,553	8.6%	1,845	4.8%	-708	-27.7%
Total	29,630	100.0%	38,169	100.0%	8,539	28.8%

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Exhibit A-9: Employed Residents by Industry in Fulton County, 2013 and 2017

Industry	2013		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	233	0.1%	241	0.1%	8	3.4%
Mining	108	0.0%	163	0.0%	55	50.9%
Utilities	934	0.3%	1,117	0.3%	183	19.6%
Construction	8,028	2.2%	11,495	2.7%	3,467	43.2%
Manufacturing	15,253	4.2%	17,149	4.1%	1,896	12.4%
Wholesale Trade	22,324	6.2%	24,065	5.7%	1,741	7.8%
Retail Trade	32,451	9.0%	37,236	8.9%	4,785	14.7%
Transportation and Warehousing	19,783	5.5%	24,186	5.8%	4,403	22.3%
Information	20,160	5.6%	23,427	5.6%	3,267	16.2%
Finance and Insurance	22,865	6.3%	25,331	6.0%	2,466	10.8%
Real Estate Rental and Leasing	8,065	2.2%	9,977	2.4%	1,912	23.7%
Professional, Scientific, and Technical Services	42,082	11.7%	49,907	11.9%	7,825	18.6%
Management of Companies and Enterprises	9,601	2.7%	12,399	3.0%	2,798	29.1%
Administrative, Support, Waste Mgmt & Remediation	33,373	9.2%	40,104	9.6%	6,731	20.2%
Educational Services	24,273	6.7%	30,629	7.3%	6,356	26.2%
Health Care and Social Assistance	37,620	10.4%	43,680	10.4%	6,060	16.1%
Arts, Entertainment, and Recreation	4,853	1.3%	5,900	1.4%	1,047	21.6%
Accommodation and Food Services	33,632	9.3%	39,872	9.5%	6,240	18.6%
Other Services (except Public Administration)	9,715	2.7%	11,467	2.7%	1,752	18.0%
Public Administration	15,709	4.4%	10,906	2.6%	-4,803	-30.6%
Total	361,062	100.0%	419,251	100.0%	58,189	16.1%

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Exhibit A-10: Employed Residents by Industry in the Atlanta Metro Area, 2013 and 2017

Industry	2013		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	2,658	0.1%	2,839	0.1%	181	6.8%
Mining	1,087	0.1%	1,464	0.1%	377	34.7%
Utilities	9,304	0.4%	9,335	0.4%	31	0.3%
Construction	78,198	3.7%	106,231	4.4%	28,033	35.8%
Manufacturing	148,324	7.0%	162,609	6.8%	14,285	9.6%
Wholesale Trade	140,096	6.6%	149,291	6.3%	9,195	6.6%
Retail Trade	234,140	11.0%	261,814	11.0%	27,674	11.8%
Transportation and Warehousing	119,042	5.6%	137,437	5.8%	18,395	15.5%
Information	84,710	4.0%	93,601	3.9%	8,891	10.5%
Finance and Insurance	104,718	4.9%	112,545	4.7%	7,827	7.5%
Real Estate Rental and Leasing	37,878	1.8%	44,380	1.9%	6,502	17.2%
Professional, Scientific, and Technical Services	176,253	8.3%	199,320	8.3%	23,067	13.1%
Management of Companies and Enterprises	46,247	2.2%	56,453	2.4%	10,206	22.1%
Administrative, Support, Waste Mgmt & Remediation	172,945	8.1%	196,241	8.2%	23,296	13.5%
Educational Services	170,546	8.0%	200,170	8.4%	29,624	17.4%
Health Care and Social Assistance	230,885	10.8%	262,311	11.0%	31,426	13.6%
Arts, Entertainment, and Recreation	24,202	1.1%	28,451	1.2%	4,249	17.6%
Accommodation and Food Services	188,521	8.9%	220,954	9.3%	32,433	17.2%
Other Services (except Public Administration)	54,794	2.6%	63,061	2.6%	8,267	15.1%
Public Administration	103,864	4.9%	78,892	3.3%	-24,972	-24.0%
Total	2,128,412	100.0%	2,387,399	100.0%	258,987	12.2%

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Exhibit A-11: Jobs by Industry in the City South Fulton, 2013 and 2017

Industry	2013		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	21	0.2%	34	0.2%	13	61.9%
Mining	5	0.0%	0	0.0%	-5	n.a.
Utilities	8	0.1%	4	0.0%	-4	-50.0%
Construction	194	1.5%	106	0.7%	-88	-45.4%
Manufacturing	1,005	7.8%	1,472	9.9%	467	46.5%
Wholesale Trade	2,418	18.7%	1,693	11.4%	-725	-30.0%
Retail Trade	1,735	13.4%	2,100	14.2%	365	21.0%
Transportation and Warehousing	857	6.6%	1,004	6.8%	147	17.2%
Information	42	0.3%	15	0.1%	-27	-64.3%
Finance and Insurance	1,417	10.9%	1,305	8.8%	-112	-7.9%
Real Estate Rental and Leasing	133	1.0%	177	1.2%	44	33.1%
Professional, Scientific, and Technical Services	201	1.6%	475	3.2%	274	136.3%
Management of Companies and Enterprises	89	0.7%	7	0.0%	-82	-92.1%
Administrative, Support, Waste Mgmt & Remediation	841	6.5%	1,465	9.9%	624	74.2%
Educational Services	1,579	12.2%	1,616	10.9%	37	2.3%
Health Care and Social Assistance	822	6.3%	1,334	9.0%	512	62.3%
Arts, Entertainment, and Recreation	81	0.6%	86	0.6%	5	6.2%
Accommodation and Food Services	1,179	9.1%	1,494	10.1%	315	26.7%
Other Services (except Public Administration)	248	1.9%	407	2.8%	159	64.1%
Public Administration	74	0.6%	0	0.0%	-74	-100.0%
Total	12,949	100.0%	14,794	100.0%	1,845	14.2%

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Exhibit A-12: Jobs by Industry in Fulton County, 2013 and 2017

Industry	2013		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	219	0.0%	154	0.0%	-65	-29.7%
Mining	108	0.0%	396	0.0%	288	266.7%
Utilities	2,859	0.4%	3,187	0.4%	328	11.5%
Construction	13,696	1.9%	17,481	2.1%	3,785	27.6%
Manufacturing	26,096	3.6%	28,623	3.5%	2,527	9.7%
Wholesale Trade	41,815	5.7%	43,383	5.2%	1,568	3.7%
Retail Trade	52,028	7.1%	57,641	7.0%	5,613	10.8%
Transportation and Warehousing	59,517	8.2%	70,802	8.6%	11,285	19.0%
Information	47,232	6.5%	57,062	6.9%	9,830	20.8%
Finance and Insurance	50,572	6.9%	54,220	6.6%	3,648	7.2%
Real Estate Rental and Leasing	17,274	2.4%	21,108	2.6%	3,834	22.2%
Professional, Scientific, and Technical Services	88,818	12.2%	100,514	12.1%	11,696	13.2%
Management of Companies and Enterprises	15,132	2.1%	23,401	2.8%	8,269	54.6%
Administrative, Support, Waste Mgmt & Remediation	67,251	9.2%	78,934	9.5%	11,683	17.4%
Educational Services	38,848	5.3%	47,971	5.8%	9,123	23.5%
Health Care and Social Assistance	70,830	9.7%	86,128	10.4%	15,298	21.6%
Arts, Entertainment, and Recreation	10,521	1.4%	12,596	1.5%	2,075	19.7%
Accommodation and Food Services	61,804	8.5%	70,923	8.6%	9,119	14.8%
Other Services (except Public Administration)	19,195	2.6%	21,822	2.6%	2,627	13.7%
Public Administration	44,030	6.0%	31,200	3.8%	-12,830	-29.1%
Total	727,845	100.0%	827,546	100.0%	99,701	13.7%

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Exhibit A-13: Jobs by Industry in the Atlanta Metro Area, 2013 and 2017

Industry	2013		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	1,726	0.1%	1,969	0.1%	243	14.1%
Mining	957	0.0%	1,461	0.1%	504	52.7%
Utilities	9,943	0.4%	10,139	0.4%	196	2.0%
Construction	84,695	3.8%	117,720	4.7%	33,025	39.0%
Manufacturing	148,732	6.7%	162,718	6.6%	13,986	9.4%
Wholesale Trade	150,867	6.8%	159,879	6.4%	9,012	6.0%
Retail Trade	246,180	11.1%	276,854	11.1%	30,674	12.5%
Transportation and Warehousing	125,729	5.7%	144,790	5.8%	19,061	15.2%
Information	88,660	4.0%	98,863	4.0%	10,203	11.5%
Finance and Insurance	107,742	4.9%	115,291	4.6%	7,549	7.0%
Real Estate Rental and Leasing	39,520	1.8%	46,177	1.9%	6,657	16.8%
Professional, Scientific, and Technical Services	185,665	8.4%	209,763	8.4%	24,098	13.0%
Management of Companies and Enterprises	48,790	2.2%	60,238	2.4%	11,448	23.5%
Administrative, Support, Waste Mgmt & Remediation	184,491	8.3%	205,423	8.3%	20,932	11.3%
Educational Services	171,915	7.8%	202,626	8.2%	30,711	17.9%
Health Care and Social Assistance	232,058	10.5%	264,567	10.7%	32,509	14.0%
Arts, Entertainment, and Recreation	25,069	1.1%	29,307	1.2%	4,238	16.9%
Accommodation and Food Services	192,680	8.7%	225,958	9.1%	33,278	17.3%
Other Services (except Public Administration)	56,935	2.6%	65,812	2.7%	8,877	15.6%
Public Administration	107,882	4.9%	83,810	3.4%	-24,072	-22.3%
Total	2,210,236	100.0%	2,483,365	100.0%	273,129	12.4%

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Exhibit A-14: Detailed Data on Occupied Housing Units by Tenure, 2010-2019

	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
South Fulton					
Occupied Units	30,694	88.9%	36,171	92.3%	17.8%
Owner-Occupied	22,241	64.4%	26,472	67.5%	19.0%
Renter-Occupied	8,453	24.5%	9,699	24.7%	14.7%
Vacant Units	3,837	11.1%	3,023	7.7%	-21.2%
Total Units	34,531	100%	39,194	100%	13.5%
	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
Fulton County					
Occupied Units	376,377	86.1%	436,970	88.7%	16.1%
Owner-Occupied	202,262	46.3%	221,311	44.9%	9.4%
Renter-Occupied	174,115	39.8%	215,659	43.8%	23.9%
Vacant Units	60,728	13.9%	55,681	11.3%	-8.3%
Total Units	437,105	100%	492,651	100%	12.7%
	2010		2019		2010-2019
	Number	Percent	Number	Percent	% Change
Atlanta Metro Area					
Occupied Units	1,943,885	89.5%	2,195,115	91.2%	12.9%
Owner-Occupied	1,285,066	59.1%	1,409,508	58.6%	9.7%
Renter-Occupied	658,819	30.3%	785,607	32.6%	19.2%
Vacant Units	229,082	10.5%	211,638	8.8%	-7.6%
Total Units	2,172,967	100%	2,406,753	100%	10.8%

Sources: Esri Business Analyst; BAE 2020.

Exhibit A-15: Detailed Data on Housing Unit Characteristics, 2013 – 2017 Five Year Data

Type of Residence	South Fulton		Fulton County		Atlanta Metro	
	Number	Percent	Number	Percent	Number	Percent
Single Family Detached	27,675	76.4%	220,644	48.4%	1,506,655	67.1%
Single Family Attached	1,649	4.6%	27,739	6.1%	115,085	5.1%
Multifamily 2 Units	283	0.8%	7,454	1.6%	29,963	1.3%
Multifamily 3-19 Units	5,015	13.9%	106,689	23.4%	330,324	14.7%
Multifamily 20-49 Units	641	1.8%	23,021	5.0%	81,649	3.6%
Multifamily 50+	891	2.5%	68,187	14.9%	113,134	5.0%
Mobile Home/Other (a)	55	0.2%	2,531	0.6%	67,873	3.0%
Total Units	36,209	100.0%	456,265	100.0%	2,244,683	100.0%
Single Family Housing Units	29,324	81.0%	248,383	54.4%	1,621,740	72.2%
Multifamily Housing Units	6,830	18.9%	205,351	45.0%	555,070	24.7%

Notes:

(a) Includes boats, RVs, vans, or any other non-traditional residences.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Exhibit A-16: Detailed Data on Housing by Year Built, 2013 – 2017 Five-Year Data

Year Built	South Fulton		Fulton County		Atlanta Metro	
	Number	Percent	Number	Percent	Number	Percent
2014 or Later	526	1.5%	6,430	1.4%	25,567	1.1%
2010-2013	1,396	3.9%	13,289	2.9%	49,103	2.2%
2000-2009	16,816	46.4%	107,124	23.5%	576,453	25.7%
1990-1999	4,180	11.5%	80,271	17.6%	499,625	22.3%
1980-1989	3,608	10.0%	66,637	14.6%	401,662	17.9%
1970-1979	4,936	13.6%	52,524	11.5%	290,112	12.9%
1960-1969	3,163	8.7%	48,338	10.6%	178,181	7.9%
1950-1959	1,034	2.9%	35,256	7.7%	108,951	4.9%
1940-1949	365	1.0%	16,478	3.6%	45,468	2.0%
1939 or Earlier	184	0.5%	29,918	6.6%	69,561	3.1%
Total Units	36,208	100.0%	456,265	100.0%	2,244,683	100.0%
Median Year Built	2000		1987		1991	

Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Exhibit A-17: Detailed Commute Time Data, 2013 – 2017 Five-Year Data

Travel Time to Work	South Fulton		Fulton County		Atlanta Metro Area	
	Number	Percent	Number	Percent	Number	Percent
Less than 15 minutes	4,449	11.6%	84,916	18.8%	438,782	17.4%
15 to 29 minutes	12,038	31.3%	180,157	39.9%	825,641	32.7%
30 to 44 minutes	11,187	29.1%	101,267	22.4%	615,331	24.4%
45 to 59 minutes	5,230	13.6%	41,133	9.1%	306,886	12.2%
60 to 89 minutes	3,848	10.0%	31,826	7.0%	249,998	9.9%
90+ minutes	1,678	4.4%	12,561	2.8%	87,386	3.5%
Total Residents (a)	38,430	100%	451,860	100%	2,524,024	100%

Notes:

(a) Totals may not match totals in other tables due to independent rounding.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Exhibit A-18: Detailed Data on Means of Transportation to Work, 2013 – 2017 Five-Year Data

Means of Transportation	South Fulton		Fulton County		Atlanta Metro	
	Number	Percent	Number	Percent	Number	Percent
Car, Truck, or Van	35,401	87.6%	392,753	79.8%	2,360,961	87.4%
Drove alone	31,617	78.2%	354,776	72.1%	2,095,023	77.6%
Carpooled	3,784	9.4%	37,977	7.7%	265,938	9.8%
Public Transportation (a)	2,185	5.4%	36,957	7.5%	82,907	3.1%
Bus or Trolley Bus	1,324	3.3%	24,273	4.9%	57,657	2.1%
Streetcar or Trolley Car (b)	860	2.1%	11,440	2.3%	22,460	0.8%
Railroad or Ferryboat	1	0.0%	1,244	0.3%	2,790	0.1%
Walked	134	0.3%	12,865	2.6%	36,328	1.3%
Other (c)	710	1.8%	9,285	1.9%	43,828	1.6%
Worked at Home	1,978	4.9%	40,294	8.2%	176,146	6.5%
Total (d)	40,408	100.0%	492,154	100.0%	2,700,170	100.0%

Notes:

(a) Excludes taxicabs.

(b) Includes subways and elevated light railways.

(c) Includes taxicabs, motorcycles, bicycles, and other means.

(d) Totals may not match totals in other tables due to independent rounding.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample; Esri Business Analyst; BAE, 2020.

Exhibit A-19: Detailed Housing Cost Burden Data, 2013 – 2017 Five-Year Data**Owner Households**

Percent of Income	South Fulton		Fulton County		Atlanta Metro	
	Number	Percent	Number	Percent	Number	Percent
Less than 10 Percent	2,621	12.5%	39,974	19.9%	249,048	19.4%
10 Percent to 19.9 Percent	7,123	34.1%	69,490	34.5%	459,872	35.9%
20 Percent to 29.9 Percent	4,786	22.9%	41,804	20.8%	268,606	21.0%
30 Percent to 39.9 Percent	2,526	12.1%	18,843	9.4%	115,895	9.0%
40 Percent to 49.9 Percent	1,025	4.9%	8,356	4.2%	55,630	4.3%
50 Percent or More	2,538	12.1%	20,943	10.4%	121,668	9.5%
Data Unavailable	277	1.3%	1,735	0.9%	11,363	0.9%
Total Households	20,896	100.0%	201,145	100.0%	1,282,082	100.0%
Cost-Burdened Households (a)	6,089	29.1%	48,142	23.9%	293,193	22.9%
Severely Cost-Burdened Households (b)	2,538	12.1%	20,943	10.4%	121,668	9.5%

Renter Households

Percent of Income	South Fulton		Fulton County		Atlanta Metro	
	Number	Percent	Number	Percent	Number	Percent
Less than 10 Percent	176	1.6%	6,047	3.2%	22,010	2.9%
10 Percent to 19.9 Percent	1,789	16.6%	38,130	20.0%	155,584	20.8%
20 Percent to 29.9 Percent	2,493	23.2%	46,382	24.3%	175,912	23.6%
30 Percent to 39.9 Percent	1,538	14.3%	28,779	15.1%	113,915	15.3%
40 Percent to 49.9 Percent	1,272	11.8%	16,486	8.6%	67,482	9.0%
50 Percent or More	3,125	29.0%	44,543	23.4%	171,555	23.0%
Data Unavailable	374	3.5%	10,338	5.4%	40,505	5.4%
Total Households	10,767	100.0%	190,705	100.0%	746,963	100.0%
Cost-Burdened Households (a)	5,935	55.1%	89,808	47.1%	352,952	47.3%
Severely Cost-Burdened Households (b)	3,125	29.0%	44,543	23.4%	171,555	23.0%

Notes:

(a) HUD defines cost-burdened households as households with housing costs greater than or equal to 30% of household income.

(b) HUD defines severely cost-burdened households as households with housing costs greater than or equal to 50% of household income.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Exhibit A-20: Multifamily Rental Market Summary, Q1 2019

South Fulton

	<u>Studio</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4+ BR</u>	<u>All Unit Types (a)</u>
Inventory, Q1 2019 (units)	-	1,030	2,321	627	8	3,986
% of Units	-	25.8%	58.2%	15.7%	0.2%	100.0%
Occupied Units	-	825	2,010	535	8	3,378
Vacant Units	-	205	311	92	0	608
Vacancy Rate	-	19.9%	13.4%	14.7%	0.0%	15.3%
Average Rents, Q1 2018 - Q1 2019 (b)						
Average Rent, Q1 2018	-	\$815	\$930	\$1,152	\$1,497	\$937
Average Rent, Q1 2019	-	\$893	\$1,019	\$1,268	\$1,258	\$1,027
% Change Q1 2018 - Q1 2019	-	9.6%	9.6%	10.1%	-16.0%	9.6%

Fulton County

	<u>Studio</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4+ BR</u>	<u>All Unit Types (a)</u>
Inventory, Q1 2019 (units)	4,894	58,423	63,534	10,633	2,338	145,267
% of Units	3.5%	41.8%	45.4%	7.6%	1.7%	100.0%
Occupied Units	4,392	52,184	55,982	9,276	1,958	128,798
Vacant Units	502	6,239	7,552	1,357	380	16,469
Vacancy Rate	10.3%	10.7%	11.9%	12.8%	16.3%	11.3%
Average Rents, Q1 2018 - Q1 2019 (b)						
Average Rent, Q1 2018	\$1,327	\$1,255	\$1,445	\$1,700	\$1,008	\$1,375
Average Rent, Q1 2019	\$1,346	\$1,309	\$1,502	\$1,759	\$1,044	\$1,430
% Change Q1 2018 - Q1 2019	1.4%	4.3%	3.9%	3.5%	3.6%	4.0%

Atlanta Metro Area

	<u>Studio</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4+ BR</u>	<u>All Unit Types (a)</u>
Inventory, Q1 2019 (units)	7,819	160,218	205,434	43,017	6,276	435,208
% of Units	1.8%	37.9%	48.6%	10.2%	1.5%	100.0%
Occupied Units	7,032	146,598	188,280	39,379	5,610	398,482
Vacant Units	787	13,620	17,154	3,638	666	36,726
Vacancy Rate	10.1%	8.5%	8.4%	8.5%	10.6%	8.4%
Average Rents, Q1 2018 - Q1 2019 (b)						
Average Rent, Q1 2018	\$1,323	\$1,091	\$1,218	\$1,367	\$1,102	\$1,185
Average Rent, Q1 2019	\$1,349	\$1,147	\$1,286	\$1,439	\$1,138	\$1,248
% Change Q1 2018 - Q1 2019	2.0%	5.1%	5.6%	5.3%	3.3%	5.3%

Notes:

(a) Unit totals may not add up due to some units lacking classification by number of bedrooms.

(b) Market-rate units only.

Sources: CoStar; BAE, 2019.

Exhibit A-21: Home Sales in the City of South Fulton, April 2018 – March 2019

Single Family Homes							
Sale Price Range	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Bedroom Count Unknown	Total	% Total
Less than \$100,000	1	10	45	11	-	67	7.5%
\$100,000-\$149,999	-	10	137	43	1	191	21.2%
\$150,000-\$199,999	-	4	108	147	-	259	28.8%
\$200,000-\$249,000	-	1	45	149	-	195	21.7%
\$250,000-\$299,999	-	-	17	85	1	103	11.5%
\$300,000-\$349,999	-	1	1	38	-	40	4.4%
More than \$350,000	-	-	8	36	-	44	4.9%
Total Number	1	26	361	509	2	899	100.0%
% Total	0.1%	2.9%	40.2%	56.6%	0.2%	100.0%	
Median Sale Price	\$58,500	\$114,500	\$147,000	\$214,900	\$0	\$186,450	
Average Sale Price	\$58,500	\$119,154	\$160,354	\$228,428	\$203,000	\$197,687	
Average Price/SF	\$54	\$97	\$94	\$81	\$30	\$86	
Townhomes							
Sale Price Range	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Bedroom Count Unknown	Total	% Total
Less than \$100,000	-	3	10	1	-	14	13.2%
\$100,000-\$149,999	-	16	42	6	-	64	60.4%
\$150,000-\$199,999	-	-	19	5	-	24	22.6%
\$200,000-\$249,000	-	-	-	1	-	1	0.9%
\$250,000-\$299,999	-	-	-	2	-	2	1.9%
\$300,000-\$349,999	-	-	-	-	-	-	0.0%
More than \$350,000	-	-	1	-	-	1	0.9%
Total Number	-	19	72	15	-	106	100.0%
% Total	0.0%	17.9%	67.9%	14.2%	0.0%	100.0%	
Median Sale Price	-	\$105,000	\$139,500	\$170,000	-	\$130,000	
Average Sale Price	-	\$107,253	\$137,351	\$167,600	-	\$136,237	
Average Price/SF	-	\$75	\$82	\$92	-	\$83	
Condos							
Sale Price Range	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Bedroom Count Unknown	Total	% Total
Less than \$100,000	1	4	6	-	-	11	91.7%
\$100,000-\$149,999	-	-	-	-	-	-	0.0%
\$150,000-\$199,999	-	-	-	-	1	1	8.3%
\$200,000-\$249,000	-	-	-	-	-	-	0.0%
\$250,000-\$299,999	-	-	-	-	-	-	0.0%
\$300,000-\$349,999	-	-	-	-	-	-	0.0%
More than \$350,000	-	-	-	-	-	-	0.0%
Total Number	1	4	6	-	1	12	100.0%
% Total	8.3%	33.3%	50.0%	0.0%		100.0%	
Median Sale Price	\$23,500	\$40,950	\$33,450	-	\$189,000	\$33,450	
Average Sale Price	\$23,500	\$40,475	\$33,650	-	-	\$48,025	
Average Price/SF	\$36	\$46	\$24	-	-	\$33	

Sources: ListSource/CoreLogic; BAE, 2019.

Only includes sales for which sale price data are available

Exhibit A-22: Home Sales in Fulton County, April 2018 – March 2019

Single Family Homes							
Sale Price Range					Bedroom Count	Total	% Total
	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Unknown		
Less than \$100,000	31	927	1,279	196	51	2,484	18.1%
\$100,000-\$149,999	15	370	876	259	11	1,531	11.1%
\$150,000-\$199,999	6	229	632	441	51	1,359	9.9%
\$200,000-\$249,000	6	176	408	368	37	995	7.2%
\$250,000-\$299,999	7	108	436	284	22	857	6.2%
\$300,000-\$349,999	3	95	402	340	18	858	6.2%
More than \$350,000	10	360	1,471	3,692	132	5,665	41.2%
Total Number	78	2,265	5,504	5,580	322	13,749	100.0%
% Total	0.6%	16.5%	40.0%	40.6%	2.3%	100.0%	
Median Sale Price	\$120,000	\$124,900	\$195,000	\$453,000	\$268,500	\$279,900	
Average Sale Price	\$167,281	\$208,458	\$279,257	\$565,236	\$506,398	\$388,329	
Average Price/SF	\$177	\$164	\$156	\$166	\$151	\$162	
Townhomes							
Sale Price Range					Bedroom Count	Total	% Total
	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Unknown		
Less than \$100,000	-	31	63	1	-	95	5.2%
\$100,000-\$149,999	-	86	134	17	4	241	13.3%
\$150,000-\$199,999	2	90	77	17	6	192	10.6%
\$200,000-\$249,000	18	101	113	2	-	234	12.9%
\$250,000-\$299,999	7	83	145	17	-	252	13.9%
\$300,000-\$349,999	9	58	86	34	1	188	10.4%
More than \$350,000	2	134	348	98	26	608	33.6%
Total Number	38	583	966	186	37	1,810	100.0%
% Total	2.1%	32.2%	53.4%	10.3%	2.0%	100.0%	
Median Sale Price	\$241,100	\$243,000	\$277,450	\$361,000	\$540,100	\$273,200	
Average Sale Price	\$268,679	\$262,862	\$322,176	\$450,128	\$1,151,738	\$332,055	
Average Price/SF	\$254	\$173	\$160	\$179	\$199	\$169	
Condos							
Sale Price Range					Bedroom Count	Total	% Total
	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Unknown		
Less than \$100,000	75	123	54	2	6	260	5.0%
\$100,000-\$149,999	478	260	46	1	7	792	15.2%
\$150,000-\$199,999	442	538	66	2	5	1,053	20.2%
\$200,000-\$249,000	468	435	75	1	4	983	18.8%
\$250,000-\$299,999	267	386	64	3	9	729	14.0%
\$300,000-\$349,999	133	265	86	-	-	484	9.3%
More than \$350,000	94	605	189	25	3	916	17.6%
Total Number	1,957	2,612	580	34	34	5,217	100.0%
% Total	37.5%	50.1%	11.1%	0.7%	0.7%	100.0%	
Median Sale Price	\$197,900	\$245,000	\$289,500	\$431,250	\$176,000	\$229,000	
Average Sale Price	\$206,913	\$283,872	\$377,520	\$577,588	\$400,000	\$268,098	
Average Price/SF	\$253	\$217	\$187	\$191	\$305	\$228	

Sources: DQNews/CoreLogic; BAE, 2019.

Only Includes sales for which sale price and square footage data are available

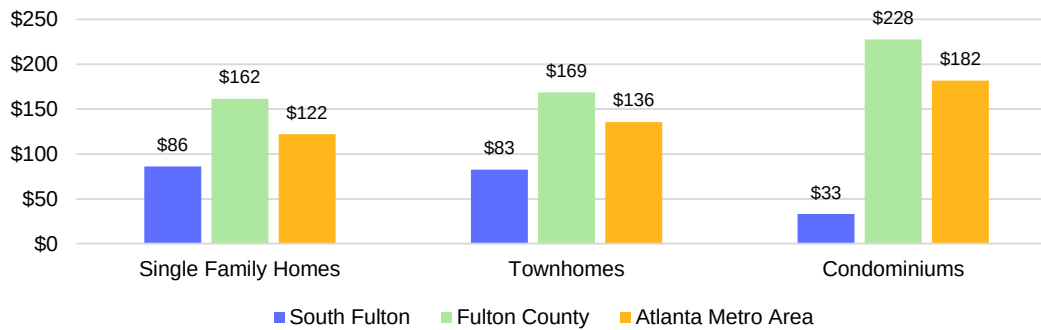
Exhibit A-23: Home Sales in the Atlanta Metro Area, April 2018 – March 2019

Single Family Homes							
Sale Price Range					Bedroom Count	Total	% Total
	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Unknown		
Less than \$100,000	86	1,909	5,363	669	2,669	10,696	10.0%
\$100,000-\$149,999	51	1,111	8,819	1,313	2,735	14,029	13.2%
\$150,000-\$199,999	35	895	10,944	3,089	5,303	20,266	19.0%
\$200,000-\$249,000	22	488	7,219	4,435	4,489	16,653	15.6%
\$250,000-\$299,999	14	347	3,767	4,562	3,327	12,017	11.3%
\$300,000-\$349,999	12	272	2,170	3,854	2,298	8,606	8.1%
More than \$350,000	26	802	4,715	13,316	5,494	24,353	22.8%
Total Number	246	5,824	42,997	31,238	26,315	106,620	100.0%
% Total	0.2%	5.5%	40.3%	29.3%	24.7%	100.0%	
Median Sale Price	\$130,000	\$143,700	\$181,000	\$319,900	\$225,000	\$223,000	
Average Sale Price	\$172,597	\$201,941	\$215,854	\$387,686	\$263,855	\$277,184	
Average Price/SF	\$164	\$160	\$121	\$121	\$110	\$122	
Townhomes							
Sale Price Range					Bedroom Count	Total	% Total
	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Unknown		
Less than \$100,000	11	277	177	8	27	500	7.9%
\$100,000-\$149,999	3	431	406	30	40	910	14.3%
\$150,000-\$199,999	4	461	815	59	48	1,387	21.8%
\$200,000-\$249,000	26	186	716	51	45	1,024	16.1%
\$250,000-\$299,999	27	147	512	53	33	772	12.1%
\$300,000-\$349,999	11	129	343	62	15	560	8.8%
More than \$350,000	5	316	651	185	59	1,216	19.1%
Total Number	87	1,947	3,620	448	267	6,369	100.0%
% Total	1.4%	30.6%	56.8%	7.0%	4.2%	100.0%	
Median Sale Price	\$249,000	\$173,000	\$225,000	\$323,750	\$209,585	\$215,000	
Average Sale Price	\$241,990	\$217,313	\$261,730	\$367,019	\$351,938	\$259,070	
Average Price/SF	\$224	\$136	\$133	\$148	\$108	\$136	
Condos							
Sale Price Range					Bedroom Count	Total	% Total
	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Unknown		
Less than \$100,000	155	511	334	10	17	1,027	10.5%
\$100,000-\$149,999	615	876	253	5	26	1,775	18.2%
\$150,000-\$199,999	563	1,161	416	15	22	2,177	22.4%
\$200,000-\$249,000	548	734	342	8	13	1,645	16.9%
\$250,000-\$299,999	293	550	232	24	10	1,109	11.4%
\$300,000-\$349,999	136	398	229	18	1	782	8.0%
More than \$350,000	103	718	335	39	27	1,222	12.6%
Total Number	2,413	4,948	2,141	119	116	9,737	100.0%
% Total	24.8%	50.8%	22.0%	1.2%	1.2%	100.0%	
Median Sale Price	\$187,000	\$195,000	\$210,000	\$286,000	\$192,450	\$196,400	
Average Sale Price	\$198,473	\$234,793	\$252,670	\$360,344	\$288,817	\$231,905	
Average Price/SF	\$241	\$176	\$131	\$128	\$184	\$182	

Sources: DQNews/CoreLogic; BAE, 2019.

Only Includes sales for which sale price and square footage data are available

Exhibit A-24: Average Home Sale Price per Square Foot by Unit Type, April 2018 – March 2019



Notes:

(a) Only Includes sales for which sale price and square footage data are available

Sources: ListSource/CoreLogic; DQNews/Corelogic; BAE, 2019.

Exhibit A-25: City of South Fulton Resident Survey

City of South Fulton Resident Survey

Thank you for taking a few minutes to tell us about your life in the City of South Fulton. This survey will take about 10 minutes to complete. All answers will be kept confidential.

The information you provide will be used to help strengthen and diversify the economy of South Fulton. Your input will be considered as the City and community leaders strive to improve South Fulton's business climate and attract new business and investment into the community.

Answer any and all questions you choose, but please make sure to press the "Done" button at the end of the survey. Thank you for your participation!

1. In what neighborhood or area of South Fulton do you live? Please provide community/neighborhood name or street name if you prefer.

—

2. If employed, where is your primary workplace?

☐ In South Fulton

☐ Outside of South Fulton, but in Fulton County

☐ Outside of Fulton County, but in Atlanta area

☐ Other (please specify) _____

3. What are the primary reasons you have chosen to live in South Fulton? (Check all that apply.)

☐ Convenient location in the metro area

☐ Home affordability/value

☐ Safety

☐ Quality schools

☐ Easy access to highways

☐ Proximity to family members

☐ Proximity to job/work

☐ Proximity to church

☐ Other _____

4. What are South Fulton's greatest assets?

5. How would you describe South Fulton to someone not from the area?

6. What are the most significant challenges facing South Fulton? (Select up to 3.)

☐ Transportation/mobility

☐ Employee compensation

☐ Resources to support small businesses and start-ups

- ___ Retail and restaurant options
- ___ Entertainment options
- ___ Local property taxes
- ___ Cost of living
- ___ Crime
- ___ Diversity of retail
- ___ Access to public transit
- ___ Transportation accessibility (i.e., roads and interstates)
- ___ Quality of education
- ___ Available jobs
- ___ Access to medical facilities and hospitals
- ___ Traffic
- ___ Other (please specify) _____

7. How important are the following factors to you? (rate from 1 to 5, with 1 as not important and 5 as very important)

- ___ Ability to take an active role in the community
- ___ Ability to walk or conveniently travel to shops and restaurants
- ___ Affordable healthcare
- ___ Affordable housing
- ___ Available jobs
- ___ Branding and image
- ___ Community appearance
- ___ Cost of living
- ___ Creative and cultural arts scene
- ___ Employee compensation
- ___ Local property taxes
- ___ Parks and resources for recreation
- ___ Population diversity
- ___ Quality of public schools
- ___ Well-maintained streets, roads, sidewalks, etc.

8. Please rate South Fulton on the following factors. (Rate from 1 if poor up to 5 for excellent)

- ___ Ability to take an active role in the community
- ___ Ability to walk to shops and restaurants
- ___ Affordable healthcare
- ___ Affordable housing
- ___ Available jobs
- ___ Branding and image
- ___ City infrastructure
- ___ Community appearance
- ___ Cost of living

- ☐ Creative and cultural arts scene
- ☐ Employee compensation
- ☐ Local property taxes
- ☐ Parks and resources for recreation
- ☐ Population diversity
- ☐ Quality of public schools

9. What other elements that you believe are important for a vibrant community?

10. What type of employers would you like to see expand or locate in South Fulton? (Select up to 5.)

- ☐ Aerospace and defense
- ☐ Call center/order processing
- ☐ Construction
- ☐ Creative arts
- ☐ Distribution and warehousing
- ☐ Educational services and products
- ☐ Entertainment
- ☐ Financial or insurance services
- ☐ Government services
- ☐ Information technology
- ☐ Life sciences
- ☐ Logistics
- ☐ Manufacturing
- ☐ Medicine
- ☐ Non-profit/aid organization
- ☐ Professional services
- ☐ Real estate
- ☐ Research
- ☐ Restaurant
- ☐ Retail
- ☐ Software development
- ☐ Tourism and hospitality
- ☐ Utilities and energy
- ☐ Wholesale trade
- ☐ Other (please specify) _____

11. Please share your thoughts as to how South Fulton can make changes to grow a healthy and sustainable economy?

12. What investments would you like to see in South Fulton? (Select up to 5.)

- ☐ Public schools (K-12)

- ☐ Higher education
- ☐ Vocational schools and training resources (including maker space)
- ☐ Public infrastructure (roadways, utilities, etc.)
- ☐ Public safety
- ☐ Economic development programs
- ☐ Community activities
- ☐ Parks
- ☐ Tourism and promotion
- ☐ Amenities for recreation
- ☐ Other (please specify) _____

13. What housing types are needed in South Fulton? (Check all that apply.)

- ☐ Single family homes suitable for 1st time homeowners
- ☐ Mid-market single family homes
- ☐ Estate single family homes
- ☐ Townhomes
- ☐ Condominiums
- ☐ Apartments – Workforce housing
- ☐ Apartments – Luxury
- ☐ Other _____

14. What transportation improvements are needed in South Fulton?

- ☐ More roads
- ☐ Bus rapid transit
- ☐ Express bus to Downtown Atlanta
- ☐ Light rail via Campbellton/GA 166 (MARTA is bringing light rail and bus rapid transit to Greenbriar)
- ☐ Other _____

15. What is your age?

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 45-64
- ☐ 65+

16. What is the highest level of education you have received?

- ☐ Some high school
- ☐ High school diploma
- ☐ Some college
- ☐ Associate's degree
- ☐ Bachelor's degree

☐ Pose-secondary or professional degree (including Master's and PhD)

17. What is the annual income of everybody in your household?

- ☐ Less than \$15,000
- ☐ \$15,000 to \$34,999
- ☐ \$35,000 to \$49,999
- ☐ \$50,000 to \$74,999
- ☐ \$75,000 to \$99,999
- ☐ \$100,000 to \$149,999
- ☐ \$150,000 or more

18. How long have lived in South Fulton (former unincorporated Fulton County)?

- ☐ Less than one year
- ☐ One to four years
- ☐ Five to Nine years
- ☐ 10-20 years
- ☐ More than 20 years (but not lifelong resident)
- ☐ Lifelong resident

19. Please feel free to add any comments or additional input.

20. If you would like to receive updates on our progress with the economic development strategic plan, please provide your e-mail in the space provided below.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Resolution Assessing Reparations to Address History of Racism

DATE: October 27, 2020

SUBJECT: Council Approval of Resolution Assessing Reparations to Address History of Racism

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Resolution Assessing Reparations	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **A RESOLUTION PROVIDING FOR RECOMMENDATIONS ON REPARATIONS**
6 **WITHIN THE CITY DUE TO THE HORRID AND PERVASIVE HISTORY OF RACISM**
7 **IN GEORGIA NEGATIVELY IMPACTING CITY RESIDENTS AND FOR OTHER**
8 **LAWFUL PURPOSES**
9

10 **(Sponsored by Councilman Baker)**
11

12 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
13 organized and existing under the laws of the State of Georgia;
14

15 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
16 Council thereof ("City Council");

17 **WHEREAS**, the State of Georgia has a painful history of horrid abuses and
18 atrocities committed against African descendants of slavery;

19 **WHEREAS**, in 1861, according to U.S. Census records, approximately 462,198
20 African descendants were enslaved within the State of Georgia;

21 **WHEREAS**, on January 19, 1861, Georgia voted to secede from the Union and
22 join the Confederate States of America;

23 **WHEREAS**, the Civil War ensued in which the Confederate States of America was
24 defeated by the Union, with the April 16, 1865 Battle of Columbus being officially
25 recognized by the State of Georgia as the "last battle" of the Civil War;

26 **WHEREAS**, shortly thereafter, on December 6th, 1865, the 13th Amendment was
27 enacted which abolished slavery in the United States;

28 **WHEREAS**, the State of Georgia did not re-enter the Union until July 15, 1870, as
29 the last of the former Confederate states to be re-admitted;

30 **WHEREAS**, during the 1890s, the State of Georgia passed a wide variety of Jim
31 Crow laws that mandated racial segregation, separation in public facilities and a system
32 of discrimination that saturated nearly all aspects of the lives of African descendants of
33 slavery in Georgia;

34 **WHEREAS**, African descendants of slavery experienced disproportionate
35 unemployment rates and reduced opportunities to fully participate in the Georgia job
36 market;

37 **WHEREAS**, African descendants of slavery were segregated from mainstream
38 education and through discriminatory educational policies in Georgia;

39 **WHEREAS**, African descendants of slavery received inadequate access to proper
40 health care as exemplified by disproportionate morbidities and mortality rates and
41 discriminatory medical practices such as involuntary sterilizations, denial of adequate
42 testing, denial of preventative and curative procedures;

43 **WHEREAS**, African descendants of slavery have been unjustly targeted by law
44 enforcement and criminal justice procedures, incarcerated at disproportionate rates;

45 **WHEREAS**, Government sponsored racism only began to erode in the State of
46 Georgia in the middle of the twentieth century, when a series of federally mandated civil
47 rights reforms, which included the 1954 Brown v. Board of Education decision, Civil Rights
48 Act of 1964 and 1965 Voting Rights Act;

49 **WHEREAS**, understanding and acknowledging the history of racism, intolerance
50 and prejudice in the State of Georgia is critical in ensuring that history doesn't repeat
51 itself;

52 **WHEREAS**, systemic racism was created over centuries and will take time to
53 dismantle;

54 **WHEREAS**, the City is committed to eradicating government sponsored racism,
55 social bias and prejudice within the State of Georgia;

56 **WHEREAS**, the City Council desires through this Resolution to acknowledge the
57 history of racism, intolerance and prejudice in the State of Georgia affirm its commitment
58 to eradicating the negative and harmful effects within the City of Georgia's pervasive
59 history of racism, intolerance and discrimination; and

60 **WHEREAS**, this Resolution is in the best interests of the health and general
61 welfare of the City and State of Georgia.

62 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**
63 **RESOLVES** as follows:

64
65 **Section 1.**
66

- 67 **a. Commitment.** The City hereby affirms its commitment to eradicating the effects
68 of Georgia's systemically racist past practices negatively impacting the City.
69
70 **b. Call on State and Federal Government.** The City hereby calls on the State of
71 Georgia and the federal government to address and access systemically racist
72 past practices against African descendants of slavery within the state and nation,

and implement policymaking and funding for reparations at the state and national levels.

c. Call on Other Entities. The City further calls on other organizations, businesses and governments throughout the nation to address and access the negative impact of racism within their own structures and programs, and resolve to address the lingering impacts of the nation's dark history of systemic racism.

d. Recommendations on Reparations. The City hereby directs the City Manager within the next year to assess and report back on actions within the City which address the areas below, as well as, where practical and underserved, short, medium and long-term recommendations for reparations through local and/or interjurisdictional policies and programs which assist with:

1. Boosting economic mobility and opportunity within the City;
2. Repairing the damage caused by public and private systemic racism in Georgia;
3. Increasing African descendants of slavery's homeownership and access to other affordable housing;
4. Increasing African descendants of slavery's business ownership and career opportunities and strategies to grow equity and generational wealth;
5. Closing any unjust gaps in health care, education and employment;
6. Enhancing neighborhood safety and fairness within criminal justice;
7. Improving healthy food availability and access;
8. Enhancing resident well-being, effective use of natural community spaces and environmental justice;
9. Supporting youths by providing more comprehensive, holistic services and programming to prevent gaps in the City's social safety net;
10. Making the City a model city for racial and social justice; and
11. Expanding community and collaborative outreach consistent with the goals of this Resolution, such as opportunities for joining N'COBRA and other organizations.

- 116 e. **Strategic Alliance.** The City Manager is further hereby instructed to cause for the
117 City to join the **Government Alliance for Racial Equity**, a national network of
118 governments working together to achieve racial equity and advance opportunities
119 for all.
120

121 *****

122 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
123 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,
124 upon their enactment, believed by the City Council to be fully valid, enforceable and
125 constitutional.

126 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,
127 clause or phrase of this Resolution is severable from every other section, paragraph,
128 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause
129 or phrase of this Resolution is mutually dependent upon any other section, paragraph,
130 sentence, clause or phrase of this Resolution.

131 (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution
132 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
133 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is
134 the express intent of the City Council that such invalidity, unconstitutionality or
135 unenforceability shall, to the greatest extent allowed by law, not render invalid,
136 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
137 sentences, paragraphs or sections of the Resolution.

138 **Section 3.** The City Attorney and City Clerk are authorized to make non-substantive
139 editing and renumbering revisions to this Resolution for proofing, codification, and
140 supplementation purposes. The final version of all resolutions shall be filed with the City
141 Clerk.

142 **Section 4.** The effective date of this Resolution shall be the date of adoption, unless
143 provided otherwise by the City Charter or state and/or federal law.
144
145
146
147
148
149
150
151
152
153

154 The foregoing RESOLUTION No. 2020-_____, adopted on _____
155 was offered by Councilmember _____, who moved its approval. The motion

was seconded by Councilmember _____, and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS RESOLUTION adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of a Resolution to Georgia Congressional Delegation for John Lewis Post Office Renaming

DATE: October 27, 2020

SUBJECT: Council Approval of a Resolution to Georgia Congressional Delegation for John Lewis Post Office Renaming

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
John Lewis Post Office Renaming	Cover Memo	10/22/2020
John Lewis Post Office Renaming FIS	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **A RESOLUTION URGING UNANIMITY OF THE GEORGIA CONGRESSIONAL**
6 **DELEGATION IN SPONSORSHIP OF LEGISLATION URGING CONGRESS TO**
7 **RENAME THE FULTON INDUSTRIAL POST OFFICE POSTHUMOUSLY FOR THE**
8 **HONORABLE JOHN ROBERT LEWIS AND FOR OTHER LAWFUL PURPOSES**
9

10 **(Sponsored by Councilwoman Rowell)**
11

12 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
13 organized and existing under the laws of the State of Georgia;
14

15 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
16 Council thereof ("City Council");

17 **WHEREAS**, federal legislation renaming United States Postal Service (USPS)
18 facilities for persons has become a common practice in the US;

19 **WHEREAS**, renaming a USPS post office is overseen by the US House Oversight
20 and Government Reform and Senate Homeland Security and Governmental Affairs
21 committees and requires unanimity of a state's congressional delegation and passage of
22 the naming bill to the floor of the US House or Senate;

23 **WHEREAS**, the renaming process does not change either the impacted facilities'
24 services or identification of the facility by its geographic location;

25 **WHEREAS**, John Robert Lewis (February 21, 1940 – July 17, 2020) was an
26 American politician and civil rights leader who served 17 terms in the US House of
27 Representatives for Georgia's 5th congressional district, from 1987 until his death;

28 **WHEREAS**, the late and former Congressman Lewis additionally served as the
29 Chairman of the Student Nonviolent Coordinating Committee (SNCC) from 1963 to 1966
30 and was one of the "Big Six" leaders of the groups that organized the 1963 March on
31 Washington;

32 **WHEREAS**, the late and former Congressman Lewis fulfilled many key roles in the
33 civil rights movement, which helped bring an end to legalized racial segregation in the
34 US;

35 **WHEREAS**, due to his length of service, the late and former Congressman Lewis
36 became the dean of the Georgia congressional delegation;

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

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

The foregoing RESOLUTION No. 2020-_____, adopted on _____ was offered by Councilmember _____, who moved its approval. The motion was seconded by Councilmember _____, and being put to a vote, the result was as follows:

	A YE	N AY
113		
114 William "Bill" Edwards, Mayor	_____	_____
115 Carmalitha Gumbs, Mayor Pro Tem	_____	_____
116 Catherine Foster Rowell	_____	_____
117 Helen Zenobia Willis	_____	_____
118 Gertrude Naeema Gilyard	_____	_____
119 Corey Reeves	_____	_____
120 khalid kamau	_____	_____
121 Mark Baker	_____	_____
122		

123

124 THIS RESOLUTION adopted this _____ day of _____2020. **CITY OF**

125 **SOUTH FULTON, GEORGIA**

126

127

128

129 _____

130 WILLIAM "BILL" EDWARDS, MAYOR

131

132

133 ATTEST:

134

135

136 _____

137 CORY E. ADAMS, INTERIM CITY CLERK

138

139 APPROVED AS TO FORM:

140

141

142 _____

143 EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City

FROM: Frank S. Milazi, CFO *FM*

DATE: October 8, 2020

SUBJECT: Resolution to General Assembly for John Lewis Post Office Renaming

CONCLUSION

The City desires through this Resolution to encourage congressional support for the renaming of the post office within the City, located at 5686 Fulton Industrial Blvd SW, Atlanta, GA 30336, in honor of the late and former Congressman Lewis.

BACKGROUND

Federal legislation renaming United States Postal Service (USPS) facilities for persons has become a common practice in the US. Renaming a USPS post office is overseen by the US House Oversight and Government Reform, Senate Homeland Security and Governmental Affairs committees requires unanimity of a state's congressional delegation and passage of the naming bill to the floor of the US House or Senate. In addition the renaming process does not change either the impacted facilities' services or identification of the facility by its geographic location.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Resolution Authorizing Emergency Repairs with CSXT

DATE: October 27, 2020

SUBJECT: Council Approval of Resolution Authorizing Emergency Repairs with CSXT

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Emergency Repairs with CSXT	Cover Memo	10/22/2020
Emergency Repairs with CSXT Ex 1	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **A RESOLUTION BY THE CITY PROMOTING PUBLIC SAFETY; AUTHORIZING THE**
6 **EXECUTION OF AN EMERGENCY REPAIR SERVICES AGREEMENT WITH CSXT**
7 **AND FOR OTHER LAWFUL PURPOSES**
8

9 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
10 organized and existing under the laws of the State of Georgia;
11

12 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and
13 Council thereof ("City Council");

14 **WHEREAS**, the City Council desires to authorize the Mayor, City Manager, Chief
15 Financial Officer ("CFO") and City Attorney, to execute an agreement with CSXT
16 necessitated by the need for emergency repair of bridge walls, embankments and
17 infrastructure within the City at or about Stacks Rd. to preserve public health and safety;
18 and

19 **WHEREAS**, this Resolution is in the best interests of the health and general
20 welfare of the City, its residents and general public.

21 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**
22 **RESOLVES** as follows:
23

24 **Section 1.** The City Council hereby authorizes the Mayor, City Manager and City
25 Attorney to further negotiate and execute, in substantial form as attached hereto, an
26 agreement with CSTX for emergency repair of bridge walls, embankments and
27 infrastructure within the City at or about Stacks Rd. to preserve public health and safety.
28

29 *****

30 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
31 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,
32 upon their enactment, believed by the City Council to be fully valid, enforceable and
33 constitutional.

34 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,
35 clause or phrase of this Resolution is severable from every other section, paragraph,
36 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause
37 or phrase of this Resolution is mutually dependent upon any other section, paragraph,
38 sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 3. The city attorney and city clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the city clerk.

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

The foregoing RESOLUTION No. 2020-_____, adopted on _____
was offered by Councilmember _____, who moved its approval. The motion
was seconded by Councilmember _____, and being put to a vote, the result
was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS RESOLUTION adopted this _____ day of _____ 2020. **CITY OF
SOUTH FULTON, GEORGIA**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

CONSTRUCTION AGREEMENT

This Construction Agreement (“**Agreement**”) is made as of _____, 20____, by and between CSX TRANSPORTATION, INC., a Virginia corporation with its principal place of business in Jacksonville, Florida (“**CSXT**”), and **City of South Fulton**, a body corporate and political subdivision of the State of **Georgia** (“**Agency**”).

EXPLANATORY STATEMENT

1. Agency has proposed to construct, or to cause to be constructed, **EMERGENCY REPAIR of Stacks Rd. bridge walls and embankments, and repairs to CSXT track structure and ditches in the City of South Fulton, Fulton Co., GA; DOT# 638609E, RRMP ANB-846.91, Atlanta Zone, Atlanta Terminal Sub., OP No. GA2411** (the “**Project**”).
2. Agency has obtained, or will obtain, all authorizations, permits and approvals from all local, state and federal agencies (including Agency), and their respective governing bodies and regulatory agencies, necessary to proceed with the Project and to appropriate all funds necessary to construct the Project.
3. The parties acknowledge that: (i) by entering into this Agreement, CSXT will provide services and accommodations to promote public interest in this Project, without profit or other economic inducement typical of other Agency contractors; (ii) neither Agency, CSXT nor its affiliates (including their respective directors, officers, employees or agents) will incur any costs, expenses, losses or liabilities in excess of payments made to CSXT, by or on behalf of Agency or its contractors, pursuant to this Agreement; and (iii) CSXT retains the paramount right to regulate all activities affecting its property and operations, subject to CSXT’s compliance with all applicable local, state and federal laws and regulations governing CSXT’s conduct.
4. It is the purpose of this Agreement to provide for the terms and conditions upon which the Project may proceed.

NOW, THEREFORE, in consideration of the foregoing Explanatory Statement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties, the parties agree as follows:

1. Project Plans and Specifications

- 1.1 **Preparation and Approval.** Pursuant to **Exhibit A** of this Agreement, all plans, specifications, drawings and other documents necessary or appropriate to the design and construction of the Project shall be prepared, at Agency’s sole cost and expense, by Agency or CSXT or their respective contractors. Project plans, specifications and drawings prepared by or on behalf of Agency shall be subject, at CSXT’s election, to the review and approval of Agency and

CSXT OP No.: GA2411

CSXT. Such plans, specifications and drawings, as prepared or approved by Agency and CSXT, are referred to as the “**Plans**”, and shall be incorporated and deemed a part of this Agreement. Plans prepared or submitted to and approved by Agency and CSXT as of the date of this Agreement are set forth in Exhibit B to this Agreement.

1.2 Effect of CSXT Approval or Preparation of Plans. By its review, approval or preparation of Plans pursuant to this Agreement, CSXT and Agency signify only that such Plans and improvements constructed in accordance with such Plans satisfy CSXT and Agency’s requirements. CSXT and Agency expressly disclaim all other representations and warranties in connection with the Plans, including, but not limited to, the integrity, suitability or fitness for the purposes of this Agreement or any other persons of the Plans or improvements constructed in accordance with the Plans.

1.3 Compliance with Plans. The Project shall be constructed in accordance with the Plans.

2. Allocation and Conduct of Work

Work in connection with the Project shall be allocated and conducted as follows:

2.1 CSXT Work. Subject to timely payment of Reimbursable Expenses as provided by Section 4, CSXT shall provide, or cause to be provided, the services as set forth by Exhibit A to this Agreement. Agency agrees that CSXT shall provide all services that CSXT deems necessary or appropriate (whether or not specified by Exhibit A) to preserve and maintain its property and operations, without impairment or Agency’s exposure to liability of any kind and in compliance with all applicable federal, state and local regulations and CSXT’s contractual obligations, including, but not limited to, CSXT’s existing or proposed third party agreements and collective bargaining agreements.

2.2 Agency Work. Agency shall perform, or cause to be performed, all work as set forth by Exhibit A, at Agency’s sole cost and expense.

2.3 Conduct of Work. CSXT shall commence its work under this Agreement following: (i) delivery to CSXT of a notice to proceed from Agency; (ii) payment of Reimbursable Expenses (as provided by Section 4.1) as required by CSXT prior to the commencement of work by CSXT; (iii) issuance of all permits, approvals and authorizations necessary or appropriate for such work; and (iv) delivery of proof of insurance acceptable to CSXT, as required by Section 9. The initiation of any services by CSXT pursuant to this Agreement, including, but not limited to, the issuance of purchase orders or bids for materials or services, shall constitute commencement of work for the purposes of this Section. The parties agree that: 1) all work by CSXT or on CSXT property shall conclude and 2) that this Agreement shall automatically terminate, no later than **Twelve Months from the date in which this Agreement has been fully executed by both parties**, unless the parties mutually agree to extend such date.

3. Special Provisions. Agency shall observe and abide by, and shall require its contractors (“**Contractors**”) to observe and abide by the terms, conditions and provisions set forth in Exhibit C to this Agreement (the “Special Provisions”). To the extent that Agency performs Project work itself, Agency shall be deemed a Contractor for purposes of this Agreement. Agency further agrees that, prior to the commencement of Project work by any third party Contractor, such Contractor shall execute and deliver to CSXT Schedule I to this Agreement to acknowledge Contractor’s agreement to observe and abide by the terms and conditions of this Agreement.
4. Cost of Project and Reimbursement Procedures
 - 4.1 Reimbursable Expenses. Agency shall reimburse CSXT for all costs and expenses incurred by CSXT in connection with the Project, including, without limitation: (1) all out of pocket expenses, (2) travel and lodging expenses, (3) telephone, facsimile, and mailing expenses, (4) costs for equipment, tools, materials and supplies, (5) sums paid to CSXT’s consultants and subcontractors, and (6) CSXT labor in connection with the Project, together with CSXT labor overhead percentages established by CSXT pursuant to applicable law (collectively, “**Reimbursable Expenses**”) to the extent such Reimbursable Expenses are identified and approved in this Agreement, or authorized by Agency in writing thereafter. Reimbursable Expenses shall also include expenses incurred by CSXT prior to the date of this Agreement to the extent identified in the Estimate provided pursuant to Section 4.2.
 - 4.2 Estimate. CSXT has estimated the total Reimbursable Expenses for the Project as shown on Exhibit D (the “**Estimate**”, as amended or revised). In the event CSXT anticipates that actual Reimbursable Expenses for the Project may exceed such Estimate, it shall provide Agency with the revised Estimate of the total Reimbursable Expenses, together with a revised Payment Schedule (as defined by Section 4.3.1), for Agency’s approval and confirmation that sufficient funds have been appropriated to cover the total Reimbursable Expenses of such revised Estimate. CSXT may elect, by delivery of notice to Agency, to immediately cease all further work on the Project, unless and until Agency provides such approval and confirmation.
 - 4.3 Payment Terms.
 - 4.3.1 Agency shall pay CSXT for Reimbursable Expenses in the amounts and on the dates set forth in the Payment Schedule as shown on Exhibit E (the “Payment Schedule”, as revised pursuant to Section 4.2). CSXT agrees to submit invoices to Agency for such amounts and Agency shall remit payment to CSXT at the later of thirty (30) days following delivery of each such invoice to Agency or, the payment date (if any) set forth in the Payment Schedule.
 - 4.3.2 Following completion of the Project, CSXT shall submit to Agency a final invoice that reconciles the total Reimbursable Expenses incurred by CSXT against the total

CSXT OP No.: GA2411

payments received from Agency. Agency shall pay to CSXT the amount by which Reimbursable Expenses exceed total payments as shown by the final invoice, within thirty (30) days following delivery of such invoice to Agency. In the event that the payments received by CSXT from Agency exceed the Reimbursable Expenses, CSXT shall remit such excess to Agency.

4.3.3 In the event that Agency fails to pay CSXT any sums due CSXT under this Agreement: (i) Agency shall pay CSXT interest at the lesser of 1.0% per month or the maximum rate of interest permitted by applicable law on the delinquent amount until paid in full; and (ii) CSXT may elect, by delivery of notice to Agency: (A) to immediately cease all further work on the Project, unless and until Agency pays the entire delinquent sum, together with accrued interest; and/or (B) to terminate this Agreement.

4.3.4 All invoices from CSXT shall be delivered to Agency in accordance with Section 16 of this Agreement. All payments by Agency to CSXT shall be made by certified check and mailed to the following address or such other address as designated by CSXT's notice to Agency:

CSX Transportation, Inc.
P.O. Box 530192
Atlanta, GA 30353-0192

4.4 Effect of Termination. Agency's obligation to pay to CSXT Reimbursable Expenses in accordance with Section 4 shall survive termination of this Agreement for any reason.

5. Appropriations Agency represents to CSXT that: (i) Agency has appropriated funds sufficient to reimburse CSXT for the Reimbursable Expenses encompassed by the Estimate attached as Exhibit D; (ii) Agency shall use its best efforts to obtain appropriations necessary to cover Reimbursable Expenses encompassed by subsequent Estimates approved by Agency; and (iii) Agency shall promptly notify CSXT in the event that Agency is unable to obtain such appropriations.

6. Easements and Licenses

6.1 Agency Obligation. Agency shall acquire all necessary licenses, permits and easements required for the Project.

6.2 Temporary Construction Licenses. Insofar as it has the right to do so, CSXT hereby grants Agency a nonexclusive license to access and cross CSXT's property, to the extent necessary for the construction of the Project (excluding ingress or egress over public grade crossings), along such routes and upon such terms as may be defined and imposed by Railroad and as may be designated on the Plans approved by CSXT.

- 6.3 Temporary Construction Easements. CSX may grant without warranty to Agency if required temporary non-exclusive easement for access to the extent necessary for the project on terms and conditions, and at a price acceptable to the parties.
- 6.4 Permanent Easements. Insofar as it has the right to do so, CSXT shall grant, without warranty to Agency, easements for the use and of the Project wholly or partly on CSXT property as shown on the Plans approved by CSXT, if any, on terms and conditions and at a price acceptable to the parties. Upon request by CSXT, Agency shall furnish to CSXT descriptions and plat plans for the easements.
7. Permits. At its sole cost and expense, Agency shall procure all permits and approvals required by any federal, state, or local governments or governmental agencies for the construction, maintenance and use of the Project, copies of which shall be provided to CSXT.
8. Termination
- 8.1 By Agency. In addition to the other rights and remedies available to Agency under this Agreement, for any reason, Agency may, as its sole remedy, terminate this Agreement by delivery of notice to CSXT. Agency shall not be entitled to otherwise pursue claims for consequential, direct, indirect or incidental damages or lost profits as a consequence of CSXT's default or termination of this Agreement or Work on the Project by either party.
- 8.2 By CSXT. In addition to the other rights and remedies available to CSXT under this Agreement, CSXT may terminate this Agreement by delivery of notice to Agency in the event Agency or its Contractors fail to observe the terms or conditions of this Agreement and such failure continues more than ten (10) business days following delivery of notice of such failure by CSXT to Agency. CSXT shall not be entitled to otherwise pursue claims for consequential, direct, indirect or incidental damages or lost profits as a consequence of Agency's default or termination of this Agreement or Work on the Project by either party.
- 8.3 Consequences of Termination. If the Agreement is terminated by either party pursuant to this Section or any other provision of this Agreement, the parties understand that it may be impractical for them to immediately stop the Work. Accordingly, they agree that, in such instance a party may continue to perform Work until it has reached a point where it may reasonably and safely suspend the Work. Agency shall reimburse CSXT pursuant to this Agreement for the Work performed, plus all costs reasonably incurred by CSXT to discontinue the Work and protect the Work upon full suspension of the same, up to the time of full suspension of the Work. Termination of this Agreement or Work on the Project, for any reason, shall not diminish or reduce Agency's obligation to pay CSXT for Reimbursable Expenses incurred in accordance with this Agreement. In the event of the termination of this Agreement or the Work for any reason, CSXT's only remaining obligation to Agency shall

CSXT OP No.: GA2411

be to refund to Agency payments made to CSXT in excess of Reimbursable Expenses in accordance with Section 4.

9. Insurance. In addition to the insurance that Agency requires of its Contractor, Agency shall acquire or require its Contractor to purchase and maintain insurance in compliance with CSXT's insurance requirements attached to this Agreement as Exhibit F. Neither Agency nor Contractor shall commence work on the Project until such policy or policies have been submitted to and approved by CSXT's Risk Management Department.

10. Ownership and Maintenance.

- 10.1 By Agency. Agency shall own and, without cost to CSXT, maintain, repair, replace and renew, or cause same to be done, in good condition and repair to CSXT's satisfaction, the highway overpass structure, the roadway surfacing, the roadway slopes, the retaining walls, and the highway drainage facilities. In the event that Agency fails to properly maintain such structures and improvements and such failure, in the opinion of CSXT, jeopardizes the safe and efficient operation of its property, CSXT shall be entitled to remedy such failure and recover from Agency the costs incurred by CSXT in doing so. Upon the cessation of use of the Project by Agency, Agency shall remove the bridge structure and restore CSXT's property to its original condition, at Agency's sole cost and expense, to CSXT's satisfaction.
- 10.2 Alterations. Agency shall not undertake any alteration, modification or expansion of the Project, without the prior approval of CSXT, which may be withheld for any reason, and the execution of such agreements as CSXT may require.

11. Indemnification

- 11.1 Generally. To the maximum extent permitted by applicable law, Agency and its Contractors shall indemnify, defend, and hold CSXT and its affiliates harmless from and against all claims, demands, payments, suits, actions, judgments, settlements, and damages of every nature, degree, and kind (including direct, indirect, consequential, incidental, and punitive damages), for any injury to or death to any person(s) (including, but not limited to the employees of CSXT, its affiliates, Agency or its Contractors), for the loss of or damage to any property whatsoever (including but not limited to property owned by or in the care, custody, or control of CSXT, its affiliates, Agency or its Contractors, and environmental damages and any related remediation brought or recovered against CSXT and its affiliates), arising directly or indirectly from the negligence, recklessness or intentional wrongful misconduct of the Contractors, Agency, and their respective agents, employees, invitees, contractors, or its contractors' agents, employees or invitees in the performance of work in connection with the Project or activities incidental thereto, or from their presence on or about CSXT's property. The foregoing indemnification obligation shall not be limited to the insurance coverage required by this Agreement, except to the extent required by law or otherwise expressly provided by this Agreement.

CSXT OP No.: GA2411

- 11.1.1 To the maximum extent permitted by applicable law, CSXT and its Contractors shall indemnify, defend, and hold Agency and its affiliates harmless from and against all claims, demands, payments, suits, actions, judgments, settlements, and damages of every nature, degree, and kind (including direct, indirect, consequential, incidental, and punitive damages), for any injury to or death to any person(s) (including, but not limited to the employees of Agency, its affiliates, CSXT or its Contractors), for the loss of or damage to any property whatsoever (including but not limited to property owned by or in the care, custody, or control of Agency, its affiliates, CSXT or its Contractors, and environmental damages and any related remediation brought or recovered against Agency and its affiliates), arising directly or indirectly from the negligence, recklessness or intentional wrongful misconduct of the Contractors, CSXT, and their respective agents, employees, invitees, contractors, or its contractors' agents, employees or invitees in the performance of work in connection with the Project or activities incidental thereto, or from their presence on or about Agency's property. The foregoing indemnification obligation shall not be limited to the insurance coverage required by this Agreement, except to the extent required by law or otherwise expressly provided by this Agreement.
- 11.2 Compliance with Laws. Agency and CSXT shall comply, and shall require their Contractors to comply, with any federal, state, or local laws, statutes, codes, ordinances, rules, and regulations applicable to its construction and maintenance of the Project. Agency's Contractors shall indemnify, defend, and hold CSXT and its affiliates harmless with respect to any fines, penalties, liabilities, or other consequences arising from Agency's Contractor's breaches of this Section. CSXT's Contractors shall indemnify, defend, and hold Agency and its affiliates harmless with respect to any fines, penalties, liabilities, or other consequences arising from breaches of this Section.
- 11.3 "CSXT Affiliates". For the purpose of this Section 11, CSXT's affiliates include CSX Corporation and all entities, directly or indirectly, owned or controlled by or under common control of CSXT or CSX Corporation and their respective officers, directors, employees and agents.
- 11.4 Notice of Incidents. Agency, CSXT and their respective Contractor's shall notify the other party promptly of any loss, damage, injury or death arising out of or in connection with the Project work.
- 11.5 Survival. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.
12. Independent Contractor. The parties agree that neither Agency nor its Contractors shall be deemed either agents or independent contractors of CSXT. Except as otherwise provided by this Agreement, CSXT shall exercise no control whatsoever over the employment, discharge, compensation of, or services rendered by Agency or Agency's Contractors, or the construction practices, procedures, and professional judgment employed by Agency or its Contractor to

CSXT OP No.: GA2411

complete the Project. Likewise, neither CSXT nor its Contractors shall be deemed either agents or independent contractors of Agency. Notwithstanding the foregoing, this Section 12 shall in no way affect the lawful authority of CSXT to prohibit Agency or its Contractors or anyone from entering CSXT's property, or to require the removal of any person from its property, if it determines, in its sole discretion, that such person is not acting in a safe manner or that actual or potential hazards in, on or about the Project exist.

13. "Entire Agreement" This Agreement embodies the entire understanding of the parties, may not be waived or modified except in a writing signed by authorized representatives of both parties, and supersedes all prior or contemporaneous written or oral understandings, agreements or negotiations regarding its subject matter. In the event of any inconsistency between this Agreement and the Exhibits, the more specific terms of the Exhibits shall be deemed controlling.
14. Waiver. If either party fails to enforce its respective rights under this Agreement, or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights or obligations in this Agreement.
15. Assignment. CSXT may assign this Agreement and all rights and obligations herein to a successor in interest, parent company, affiliate, or future affiliate. Upon assignment of this Agreement by CSXT and the assumption of CSXT's assignee of CSXT's obligations under this Agreement, CSXT shall have no further obligation under this Agreement. Agency shall not assign its rights or obligations under this Agreement without CSXT's prior consent, which consent may be withheld for any reason.
16. Notices. All notices, consents and approvals required or permitted by this Agreement shall be in writing and shall be deemed delivered upon personal delivery, upon the expiration of three (3) days following mailing by first class U.S. mail, or upon the next business day following mailing by a nationally recognized overnight carrier, to the parties at the addresses set forth below, or such other addresses as either party may designate by delivery of prior notice to the other party:

If to CSXT:	CSX Transportation, Inc. 500 Water Street, J-301 Jacksonville, Florida 32202 Attention: Director Project Management - Public Projects
-------------	--

Project: Emergency CSXT Repair and Track Restoration at Stacks Rd.
City of South Fulton, Fulton County, Georgia
DOT# 638609E, RRMP ANB-846.91
Atlanta Zone, Atlanta Terminal Subdivision

CSXT OP No.: GA2411

If to Agency: City of South Fulton
Attention: Antonio Valenzuela, Public Works Director
5440 Fulton Industrial Blvd
Atlanta, GA 30336

With copy to:

City of South Fulton
Attention: COSF City Manager
5440 Fulton Industrial Blvd
Atlanta, GA 30336

17. Severability. The parties agree that if any part, term or provision of this Agreement is held to be illegal, unenforceable or in conflict with any applicable federal, state, or local law or regulation, such part, term or provision shall be severable, with the remainder of the Agreement remaining valid and enforceable.
18. Applicable Law. This Agreement shall be governed by the laws of the State of **Georgia**, exclusive of its choice of law rules. The parties further agree that the venue of all legal and equitable proceedings related to disputes under this Agreement shall be situated in Duval County, Florida, and the parties agree to submit to the personal jurisdiction of any State or Federal court situated in Duval County, Florida.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

Project: Emergency CSXT Repair and Track Restoration at Stacks Rd.
City of South Fulton, Fulton County, Georgia
DOT# 638609E, RRMP ANB-846.91
Atlanta Zone, Atlanta Terminal Subdivision

CSXT OP No.: GA2411

BY SIGNING THIS AGREEMENT, I certify that there have been no changes made to the content of this Agreement since its approval by the CSXT Legal Department on October 14, 2020.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate, each by its duly authorized officers, as of the date of this Agreement.

City of South Fulton, Georgia

By: _____

Name: _____

Title: _____

Approval as to form:

Emilia C. Walker, City Attorney

CSX TRANSPORTATION, INC.

By: _____

Tony C. Bellamy

Director Project Management - Public Projects

EXHIBIT A
ALLOCATION OF WORK

Subject to Section 2.1, work to be performed in connection with the Project is allocated as follows:

- A. Agency shall let by contract to its Contractors:
 - 1. Provide repair plans for CSXT review.
 - 2. Repair embankment failure of headwall under Stacks Rd. within CSXT right-of-way based on plans requiring approval by CSXT.
- B. CSXT shall perform or cause to be performed:
 - 3. Preliminary engineering review(s) of repair plans.
 - 4. Perform Emergency Repairs of track bed, structure, and ditches.
 - 5. Flagging services and other protective services and devices as may be necessary.
 - 6. Construction engineering and inspection to protect the interests of CSXT.
 - 7. Excess Soil Support Services as described in the Soil and Water Management Policy found in the CSXT Public Project Information for Construction and Improvements Projects That May Involve the Railroad, last revised August 2020.
 - 8. Accounting and Administrative Services related to the foregoing

Project: Emergency CSXT Repair and Track Restoration at Stacks Rd.
City of South Fulton, Fulton County, Georgia
DOT# 638609E, RRMP ANB-846.91
Atlanta Zone, Atlanta Terminal Subdivision

CSXT OP No.: GA2411

EXHIBIT B

PLANS AND SPECIFICATIONS

Plans, Specifications and Drawings:

As of the date of this Agreement, the following plans, specifications and drawings have been submitted by Agency to CSXT for its review and approval:

NOTE: Plans were not produced at the time this Agreement was generated. After plan submissions are submitted to Agency and CSXT for review and approval, once approved, said plans shall be considered to be incorporated into this Exhibit B as of the date which such plans have received both parties' written approval.

EXHIBIT C

CSXT SPECIAL PROVISIONS

DEFINITIONS:

As used in these Special Provisions, all capitalized terms shall have the meanings ascribed to them by the Agreement, and the following terms shall have the meanings ascribed to them below:

“CSXT” shall mean CSX Transportation, Inc., its successors and assigns.

“CSXT Representative” shall mean the authorized representative of CSX Transportation, Inc.

"Agreement" shall mean the Agreement to which this Exhibit C is made a part thereof and as may be amended from time to time.

“Agency” shall mean the **City of South Fulton, Georgia**

“Agency Representative” shall mean the authorized representative of **City of South Fulton, Georgia**.

“Contractor” shall have the meaning ascribed to such term by the Agreement.

“Work” shall mean the Project as described in the Agreement.

I. AUTHORITY OF CSXT ENGINEER

The CSXT Representative shall have final authority in all matters affecting the safe maintenance of CSXT operations and CSXT property, and his or her approval shall be obtained by the Agency or its Contractor for methods of construction to avoid interference with CSXT operations and CSXT property and all other matters contemplated by the Agreement and these Special Provisions.

II. INTERFERENCE WITH CSXT OPERATIONS

- A. Agency or its Contractor shall arrange and conduct its work so that there will be no interference with CSXT operations, including train, signal, telephone and telegraphic services, or damage to CSXT’s property, or to poles, wires, and other facilities of tenants on CSXT’s Property or right-of-way. Agency or its Contractor shall store materials so as to prevent trespassers from causing damage to trains, or CSXT Property. Whenever Work is likely to affect the operations or safety of trains, the method of doing such Work shall first be submitted to the CSXT Representative for approval, but such approval shall not relieve CSXT, Agency or their Contractors

from liability in connection with such Work.

- B. If conditions arising from or in connection with the Project require that immediate and unusual provisions be made to protect train operation or CSXT's property, Agency or its Contractor shall make such provision. If the CSXT Representative determines that such provision is insufficient, CSXT may cause the Work to cease immediately.

III. NOTICE OF STARTING WORK. Agency or its Contractor shall not commence any work on CSXT Property or rights-of-way until it has complied with the following conditions:

- A. Notify CSXT in writing of the date that it intends to commence Work on the Project. Such notice must be received by CSXT at least ten business days in advance of the date Agency or its Contractor proposes to begin Work on CSXT property. The notice must refer to this Agreement by date. If flagging service is required, such notice shall be submitted at least thirty (30) business days in advance of the date scheduled to commence the Work.
- B. Obtain authorization from the CSXT Representative to begin Work on CSXT property, such authorization to include an outline of specific conditions with which it must comply.
- C. Obtain from CSXT the names, addresses and telephone numbers of CSXT's personnel who must receive notice under provisions in the Agreement. Where more than one individual is designated, the area of responsibility of each shall be specified.

IV. WORK FOR THE BENEFIT OF THE CONTRACTOR

- A. No temporary or permanent changes to wire lines or other facilities (other than third party fiber optic cable transmission systems) on CSXT property that are considered necessary to the Work are anticipated or shown on the Plans. If any such changes are, or become, necessary in the opinion of CSXT or Agency, such changes will be covered by appropriate revisions to the Plans and by preparation of a force account estimate. Such force account estimate may be initiated by either CSXT or Agency, but must be approved by both CSXT and Agency. Agency or Contractor shall be responsible for arranging for the relocation of the third party fiber optic cable transmission systems, at no cost or expense to CSXT.
- B. Should Agency or Contractor desire any changes in addition to the above, then it shall make separate arrangements with CSXT for such changes to be accomplished at the Agency or Contractor's expense.

V. HAUL ACROSS RAILROAD

- A. If Agency or Contractor desires access across CSXT property or tracks at other than an existing and open public road crossing in or incident to construction of the Project, the Agency or Contractor must first obtain the permission of CSXT and shall execute a license agreement or right of entry satisfactory to CSXT, wherein Agency or Contractor agrees to bear all costs and liabilities related to such access.
- B. Agency and Contractor shall not cross CSXT's property and tracks with vehicles or equipment of any kind or character, except at such crossing or crossings as may be permitted pursuant to this section.

VI. COOPERATION AND DELAYS

- A. Agency or Contractor shall arrange a schedule with CSXT for accomplishing stage construction involving work by CSXT. In arranging its schedule, Agency or Contractor shall ascertain, from CSXT, the lead time required for assembling crews and materials and shall make due allowance therefore.
- B. Agency, CSXT or Contractor may not charge any costs or submit any claims against CSXT or Agency not authorized under this Agreement for hindrance or delay caused by railroad traffic; work done by Agency, Contractor, CSXT for other delay incident to or necessary for safe maintenance of railroad traffic; or for any delays due to compliance with these Special Provisions.
- C. Agency, CSTX and Contractor shall cooperate with others participating in the construction of the Project to the end that all work may be carried on to the best advantage.
- D. Agency and Contractor understand and agree that CSXT and Agency does not assume any responsibility for work performed by others in connection the Project. Agency CSXT and Contractor further understand and agree that they shall have no claim whatsoever against CSXT or Agency for any inconvenience, delay or additional cost incurred by Agency or Contractor on account of operations by others.

VII. STORAGE OF MATERIALS AND EQUIPMENT

Agency and Contractor shall not store their materials or equipment on CSXT's property or where they may potentially interfere with CSXT's operations, unless Agency or Contractor has received CSXT Representative's prior written permission. Agency and Contractor understand and agree that CSXT will not be liable for any damage to such materials and equipment from any cause and that CSXT may move, or require Agency or Contractor to

move, such material and equipment at Agency's or Contractor's sole expense. To minimize the possibility of damage to the railroad tracks resulting from the unauthorized use of equipment, all grading or other construction equipment that is left parked near the tracks unattended by watchmen shall be immobilized to the extent feasible so that it cannot be moved by unauthorized persons.

VIII. CONSTRUCTION PROCEDURES

A. General

1. Construction work on CSXT property shall be subject to CSXT's inspection and approval.
2. Construction work on CSXT property shall be in accord with CSXT's written outline of specific conditions and with these Special Provisions.
3. Contractor shall observe the terms and rules of the CSXT Safe Way manual, which Agency and Contractor shall be required to obtain from CSXT, and in accord with any other instructions furnished by CSXT or CSXT's Representative.

B. Blasting

1. Agency or Contractor shall obtain CSXT Representative's and Agency Representative's prior written approval for use of explosives on or adjacent to CSXT property. If permission for use of explosives is granted, Agency or Contractor must comply with the following:
 - a. Blasting shall be done with light charges under the direct supervision of a responsible officer or employee of Agency or Contractor.
 - b. Electric detonating fuses shall not be used because of the possibility of premature explosions resulting from operation of two-way train radios.
 - c. No blasting shall be done without the presence of an authorized representative of CSXT. At least 10 days' advance notice to CSXT Representative is required to arrange for the presence of an authorized CSXT representative and any flagging that CSXT may require.
 - d. Agency or Contractor must have at the Project site adequate equipment, labor and materials, and allow sufficient time, to (i) clean up (at Agency's expense) debris resulting from the blasting

CSXT OP No.: GA2411

without any delay to trains; and (ii) correct (at Agency's expense) any track misalignment or other damage to CSXT's property resulting from the blasting, as directed by CSXT Representative, without delay to trains. If Agency's or Contractor's actions result in delay of any trains, including Amtrak passenger trains, Agency shall bear the entire cost thereof.

- e. Agency and Contractor shall not store explosives on CSXT property.

2. CSXT Representative will:

- a. Determine the approximate location of trains and advise Agency or Contractor of the approximate amount of time available for the blasting operation and clean-up.
- b. Have the authority to order discontinuance of blasting if, in his or her opinion, blasting is too hazardous or is not in accord with these Special Provisions.

IX. MAINTENANCE OF DITCHES ADJACENT TO CSXT TRACKS

Agency or Contractor shall maintain all ditches and drainage structures free of silt or other obstructions that may result from their operations. Agency or Contractor shall provide erosion control measures during construction and use methods that accord with applicable state standard specifications for road and bridge construction, including either (1) silt fence; (2) hay or straw barrier; (3) berm or temporary ditches; (4) sediment basin; (5) aggregate checks; and (6) channel lining. All such maintenance and repair of damages due to Agency's or Contractor's operations shall be performed at Agency's expense.

X. FLAGGING / INSPECTION SERVICE

- A. CSXT has sole authority to determine the need for flagging required to protect its operations and property. In general, flagging protection will be required whenever Agency or Contractor or their equipment are, or are likely to be, working within fifty (50) feet of live track or other track clearances specified by CSXT, or over tracks.
- B. Agency shall reimburse CSXT directly for all costs of flagging that is required on account of construction within CSXT property shown in the Plans, or that is covered by an approved plan revision, supplemental agreement or change order.

CSXT OP No.: GA2411

- C. Agency or Contractor shall give a minimum of 10 days' advance notice to CSXT Representative for anticipated need for flagging service. No work shall be undertaken until the flag person(s) is/are at the job site. If it is necessary for CSXT to advertise a flagging job for bid, it may take up to 90-days to obtain this service, and CSXT shall not be liable for the cost of delays attributable to obtaining such service.
- D. CSXT shall have the right to assign an individual to the site of the Project to perform inspection service whenever, in the opinion of CSXT Representative, such inspection may be necessary. Agency shall reimburse CSXT for the costs incurred by CSXT for such inspection service. Inspection service shall not relieve Agency or Contractor from liability for its Work.
- E. CSXT shall render invoices for, and Agency shall pay for, the actual pay rate of the flagpersons and inspectors used, plus standard additives, whether that amount is above or below the rate provided in the Estimate. If the rate of pay that is to be used for inspector or flagging service is changed before the work is started or during the progress of the work, whether by law or agreement between CSXT and its employees, or if the tax rates on labor are changed, bills will be rendered by CSXT and paid by Agency using the new rates. Agency and Contractor shall perform their operations that require flagging protection or inspection service in such a manner and sequence that the cost of such will be as economical as possible.

XI. UTILITY FACILITIES ON CSXT PROPERTY

Agency shall arrange, upon approval from CSXT, to have any utility facilities on or over CSXT Property changed as may be necessary to provide clearances for the proposed trackage.

XII. CLEAN-UP

Agency or Contractor, upon completion of the Project, shall remove from CSXT's Property any temporary grade crossings, any temporary erosion control measures used to control drainage, all machinery, equipment, surplus materials, falsework, rubbish, or temporary buildings belonging to Agency or Contractor. Agency or Contractor, upon completion of the Project, shall leave CSXT Property in neat condition, satisfactory to CSXT Representative.

XIII. FAILURE TO COMPLY

If Agency, CSXT or Contractor violate or fail to comply with any of the requirements of these Special Provisions, (a) CSXT may require Agency and/or Contractor to vacate CSXT Property; and (b) the non-offending party may withhold monies due the offending party;

Project: Emergency CSXT Repair and Track Restoration at Stacks Rd.
City of South Fulton, Fulton County, Georgia
DOT# 638609E, RRMP ANB-846.91
Atlanta Zone, Atlanta Terminal Subdivision

CSXT OP No.: GA2411

(c) CSXT may require Agency to withhold monies due Contractor; and (d) the non-offending party may cure the offending party's failure and the offending party shall reimburse the non-offending for the cost of curing such failure.

Project: Emergency CSXT Repair and Track Restoration at Stacks Rd.
City of South Fulton, Fulton County, Georgia
DOT# 638609E, RRMP ANB-846.91
Atlanta Zone, Atlanta Terminal Subdivision

CSXT OP No.: GA2411

EXHIBIT D

INITIAL ESTIMATE ATTACHED

EXHIBIT E

PAYMENT SCHEDULE

Advance Payment in Full

Upon execution and delivery of notice to proceed with the Project, Agency will deposit with CSXT a sum equal to the Reimbursable Expenses, as shown by the Estimate. If CSXT anticipates that it may incur Reimbursable Expenses in excess of the deposited amount, CSXT will request an additional deposit equal to the then remaining Reimbursable Expenses which CSXT estimates that it will incur. CSXT shall request such additional deposit by delivery of invoices to Agency. Agency shall make such additional deposit within 30 days following delivery of such invoice to Agency.

EXHIBIT F

INSURANCE REQUIREMENTS

I. Insurance Policies:

Agency and Contractor, if and to the extent that either is performing work on or about CSXT's property, shall procure and maintain the following insurance policies:

1. Commercial General Liability coverage at their sole cost and expense with limits of not less than \$5,000,000 in combined single limits for bodily injury and/or property damage per occurrence, and such policies shall name CSXT as an additional named insured. The policy shall include endorsement ISO CG 24 17 evidencing that coverage is provided for work within 50 feet of a railroad. If such endorsement is not included, railroad protective liability insurance must be provided as described in item 4 below.
2. Statutory Worker's Compensation and Employers Liability Insurance with limits of not less than \$1,000,000, which insurance must contain a waiver of subrogation against CSXT and its affiliates (if permitted by state law).
3. Commercial automobile liability insurance with limits of not less than \$1,000,000 combined single limit for bodily injury and/or property damage per occurrence, and such policies shall name CSXT as an additional named insured. The policy shall include endorsement ISO CA 20 70 evidencing that coverage is provided for work within 50 feet of a railroad. If such endorsement is not included, railroad protective liability insurance must be provided as described in item 4 below.
4. Railroad protective liability insurance with limits of not less than \$5,000,000 combined single limit for bodily injury and/or property damage per occurrence and an aggregate annual limit of \$10,000,000, which insurance shall satisfy the following additional requirements:
 - a. The Railroad Protective Insurance Policy must be on the ISO/RIMA Form of Railroad Protective Insurance - Insurance Services Office (ISO) Form CG 00 35.
 - b. CSX Transportation must be the named insured on the Railroad Protective Insurance Policy.
 - c. Name and Address of Contractor and Agency must appear on the Declarations page.
 - d. Description of operations must appear on the Declarations page and must match the Project description.

CSXT OP No.: GA2411

- e. Authorized endorsements must include the Pollution Exclusion Amendment - CG 28 31, unless using form CG 00 35 version 96 and later.
 - f. Authorized endorsements may include:
 - (i). Broad Form Nuclear Exclusion - IL 00 21
 - (ii) 30-day Advance Notice of Non-renewal or cancellation
 - (iii) Required State Cancellation Endorsement
 - (iv) Quick Reference or Index - CL/IL 240
 - g. Authorized endorsements may not include:
 - (i) A Pollution Exclusion Endorsement except CG 28 31
 - (ii) A Punitive or Exemplary Damages Exclusion
 - (iii) A "Common Policy Conditions" Endorsement
 - (iv) Any endorsement that is not named in Section 4 (e) or (f) above.
 - (v) Policies that contain any type of deductible
- 5. All insurance companies must be A. M. Best rated A- and Class VII or better.
 - 6. The CSX OP number or CSX contract number, as applicable, must appear on each Declarations page and/or certificates of insurance.
 - 7. Such additional or different insurance as CSXT may require.

II. Additional Terms

- 1. Contractor must submit the original Railroad Protective Liability policy, Certificates of Insurance and all notices and correspondence regarding the insurance policies to:

Matt.Meyer@arcadis.com

and

Joseph.Schofield@arcadis.com

- 2. Neither Agency nor Contractor may begin work on the Project until it has received CSXT's written approval of the required insurance.

Project: Emergency CSXT Repair and Track Restoration at Stacks Rd.
City of South Fulton, Fulton County, Georgia
DOT# 638609E, RRMP ANB-846.91
Atlanta Zone, Atlanta Terminal Subdivision

CSXT OP No.: GA2411

SCHEDULE I

CONTRACTOR'S ACCEPTANCE

To and for the benefit of CSX Transportation, Inc. ("CSXT") and to induce CSXT to permit Contractor on or about CSXT's property for the purposes of performing work in accordance with the Agreement dated _____, 20____, between **City of South Fulton, Georgia** and CSXT, Contractor hereby agrees to abide by and perform all applicable terms of the Agreement, including, but not limited to Exhibits C and F to the Agreement, and Sections 3, 9 and 11 of the Agreement.

Contractor: _____

By: _____

Name: _____

Title: _____

Date: _____

CSXT Schedule PA

(Advance Payment – Construction Agreement)

PAYMENT SUBMISSION FORM

PROJECT INFORMATION

CSX OP No.: GA2411

Description: EMERGENCY CSXT REPAIR, GA2411, City of South Fulton, GA; Stacks Rd.
embankment failure; DOT# 638609E, RRMP ANB-846.91, Atlanta Terminal Sub.

Todd Allton Project

Payment is hereby provided in accordance with the terms of Section 4.3 Payment Terms of the Agreement dated _____, 20__, between Agency and CSXT.

A copy of this Payment Submission Form shall accompany all payments delivered by Agency to CSXT which shall be forwarded to the following address:

**CSX Transportation, Inc.
P.O. Box 530192
Atlanta, GA 30353-0192**

Payment due within ten (10) days of Agency's receipt of fully executed agreement

(All information below to be completed by Agency providing Payment)

Payment Date

Payment Amount

Check No.

Date: _____

By: _____

Please send e-copy of check to:

Stephanie.Williams@csx.com

Matt.Meyer@arcadis.com

Name: _____

Phone: _____

Email: _____

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Resolution Asking Georgia General Assembly to Enact Legislation Reducing Hate Crimes

DATE: October 27, 2020

SUBJECT: Council Approval of Resolution Asking Georgia General Assembly to Enact Legislation Reducing Hate Crimes

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Legislation Reducing Hate Crimes	Cover Memo	10/22/2020
Legislation Reducing Hate Crimes Exhibit	Cover Memo	10/22/2020
Legislation Reducing Hate Crimes FIS	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **A RESOLUTION OF THE CITY OF SOUTH FULTON, GEORGIA, ADMONISHING**
6 **HATE CRIMES, ASKING THE GEORGIA GENERAL ASSEMBLY TO PASS HOUSE**
7 **BILL 1203 AND FOR OTHER LAWFUL PURPOSES**
8

9 **(Sponsored by Councilwoman Willis)**

10
11 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
12 organized and existing under the laws of the State of Georgia;
13

14 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
15 Council thereof ("City Council");

16 **WHEREAS**, the United States and Georgia have experienced an unfortunate
17 series of incidents involving racism, hatred and prejudice against people of color,
18 including the recent killing of Ahmaud Arbery in Brunswick, Georgia;

19 **WHEREAS**, the eyes of the nation are on Georgia to make a bold statement in
20 saying "Never Again;"

21 **WHEREAS**, the General Assembly has the opportunity to move Georgia forward
22 through the passage of House Bill 1203 (attached hereto) repealing an outdated law
23 established in 1863 giving citizens the ability to make citizen arrests with limited
24 safeguards and restrictions;

25 **WHEREAS**, the City asks the Georgia General Assembly to pass pending House
26 Bill 1203 to restrict a private citizen's ability to effect an arrest on another private person;
27 and

28 **WHEREAS**, this Resolution is in the best interests of the health and general
29 welfare of the City, the State of Georgia and the Nation.

30 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**
31 **RESOLVES** and declares that the City fully supports the passage of House Bill 1203 and
32 respectfully asks the Georgia General Assembly to pass House Bill 1203 amending
33 Georgia Law to restrict a private citizen's ability to effect an arrest on another private
34 person.
35

36 *****

37 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
38 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,

upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

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

Section 5. Instruction to City Clerk. The City Clerk is hereby instructed to email a fully executed copy of this Resolution to all members of the Georgia General Assembly.

The foregoing RESOLUTION No. 2020-_____, adopted on _____
was offered by Councilmember _____, who moved its approval. The motion

was seconded by Councilmember _____, and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS RESOLUTION adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

House Bill 1203

By: Representatives Gilliard of the 162nd, Bruce of the 61st, Hogan of the 179th, Boddie of the 62nd, Oliver of the 82nd, and others

A BILL TO BE ENTITLED
AN ACT

To amend Article 4 of Chapter 4 of Title 17 of the Official Code of Georgia Annotated, relating to arrest by private persons, so as to repeal the article in its entirety; to amend Titles 17, 35, and 43 of the Official Code of Georgia Annotated, relating to criminal procedure, law enforcement officers and agencies, and professions and businesses, respectively, so as to make conforming changes; to provide for related matters; to provide for an effective date and applicability; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Article 4 of Chapter 4 of Title 17 of the Official Code of Georgia Annotated, relating to arrest by private persons, is repealed in its entirety.

SECTION 2.

Title 17 of the Official Code of Georgia Annotated, relating to criminal procedure, is amended by revising paragraph (1) of subsection (c) of Code Section 17-6-1, relating to where offenses bailable, procedure, schedule of bails, and appeal bonds, as follows:

"(c)(1) In the event a person is detained in a facility other than a municipal jail for an offense which is bailable only before a judge of the superior court, as provided in subsection (a) of this Code section, and a hearing is held pursuant to Code Section 17-4-26 or 17-4-62, the presiding judicial officer shall notify the superior court in writing within 48 hours that the arrested person is being held without bail. If the detained person has not already petitioned for bail as provided in subsection (d) of this Code section, the superior court shall notify the district attorney and shall set a date for a hearing on the issue of bail within 30 days after receipt of such notice."

H. B. 1203

- 1 -

SECTION 3.

Title 35 of the Official Code of Georgia Annotated, relating to law enforcement officers and agencies, is amended by revising subsection (d) of Code Section 35-2-102, relating to weight inspector positions, training, powers and responsibilities, and limits on responsibilities, as follows:

"(d) A weight inspector is not a peace officer and shall not be authorized to carry a firearm or exercise any power of arrest ~~other than a citizen's arrest in accordance with Code Sections 17-4-60 and 17-4-61.~~ At all times while a weight inspector is on duty, there shall be a supervisor over the weight inspector also on duty who shall be a certified peace officer."

SECTION 4.

Title 43 of the Official Code of Georgia Annotated, relating to professions and businesses, is amended by revising Code Section 43-38-13, relating to arrest powers of licensees and registrants of the Georgia Board of Private Detective and Security Agencies, as follows:

"43-38-13.

~~Licensees or registrants under this chapter shall have the same power of arrest as that granted to a private person by Code Section 17-4-60~~ Reserved."

SECTION 5.

This Act shall become effective on July 1, 2020. This Act does not affect rights and duties that matured, penalties that were incurred, and proceedings that were begun before the effective date of this Act.

SECTION 6.

All laws and parts of laws in conflict with this Act are repealed.

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim, City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 20, 2020

SUBJECT: Resolution asking Georgia Assembly to enact Legislation reducing Hate Crimes

CONCLUSION

The City asks the Georgia General Assembly to pass pending House Bill 1203 to restrict a private citizen's ability to effect an arrest on another private person.

BACKGROUND

Throughout the United States there have been a series of unfortunate incidents involving racism, hatred and prejudice against people of color. Georgia in particular, experienced the recent killing of Ahmaud Arbery in Brunswick, Georgia. The General Assembly has the opportunity to move Georgia forward through the passage of House Bill 1203 repealing an outdated law established in 1863 giving citizens the ability to make citizen arrest with limited safeguards and restrictions.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Resolution Adopting Historic Landmark Commission Bylaws and Procedures

DATE: October 27, 2020

SUBJECT: Council Approval of Resolution Adopting Historic Landmark Commission Bylaws and Procedures

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Resolution Adopting Historic Landmark Commission Bylaws and Procedures	Cover Memo	10/22/2020
Resolution Adopting Historic Landmark Commission Bylaws and Procedures FIS	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5
6 **A RESOLUTION OF THE CITY OF SOUTH FULTON ADOPTING HISTORIC AND**
7 **CULTURAL LANDMARKS COMMISSION BYLAWS AND RULES OF PROCEDURE**
8 **AND FOR OTHER LAWFUL PURPOSES**

9 **(Sponsored by Councilperson khalid)**

10
11 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
12 organized and existing under the laws of the State of Georgia;

13
14 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
15 Council thereof ("City Council");

16 **WHEREAS**, the City Council desires through this Resolution to adopt the *City of*
17 *South Fulton Historic and Cultural Landmarks Commission Bylaws and Rules of*
18 *Procedure*, attached hereto as Exhibit A; and

19 **WHEREAS**, this Resolution is in the best interests of the health, safety and general
20 welfare of the City and its employees, residents and visitors.

21 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**
22 **RESOLVES** as follows:

23
24 **Section 1.** The *City of South Fulton Historic and Cultural Landmarks Commission*
25 *Bylaws and Rules of Procedure*, attached hereto as Exhibit A, is hereby adopted by the
26 City of South Fulton.

27
28 *****

29 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
30 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,
31 upon their enactment, believed by the City Council to be fully valid, enforceable and
32 constitutional.

33 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,
34 clause or phrase of this Resolution is severable from every other section, paragraph,
35 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause
36 or phrase of this Resolution is mutually dependent upon any other section, paragraph,
37 sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

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

The foregoing RESOLUTION No. 2020-_____, adopted on _____
was offered by Councilmember _____, who moved its approval. The motion
was seconded by Councilmember _____, and being put to a vote, the result
was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS RESOLUTION adopted this _____ day of _____ 2020. **CITY OF
SOUTH FULTON, GEORGIA**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

City of South Fulton Historic and Cultural Landmarks Commission



Bylaws and Rules of Procedure

I. Authority

The Historic and Cultural Landmarks Commission (hereinafter referred to as the "Historic and Cultural Landmarks Commission") has been created pursuant to the Georgia Historic Preservation Act, O.C.G.A. Section 44-10-21, et. seq., and the Historic and Cultural Landmark Commission ordinance adopted by the Mayor and City Council of the City of South Fulton on January 9, 2018 and shall be governed by the terms thereof.

II. Powers and Duties

The Powers and Duties of the Historic and Cultural Landmarks Commission are established in Section 5-7004, other applicable sections of the Code of City of South Fulton, and O.C.G.A. § 44-10-25.

III. Composition and Design of the Historic and Cultural Landmarks Commission

- A. **Members:** The Historic and Cultural Landmarks Commission shall be composed of ten (10) members. Eight of the members shall be qualified electors of the City who are appointed by the Mayor and ratified by the City Council. The planning and development director and the building official shall be ex officio, nonvoting members.
- B. **Term:** The term of office of the members of the Historic and Cultural Landmarks Commission shall be for two (2) years. Members may be appointed to succeed themselves and shall serve at the discretion of the city council until a new member is appointed in their place.
- C. **Eligibility:** Members of the Historic and Cultural Landmarks Commission must be residents of the City of South Fulton. In addition, the City Council

shall appoint representatives who have demonstrated their civic interest, general knowledge of the community, independent judgment and availability to prepare for and attend meetings. Whenever feasible, appointees should be practicing professionals from the fields of architecture, landscape architecture, history, urban planning, archeology, real estate, law, or other disciplines related to historic preservation.

D. **Compensation:** All members will serve without compensation, but may be reimbursed for actual expenses incurred in the performance of their duties.

E. **Vacancies:** Resignation from the Historic and Cultural Landmarks Commission must be submitted in writing to the Clerk of Commission. The City of South Fulton Mayor and Historic and Cultural Landmarks Commission, upon receiving written charges and after a public hearing, shall remove members of the Historic and Cultural Landmarks Commission for just cause, including, but not limited to:

1. Failure to attend three (3) consecutive, regular voting meetings of the Historic and Cultural Landmarks Commission without an adequate excuse for such absence;
2. Failure to maintain permanent residence within the jurisdiction of City of South Fulton;
3. Violation of the City of South Fulton code of conduct; or
4. Violation of the Historic and Cultural Landmarks Commission Rules of Procedure or Bylaws.

Vacancies caused by resignation or death or for other reasons shall be filled for the unexpired term in the same manner as for a full term. The Chair shall recommend to the governing authority that a vacancy be declared and that the vacant position be filled for the remainder of that member's unexpired term. An individual appointed to serve the remainder of an unexpired term shall be eligible to be reappointed.

IV. **Officers**

A. **Officers:** The Historic and Cultural Landmarks Commission shall elect its initial officers at the first meeting following their appointment and thereafter in September of each year. If a vacancy should occur in any office, an individual shall be elected from the membership to serve for the remainder of the unexpired term. Officers shall serve one-year terms and shall be eligible for reelection. If neither the Chair nor the Vice Chair is present for a meeting, then the Historic and Cultural Landmarks Commission shall elect on the record at such meeting a member who is present to serve as temporary Acting Chair for the meeting only.

- 202
- 203 1. **Chair:** The Historic and Cultural Landmarks Commission shall elect
- 204 one of its members as Chair, from among the majority of a quorum
- 205 present. The Chair shall preside at all meetings and hearings. The Chair
- 206 shall decide all points of order and procedure, subject to the Historic and
- 207 Cultural Landmark ordinance, these bylaws, and any rules of procedure
- 208 or guidelines adopted by the Historic and Cultural Landmarks
- 209 Commission, unless directed otherwise by a majority of the members in
- 210 session at the time. The Chair may discuss or vote on any matter before
- 211 the body.
- 212 2. **Vice Chair:** The Historic and Cultural Landmarks Commission shall
- 213 elect one of its members as Vice Chair, from among the majority of a
- 214 quorum present, in the same manner as the Chair. The Vice Chair shall
- 215 serve as acting Chair in the absence of the Chair, or when the Chair shall
- 216 refrain from participation because of a conflict of interest and shall have
- 217 the same powers and duties as the Chair when acting in that capacity.
- 218 Upon the resignation or disqualification of the Chair, the Vice Chair shall
- 219 assume the position of Chair for the remainder of the unexpired term.
- 220 4. **Secretary:** A Secretary shall be appointed by the Director of
- 221 Community Development and Regulatory Affairs, from amongst the
- 222 staff members in such department. The Secretary shall cause a record to
- 223 be made of each meeting of the Historic and Cultural Landmarks
- 224 Commission which shall include, at a minimum, a record of all
- 225 resolutions, proceedings, and actions of the body. Further, the Secretary,
- 226 at the discretion of the Chair, shall prepare the agenda for each meeting
- 227 and maintain the minutes of the meetings of the Historic and Cultural
- 228 Landmarks Commission.

229

230 **V. Meetings, Quorum, and Affirmation of Motions**

231

232 Meetings of the Historic and Cultural Landmarks Commission shall be held at

233 the call of the Chair and at such other times as the Historic and Cultural

234 Landmarks Commission may determine. All meetings of the Historic and

235 Cultural Landmarks Commission shall be open to the public and be in

236 accordance with O.C.G.A. § 50-14-1, et. Seq. the “Open Meetings Act.” However,

237 members of the public shall not address the Historic and Cultural Landmarks

238 Commission until invited to do so by the Chair. A time limit may be set by the

239 Historic and Cultural Landmarks Commission for the presentations or remarks

240 of non-members.

241

- 242 A. **Regular Meetings:** Regular meetings of the Historic and Cultural
- 243 Landmarks Commission shall be held bi-monthly on the second Tuesday of

the month at 1:00pm at Welcome All Park; provided that meetings may be held at some other convenient place if directed by the Chair in advance of the meeting. If a regularly scheduled meeting occurs on a legal holiday, the Chair may set an alternate day for the meeting.

B. **Special Meetings:** Special meetings of the Historic and Cultural Landmarks Commission may be held at any time by the Chair or by a vote of at least two (2) of the Commission members. At least forty-eight (48) hours' notice of the time and place of special meetings shall be given to each member; provided that this requirement may be waived by consent of all the members. The purpose of the special meeting must be stated in the notice.

C. **Cancellation of Meetings:** Whenever there is no business before the Historic and Cultural Landmarks Commission, the Chair may dispense with a regular meeting by giving notice to all members not less than twenty-four (24) hours prior to the time set for the meeting. Additionally, when the City of South Fulton Government has closed its offices due to inclement weather, then any meetings of the Historic and Cultural Landmarks Commission for that day shall be cancelled.

D. **Adjourned Meetings:** Should the Historic and Cultural Landmarks Commission not complete the business before it, the Chair may adjourn the same and schedule a continuation of the same meeting until the Agenda has been completed.

E. **Quorum:** To constitute a quorum for the transaction of business, there shall be required to be present at any meeting of the Historic and Cultural Landmarks Commission at least five (5) members. No action shall be taken without a quorum of members present.

F. **Agenda:** The agenda for each meeting shall be prepared by the Secretary, at the direction of the Chair. The normal order of business at each meeting shall be:

- (1) call to order,
- (2) determination of quorum,
- (3) approval of the agenda,
- (4) approval of minutes of the previous meeting,
- (5) applications for certificates of appropriateness,
- (6) old business,
- (7) new business, then
- (8) adjournment.

282 G. **Decisions:** Decisions of the Historic and Cultural Landmarks
283 Commission shall be by a majority of those members present and voting, a
284 quorum being present. In the event of a member's abstention based on a
285 conflict of interest or other disqualification, the abstention shall count as if
286 that member were absent and the number of persons necessary for a
287 majority shall be reduced accordingly without affecting the quorum.
288 Decisions may be made by voice vote.
289

290 H. **Committees:** The Chair shall appoint any committees found necessary to
291 facilitate business before the Historic and Cultural Landmarks Commission
292 and shall be an ex-officio member of all committees. With the concurrence
293 of the commission, committees may include residents of the city who are
294 not members of the commission.
295

296 VI. Rules of Procedure

297 A. **Historic and Cultural Landmarks Commission Meeting**
298 **Procedure:** The following rules of procedure will be followed regarding
299 items before the Historic and Cultural Landmarks Commission.

- 300 1. City of South Fulton staff will present their report and
301 recommendations on each request.
- 302 2. Public Input will be received from the petitioner and any other
303 individuals or groups that wish to speak in favor of a request.
- 304 3. Public Input is then received from anyone who wishes to speak in
305 opposition of a request.
- 306 4. Statements in opposition to the request may be followed, if
307 necessary, by a brief response from the Petitioner.
- 308 5. The Public Input Session will close and no additional public
309 comments will be accepted, unless requested by the Historic and
310 Cultural Landmarks Commission.
- 311 6. The Historic and Cultural Landmarks Commission will discuss the
312 request. At the discretion of the Chair, Historic and Cultural
313 Landmarks Commission members may ask for further information
314 from members of the public who spoke during the Public Input
315 Session.

- 316 7. The Historic and Cultural Landmarks Commission will then
317 entertain a motion and take a vote on the request.
- 318 8. Motions can be for approval, approval with conditions, deny or for
319 mutual agreement to extend the time period for the request.
- 320 9. A Sign-In Sheet for those in attendance will be prepared for the
321 meeting and an announcement requesting that those present add
322 their name and address to the sheet will be made at the opening of
323 the meeting.
- 324 10. Any person speaking to the Historic and Cultural Landmarks
325 Commission shall be asked to provide their Name and Home
326 Address. Speakers shall address all comments to the Historic and
327 Cultural Landmarks Commission and not to other members of the
328 audience. The following time limits for speakers shall be observed:
- 329 i. The Petitioner or one representative – no more than ten (10)
330 minutes.
- 331 ii. Any individual who wishes to speak for or against a petition
332 or issue shall have three (3) minutes to address the Historic
333 and Cultural Landmarks Commission. Historic and Cultural
334 Landmarks Commission has the discretion to ask more
335 questions and to allow the individual to answer any such
336 additional questions to fully address the issue.
- 337 iii. The petitioner will be allowed to clarify any issues during
338 public comment and shall have a minimum of two (2) minutes
339 to do so. The Historic and Cultural Landmarks Commission has
340 the discretion to allow more time for any such comment.
- 341 iv. The commission has discretion to ask more questions or allot
342 more time for public comment and or questions as they see fit
343 after a motion to do so.

344 **VII. Staff**
345

346 The Staff shall provide technical and clerical assistance as the Historic and
347 Cultural Landmarks Commission may require and shall maintain permanent
348 and complete records of the activities of the Historic and Cultural Landmarks
349 Commission.

350
351 **VIII. Conflict of Interest**
352

353 A. A member shall not cast a vote on any issue before the Historic and Cultural
354 Landmarks Commission which involves the interests of that member or an
355 organization in which that member has an ownership interest or position of
356 control or directly represents. Neither shall a member cast a vote on any
357 matter, which could provide direct financial benefit to that member.
358 Whenever a conflict of interest situation arises in the conduct of business
359 the following actions shall be taken:
360

- 361 1. The individual member shall divulge the existence and reasons for the
362 potential conflict.
- 363 2. The Historic and Cultural Landmarks Commission shall decide if such
364 a conflict exists.
- 365 3. If it is decided that a conflict exists, the affected member shall refrain
366 from presenting, voting on, or discussing the project, other than
367 answering a direct question.
- 368 4. Should the Historic and Cultural Landmarks Commission determine
369 that a conflict of interest does not exist, the nature of the alleged conflict
370 and the reason(s) for determining a conflict did not exist shall be
371 entered into the minutes.
372

373 **IX. Code of Conduct**
374

375 A. Each member of the Historic and Cultural Landmarks Commission shall
376 adhere to the following code of conduct as contained in Section 45-10-3 of
377 the Official Code of Georgia Annotated:
378

- 379 1. Uphold the Constitution, laws, and regulations of the United States, the
380 State of Georgia, the City of South Fulton and all governments therein
381 and never be a party to their evasion;
- 382 2. Never discriminate by the dispensing of special favors or privileges to
383 any one, whether or not for remuneration;
- 384 3. Not engage in any business with the government, either directly or
385 indirectly, which is inconsistent with the conscientious performance of
386 his or her governmental duties;
387

- 388 4. Never use any confidential information received in the performance of
389 governmental duties as a means for making private profit;
- 390 5. Expose corruption wherever discovered;
- 391 6. Never solicit, accept, or agree to accept gifts, loans, gratuities,
392 discounts, favors, hospitality, or services from any person, association,
393 or corporation under circumstances from which it could reasonably be
394 inferred that a major purpose of the donor is to influence the
395 performance of the member's official duties;
- 396 7. Never accept any economic opportunity under circumstances where he
397 or she knows or should know that there is a substantial possibility that
398 the opportunity is being afforded him or her with intent to influence his
399 or her conduct in the performance of his or her official duties;
- 400 8. Never engage in other conduct which is unbecoming to a member or
401 which constitutes a breach of public trust; and
- 402 9. Never take any official action with regard to any matter under
403 circumstances in which he or she knows or should know that he or she
404 has a direct or indirect monetary interest in the subject matter of such
405 matter or in the outcome of such official action.

406 **X. Applications for certificates of appropriateness**

- 407
- 408 A. **Requirements:** Submission of applications for certificates of
409 appropriateness shall be made at the City of South Fulton's City Hall. No
410 applications shall be considered by the Commission unless they are
411 complete, including all necessary exhibits. Provided, however, that the
412 Commission may consider applications not complying with this paragraph
413 only upon a finding by the Commission, entered in the record, of
414 extraordinary or unusual circumstances which would make compliance
415 with this provision impractical. The Chair, together with Staff, shall
416 determine the completeness of submitted applications one week prior to the
417 meeting. Should an application be determined to be incomplete, the
418 applicant will be contacted by Staff with a request for additional material.
419 In the event that the requested material is not presented by the scheduled
420 meeting, that application shall be withdrawn from the agenda.
- 421 B. **Deadline for Submission:** Applications for certificates of
422 appropriateness shall be submitted thirty (30) days prior to the meeting
423 where it will be reviewed by 3 pm. Should this day fall upon a legal holiday,

applications of certificate of appropriateness shall be due the following business day by 3pm.

C. **Public Notice:** Public notice of applications for certificates of appropriateness shall be accomplished either by advertisement in the local paper or by posting of a sign on the subject property.

D. **Representation:** The applicant or a bona fide representative of the applicant should be present at the meeting or meetings where the application for a certificate of appropriateness is reviewed. In the event that no representative is present for an application, that application may be considered withdrawn.

E. **Timeliness of the Commission:** Action on a certificate of appropriateness must be taken by the Commission within 45 days after the filing of a complete application. This time limit can be extended by mutual agreement between the applicant and the Commission.

F. **Determination of Material Change:** Staff shall determine for each application whether the request concerns ordinary maintenance or repair. Staff may seek the opinion of the Chair or Vice Chair in this determination. Such determinations will be reported at the next regularly scheduled meeting of the Historic and Cultural Landmarks Commission.

XI. Amendments

The Historic and Cultural Landmarks Commission may submit a request to the City Council for amendment of these bylaws subject to an affirmative vote of five (5) members of the Historic and Cultural Landmarks Commission, provided that written notice of the request to amend and the content of the amendment has been distributed to each member at least ten (10) days prior to the meeting at which the vote to amend is taken.

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 8, 2020

SUBJECT: Resolution Adopting Historic Landmark Commission Bylaws and Procedures

CONCLUSION

The City Council desires through this Resolution to adopt the City of South Fulton Historic and Cultural Landmarks Commission Bylaws and Rules of Procedure. The effective date of this Resolution shall be one week from the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

BACKGROUND

City Council has governing authority to put in place Bylaws that have the best interest of the health, safety and general welfare of the City and its employees, residents and visitors. The Powers and Duties of the Historic and Cultural Landmarks Commission are established in Section 5-7004, other applicable sections of the Code of City of South Fulton, and O.C.G.A. § 44-10-25.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations unless additional enforcement will be needed.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Resolution Extending Moratorium Banning
Uses

DATE: October 27, 2020

SUBJECT: Council Approval of Resolution Extending Moratorium Banning
Uses

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Resolution Extending Moratorium Banning Uses?	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**
4

5 **A RESOLUTION IMPOSING A MORATORIUM ON THE ACCEPTANCE OF**
6 **APPLICATIONS FOR AND THE ISSUANCE OF LAND USE PERMITS OR**
7 **OCCUPATION TAX CERTIFICATES/BUSINESS LICENSES PERTAINING TO:**
8 **ALCOHOL PACKAGE STORES AND ANY EXPANSIONS OF THE SAME,**
9 **TOBACCO RETAIL SALES, AUTOMOBILE GAS STATIONS/SERVICE**
10 **STATIONS, CONVENIENCE STORES, CHECK CASHING**
11 **ESTABLISHMENTS, PERSONAL CARE SERVICES, AUTOMOTIVE REPAIR**
12 **SHOPS, GROUP HOMES AND RESIDENCES, PAWN SHOPS, TOBACCO**
13 **RETAIL SALES, CANNABIS DISPENSARY, FARMER'S MARKET, GUN**
14 **RANGE, OPEN AIR MARKET, TINY HOMES AND SMALL BOX**
15 **ESTABLISHMENTS IN THE CITY OF SOUTH FULTON, GEORGIA,**
16 **EXCLUDING PARCELS IMMEDIATELY FACING FULTON INDUSTRIAL**
17 **BOULEVARD, AND FOR OTHER LAWFUL PURPOSES**
18

19 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
20 organized and existing under the laws of the State of Georgia;
21

22 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
23 Council thereof ("City Council");

24 **WHEREAS**, the City has been vested with the power and authority to regulate
25 the practice, conduct or use of property for the purposes of maintaining health,
26 morals, safety, security, peace and the general welfare of the City;
27

28 **WHEREAS**, Georgia cities are authorized to impose moratoria on zoning
29 decisions, permits and other development approvals. See *City of Roswell et al v.*
30 *Outdoor Systems, Inc.*, 274 Ga. 130 (2001); *Lawson v. Macon*, 214 Ga. 278 (1958);
31 *Taylor v. Shetzen*, 212 Ga. 101;
32

33 **WHEREAS**, the City Council seeks to impose a moratorium while the City
34 is undertaking revisions to the Zoning Code (the "Code") and the land use map;
35

36 **WHEREAS**, the City Council intends to allow its staff and consultant further
37 time to review its current ordinances to ensure that its laws preserve the quality
38 of life for citizens while imposing limited and effective land use regulations that
39 impact quality of life issues;
40

41 **WHEREAS**, the City Council must take immediate and responsive action
42 to protect the interests of the City, and it is in the best interests of the health,
43 safety and welfare of the citizens of the City, that no new applications for land
44 use permits or occupation tax certificates/business licenses and any expansions
45 of the same for alcohol package stores, tobacco retail sales, automobile gas
46 stations/service stations, convenience stores, check cashing establishments,
47 personal care services, automotive repair shops, group homes and residences,
48 pawn shops, tobacco retail sales, cannabis dispensary, extended stay hotel, gun

range, open air market, tiny homes and small box establishments to be accepted in the City until 11:59 p.m. on November 24, 2020;

WHEREAS, the City Council finds that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the City "to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled," *Berman v. Parker*, 348 U.S. 26 (1954); *Kelo v. City of New London*, 545 U.S. 469 (2005);

WHEREAS, the City Council finds that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City;

WHEREAS, this moratorium is enacted as a limited measure to preserve the status quo pending the City's review of its Zoning Code; and

WHEREAS, by enactment of this extension of this moratorium the City Council does not intend to disturb the operation of any business located in the city limit that possesses a valid land use permit and/or business license/occupation tax certificate and was operating on the date of adoption of this moratorium.

THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY RESOLVES as follows:

Section 1.

1. The moratorium imposed herein incorporates the findings and statements set forth in the preceding "Whereas" clauses and such clauses are made a part of this moratorium.
2. Except as allowed in paragraph 5 below, for a period beginning from the date of adoption of this Resolution until 11:59 p.m. on November 24, 2020, there shall be a complete moratorium on the acceptance of any land use permit application or application for an occupation tax certificate/business license, and any expansions of the same, for alcohol package stores, tobacco retail sales, automobile gas stations/service stations, convenience stores, check cashing establishments, personal care services, automotive repair shops, group homes and residences, pawn shops, tobacco retail sales, cannabis dispensary, extended stay hotels, gun range, open air market, tiny homes and small box establishments in the City, excluding parcels immediately facing Fulton Industrial Boulevard.
3. Except as allowed in paragraph 5 below, for a period beginning on the date of adoption of this Resolution and ending at 11:59 p.m. on November 24, 2020

no land use permit or occupation tax certificate/business license shall be issued and no land use permit application or occupation tax certificate/business license application shall be granted or denied for the establishment or expansion of alcohol package stores, tobacco retail sales, automobile gas stations/service stations, convenience stores, check cashing establishments, personal care services, automotive repair shops, group homes and residences, pawn shops, tobacco retail sales, cannabis dispensary, extended stay hotels, gun range, open air market, tiny homes and small box establishments in the City, excluding parcels immediately facing Fulton Industrial Boulevard.

4. For the purposes of this Resolution, "small box establishment" means a retail store that is 16,000 square feet or less in size, which offers for sale a variety of convenience shopping goods and continuously offers the majority of the items in their inventory for sale at a price lower than traditional retail stores. Small box discount store does not include stores that contain a pharmacy, sell gasoline or diesel fuel, or primarily sell specialty food items (i.e. meats, seafood, cheese, or oils and vinegars).
5. This moratorium has no effect whatsoever on those valid and proper land use permit applications and/or occupation tax certificate/business license applications filed on or before the imposition of this moratorium and those applications may be considered, deferred, decided, granted or denied for the establishment or expansion of alcohol package stores and any expansions of the same, tobacco retail sales, automobile gas stations/service stations, convenience stores, check cashing establishments, personal care services, automotive repair shops, group homes and residences, pawn shops, tobacco retail sales, cannabis dispensary, extended stay hotels, gun range, open air market, tiny homes and small box establishments in the City, pursuant to the ordinances of the City as they existed on the date the application was filed.
6. The moratorium shall expire at 11:59 p.m. on November 24, 2020, unless shortened or extended by official action of the City Council.
7. Nothing in this Resolution shall prevent the continued operation of any business operating under a validly issued land use permit and/or occupation tax certificate/business license as of the date of enactment of this moratorium.
8. As of the effective date of this Resolution, any action taken by any City employee, representative or agent which is contrary to this Resolution will be deemed in error, null and void and of no effect whatsoever and shall constitute no assurance whatsoever of any right to engage in any act, and any action in reliance on any such action shall be unreasonable.

145 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
146 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,
147 upon their enactment, believed by the City Council to be fully valid, enforceable and
148 constitutional.

149 (b) To the greatest extent allowed by law, each and every section, paragraph,
150 sentence, clause or phrase of this Resolution is severable from every other section,
151 paragraph, sentence, clause or phrase of this Resolution. No section, paragraph,
152 sentence, clause or phrase of this Resolution is mutually dependent upon any other
153 section, paragraph, sentence, clause or phrase of this Resolution.

154 (c) In the event that any phrase, clause, sentence, paragraph or section of this
155 Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or
156 otherwise unenforceable by the valid judgment or decree of any court of competent
157 jurisdiction, it is the express intent of the City Council that such invalidity,
158 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not
159 render invalid, unconstitutional or otherwise unenforceable any of the remaining
160 phrases, clauses, sentences, paragraphs or sections of the Resolution.

161 **Section 3.** All prior City zoning moratoriums are hereby concluded and replaced
162 by this moratorium. In addition, all Resolutions and parts of Resolutions in conflict
163 herewith are hereby expressly repealed.

164 **Section 4.** The City Attorney and City Clerk are authorized to make non-
165 substantive editing and renumbering revisions to this Resolution for proofing,
166 codification, and supplementation purposes. The final version of all ordinances shall
167 be filed with the city clerk.

168 **Section 5.** The effective date of this Resolution shall be the date of adoption,
169 unless provided otherwise by the City Charter or state and/or federal law.
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189

The foregoing RESOLUTION No. 2020-_____, adopted on _____
was offered by Councilmember _____, who moved its approval. The
motion was seconded by Councilmember _____, and being put to a
vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS RESOLUTION adopted this _____ day of _____ 2020. **CITY OF
SOUTH FULTON, GEORGIA**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Resolution Establishing Moratorium on Special Event Permits

DATE: October 27, 2020

SUBJECT: Council Approval of Resolution Establishing Moratorium on Special Event Permits

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Resolution Establishing Moratorium on Special Permits	Cover Memo	10/22/2020
Resolution Establishing Moratorium on Special Permits FIS	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **A RESOLUTION ESTABLISHING A MORATORIUM ON SPECIAL USE EVENT**
6 **PERMITS AND FOR OTHER LAWFUL PURPOSES**

7
8 **(Sponsored by Councilwoman Rowell)**
9

10 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
11 organized and existing under the laws of the State of Georgia;
12

13 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
14 Council thereof ("City Council");

15 **WHEREAS**, the City and governments across the world are responding in an
16 emergency capacity to an outbreak of respiratory disease caused by a novel coronavirus
17 ("COVID-19");
18

19 **WHEREAS**, on September 30, 2020, Governor Kemp signed an executive order
20 (Executive Order 09.30.20.01) extending Georgia's Public Health State of Emergency
21 due to COVID-19; and
22

23 **WHEREAS**, as of the effective date of this Resolution, Georgia remains under a
24 Public Health State of Emergency from COVID-19, with the number of new cases and
25 related deaths increasing daily throughout Fulton County and Georgia;
26

27 **WHEREAS**, the COVID-19 pandemic has placed tremendous hardship and
28 burden upon governments and persons across the country, including the City, City
29 operations and City employees and public safety personnel;
30

31 **WHEREAS**, due to the current state of emergency and administrative burdens
32 resulting from the COVID-19 pandemic, it remains unsafe for gatherings to occur in
33 accordance with City issued special event permits;

34 **WHEREAS**, the City Council desires through this Resolution to place a temporary
35 moratorium on the City's acceptance and granting of new applications for special event
36 permits for the duration of Georgia's COVID-19 related Public Health State of Emergency;
37 and

38 **WHEREAS**, this Resolution is in the best interests of the health, safety and general
39 welfare of the City and State of Georgia.

40 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**
41 **RESOLVES** as follows:

42 **Section 1. Moratorium.** The City Council hereby places a temporary moratorium
43 on the City's acceptance, processing and granting of applications for special event
44 permits, from the effective date of this Resolution through the duration of the COVID-19
45 related Public Health State of Emergency declared by the Georgia Governor. City staff
46 shall not accept, process and/or grant any application for a special event permit for the
47 effective duration of this Resolution. Any persons and/or entity with a pending and/or
48 approved special event application during the effective period of this moratorium shall be
49 entitled to a refund.

50
51 *****

52 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
53 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,
54 upon their enactment, believed by the City Council to be fully valid, enforceable and
55 constitutional.

56 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,
57 clause or phrase of this Resolution is severable from every other section, paragraph,
58 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause
59 or phrase of this Resolution is mutually dependent upon any other section, paragraph,
60 sentence, clause or phrase of this Resolution.

61 (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution
62 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
63 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is
64 the express intent of the City Council that such invalidity, unconstitutionality or
65 unenforceability shall, to the greatest extent allowed by law, not render invalid,
66 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
67 sentences, paragraphs or sections of the Resolution.

68 **Section 3.** The City Attorney and City Clerk are authorized to make non-substantive
69 editing and renumbering revisions to this Resolution for proofing, codification, and
70 supplementation purposes. The final version of all resolutions shall be filed with the City
71 Clerk.

72 **Section 4.** This moratorium shall not apply to official City events.

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

The foregoing RESOLUTION No. 2020-_____, adopted on _____
was offered by Councilmember _____, who moved its approval. The motion
was seconded by Councilmember _____, and being put to a vote, the result
was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS RESOLUTION adopted this _____ day of _____ 2020. **CITY OF
SOUTH FULTON, GEORGIA**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 8, 2020

SUBJECT: Resolution Establishing Moratorium on Special Event Permits

CONCLUSION

The City Council desires through this Resolution to place a temporary moratorium on the City's acceptance and granting of new applications for special event permits for the duration of Georgia's COVID-19 related Public Health State of Emergency.

BACKGROUND

The City of South Fulton as well as governments across the world are responding in an emergency capacity to an outbreak of a respiratory disease caused by novel coronavirus ("COVID-19"). On September 30, 2020, Governor Kemp signed an executive order (Executive Order 09.30.20.01) extending Georgia's Public Health State of Emergency due to COVID-19. The number of new cases and related deaths are increasing daily throughout Fulton County and all of Georgia.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of A Resolution Incorporating Crown Act Anti-discrimination Regulations

DATE: October 27, 2020

SUBJECT: Council Approval of A Resolution Incorporating Crown Act Anti-discrimination Regulations

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Resolution to Incorporate Crown Act Anti-discrimination Regulations	Cover Memo	10/22/2020
Resolution to Incorporate Crown Act Anti-discrimination Regulations FIS	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **A RESOLUTION PROMOTING EQUAL OPPORTUNITY; AMENDING THE CITY OF**
6 **SOUTH FULTON HUMAN RESOURCE POLICY AND PROCEDURES MANUAL TO**
7 **INCORPORATE CROWN ACT ANTI-DISCRIMINATION REGULATIONS;**
8 **ENHANCING PUBLIC SAFETY AND FOR OTHER LAWFUL PURPOSES**
9

10 **(Sponsored by Councilman Baker)**
11

12 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
13 organized and existing under the laws of the State of Georgia;
14

15 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
16 Council thereof ("City Council");

17 **WHEREAS**, the City has a vital interest in maintaining a safe, healthy and efficient
18 working environment;

19 **WHEREAS**, the City Council understands and acknowledges the importance of
20 racial equity and equal protection under the laws of the City;

21 **WHEREAS**, all citizens deserve to wear their natural hair without being denied
22 access to opportunity or experiencing discrimination;

23 **WHEREAS**, it is imperative that the City do its part to remove barriers to success
24 and health for persons within the City;

25 **WHEREAS**, the City Council desires to help ensure through this Resolution that
26 persons do not face natural hair discrimination within City administrative operations;

27 **WHEREAS**, this Resolution is in the best interests of the health, safety and general
28 welfare of the City and its employees, residents and visitors.

29 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**
30 **RESOLVES** as follows:
31

32 **Section 1.** The City of South Fulton Human Resources Policies and Procedures
33 Manual, Workplace Discrimination and Harassment, Section Number 118-18, Subsection
34 II, Summary, is hereby amended to add the following paragraph to the end of said
35 Subjection II, as follows:
36

It shall be against city policy for any city employee to discriminate against any current or prospective city employee in any way which would deprive or limit such person's employment opportunities or otherwise adversely affect their status as an applicant for employment with regard to tenure, compensation, promotion or discharge because of protective and cultural hair textures and hairstyles. *"Protective and cultural hair textures and hairstyles"* means hairstyles and hair textures most commonly associated with race, including, but not limited to braids, cornrows, locs, Bantu knots, Afros, and twists, whether or not hair extensions or treatments are used to create or maintain any such style, and whether or not hair is adorned by hair ornaments, beads, or, headwraps.

Section 2. Effective Date and Instruction to Human Resource Director: This Resolution will go into effect fifteen days following its adoption. The City Human Resource Director, and/or the City Manager's designee if said Director is unavailable, is directed within one week of this Resolution's adoption to:

- 1) Circulate a copy of this Resolution to all employees; and
- 2) Update the City of South Fulton Human Resources Policies and Procedures Manual as provided for herein.

Section 3. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 4. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

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

The foregoing RESOLUTION No. 2020-_____, adopted on _____ was offered by Councilmember _____, who moved its approval. The motion was seconded by Councilmember _____, and being put to a vote, the result was as follows:

AYE

NAY

119 William "Bill" Edwards, Mayor _____
120 Carmalitha Gumbs, Mayor Pro Tem _____
121 Catherine Foster Rowell _____
122 Helen Zenobia Willis _____
123 Gertrude Naeema Gilyard _____
124 Corey Reeves _____
125 khalid kamau _____
126 Mark Baker _____
127 _____
128 _____

129 THIS RESOLUTION adopted this _____ day of _____ 2020. **CITY OF**
130 **SOUTH FULTON, GEORGIA**
131
132
133

134 _____
135 WILLIAM "BILL" EDWARDS, MAYOR
136

137
138 ATTEST:
139

140
141 _____
142 CORY E. ADAMS, INTERIM CITY CLERK
143

144 APPROVED AS TO FORM:
145

146
147
148 _____
149 EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 19, 2020

SUBJECT: **Crown Act Anti-Discrimination Ordinance**

CONCLUSION

The City acknowledges the importance of racial equity and equal protection. As a Home Rule municipality, the City possesses authority to enact this Ordinance.

BACKGROUND

The City Council understands and acknowledges the importance of racial equity and equal protection under the laws of the City. All citizens deserve to wear their natural hair without being denied access to opportunity or experiencing discrimination.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations unless there will be additional enforcement of the ordinance.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 2nd Reading and Approval of An Ordinance Mandating Social Distancing at Restaurants

DATE: October 27, 2020

SUBJECT: Council 2nd Reading and Approval of An Ordinance Mandating Social Distancing at Restaurants

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Mandating Social Distancing at Restaurants	Cover Memo	10/23/2020
Ordinance Mandating Social Distancing at Restaurants Ex 1	Cover Memo	10/23/2020
Ordinance Mandating Social Distancing at Restaurants FIS	Cover Memo	10/23/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**
4 _____

5
6 **AN ORDINANCE REQUIRING SOCIAL DISTANCING AT RESTAURANTS WITHIN**
7 **THE CITY OF SOUTH FULTON; PROVIDING FOR INCREASED COVID-19**
8 **PROTECTIONS AND FOR OTHER LAWFUL PURPOSES**
9

10 **(Sponsored by Mayor Edwards)**
11

12
13 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
14 organized and existing under the laws of the State of Georgia;
15

16 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
17 Council thereof ("City Council");

18 **WHEREAS**, the City and governments across the world are responding in an
19 emergency capacity to an outbreak of respiratory disease caused by a novel coronavirus
20 ("COVID-19");
21

22 **WHEREAS**, Georgia remains under a State of Emergency from COVID-19, with
23 the number of new cases and related deaths increasing daily throughout Fulton County
24 and several other counties within Georgia;
25

26 **WHEREAS**, it is vitally important that City residents, businesses and guests work
27 together to decrease the widespread proliferation of COVID-19;
28

29 **WHEREAS**, the City officials and officers have witnessed an increase in violations
30 of State Executive Orders by restaurants within the City;
31

32 **WHEREAS**, the City Council finds that such actions jeopardize public safety and
33 hinder the City's goal to help minimize the spread of COVID-19 within the City; and
34

35 **WHEREAS**, the City Council finds this Ordinance to be in the best interests of the
36 health, safety and general welfare of the City, its residents and general public.
37

38 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as
39 follows:
40

41
42
43 **Section 1.**

44
45 **A. Social Distancing in Restaurants Required.** All restaurants in the City shall
46 comply with the regulations pertaining to restaurants contained in Executive Order
47 09.30.20.01 issued by Governor Brian Kemp (attached hereto as Exhibit A), for the
48 duration that such Executive Order is in effect and/or renewed. Among other
49 things, Executive Order 09.30.20.01 mandates that restaurants:

- 50
51 1. Require workers to wear face coverings when interacting with patrons;
52
53 2. Redesign seating to ensure at least six (6) of separation from seating to seating
54 or utilize physical barriers to sperate groups of seating within 6 feet; and
55
56 3. Do not allow patrons to congregate on restaurants or the curtilage thereof.
57

58 **B. Restaurant Defined.** "Restaurant" shall be defined under this Ordinance as any
59 entity falling within the definition of a "food service establishment" as set forth under
60 O.C.G.A. § 26-2-370(2), with the exception of food establishments in medical,
61 nursing and long-term healthcare facilities.
62

63 **C. Enforcement.** Restaurants shall be issued a warning for their first violation of this
64 Ordinance. Owners, operators, supervisors and managers of restaurants in
65 violation of this Ordinance may be individually cited for such violation. Upon a
66 restaurant's second or subsequent violation of this Ordinance, offenders shall be
67 punished by a fine of One Hundred (\$100) per violation. Each separate incident
68 of non-compliance at least an hour apart shall constitute a separate violation of
69 this Ordinance.
70

71 **D. Masks and/or Facial Coverings Strongly Encouraged throughout Entire City.**
72 All City residents and visitors are strongly encouraged to wear face masks and/or
73 facial coverings as practicable while outside their homes or places of residence.
74

75 **E. Duration.** This Ordinance shall go into effect on **October __, 2020 at __am**
76 and shall remain in effect for the duration that Executive Order 09.30.20.01 issued
77 by the Georgia Governor is in effect and/or renewed.
78

79 **F. Instruction to Police Department.** The City Police Department is hereby
80 instructed to provide copies of this Ordinance to all licensed restaurants within the
81 City within ten (10) days of the adoption of this Ordinance.

82
83 *****

84 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
85 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,

upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

Section 4. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

The foregoing Ordinance No. 2019-xxx was moved for approval by Councilmember _____ . The motion was seconded by Councilmember _____ , and being put to a vote, the result was as follows:

126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
Khalid Kamau	_____	_____
Mark Baker	_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY



THE STATE OF GEORGIA

EXECUTIVE ORDER

BY THE GOVERNOR:

RENEWAL OF PUBLIC HEALTH STATE OF EMERGENCY

- WHEREAS:** On March 14, 2020, due to the impact of COVID-19 on the State of Georgia, I issued Executive Order No. 03.14.20.01, declaring a Public Health State of Emergency in Georgia; and
- WHEREAS:** The Georgia General Assembly concurred with Executive Order 03.14.20.01 by joint resolution on March 16, 2020; and
- WHEREAS:** On April 8, 2020, I renewed the Public Health State of Emergency until May 13, 2020 by issuing Executive Order 04.08.20.02; and
- WHEREAS:** On April 30, 2020, I renewed the Public Health State of Emergency until June 12, 2020 by issuing Executive Order 04.30.20.01; and
- WHEREAS:** On May 28, 2020, I renewed the Public Health State of Emergency until July 12, 2020 by issuing Executive Order 05.28.20.01; and
- WHEREAS:** On June 29, 2020, I renewed the Public Health State of Emergency until August 11, 2020 by issuing Executive Order 06.29.20.01; and
- WHEREAS:** On July 31, 2020, I renewed the Public Health State of Emergency until September 10, 2020 by issuing Executive Order 07.31.20.01; and
- WHEREAS:** On August 31, 2020, I renewed the Public Health State of Emergency until October 10, 2020 by issuing Executive Order 08.31.20.01; and
- WHEREAS:** Code Section 38-3-51 vests the Governor with the power to renew any State of Emergency for a period not to exceed thirty (30) days; and
- WHEREAS:** There exists a continued need for protecting vulnerable populations, providing comprehensive testing, permitting economic flexibility with reduced regulations, providing increased hospital capacity, and allowing the state expanded flexibility for procurement; and
- WHEREAS:** In consultation with the Commissioner of Public Health, the Director of the Georgia Emergency Management and Homeland Security

Agency, the Adjutant General of the Georgia National Guard, and other state health and emergency preparedness officials, I have determined the public health emergency created by the spread of COVID-19 persists in the State, and that it is necessary and appropriate to renew the Public Health State of Emergency for thirty (30) days.

NOW, THEREFORE, PURSUANT TO CODE SECTION 38-3-51, AND THE AUTHORITY VESTED IN ME AS GOVERNOR OF THE STATE OF GEORGIA, IT IS HEREBY

ORDERED: That the Public Health State of Emergency declared by Executive Order 03.14.20.01 and renewed by Executive Orders 04.08.20.02, 04.30.20.01, 05.28.20.01, 06.29.20.01, 07.31.20.01, and 08.31.20.01 which is set to expire on Saturday, October 10, 2020 at 11:59 P.M., shall be renewed for thirty (30) days.

IT IS FURTHER

ORDERED: That the Public Health State of Emergency shall terminate on Monday, November 9, 2020, at 11:59 P.M., unless it is renewed by the Governor.

IT IS FURTHER

ORDERED: That the terms of Executive Orders 03.14.20.01, 04.08.20.02, 04.30.20.01, 05.28.20.01, 06.29.20.01, 07.31.20.01, and 08.31.20.01 are hereby adopted by reference.

IT IS FURTHER

ORDERED: That Executive Order 04.08.20.05 is hereby extended for a period of thirty (30) days, and shall expire on Monday, November 9, 2020, at 11:59 P.M.

IT IS FURTHER

ORDERED: That if one or more of the provisions contained in this Order shall conflict with the provisions of any previous Executive Order or Agency Administrative Order, the provisions of this Order shall control. Further, in the event of any conflict, the provisions of any Quarantine or Isolation Order issued to a specific person by the Department of Public Health shall control.

IT IS FURTHER

ORDERED: That nothing in this Order shall be construed to suspend or limit the sale, dispensing, or transportation of firearms or ammunition, or any component thereof.

IT IS FURTHER

ORDERED: That if one or more of the provisions contained in this Order shall be held to be invalid, in violation of the Georgia Constitution, in violation of Georgia law, or unenforceable in any respect, such invalidity, violation, or unenforceability shall not affect any other provisions of this Order, but, in such case, this Order shall be construed as if such invalid, illegal, or unenforceable provision had never been contained within the Order.

IT IS FURTHER

ORDERED: That no provision of this Order shall limit, infringe, suspend, or supplant any rights conferred by or any judicial order, judgment, or decree issued pursuant to the laws or constitution of this State or the laws or constitution of the United States, nor shall any person use any provision this Order as a defense to an action in violation of a judicial order, judgment, or decree by any court created pursuant to the laws or constitution of this State or the laws or constitution of the United States.

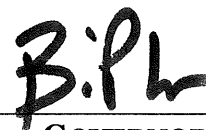
IT IS FURTHER

ORDERED: The Office of the Governor may continue to issue guidance on the scope of this Order as needed through communication media, including social media, without need for further Executive Orders.

IT IS FURTHER

ORDERED: All provisions of this Order shall become effective upon signature.

This 30th day of September, 2020.



GOVERNOR

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Diane White, City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: September 14, 2020

SUBJECT: **Emergency Ordinance Mandating Social Distancing at Restaurants**

CONCLUSION

The City is empowered to enact supplemental rules and regulations as may be necessary for emergency management purposes, pursuant to O.C.G.A. §§ 38-3-4 and 38-3-28 and the local control provisions of Georgia Governor Kemp's Executive Order of June 29, 2020. Masks and/or facial coverings shall be required to slow the spread of COVID-19 within the Cities commercial establishments. This Ordinance shall go into effect on **July 8, 2020 at 12pm** and shall remain in effect for a period of thirty days thereafter, unless further extended by the City Council.

BACKGROUND

The City and governments across the world are responding in an emergency capacity to an outbreak of respiratory disease caused by a novel coronavirus "COVID-19". Georgia remains under a State of Emergency from COVID-19, with the number of new cases and related deaths increasing daily throughout Fulton County and several other counties within Georgia. The Centers for Disease Control and Prevention ("CDC") advises that the use of masks and/or cloth face coverings will slow the spread of COVID-19.

FINANCIAL IMPACT

There will be no financial impact to the FY20 budget and/or FY20 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 2nd Reading and Approval of An Ordinance Title 16_Alcoholic Beverages-Regulating Entertainment at Restaurants

DATE: October 27, 2020

SUBJECT: Council 2nd Reading and Approval of An Ordinance Title 16_Alcoholic Beverages-Regulating Entertainment at Restaurants

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Title 16_Alcoholic Beverages-Regulating Entertainment at Restaurants	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **AN ORDINANCE AMENDING TITLE 16, ALCOHOLIC BEVERAGES, OF THE CITY**
6 **CODE OF ORDINANCES PERTAINING TO ENTERTAINMENT AT ON-PREMISES**
7 **CONSUMPTION ESTABLISHMENTS; ENHANCING PUBLIC SAFETY AND FOR**
8 **OTHER LAWFUL PURPOSES.**

9 **(Sponsored by Mayor Edwards)**

10
11 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
12 organized and existing under the laws of the State of Georgia;

13
14 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and
15 Council thereof ("City Council");

16 **WHEREAS**, the Georgia Alcoholic Beverage Code (O.C.G.A. § 3-1-1 et al.)
17 regulates state-wide alcoholic beverage related activities in the State of Georgia;

18 **WHEREAS**, the City Council wishes to update City alcohol regulations; and

19 **WHEREAS**, this Ordinance is in the best interests of the health and general
20 welfare of the City, its residents and general public.

21 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as
22 follows:

23
24 **Section 1:** The City of South Fulton Code of Ordinances, Title 16, Alcohol
25 Beverages, Chapter 2, Licensing, is hereby amended by adding a new Subsection 16-
26 2003.1, Entertainment at on premises consumption establishments, which shall read as
27 follows:

28
29 **TITLE 16 - ALCOHOLIC BEVERAGES**

30 **CHAPTER 2 - LICENSING**

31 ...

32 **Sec. 16-2003.1. - Entertainment at on premises consumption establishments.**

33 (a) Bands, orchestras, pool tables, musical entertainment and/or patron dancing shall
34 only be permitted at an alcohol licensed consumption on the premises
35 establishment if the following conditions are met:

- (1) Adequate space exists after consideration of required NFPA occupancy and seating;
- (2) All fire and safety regulations are met;
- (3) The appropriate license fee has been fully paid;
- (4) The location installs and maintains security cameras in a secure location of a type and number approved by the chief of police. Such cameras:
- i. Shall be capable of producing a retrievable image on film, tape, or any readable medium that can be made a permanent record and enlarged through projection or other means;
 - ii. Shall be maintained in proper working order at all times and shall be subject to periodic inspection by the chief of police or his designee. If a robbery or other crime occurs in such outlet, the film or tape recording of such event shall immediately be made available to the chief of police or his designee;
- (5) No more than six pool tables are located in the establishment; and
- (6) The musical entertainment at the establishment may not be heard from a distance of more than 100 feet from the front and/or back doors of the establishment.
- (b) Alcohol licensed consumption on the premise establishments which offer patron dancing and musical entertainment shall have at least two paid security officers, who are certified, registered and/or licensed by the state to provide security services, on duty, daily from 6pm until the close of business.

Section 2.

- a. **Effective Date:** This Ordinance shall go into effect forty-five (45) days from the date of adoption.
- b. **Instruction to Police Department:** The City Police Department shall provide copies of this Ordinance to all licensed consumption on premise establishments within ten (10) days of the adoption of this Ordinance.

Section 3. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 4. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

Section 5. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember
_____. The motion was seconded by Councilmember
_____, and being put to a vote, the result was as
follows:

AYE

NAY

William "Bill" Edwards, Mayor
Carmalitha Gumbs, Mayor Pro Tem
Catherine Foster Rowell
Helen Zenobia Willis
Gertrude Naeema Gilyard
Corey Reeves
khalid kamau
Mark Baker

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF
SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 2nd Reading and Approval of An Ordinance Title 2 Taxation_911 Prepaid Wireless

DATE: October 27, 2020

SUBJECT: Council 2nd Reading and Approval of An Ordinance Title 2 Taxation_911 Prepaid Wireless

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Title 2 Taxation_911 Prepaid	Cover Memo	10/22/2020
Ordinance Title 2 Taxation_911 Prepaid	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **AN ORDINANCE AMENDING TITLE 2, TAXATION, OF THE CITY OF SOUTH**
6 **FULTON CODE OF ORDINANCES; IMPOSING A 911 CHARGE ON PREPAID**
7 **WIRLESS SERVICE AT THE RETAIL POINT OF SALE; SETTING A RATE PER**
8 **RETAIL TRANSACTION AND FOR OTHER LAWFUL PURPOSES**
9

10 **(Sponsored by Councilperson Rowell)**
11

12 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
13 organized and existing under the laws of the State of Georgia;
14

15 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
16 Council thereof ("City Council");

17 **WHEREAS**, Part 4, Article 2, Chapter 5 of Title 46 of the Official Code of the
18 Georgia authorizes counties and cities that operate a 911 public safety answering point
19 to impose a 911 charge on pre-paid wireless service at the retail point of sale;
20

21 **WHEREAS**, pursuant to O.C.G.A. § 46-5-134.2(b)(1), such charges may be
22 imposed at the rate of seventy-five cents (\$0.75) per retail transaction;
23

24 **WHEREAS**, the prepaid wireless 911 charge shall be collected by the seller from
25 the consumer with respect to each retail transaction occurring in the state, including
26 within the City;
27

28 **WHEREAS**, the City participates in a 911 public safety answering point operated
29 by Fulton County Government; and
30

31 **WHEREAS**, the City Council finds this Ordinance to be in the best interest of
32 the health, safety, and welfare of, the citizens of the City.
33

34 **NOW THEREFORE, THE COUNCIL OF THE CITY OF SOUTH FULTON**
35 **HEREBY ORDAINS** as follows:

36 **Section 1.** Title 2, Taxation, of the City of South Fulton Code of Ordinances, is
37 hereby amended by adding a new Chapter 10, Prepaid Wireless Transactions, which
38 shall read as follows:
39

40 **TITLE 2 - TAXATION**

41 ...
42

43 **CHAPTER 10 - PREPAID WIRELESS TRANSACTIONS**
44

45 **Sec. 2-10001. - 911 Charge on Prepaid Wireless Transactions.**

46
47 In accordance with O.C.G.A. § 46-5-134.2, there is hereby imposed a prepaid wireless
48 911 charge as defined by O.C.G.A. § 46-5-134.2(a)(4) upon every prepaid wireless
49 retail transaction occurring within the jurisdiction of the public service answering point in
50 the amount of seventy-five cents (\$0.75).
51

52 **Sec. 2-10002. Collection of 9-1-1 Charge on Prepaid Wireless Transactions**
53

54 Prepaid wireless 911 charges collected by sellers shall be remitted to the Commissioner
55 of the Department of Revenue at the times and in the manner provided by Chapter 8 of
56 Title 48 of the Official Code of Georgia Annotated with respect to the sales and use tax
57 imposed on prepaid wireless calling service.
58

59 **Sec. 2-10004. Depositing and Use of Funds**
60

61 In accordance with O.C.G.A. § 46-5-134.2(j)(5), funds received by this city from charges
62 imposed by this resolution shall be deposited in the Emergency Telephone System
63 Fund maintained by this city pursuant to O.C.G.A. § 46-5-134(d)(2) and kept separate
64 from general revenue of the jurisdiction. All such funds shall be used exclusively for the
65 purposes authorized by O.C.G.A. § 46-5-134 (f).
66

67 **Section 2. Instructions to City Clerk and CFO.** The City Clerk is hereby directed
68 to file with the State Revenue Commissioner a certified copy of this Ordinance with 30
69 days of the Ordinance's adoption. The Chief Financial Officer is responsible for notifying
70 all sellers and retail operators of wireless service of the adoption of this Ordinance and
71 shall give instructions on how to remit funds to the Commissioner of the Department of
72 Revenue.
73

74 *****
75

76 **Section 3.** It is hereby declared to be the intention of the City Council that: (a) All
77 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,
78 upon their enactment, believed by the City Council to be fully valid, enforceable and
79 constitutional.

80 (b) To the greatest extent allowed by law, each and every section, paragraph,
81 sentence, clause or phrase of this Ordinance is severable from every other section,
82 paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph,
83 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
84 section, paragraph, sentence, clause or phrase of this Resolution.

85 (c) In the event that any phrase, clause, sentence, paragraph or section of this
86 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or
87 otherwise unenforceable by the valid judgment or decree of any court of competent
88 jurisdiction, it is the express intent of the City Council that such invalidity,
89 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not

render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 4. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

Section 5. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the City Clerk.

Section 6. The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember _____ The motion was seconded by Councilmember _____, and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

S. DIANE WHITE, CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Diane White, City Clerk

FROM: Frank S. Milazi, CFO *Frank S. Milazi*

DATE: July 14, 2020

SUBJECT: 911 Prepaid Wireless Ordinance

BACKGROUND

Part 4, Article 2, Chapter 5 of Title 46 of the Official Code of the Georgia authorizes counties and cities that operate a 911 public safety answering point to impose a 911 charge on pre-paid wireless service at the retail point of sale.

CONCLUSION

The Title 2, Taxation, of the City of South Fulton Code of Ordinances, is hereby amended with the addition of a new Chapter 10, pertaining to Prepaid Wireless Transactions. In accordance with O.C.G.A. § 46-5-134.2, there is hereby imposed a prepaid wireless 911 charge as defined by O.C.G.A. § 46-5-134.2(a)(4) upon every prepaid wireless retail transaction occurring within the jurisdiction of the public service answering point in the amount of seventy-five cents (\$0.75). Prepaid wireless 911 charges collected by sellers shall be remitted to the Commissioner of the Department of Revenue. In accordance with O.C.G.A. § 46-5-134.2(j)(5), funds received by this city from charges imposed by this resolution shall be deposited in the Emergency Telephone System Fund maintained by this city pursuant to O.C.G.A. § 46-5-134(d)(2) and kept separate from general revenue of the jurisdiction.

FINANCIAL IMPACT

There will be no financial impact to the FY20 budget and/or FY20 fiscal year appropriations/allocation.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 2nd Reading and Approval of Charter Amendment Sec 4.14 City Treasurer

DATE: October 27, 2020

SUBJECT: Council 2nd Reading and Approval of Charter Amendment Sec 4.14 City Treasurer

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Approval of Charter Amendment Sec 4.14 City Treasurer	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **AN ORDINANCE AMENDING SECTION 4.14, TREASURER, OF THE CITY OF**
6 **SOUTH FULTON CHARTER AND TITLE 1, CHAPTER 6, MUNICIPAL EMPLOYEES,**
7 **OF THE CITY CODE OF ORDINANCES AND FOR OTHER LAWFUL PURPOSES**
8

9 **(Sponsored by Councilpersons Reeves, Rowell and Willis)**

10
11 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
12 organized and existing under the laws of the State of Georgia;

13
14 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and
15 Council thereof ("City Council");

16 **WHEREAS**, the City Council is authorized pursuant to O.C.G.A. § 36-35-3 and
17 other applicable laws to amend the City Charter;

18
19 **WHEREAS**, the City Treasurer currently serves a dual role as the Chief Financial
20 Officer;

21
22 **WHEREAS**, the City Council desires through this Ordinance to eliminate the
23 position of City Treasurer from the City Charter and have such position solely known as
24 the Chief Financial Director, who shall serve under the direction of the City Manager; and
25

26 **WHEREAS**, the City Council finds that this Ordinance is in the best interests of the
27 health and general welfare of the City, its residents and general public.

28
29 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as
30 follows:

31
32 **Section 1.** The City of South Fulton Charter, Section 4.14, Treasurer, is hereby
33 amended by deleting the same in its entirety and replacing it with a new Section 4.14
34 titled "Reserved" as follows:

35
36 **SECTION 4.14**

37 Reserved.

38 ~~Sec. 4.14. - Treasurer. —~~

39 ~~The mayor shall nominate and the city council shall confirm by a majority vote a city~~
40 ~~treasurer to collect all taxes, licenses, fees, and other moneys belonging to the city subject~~
41 ~~to the provisions of this Charter and the ordinances of the city and to enforce all laws of~~
42 ~~Georgia relating to the collection of delinquent taxes and sale or foreclosure for~~
43 ~~nonpayment of taxes to the city. The city treasurer shall also be responsible for the~~

~~general duties of a treasurer and fiscal officer. The city council shall provide for the compensation of the treasurer.~~

Section 2. The City of South Fulton Code of Ordinances, Title 1, Administration, Chapter 6, Municipal Employees, Sec. 1-6007(2), Appointments, is hereby amended as follows:

Title 1 - Administration

Chapter 6. – Municipal Employees

Sec. 1-6007. - Appointment and removal of department heads and directors

...

(2) Appointments and Removal. The appointment and removal of department heads and directors shall be governed as follows:

~~a. The city treasurer, who shall also serve as the chief finance officer, shall report to the city council under both roles, and be responsible for the daily supervision, hiring and removal of all department heads and directors under the city finance department.~~

a. All other department heads and directors shall be hired and removed by the city manager, and shall serve under the daily supervision of the city manager or his/her designee.

Section 3. The duties of the Chief Financial Officer shall include all those duties set forth under Section 4.14 of the City Charter prior to this amendment. The Human Resources Department shall incorporate such duties into the job description of the Chief Financial Officer.

Section 4. Until such time as the City Code is amended, all references to the City Treasurer throughout the City Code and City documents shall refer to the Chief Financial Officer.

Section 5. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section,

paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 6. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

Section 7. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the City Clerk.

Section 8. The effective date of this Ordinance shall be as set forth under the City Charter and O.C.G.A. § 36-35-3, unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember _____ . The motion was seconded by Councilmember _____ , and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

S. DIANE WHITE, CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 2nd Reading and Approval of An Ordinance - Title 3_Bldg Regulations - Construction Site Waste Management

DATE: October 27, 2020

SUBJECT: Council 2nd Reading and Approval of An Ordinance - Title 3_Bldg Regulations - Construction Site Waste Management

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance - Title 3_Bldg Regulations - Construction Site Waste Management	Cover Memo	10/22/2020
Ordinance - Title 3_Bldg Regulations - Construction Site Waste Management FIS	Cover Memo	10/22/2020

1
2 **STATE OF GEORGIA**
3 **COUNTY OF FULTON**
4 **CITY OF SOUTH FULTON**

5
6 **AN ORDINANCE AMENDING TITLE 3, BUILDING REGULATIONS, OF THE**
7 **CITY CODE OF ORDINANCES; PROVIDING REGULATIONS FOR THE REGULATION**
8 **OF WASTE AT CONSTRUCTION SITES WITHIN THE CITY AND FOR OTHER**
9 **LAWFUL PURPOSES**

10
11 **(Sponsored by Councilman khalid)**
12

13 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
14 organized and existing under the laws of the State of Georgia;

15
16 **WHEREAS**, the duly elected governing authority of the City is the Mayor and Council
17 thereof ("City Council");
18

19 **WHEREAS**, Section 1.12(b)(13) of the City Charter authorizes the City to enact
20 environmental regulations for the safety and protection of the City;

21
22 **WHEREAS**, the State of Georgia Environmental Division ("PPD") requires cities
23 throughout Georgia to adopt Municipal Separate Storm Sewer System ("MS4") Ordinances;
24

25 **WHEREAS**, MS4 Ordinances are designed to reduce the discharge of pollutants,
26 mitigate construction site runoff control, detect and eliminate illicit discharge and reduce
27 pollution throughout the City;
28

29 **WHEREAS**, this Ordinance is modeled on EPD MS4 Ordinance construction site
30 waste management regulations;
31

32 **WHEREAS**, land development projects and other land use conversions also
33 contribute to increased nonpoint source pollution and degradation of receiving waters;
34

35 **WHEREAS**, the impacts of post-development stormwater runoff quantity and quality
36 can adversely affect public safety, public and private property, drinking water supplies,
37 recreation, fish and other aquatic life, property values and other uses of lands and waters;
38

39 **WHEREAS**, localities in the State of Georgia are required to comply with a number
40 of both State and Federal laws, regulations and permits which require a locality to address
41 the stormwater runoff quality and nonpoint source pollution; and
42

43 **WHEREAS**, this Ordinance is in the best interests of the health and general welfare
44 of the City, its residents and general public.

45 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as follows:
46

Section 1. Title 3, Building Regulations, of the City of South Fulton Code of Ordinances, is hereby amended by adding a new Chapter 8, Construction Site Waste Management, which shall read as follows:

TITLE 3 – BUILDING REGULATIONS

...

CHAPTER 8. – POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND REDEVELOPMENT

Sec. 3-8001. – Discarded building materials and construction waste disposal requirements

The following shall apply to all owners and developers at construction sites:

- a. Discarded building materials, concrete truck washout, chemicals, paint washout, litter, sanitary waste, and other construction site wastes must be properly managed and disposed of to reduce the risk of pollution from materials such as surplus or refuse building materials or hazardous wastes.
- b. Practices such as trash disposal, recycling, proper material handling, and spill prevention and clean up measures must be implemented to reduce the potential for storm water runoff to mobilize construction site wastes and contaminate surface or ground water.
- c. The proper management and disposal of wastes should be practiced at all construction sites to reduce stormwater runoff.
 1. Waste management practices must be used to properly locate refuse piles.
 2. Cover materials that may be displaced by rainfall or stormwater runoff.
 3. Prevent all spill and leaks of hazardous wastes.
- d. Guidelines for the proper handling, storage, and disposal of construction site waste must be posted in storage and use areas on site.

Sec. 3-8002. – Storage and disposal of construction site waste

Owners and developers shall do the following at all times at construction sites:

- a. Designate a waste collection area onsite that does not receive a substantial amount of runoff from upland areas and does not drain directly to a water body.
- b. Designate areas for concrete trucks and equipment to be washed down so that it will not flow into storm drains or become surface water runoff that would lead to the storm drains. Under no circumstances should concrete truck wash out be conducted in the road or directly into storm drains.

- c. Designate areas for paint cans and equipment to wash down that will not flow into storm drains or become surface water runoff that would lead to the storm drains or ground water recharge areas. Under no circumstances should excess paint be washed out in the road or directly into storm drains.
- d. Ensure that containers have lids so they can be covered before periods of rain. Keep containers in a covered area whenever possible.
- e. Schedule waste collection to prevent containers from overflowing, which would prevent them from being able to be covered.
- f. Clean up spills immediately. For hazardous materials, follow cleanup instructions on the package. Use an absorbent material such as sawdust or cat litter to contain the spill.
- g. During the demolition phase of construction, provide extra containers and schedule more frequent pick-ups.
- h. Collect, remove, and dispose of all construction site waste at authorized disposal areas.

Sec. 3-8003. – Disposal of hazardous materials

The following steps must be taken by owners and developers at construction sites to ensure the proper disposal of hazardous materials:

- a. Local waste management authorities must be consulted about the requirements of disposing of hazardous materials.
- b. A hazardous waste container must be emptied and cleaned before it is disposed of to prevent leaks.
- c. The original product label must never be removed from the container as it contains important safety information. Follow manufacturer's recommended method of disposal, which should be printed on the label.
- d. If excess products need to be disposed of, they must never be mixed during disposal unless specifically recommended by the manufacturer.
- e. Consult State and local solid waste regulatory agencies and private firms to ensure the proper disposal of contaminated soils that have been exposed to and still contain hazardous substances.

Sec. 3-8004. – Disposal of pesticides

Owners and developers shall engage in the following actions at construction sites to reduce risks associated with pesticides and to reduce the amount of pesticides that come in contact with stormwater:

- a. Follow all federal, state, and local regulations that apply to the use, handling, and disposal of pesticides.
- b. Do not handle pesticides any more than necessary.
- c. Store pesticides in a dry, covered area.
- d. Construction curbs or dikes to contain pesticides in case of spillage.
- e. Follow the recommended application rates and methods for any handled pesticide.
- f. Have equipment and absorbent materials available in areas where pesticides are stored and used in order to contain and clean up any spills that occur.

Sec. 3-8005. – Disposal of petroleum materials

Owners and developers shall engage in the following actions at construction sites to ensure the proper disposal of petroleum materials:

- a. Store petroleum products and fuel for vehicles in dry, covered areas with construction curbs or dikes to contain any spills.
- b. Immediately contain and clean up any spills with absorbent materials.
- c. Have equipment available in fuel storage areas and in vehicles to contain and clean up spills.

Sec. 3-8006. – Maintenance requirements

Owners and developers shall comply with the following regulations at construction sites:

- a. Containers or equipment that may malfunction and cause leaks or spills must be identified through regular inspection of storage and use areas.
- b. Equipment and containers must be inspected regularly for leaks, corrosion, support or foundation failure, or any other signs of deterioration and should be tested for soundness. Any found to be defective must be repaired or replaced immediately.
- c. If failures to the onsite BMPs occur, such as sediment build up in the road way, this must be shoveled by hand or with a road sweeper. Under no circumstances should this sediment be washed down into the storm drainage system or the creeks and streams.

Sec. 3-8005. – Violations

Violations of this Chapter will be handled according to the City of South Fulton's

ordinances as they relate to stormwater management, erosion control and illicit discharge or illegal connections or as otherwise allowed by law.

Section 2. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

Section 4. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

Section 5. The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember
_____. The motion was seconded by Councilmember
_____, and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH
FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

S. DIANE WHITE, CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 7, 2020

SUBJECT: Construction Site Waste Management Ordinance

CONCLUSION

Title 3, Building Regulations, of the City of South Fulton Code of Ordinances, is hereby amended by adding a new Chapter 8, Construction Site Waste Management.

BACKGROUND

Section 1.12(b)(13) of the City Charter authorizes the City to enact environmental regulations for the safety and protection of the City. The State of Georgia Environmental Division ("PPD") requires cities throughout Georgia to adopt Municipal Separate Storm Sewer System ("MS4") Ordinances. Moreover, findings support that the impacts of post-development stormwater runoff quantity and quality can adversely affect public safety, public and private property, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 2nd Reading and Approval of An Ordinance - Title 3_Bldg Regulations - Post Construction Stormwater Management

DATE: October 27, 2020

SUBJECT: Council 2nd Reading and Approval of An Ordinance - Title 3_Bldg Regulations - Post Construction Stormwater Management

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance - Title 3_Bldg Regulations - Post Construction Stormwater Management	Cover Memo	10/22/2020
Ordinance - Title 3_Bldg Regulations - Post Construction Stormwater Management FIS	Cover Memo	10/22/2020

1
2 **STATE OF GEORGIA**
3 **COUNTY OF FULTON**
4 **CITY OF SOUTH FULTON**

5
6 **AN ORDINANCE AMENDING TITLE 3, BUILDING REGULATIONS, OF THE**
7 **CITY CODE OF ORDINANCES; REGULATING POST-CONSTRUCTION**
8 **STORMWATER MANAGEMENT FOR NEW DEVELOPMENT AND**
9 **REDEVELOPMENT WITHIN THE CITY AND FOR OTHER LAWFUL PURPOSES**

10
11 **(Sponsored by Councilwoman Rowell)**
12

13 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
14 organized and existing under the laws of the State of Georgia;
15

16 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
17 Council thereof ("City Council");
18

19 **WHEREAS**, Section 1.12(b)(13) of the City Charter authorizes the City to enact
20 environmental regulations for the safety and protection of the City;
21

22 **WHEREAS**, the State of Georgia Environmental Division ("PPD") requires cities
23 throughout Georgia to adopt Municipal Separate Storm Sewer System ("MS4")
24 Ordinances;
25

26 **WHEREAS**, MS4 Ordinances are designed to reduce the discharge of pollutants,
27 mitigate construction site runoff control, detect and eliminate illicit discharge and reduce
28 pollution throughout the City;
29

30 **WHEREAS**, this Ordinance is modeled on EPD MS4 Ordinance post-construction
31 stormwater management for new development and redevelopment regulations; and
32

33 **WHEREAS**, this Ordinance is in the best interests of the health and general
34 welfare of the City, its residents and general public.

35 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as
36 follows:
37

38 **Section 1.** Title 3, Building Regulations, of the City of South Fulton Code of
39 Ordinances, is hereby amended by adding a new Chapter 7, Post-Construction
40 Stormwater Management for New Development and Redevelopment, which shall read as
41 follows:

42
43 **TITLE 3 – BUILDING REGULATIONS**

44 ...

45
46 **CHAPTER 7. – POST-CONSTRUCTION STORMWATER MANAGEMENT FOR NEW**
47 **DEVELOPMENT AND REDEVELOPMENT**

48
49 **Sec. 3-7001. – Purpose and Intent.**

50
51 The purpose of this Chapter is to protect, maintain and enhance the public health, safety,
52 environment and general welfare by establishing minimum requirements and procedures
53 to control the adverse effects of increased post-construction stormwater runoff and
54 nonpoint source pollution associated with new development and redevelopment. Proper
55 management of post- construction stormwater runoff will minimize damage to public and
56 private property and infrastructure, safeguard the public health, safety, environment and
57 general welfare of the public, and protect water and aquatic resources. Additionally, the
58 City of South Fulton is required to comply with several State and Federal laws, regulations
59 and permits and the requirements of the Metropolitan North Georgia Water Planning
60 District's regional water plan related to managing the water quantity, velocity, and quality
61 of post- construction stormwater runoff.

62
63 **Sec. 3-7002. – Definitions**

64
65 (a) For this Chapter, the terms below shall have the following meanings:

66
67 “administrator” means the person appointed to administer and implement this
68 Chapter on Post-Construction Stormwater Management for New Development and
69 Redevelopment in accordance with Sec. 7-7004.

70
71 “applicant” means a person submitting a land development application for
72 approval.

73
74 “BMP” or “best management practice” means both structural devices to store
75 or treat stormwater runoff and non-structural programs or practices which are designed
76 to prevent or reduce the pollution of the waters of the State of Georgia.

77
78 “BMP landscaping plan” means a design for vegetation and landscaping that is
79 critical to the performance and function of the BMP including how the BMP will be
80 stabilized and established with vegetation. It shall include a layout of plants and plant
81 names (local and scientific).

82
83 “channel” means a natural or artificial watercourse with a definite bed and banks
84 that conveys continuously or periodically flowing water.

85
86 “detention” means the temporary storage of stormwater runoff in a stormwater
87 detention facility for the purpose of controlling the peak discharge.

88
89 “detention facility” means a structure designed for the storage and gradual release
90 of stormwater runoff at controlled rates.

91
92 “development” means new development or redevelopment.
93

94 “extended detention” means the storage of stormwater runoff for an extended
95 period of time.
96

97 “extreme flood protection” means measures taken to prevent adverse impacts
98 from large low-frequency storm events with a return frequency of 100 years or more.
99

100 “flooding” means a volume of surface water that exceeds the banks or walls of a
101 BMP, or channel; and overflows onto adjacent lands.
102

103 “GSMM” means the latest edition of the Georgia Stormwater Management
104 Manual, Volume 2: Technical Handbook, and its Appendices.
105

106 “hotspot” means a land use or activity on a site that has the potential to produce
107 higher than normally found levels of pollutants in stormwater runoff. As defined by the
108 administrator, hotspot land use may include gasoline stations, vehicle service and
109 maintenance areas, industrial facilities (both permitted under the Industrial Stormwater
110 General Permit and others), material storage sites, garbage transfer facilities, and
111 commercial parking lots with high-intensity use.
112

113 “impervious surface” means a surface composed of any material that significantly
114 impedes or prevents the natural infiltration of water into the soil.
115

116 “Industrial Stormwater General Permit” means the National Pollutant Discharge
117 Elimination System (NPDES) permit issued by Georgia Environmental Protection
118 Division to an industry for stormwater discharges associated with industrial activity. The
119 permit regulates pollutant levels associated with industrial stormwater discharges or
120 specifies on-site pollution control strategies based on Standard Industrial Classification
121 (SIC) Code.
122

123 “infiltration” means the process of percolating stormwater runoff into the subsoil.
124

125 “inspection and maintenance agreement” means a written agreement providing for
126 the long-term inspection, operation, and maintenance of the stormwater management
127 system and its components on a site.
128

129 “land development application” means the application for a land development
130 permit on a form provided by the City of South Fulton along with the supporting
131 documentation required in Sec. 3-70010(a).
132

133 “land development permit” means the authorization necessary to begin
134 construction- related, land-disturbing activity
135

136 “land disturbing activity” means any activity which may result in soil erosion from
137 water or wind and the movement of sediments into state water or onto lands within the
138 state, including but not limited to clearing, dredging, grading, excavating, and filling of
139 land. Land disturbing activity does not include agricultural practices as described

O.C.G.A. 12-7-17(5) or silvicultural land management activities as described O.C.G.A. 12-7-17(6) within areas zoned for these activities.

“linear feasibility program” means a feasibility program developed by the City of South Fulton and submitted to the Georgia Environmental Protection Division, which sets reasonable criteria for determining when implementation of stormwater management standards for linear transportation projects being constructed by the City of South Fulton is infeasible.

“linear transportation projects” means construction projects on traveled ways including but not limited to roads, sidewalks, multi-use paths and trails, and airport runways and taxiways.

“MS4 Permit” means the NPDES permit issued by Georgia Environmental Protection Division for discharges from the City of South Fulton’s municipal separate storm sewer system.

“new development” means land disturbing activities, structural development (construction, installation or expansion of a building or other structure), and/or creation of impervious surfaces on a previously undeveloped site.

“nonpoint source pollution” means a form of water pollution that does not originate from a discrete point such as a wastewater treatment facility or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials and other contaminants from land to surface water or groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

“overbank flood protection” means measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain).

“owner” means the legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm or corporation in control of the site.

“person” means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body or any other legal entity.

“post-construction stormwater management” means stormwater best management practices that are used on a permanent basis to control and treat runoff once construction has been completed in accordance with a stormwater management plan.

“post-development” means the conditions anticipated to exist on site immediately

after completion of the proposed development.

“practicability policy” means the latest edition of the Metropolitan North Georgia Water Planning District’s Policy on Practicability Analysis for Runoff Reduction.

“pre-development” means the conditions that exist on a site immediately before the implementation of the proposed development. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time before the first item being approved or permitted shall establish pre-development conditions.

“pre-development hydrology” means (a) for new development, the runoff curve number determined using natural conditions hydrologic analysis based on the natural, undisturbed condition of the site immediately before implementation of the proposed development; and (b) for redevelopment, the existing conditions hydrograph may take into account the existing development when defining the runoff curve number and calculating existing runoff, unless the existing development causes a negative impact on downstream property.

“previously developed site” means a site that has been altered by paving, construction, and/or land disturbing activity.

“redevelopment” means structural development (construction, installation, or expansion of a building or other structure), creation or addition of impervious surfaces, replacement of impervious surfaces not as part of routine maintenance, and land disturbing activities associated with structural or impervious development on a previously developed site. Redevelopment does not include such activities as exterior remodeling.

“routine maintenance” means activities to keep an impervious surface as near as possible to its constructed condition. This includes ordinary maintenance activities, resurfacing paved areas, and exterior building changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

“runoff” means stormwater runoff.

“site” means an area of land where development is planned, which may include all or portions of one or more parcels of land. For subdivisions and other common plans of development, the site includes all areas of land covered under an applicable land development permit.

“stormwater concept plan” means an initial plan for post-construction stormwater management at the site that provides the groundwork for the stormwater management plan including the natural resources inventory, site layout concept, initial runoff characterization, and first round stormwater management system design.

“stormwater management plan” means a plan for post-construction stormwater management at the site that meets the requirements of Sec. 3-7008(d) and is included as part of the land development application.

“stormwater management standards” means those standards set forth in Sec. 3-7005.

“stormwater management system” means the entire set of non-structural site design features and structural BMPs for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater runoff in a manner designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

“stormwater runoff” means flow on the surface of the ground, resulting from precipitation. “subdivision” means the division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

(b) Other terms used but not defined in this Chapter shall be interpreted based on how such terms are defined and used in the GSMM and the City of South Fulton’s MS4 permit.

Sec. 3-7003. – Adoption and implementation of the GSMM; Conflicts and inconsistencies

(a) In implementing this Chapter, the City of South Fulton shall use and require compliance with all relevant design standards, calculations, formulas, methods, and other guidance from the GSMM as well as all related appendices.

(b) This Chapter is not intended to modify or repeal any other Chapter, ordinance, rule, regulation or other provision of law, including but not limited to any applicable stream buffers under state and local laws, and the Georgia Safe Dams Act and Rules for Dam Safety. In the event of any conflict or inconsistency between any provision in the City of South Fulton’s MS4 permit and this Chapter, the provision from the MS4 permit shall control. In the event of any conflict or inconsistency between any provision of this Chapter and the GSMM, the provision from this Chapter shall control. In the event of any other conflict or inconsistency between any provision of this Chapter and any other ordinance, rule, regulation or other provision of law, the provision that is more restrictive or imposes higher protective standards for human health or the environment shall control.

(c) If any provision of this Chapter is invalidated by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Chapter.

Sec. 3-7004. – Designation of Administrator

The City Department of Community Development and Regulatory Affairs shall administer and implement this Chapter.

Sec. 3-7005. – Applicability criteria for stormwater management standards

284
285 This Chapter applies to the following activities:
286

287 (a) New development that creates or adds 5,000 square feet or greater of new
288 impervious surface area or that involves land disturbing activity of 1 acre of land or
289 greater;
290

291 (b) Redevelopment (excluding routine maintenance and exterior remodeling)
292 that creates, adds, or replaces 5,000 square feet or greater of new impervious
293 surface area or that involves land disturbing activity of 1 acre or more;
294

295 (c) New development and redevelopment if
296

297 (i) such new development or redevelopment is part of a subdivision or
298 other common plan of development, and
299

300 (ii) the sum of all associated impervious surface area or land disturbing
301 activities that are being developed as part of such subdivision or other
302 common plan of development meets or exceeds the threshold in (a) and
303 (b) above;
304

305 (d) Any commercial or industrial new development or redevelopment,
306 regardless of size, that is a hotspot land use as defined in this Chapter; and
307

308 (e) Linear transportation projects that exceed the threshold in (a) or (b) above.
309

310 **Sec. 3-7006. – Exemptions from Stormwater Management Standards**
311

312 This Chapter shall not apply to the following activities:
313

314 (a) Land disturbing activity conducted by local, state, authority, or federal
315 agencies, solely to respond to an emergency need to protect life, limb, or property
316 or conduct emergency repairs;
317

318 (b) Land disturbing activity that consists solely of cutting a trench for utility
319 work and related pavement replacement;
320

321 (c) Land disturbing activity conducted by local, state, authority, or federal
322 agencies, whose sole purpose is to implement stormwater management or
323 environmental restoration;
324

325 (d) Repairs to any stormwater management system deemed necessary by the
326 administrator;
327

328 (e) Agricultural practices as described O.C.G.A. 12-7-17(5) within areas zoned
329 for these activities with the exception of buildings or permanent structures that
330 exceed the threshold in Sec. 3-7005(a) or (b);
331

332 (f) Silvicultural land management activities as described O.C.G.A. 12-7-17(6)

within areas zoned for these activities with the exception of buildings or permanent structures that exceed the threshold in Sec. 3-7005(a) or (b);

(g) Installations or modifications to existing structures solely to implement Americans with Disabilities Act (ADA) requirements, including but not limited to elevator shafts, handicapped access ramps and parking, and enlarged entrances or exits; and

(h) Linear transportation projects being constructed by the City of South Fulton to the extent the administrator determines that the stormwater management standards may be infeasible to apply, all or in part, for any portion of the linear transportation project. For this exemption to apply, an infeasibility report that is compliant with the City of South Fulton linear feasibility program shall first be submitted to the administrator that contains adequate documentation to support the evaluation for the applicable portion(s) and any resulting infeasibility determination, if any, by the administrator.

Sec. 3-7007. – Stormwater Management Standards.

Subject to the applicability criteria in Sec. 3-7005 and exemptions in Sec. 3-7006, the following stormwater management standards apply. Additional details for each standard can be found in the GSMM Section 2.2.2.2:

(a) Design of Stormwater Management System: The design of the stormwater management system shall be in accordance with the applicable sections of the GSMM as directed by the administrator. Any design which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.

(b) Natural Resources Inventory: Site reconnaissance and surveying techniques shall be used to complete a thorough assessment of existing natural resources, both terrestrial and aquatic, found on the site. Resources to be identified, mapped, and shown on the Stormwater Management Plan, shall include, at a minimum (as applicable):

- (i) Topography (minimum of 2-foot contours) and Steep Slopes (i.e., Areas with Slopes Greater Than 15%),
- (ii) Natural Drainage Divides and Patterns,
- (iii) Natural Drainage Features (e.g., swales, basins, depressional areas),
- (iv) Natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers, drinking water wellhead protection areas and river corridors,
- (v) Predominant soils (including erodible soils and karst areas), and
- (vi) Existing predominant vegetation including trees, high quality habitat and other existing vegetation.

(c) Better Site Design Practices for Stormwater Management: Stormwater management plans shall preserve the natural drainage and natural treatment systems and reduce the generation of additional stormwater runoff and pollutants to the maximum extent practicable. Additional details can be found in the GSMM Section 2.3.

(d) Stormwater Runoff Quality/Reduction: Stormwater Runoff Quality/Reduction shall be provided by using the following:

(i) For development with a stormwater management plan submitted before January 1, 2020, the applicant may choose either: (A) Runoff Reduction or (B) Water Quality.

(ii) For development with a stormwater management plan submitted on or after January 1, 2020, the applicant shall choose (A) Runoff Reduction and additional water quality shall not be required. To the extent (A) Runoff Reduction has been determined to be infeasible for all or a portion of the site using the Practicability Policy, then (B) Water Quality shall apply for the remaining runoff from a 1.2 inch rainfall event and must be treated to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM.

(A) Runoff Reduction - The stormwater management system shall be designed to retain the first 1.0 inch of rainfall on the site using runoff reduction methods, to the maximum extent practicable.

(B) Water Quality – The stormwater management system shall be designed to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM for runoff from a 1.2 inch rainfall event.

(iii) If a site is determined to be a hotspot as detailed in Sec. 3-7005, the City of South Fulton may require the use of specific or additional components for the stormwater management system to address pollutants of concern generated by that site.

(e) Stream Channel Protection: Stream channel protection shall be provided by using all of the following three approaches:

(i) 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event;

(ii) Erosion prevention measures, such as energy dissipation and velocity control; and

(iii) Preservation of any applicable stream buffer.

(f) Overbank Flood Protection: Downstream overbank flood protection shall be provided by controlling the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour storm event.

(g) Extreme Flood Protection: Extreme flood protection shall be provided by controlling the 100-year, 24-hour storm event such that flooding is not

exacerbated.

(h) Downstream Analysis: Due to peak flow timing and runoff volume effects, some structural components of the stormwater management system fail to reduce discharge peaks to pre-development levels downstream from the site. A downstream peak flow analysis shall be provided to the point in the watershed downstream of the site or the stormwater management system where the area of the site comprises 10% of the total drainage area in accordance with Section 3.1.9 of the GSMM. This is to help ensure that there are minimal downstream impacts from development on the site. The downstream analysis may result in the need to resize structural components of the stormwater management system.

(i) Stormwater Management System Inspection and Maintenance: The components of the stormwater management system that will not be dedicated to and accepted by the City of South Fulton, including all drainage facilities, best management practices, credited conservation spaces, and conveyance systems, shall have an inspection and maintenance agreement to ensure that they continue to function as designed. All new development and redevelopment sites are to prepare a comprehensive inspection and maintenance agreement for the on-site stormwater management system. This plan shall be written in accordance with the requirements in Section Sec. 3-70016.

Sec. 3-7008. – Pre-submittal meeting, stormwater concept plan, and stormwater management plan requirements

(a) Before a land development permit application is submitted, an applicant may request a pre-submittal meeting with the City of South Fulton. The pre-submittal meeting should take place based on an early step in the development process such as before site analysis and inventory (GSMM Section 2.4.2.4) or the stormwater concept plan (GSMM Section 2.4.2.5). The purpose of the pre-submittal meeting is to discuss opportunities, constraints, and ideas for the stormwater management system before formal site design engineering. To the extent applicable, local and regional watershed plans, greenspace plans, trails and greenway plans, and other resource protection plans should be consulted in the pre-submittal meeting. Applicants must request a pre-submittal meeting with the City of South Fulton when applying for a Determination of Infeasibility through the Practicability Policy.

(b) The stormwater concept plan shall be prepared using the minimum following steps:

(i) Develop the site layout using better site design techniques, as applicable (GSMM Section 2.3).

(ii) Calculate preliminary estimates of the unified stormwater sizing criteria requirements for stormwater runoff quality/reduction, channel protection, overbank flooding protection and extreme flood protection (GSMM Section 2.2).

(iii) Perform screening and preliminary selection of appropriate best management practices and identification of potential siting locations (GSMM Section 4.1).

(c) The stormwater concept plan shall contain:

(i) Common address and legal description of the site,

(ii) Vicinity map, and

(iii) Existing conditions and proposed site layout mapping and plans (recommended scale of 1" = 50'), which illustrate at a minimum:

(A) Existing and proposed topography (minimum of 2-foot contours),

(B) Perennial and intermittent streams,

(C) Mapping of predominant soils from USDA soil surveys,

(D) Boundaries of existing predominant vegetation and proposed limits of clearing and grading,

(E) Location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., drinking water well setbacks, septic setbacks, etc.),

(F) Location of existing and proposed roads, buildings, parking areas and other impervious surfaces,

(G) Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements,

(H) Preliminary estimates of unified stormwater sizing criteria requirements,

(I) Preliminary selection and location, size, and limits of disturbance of proposed BMPs,

(J) Location of existing and proposed conveyance systems such as grass channels, swales, and storm drains,

(K) Flow paths,

(L) Location of the boundaries of the base flood floodplain, future-conditions floodplain, and the floodway (as applicable) and relationship of site to upstream and downstream properties and drainage, and

(M) Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings.

(d) The stormwater management plan shall contain the items listed in this part and be prepared under the direct supervisory control of either a registered Professional Engineer or a registered Landscape Architect licensed in the state of Georgia. Items (iii), (iv), (v), and (vi) shall be sealed and signed by a registered Professional Engineer licensed in the state of Georgia. The overall site plan must be stamped by a design professional licensed in the State of Georgia for such purpose. (GSMM Section 2.4.2.7)

- (i) Natural Resources Inventory
- (ii) Stormwater Concept Plan
- (iii) Existing Conditions Hydrologic Analysis
- (iv) Post-Development Hydrologic Analysis
- (v) Stormwater Management System
- (vi) Downstream Analysis
- (vii) Erosion and Sedimentation Control Plan
- (viii) BMP Landscaping Plan
- (ix) Inspection and Maintenance Agreement
- (x) Evidence of Acquisition of Applicable Local and Non-Local Permits
- (xi) Determination of Infeasibility (if applicable)

(e) For redevelopment and to the extent existing stormwater management structures are being used to meet stormwater management standards the following must also be included in the stormwater management plan for existing stormwater management structures

- (i) As-built Drawings
- (ii) Hydrology Reports
- (iii) Current inspection of existing stormwater management structures with deficiencies noted
- (iv) BMP Landscaping Plans

Sec. 3-7009. – Application fee

The fee for review of any land development application shall be based on the fee structure established by the City of South Fulton and payment shall be made before the issuance of any land disturbance permit or building permit for the development.

567 **Sec. 3-70010. – Application procedures**

568
569 Land development applications are handled as part of the City's process to obtain a land
570 disturbance permit. Before any person begins development on a site, the owner of the
571 site shall first obtain approval in accordance with the following procedure:

572
573 (a) File a land development application with the City of South Fulton on the
574 City of South Fulton's form of application with the following supporting materials:

575
576 (i) the stormwater management plan prepared in accordance with
577 Section Sec. 3-7008(d),

578 (ii) a certification that the development will be performed in accordance
579 with the stormwater management plan once approved,

580 (iii) a Preliminary Determination of Infeasibility, as applicable, prepared
581 in accordance with the practicability policy, and

582 (iv) an acknowledgement that applicant has reviewed the City of South
583 Fulton's form of inspection and maintenance agreement and that
584 applicant agrees to sign and record such inspection and maintenance
585 agreement before the final inspection.
586

587 (b) The administrator shall inform the applicant whether the application and
588 supporting materials are approved or disapproved.

589
590 (c) If the application or supporting materials are disapproved, the administrator
591 shall notify the applicant of such fact in writing. The applicant may then revise any
592 item not meeting the requirements hereof and resubmit the same for the
593 administrator to again consider and either approve or disapprove.

594
595 (d) If the application and supporting materials are approved, the City of South
596 Fulton's may issue the associated land disturbance permit or building permit,
597 provided all other legal requirements for the issuance of such permits have been
598 met. The stormwater management plan included in such applications becomes
599 the approved stormwater management plan.
600

601 **Sec. 3-70011. – Compliance with the approved stormwater management plan.**

602
603 All development shall be:

604
605 (a) Consistent with the approved stormwater management plan and all
606 applicable land disturbance and building permits, and

607
608 (b) Conducted only within the area specified in the approved stormwater
609 management plan.
610

611 No changes may be made to an approved stormwater management plan without review
612 and advanced written approval by the administrator.

613
614 **Sec. 3-70012. – Inspections to ensure plan compliance during construction**
615

616 Periodic inspections of the stormwater management system during construction shall be
617 conducted by the staff of the City of South Fulton or conducted and certified by a
618 professional engineer who has been approved by the City of South Fulton. Inspections
619 shall use the approved stormwater management plan for establishing compliance. All
620 inspections shall be documented with written reports that contain the following
621 information:

- 622
- 623 (a) The date and location of the inspection;
 - 624
 - 625 (b) Whether the stormwater management system is in compliance with the
626 approved stormwater management plan;
 - 627
 - 628 (c) Variations from the approved stormwater management plan; and
 - 629
 - 630 (d) Any other variations or violations of the conditions of the approved
631 stormwater management plan.
- 632

633 **Sec. 3-70013. – Final inspection; As-built drawings; Delivery of inspection and**
634 **maintenance agreement**
635

636 Upon completion of the development, the applicant is responsible for:

- 637
- 638 (a) Certifying that the stormwater management system is functioning properly
639 and was constructed in conformance with the approved stormwater management
640 plan and associated hydrologic analysis,
 - 641
 - 642 (b) Submitting as-built drawings showing the final design specifications for all
643 components of the stormwater management system as certified by a professional
644 engineer,
 - 645
 - 646 (c) Certifying that the landscaping is established and installed in conformance
647 with the BMP landscaping plan, and
 - 648
 - 649 (d) Delivering to the City of South Fulton a signed inspection and maintenance
650 agreement that has been recorded by the owner in the property record for all
651 parcel(s) that make up the site.
- 652

653 The required certification under part (a) shall include a certification of volume, or other
654 performance test applicable to the type of stormwater management system component,
655 to ensure each component is functioning as designed and built according to the design
656 specifications in the approved stormwater management plan. This certification and the
657 required performance tests shall be performed by a qualified person and submitted to
658 the City of South Fulton with the request for a final inspection. The City of South Fulton
659 shall perform a final inspection with applicant to confirm applicant has fulfilled these
660 responsibilities.
661

662 **Sec. 3-70014. – Violations and enforcement**

663
664 Any violation of the approved stormwater management plan during construction, failure
665 to submit as-built drawings, failure to submit a final BMP landscaping plan, or failure of
666 the final inspection shall constitute and be addressed as violations of, or failures to
667 comply with, the underlying land disturbance permit. To address a violation of this
668 Chapter, the City of South Fulton shall have all the powers and remedies that are
669 available to it for other violations of building and land disturbance permits, including
670 without limitation the right to issue notices and orders to ensure compliance, stop work
671 orders, and penalties as set forth in the applicable ordinances for such permits.

672
673 **Sec. 3-70015. – Maintenance by owner of stormwater management systems**
674 **predating current GSMM**

675
676 For any stormwater management systems approved and built based on requirements
677 predating the current GSMM and that is not otherwise subject to an inspection and
678 maintenance agreement, such stormwater management systems shall be maintained by
679 the owner so that the stormwater management systems perform as they were originally
680 designed.

681
682 **Sec. 3-70016. – Inspection and maintenance agreements**

683
684 (a) The owner shall execute an inspection and maintenance agreement with
685 the City of South Fulton obligating the owner to inspect, clean, maintain, and
686 repair the stormwater management system; including vegetation in the final BMP
687 landscaping plan. The form of the inspection and maintenance agreement shall
688 be the form provided by the City of South Fulton. After the inspection and
689 maintenance agreement has been signed by the owner and the City of South
690 Fulton, the owner shall promptly record such agreement at the owner's cost in the
691 property record for all parcel(s) that make up the site.

692
693 (b) The inspection and maintenance agreement shall identify by name or
694 official title the person(s) serving as the point of contact for carrying out the owner's
695 obligations under the inspection and maintenance agreement. The owner shall
696 update the point of contact from time to time as needed and upon request by the
697 City of South Fulton. Upon any sale or transfer of the site, the new owner shall
698 notify the City of South Fulton in writing within 30 days of the name or official title
699 of new person(s) serving as the point of contact for the new owner. Any failure of
700 an owner to keep the point of contact up to date shall, following 30 days' notice,
701 constitute a failure to maintain the stormwater management system.

702
703 (c) The inspection and maintenance agreement shall run with the land and
704 bind all future successors-in-title of the site. If there is a future sale or transfer of
705 only a portion of the site, then:

706
707 (i) The parties to such sale or transfer may enter into and record an
708 assignment agreement designating the owner responsible for each portion
709 of the site and associated obligations under the inspection and
710 maintenance agreement. The parties shall record and provide written

notice and a copy of such assignment agreement to the City of South Fulton.

(ii) In the absence of a recorded assignment agreement, all owners of the site shall be jointly and severally liable for all obligations under the inspection and maintenance agreement regardless of what portion of the site they own.

Sec. 3-70017. – Right of entry for maintenance inspections

The terms of the inspection and maintenance agreement shall provide for the City of South Fulton's right of entry for maintenance inspections and other specified purposes. If a site was developed before the requirement to have an inspection and maintenance agreement or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then the City of South Fulton shall have the right to enter and make inspections pursuant to the City of South Fulton general provisions for property maintenance inspections.

Sec. 3-70018. – Owner's failure to maintain the stormwater management system

The terms of the inspection and maintenance agreement shall provide for what constitutes a failure to maintain a stormwater management system and the enforcement options available to the City of South Fulton. If a site was developed before the requirement to have an inspection and maintenance agreement or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then:

(a) An owner's failure to maintain the stormwater management system so that it performs as it was originally designed shall constitute and be addressed as a violation of, or failure to comply with, owner's property maintenance obligations; and

(b) To address such a failure to maintain the stormwater management system, the City of South Fulton shall have all the powers and remedies that are available to it for other violations of an owner's property maintenance obligations, including without limitation prosecution, penalties, abatement, and emergency measures.

Section 2. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this

Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

Section 4. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

Section 5. The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember _____ The motion was seconded by Councilmember _____, and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

S. DIANE WHITE, CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City Clerk

FROM: Frank S. Milazi, CFO

DATE: October 7, 2020

SUBJECT: Post Construction Stormwater Management Ordinance

CONCLUSION

Title 3, Building Regulations, of the City of South Fulton Code of Ordinances, is hereby amended by adding a new Chapter 7, Post-Construction Stormwater Management for New Development and Redevelopment. In efforts to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-construction stormwater runoff and nonpoint source pollution.

BACKGROUND

Section 1.12(b)(13) of the City Charter authorizes the City to enact environmental regulations for the safety and protection of the City. The State of Georgia Environmental Division ("PPD") requires cities throughout Georgia to adopt Municipal Separate Storm Sewer System ("MS4") Ordinances. MS4 Ordinances are designed to reduce the discharge of pollutants, mitigate construction site runoff control, detect and eliminate illicit discharge and reduce pollution throughout the City.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 2nd Reading and Approval of An Ordinance - Title14_Environment - Sedimentation and Erosion Control

DATE: October 27, 2020

SUBJECT: Council 2nd Reading and Approval of An Ordinance - Title14_Environment - Sedimentation and Erosion Control

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance - Title14_Environment - Sedimentation and Erosion Control	Cover Memo	10/22/2020
Ordinance - Title14_Environment - Sedimentation and Erosion Control FIS	Cover Memo	10/22/2020

1
2 **STATE OF GEORGIA**
3 **COUNTY OF FULTON**
4 **CITY OF SOUTH FULTON**

5
6 **AN ORDINANCE AMENDING TITLE 14, ENVIRONMENT, OF THE CITY CODE OF**
7 **ORDINANCES; PROVIDING FOR THE REGULATION OF SEDIMENTATION AND**
8 **EROSION CONTROL WITHIN THE CITY; ENHANCING CITYWIDE ENVIRONMENTAL**
9 **PROTECTIONS AND FOR OTHER LAWFUL PURPOSES**

10
11 **(Sponsored by Councilwoman Gumbs)**

12
13 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
14 organized and existing under the laws of the State of Georgia;

15
16 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
17 Council thereof ("City Council");

18
19 **WHEREAS**, Section 1.12(b)(13) of the City Charter authorizes the City to enact
20 environmental regulations for the safety and protection of the City;

21
22 **WHEREAS**, the State of Georgia Environmental Division ("PPD") requires cities
23 throughout Georgia to adopt Municipal Separate Storm Sewer System ("MS4")
24 Ordinances;

25
26 **WHEREAS**, MS4 Ordinances are designed to reduce the discharge of pollutants,
27 mitigate construction site runoff control, detect and eliminate illicit discharge and reduce
28 pollution throughout the City;

29
30 **WHEREAS**, this Ordinance is modeled on EPD MS4 Ordinance sedimentation and
31 erosion control requirements; and

32
33 **WHEREAS**, this Ordinance is in the best interests of the health and general welfare
34 of the City, its residents and general public.

35 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as
36 follows:
37

38 **Section 1.** Title 14, Environment, of the City Code of Ordinances is hereby amended
39 by creating a new Chapter 15, Illicit Discharge and Illegal Connection, which shall read as
40 follows:

41
42 **TITLE 14 – ENVIRONMENT**

43 ...

44
45 **CHAPTER 15. – SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL**

46
47 **Sec. 14-15001. – Title**
48

This ordinance will be known as the “City of South Fulton Soil Erosion, Sedimentation and Pollution Control Ordinance.”

Sec. 14-15002. – Definitions

The following definitions shall apply in the interpretation and enforcement of this ordinance, unless otherwise specifically stated:

1. Best Management Practices (BMPs): These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the ‘Manual for Erosion and Sediment Control in Georgia’ published by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.

2. Board: The Board of Natural Resources.

3. Buffer: The area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

4. Certified Personnel: A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

5. Coastal Marshlands: Shall have the same meaning as in O.C.G.A. 12-5-282.

6. Commission: The Georgia Soil and Water Conservation Commission (GSWCC).

7. CPESC: Certified Professional in Erosion and Sediment Control with current certification by EnviroCert, Inc., which is also referred to as CPESC or CPESC, Inc.

8. Cut: A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to the excavated surface. Also known as excavation.

9. Department: City Department of Community Development and Regulatory Affairs.

9a. DNR: The Georgia Department of Natural Resources.

10. Design Professional: A professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a Certified Professional in Erosion and Sediment Control (CPESC) with a current certification by EnviroCert, Inc. Design Professionals shall practice in a manner that complies with applicable Georgia law governing professional licensure.

11. Director: The Director of the Environmental Protection Division or an authorized representative.

12. District: The Fulton County Soil and Water Conservation District.

- 84 13. Division: The Environmental Protection Division (EPD) of the Department of Natural
85 Resources.
- 86 14. Drainage Structure: A device composed of a virtually nonerodible material such as
87 concrete, steel, plastic or other such material that conveys water from one place to another
88 by intercepting the flow and carrying it to a release point for storm water management,
89 drainage control, or flood control purposes.
- 90 15. Erosion: The process by which land surface is worn away by the action of wind,
91 water, ice or gravity.
- 92 16. Erosion, Sedimentation and Pollution Control Plan: A plan required by the Erosion
93 and Sedimentation Act, O.C.G.A. Chapter 12-7, that includes, as a minimum protections
94 at least as stringent as the State General Permit, best management practices, and
95 requirements in section IV.C. of this ordinance.
- 96 17. Fill: A portion of land surface to which soil or other solid material has been added;
97 the depth above the original ground surface or an excavation.
- 98 18. Final Stabilization: All soil disturbing activities at the site have been completed, and
99 that for unpaved areas and areas not covered by permanent structures and areas located
100 outside the waste disposal limits of a landfill cell that has been certified by EPD for waste
101 disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a
102 density of 70% or greater, or landscaped according to the Plan (uniformly covered with
103 landscaping materials in planned landscape areas), or equivalent permanent stabilization
104 measures as defined in the Manual (excluding a crop of annual vegetation and seeding of
105 target crop perennials appropriate for the region). Final stabilization applies to each phase
106 of construction.
- 107 19. Finished Grade: The final elevation and contour of the ground after cutting or filling
108 and conforming to the proposed design.
- 109 20. Grading: Altering the shape of ground surfaces to a predetermined condition; this
110 includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and
111 shall include the land in its cut or filled condition.
- 112 21. Ground Elevation: The original elevation of the ground surface prior to cutting or
113 filling.
- 114 22. Land-Disturbing Activity: Any activity which may result in soil erosion from water or
115 wind and the movement of sediments into state waters or onto lands within the state,
116 including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling
117 of land but not including agricultural practices as described in Section III, Paragraph 5.
- 118 23. Larger Common Plan of Development or Sale: A contiguous area where multiple
119 separate and distinct construction activities are occurring under one plan of development
120 or sale. For the purposes of this paragraph, "plan" means an announcement; piece of
121 documentation such as a sign, public notice or hearing, sales pitch, advertisement,
122 drawing, permit application, zoning request, or computer design; or physical demarcation

such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

24. Local Issuing Authority: The governing authority of any county or municipality which is certified pursuant to subsection (a) O.C.G.A. 12-7-8.

25. Metropolitan River Protection Act (MRPA): A state law referenced as O.C.G.A. 12-5-440 et.seq. which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

26. Natural Ground Surface: The ground surface in its original state before any grading, excavation or filling.

27. Nephelometric Turbidity Units (NTU): Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloidally dispersed or suspended particles are present.

28. NOI: A Notice of Intent form provided by EPD for coverage under the State General Permit.

29. NOT: A Notice of Termination form provided by EPD to terminate coverage under the State General Permit.

30. Operator: The party or parties that have: (A) operational control of construction project plans and specifications, including the ability to make modifications to those plans and specifications; or (B) day-to-day operational control of those activities that are necessary to ensure compliance with an erosion, sedimentation and pollution control plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the erosion, sedimentation and pollution control plan or to comply with other permit conditions.

31. Outfall: The location where storm water in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

32. Permit: The authorization necessary to conduct a land-disturbing activity under the provisions of this ordinance.

33. Person: Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the State of Georgia, any interstate body or any other legal entity.

34. Phase or Phased: Sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

35. Project: The entire proposed development project regardless of the size of the area of land to be disturbed.

36. Properly Designed: Designed in accordance with the design requirements and specifications contained in the "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the Manual as approved by the Commission up until the date of NOI submittal.

37. Roadway Drainage Structure: A device such as a bridge, culvert, or ditch, composed of a virtually nonerodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled roadway consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

38. Sediment: Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by wind, water, ice, or gravity as a product of erosion.

39. Sedimentation: The process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

40. Soil and Water Conservation District Approved Plan: An erosion, sedimentation and pollution control plan approved in writing by the Fulton County Soil and Water Conservation District.

41. Stabilization: The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

42. State General Permit: The National Pollution Discharge Elimination System (NPDES) general permit or permits for storm water runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., and subsection (f) of Code Section 12-5-30.

43. State Waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of Georgia which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

44. Structural Erosion, Sedimentation and Pollution Control Practices: Practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures and sediment traps, etc. Such practices can be found in the publication Manual for Erosion and Sediment Control in Georgia.

45. Trout Streams: All streams or portions of streams within the watershed as designated by the Wildlife Resources Division of the Georgia Department of Natural Resources under the provisions of the Georgia Water Quality Control Act, O.C.G.A. 12-5-20, in the rules and regulations for Water Quality Control, Chapter 391-3-6 at www.epd.georgia.gov . Streams designated as primary trout waters are defined as water supporting a self- sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

46. Vegetative Erosion and Sedimentation Control Measures: Measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

- a. Permanent seeding, sprigging or planting, producing long-term vegetative cover, or
- b. Temporary seeding, producing short-term vegetative cover; or
- c. Sodding, covering areas with a turf of perennial sod-forming grass.

Such measures can be found in the publication Manual for Erosion and Sediment Control in Georgia.

47. Watercourse: Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

48. Wetlands: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Sec. 14-15003. – Exemptions

This ordinance shall apply to any land-disturbing activity undertaken by any person on any land except for the following:

1. Surface mining, as the same is defined in O.C.G.A. 12-4-72, "The Georgia Surface Mining Act of 1968".
2. Granite quarrying and land clearing for such quarrying;
3. Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion;
4. The construction of single-family residences, when such construction disturbs less than one (1) acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one (1) acre and not otherwise exempted

under this paragraph; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in O.C.G.A. 12-7-6 and this paragraph. For single-family residence construction covered by the provisions of this paragraph, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the Director may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The minimum requirements of subsection (b) of O.C.G.A. 12-7-6 and the buffer zones provided by this paragraph shall be enforced by the Local Issuing Authority;

5. Agricultural operations as defined in O.C.G.A. 1-3-3, "definitions", to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including but not limited to chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aqua culture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;

6. Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in paragraph (15) of Section IV C. of this ordinance, no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three (3) years after completion of such forestry practices;

7. Any project carried out under the technical supervision of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture;

8. Any project involving less than one (1) acre of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one (1) acre or within 200 feet of the bank of any state waters, and for purposes of this paragraph, "State Waters" excludes channels and drainage ways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves less than one (1) acre, which involves land-disturbing activity, and which is within 200 feet of any such excluded channel or drainage way, must prevent sediment from moving beyond the boundaries of the property on which such project is located and provided, further, that nothing contained herein shall prevent the City from regulating any such project which is not specifically exempted by paragraphs 1, 2, 3, 4, 5, 6, 7, 9 or 10 of this section;

9. Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority; or any road construction or maintenance project, or both, undertaken by any county or municipality; provided, however, that construction or maintenance projects of the Department of Transportation or the State Road and Tollway Authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. 12-7-7.1; except where the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the Local Issuing Authority, the City shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;

10. Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case the City shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and

11. Any public water system reservoir.

Sec. 14-15004. – Minimum requirements for erosion, sedimentation, and pollution control using best management practices

A. GENERAL PROVISIONS

Excessive soil erosion and resulting sedimentation can take place during land-disturbing activities if requirements of the ordinance and the NPDES General Permit are not met. Therefore, plans for those land-disturbing activities which are not exempted by this ordinance shall contain provisions for application of soil erosion, sedimentation and pollution control measures and practices. The provisions shall be incorporated into the erosion, sedimentation and pollution control plans. Soil erosion, sedimentation and pollution control measures and practices shall conform to the minimum requirements of Section IV B. & C. of this ordinance. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed to prevent or

control erosion, sedimentation and pollution during all stages of any land-disturbing activity in accordance with requirements of this ordinance and the NPDES General Permit.

B. MINIMUM REQUIREMENTS/ BMPs

1. Best management practices as set forth in Section IV B. & C. of this ordinance shall be required for all land-disturbing activities. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the Director or to any other allegation of noncompliance with paragraph (2) of this subsection or any substantially similar terms contained in a permit for the discharge of storm water issued pursuant to subsection (f) of O.C.G.A. 12-5-30, the "Georgia Water Quality Control Act". As used in this subsection the terms "proper design" and "properly designed" mean designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. 12-7-6 subsection (b).

2. A discharge of storm water runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land-disturbing permit issued by the City or of any state general permit issued by the Division pursuant to subsection (f) of O.C.G.A. 12-5-30, the "Georgia Water Quality Control Act", for each day on which such discharge results in the turbidity of receiving waters being increased by more than twenty-five (25) nephelometric turbidity units for waters supporting warm water fisheries or by more than ten (10) nephelometric turbidity units for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the Director. This paragraph shall not apply to any land disturbance associated with the construction of single family homes which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than five (5) acres.

3. Failure to properly design, install, or maintain best management practices shall constitute a violation of any land-disturbing permit issued by the City or of any state general permit issued by the Division pursuant to subsection (f) of Code Section 12-5-30, the "Georgia Water Quality Control Act", for each day on which such failure occurs.

4. The Director may require, in accordance with regulations adopted by the Board, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land disturbing activities occur.

5. The LIA may set more stringent buffer requirements than stated in C.15,16 and 17, in light of O.C.G.A. § 12-7-6 (c).

C. The rules and regulations, ordinances, or resolutions adopted pursuant to O.C.G.A. 12-7-1 et. seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the Manual for Erosion and Sediment Control in Georgia published by the Georgia Soil and Water Conservation Commission as of

January 1 of the year in which the land-disturbing activity was permitted, as well as the following:

1. Stripping of vegetation, regrading and other development activities shall be conducted in a manner so as to minimize erosion;
2. Cut-fill operations must be kept to a minimum;
3. Development plans must conform to topography and soil type so as to create the lowest practicable erosion potential;
4. Whenever feasible, natural vegetation shall be retained, protected and supplemented;
5. The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum;
6. Disturbed soil shall be stabilized as quickly as practicable;
7. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development;
8. Permanent vegetation and structural erosion control practices shall be installed as soon as practicable;
9. To the extent necessary, sediment in run-off water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this paragraph, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of O.C.G.A. 12-7-1 et. seq.;
10. Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping of fills;
11. Cuts and fills may not endanger adjoining property;
12. Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners;
13. Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum;
14. Land-disturbing activity plans for erosion, sedimentation and pollution control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in Section IV B. 2. of this ordinance;
15. There is established a 75 foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the Director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the Director pursuant to O.C.G.A. 12-2-8, where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures

are incorporated in the project plans and specifications, and are implemented; or where bulkheads and sea walls are installed to prevent shoreline erosion on Lake Oconee and Lake Sinclair; or along any ephemeral stream. As used in this provision, the term 'ephemeral stream' means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground-water table year round; for which ground water is not a source of water; and for which runoff from precipitation is the primary source of water flow, Unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to part 6 of Article 5, Chapter 5 of Title 12, the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by the Director as provided in this paragraph. The following requirements shall apply to any such buffer:

a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and

b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines.

Sec. 14-15005. – Application and Permit Process

A. GENERAL

The property owner, developer and designated planners and engineers shall design and review before submittal the general development plans. The City shall review the tract to be developed and the area surrounding it. They shall consult the zoning ordinance, storm water management ordinance, subdivision ordinance, flood damage prevention ordinance, this ordinance, and any other ordinances, rules, regulations or permits, which regulate the development of land within the jurisdictional boundaries of the Local Issuing Authority. However, the owner and/or operator are the only parties who may obtain a permit.

B. APPLICATION REQUIREMENTS

1. No person shall conduct any land-disturbing activity within the jurisdictional boundaries of the City of South Fulton without first obtaining a permit from the City of South

Fulton to perform such activity and providing a copy of Notice of Intent submitted to EPD if applicable.

2. The application for a permit shall be submitted to the City of South Fulton and must include the applicant's erosion, sedimentation and pollution control plan with supporting data, as necessary. Said plans shall include, as a minimum, the data specified in Section V C. of this ordinance. Erosion, sedimentation and pollution control plans, together with supporting data, must demonstrate affirmatively that the land disturbing activity proposed will be carried out in such a manner that the provisions of Section IV B. & C. of this ordinance will be met. Applications for a permit will not be accepted unless accompanied by five (5) copies of the applicant's erosion, sedimentation and pollution control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7-.10.

3. In addition to the local permitting fees, fees will also be assessed pursuant to paragraph (5) subsection (a) of O.C.G.A. 12-5-23, provided that such fees shall not exceed \$80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In a jurisdiction that is certified pursuant to subsection (a) of O.C.G.A. 12-7-8 half of such fees levied shall be submitted to the Division; except that any and all fees due from an entity which is required to give notice pursuant to paragraph (9) or (10) of O.C.G.A. 12-7-17 shall be submitted in full to the Division, regardless of the existence of a Department in the jurisdiction.

4. Immediately upon receipt of an application and plan for a permit, the Department shall refer the application and plan to the District for its review and approval or disapproval concerning the adequacy of the erosion, sedimentation and pollution control plan. The District shall approve or disapprove a plan within 35 days of receipt. Failure of the District to act within 35 days shall be considered an approval of the pending plan. The results of the District review shall be forwarded to the Local Issuing Authority. No permit will be issued unless the plan has been approved by the District, and any variances required by Section IV C. 15 have been obtained, all fees have been paid, and bonding, if required as per Section V B.6., have been obtained. Such review will not be required if the Department and the District have entered into an agreement which allows the Department to conduct such review and approval of the plan without referring the application and plan to the District. The Department shall approve or disapprove a revised Plan submittal within 35 days of receipt. Failure of the Department to act within 35 days shall be considered an approval of the revised Plan submittal.

5. If a permit applicant has had two or more violations of previous permits, this ordinance section, or the Erosion and Sedimentation Act, as amended, within three years prior to the date of filing the application under consideration, the Department may deny the permit application.

6. The Department may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to,

but not exceeding, \$3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this section or with the conditions of the permit after issuance, the Department may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the Department with respect to alleged permit violations.

C. PLAN REQUIREMENTS

1. Plans must be prepared to meet the minimum requirements as contained in Section IV B. & C. of this ordinance, or through the use of more stringent, alternate design criteria which conform to sound conservation and engineering practices. The Manual for Erosion and Sediment Control in Georgia is hereby incorporated by reference into this ordinance. The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed permanent structures including roadways, constructed waterways, sediment control and storm water management facilities, local ordinances and State laws. Maps, drawings and supportive computations shall bear the signature and seal of the certified design professional. Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as developed by the Commission and in consultation with the Division and the Stakeholder Advisory Board created pursuant to O.C.G.A. 12-7-20.

2. Data Required for Site Plan shall include all the information required from the appropriate Erosion, Sedimentation and Pollution Control Plan Review Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.

D. PERMITS

1. Permits shall be issued or denied as soon as practicable but in any event not later than forty-five (45) days after receipt by the Department of a completed application, providing variances and bonding are obtained, where necessary and all applicable fees have been paid prior to permit issuance. The permit shall include conditions under which the activity may be undertaken.

2. No permit shall be issued by the Department unless the erosion, sedimentation and pollution control plan has been approved by the District and the Department has affirmatively determined that the plan is in compliance with this ordinance, any variances required by Section IV C. 15 are obtained, bonding requirements, if necessary, as per Section V B. 6. are met and all ordinances and rules and regulations in effect within the jurisdictional boundaries of the Department are met. If the permit is denied, the reason for denial shall be furnished to the applicant.

3. Any land-disturbing activities by the City shall be subject to the same requirements of this ordinance, and any other ordinances relating to land development, as are applied to private persons and the division shall enforce such requirements upon the local issuing authority.

4. If the tract is to be developed in phases, then a separate permit shall be required for each phase.

5. The permit may be suspended, revoked, or modified by the Local Issuing Authority, as to all or any portion of the land affected by the plan, upon finding that the holder or his successor in the title is not in compliance with the approved erosion and sedimentation control plan or that the holder or his successor in title is in violation of this ordinance. A holder of a permit shall notify any successor in title to him as to all or any portion of the land affected by the approved plan of the conditions contained in the permit.

6. The LIA may reject a permit application if the applicant has had two or more violations of previous permits or the Erosion and Sedimentation Act permit requirements within three years prior to the date of the application, in light of O.C.G.A. 12-7-7 (f) (1).

Sec. 14-15006. – Inspection and enforcement

A. The City of South Fulton will periodically inspect the sites of land-disturbing activities for which permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures required in the plan are effective in controlling erosion and sedimentation. Also, the Department shall regulate primary, secondary and tertiary permittees as such terms are defined in the state general permit. Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities. If, through inspection, it is deemed that a person engaged in land-disturbing activities as defined herein has failed to comply with the approved plan, with permit conditions, or with the provisions of this ordinance, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this ordinance.

B. The City shall amend its ordinances to the extent appropriate within twelve (12) months of any amendments to the Erosion and Sedimentation Act of 1975.

C. The City of South Fulton shall have the power to conduct such investigations as it may reasonably deem necessary to carry out duties as prescribed in this ordinance, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.

D. No person shall refuse entry or access to any authorized representative or agent of the Local Issuing Authority, the Commission, the District, or Division who requests entry for the purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.

E. The District or the Commission or both shall semi-annually review the actions of counties and municipalities which have been certified as Local Issuing Authorities pursuant to O.C.G.A. 12-7-8 (a). The District or the Commission or both may provide technical assistance to any county or municipality for the purpose of improving the effectiveness of the county's or municipality's erosion, sedimentation and pollution control program. The District or the Commission shall notify the Division and request investigation by the Division if any deficient or ineffective local program is found.

F. The Division may periodically review the actions of counties and municipalities which have been certified as Local Issuing Authorities pursuant to Code Section 12-7-8 (a). Such review may include, but shall not be limited to, review of the administration and enforcement of a governing authority's ordinance and review of conformance with an agreement, if any, between the district and the governing authority. If such review indicates that the governing authority of any county or municipality certified pursuant to O.C.G.A. 12-7-8 (a) has not administered or enforced its ordinances or has not conducted the program in accordance with any agreement entered into pursuant to O.C.G.A. 12-7-7 (e), the Division shall notify the governing authority of the county or municipality in writing. The governing authority of any county or municipality so notified shall have 90 days within which to take the necessary corrective action to retain certification as a Local Issuing Authority. If the county or municipality does not take necessary corrective action within 90 days after notification by the division, the division shall revoke the certification of the county or municipality as a Local Issuing Authority.

Sec. 14-15007. – Penalties and incentives

A. FAILURE TO OBTAIN A PERMIT FOR LAND-DISTURBING ACTIVITY

If any person commences any land-disturbing activity requiring a land-disturbing permit as prescribed in this ordinance without first obtaining said permit, the person shall be subject to revocation of his business license, work permit or other authorization for the conduct of a business and associated work activities within the jurisdictional boundaries of the Local Issuing Authority.

B. STOP-WORK ORDERS

1. For the first and second violations of the provisions of this ordinance, the Director or the Department shall issue a written warning to the violator. The violator shall have five days to correct the violation. If the violation is not corrected within five days, the Director or the Department shall issue a stop-work order requiring that land-disturbing activities be stopped until necessary corrective action or mitigation has occurred; provided, however, that, if the violation presents an imminent threat to public health or waters of the state or if

the land-disturbing activities are conducted without obtaining the necessary permit, the Director or the Department shall issue an immediate stop-work order in lieu of a warning;

2. For a third and each subsequent violation, the Director or the Department shall issue an immediate stop-work order; and;

3. All stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred.

4. When a violation in the form of taking action without a permit, failure to maintain a stream buffer, or significant amounts of sediment, as determined by the Department or by the Director or his or her Designee, have been or are being discharged into state waters and where best management practices have not been properly designed, installed, and maintained, a stop work order shall be issued by the Department or by the Director or his or her Designee. All such stop work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such stop work orders shall apply to all land-disturbing activity on the site with the exception of the installation and maintenance of temporary or permanent erosion and sediment controls.

C. BOND FORFEITURE

If, through inspection, it is determined that a person engaged in land-disturbing activities has failed to comply with the approved plan, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance with the plan and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this ordinance and, in addition to other penalties, shall be deemed to have forfeited his performance bond, if required to post one under the provisions of Section V B. 6. The Department may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.

D. MONETARY PENALTIES

1. Any person who violates any provisions of this ordinance, or any permit condition or limitation established pursuant to this ordinance, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the Director issued as provided in this ordinance shall be liable for a civil penalty not to exceed \$2,500.00 per day. For the purpose of enforcing the provisions of this ordinance, notwithstanding any provisions in any City charter to the contrary, municipal courts shall be authorized to impose penalty not to exceed \$2,500.00 for each violation. Notwithstanding any limitation of law as to penalties which can be assessed for violations of county ordinances, any magistrate court or any other court of competent jurisdiction trying cases brought as violations of this ordinance under county ordinances approved under this ordinance shall be authorized to impose penalties for such violations not to exceed \$2,500.00 for each violation. Each day during which violation or failure or refusal to comply continues shall be a separate violation.

Sec. 14-15008. – Education and certification

A. Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the commission in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A. 12-7-20.

B. For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permittee, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the Commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land-disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.

C. Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this ordinance.

D. If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of paragraph (1) of subsection (b) of O.C.G.A. 12-7-19, then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in paragraph (4) of subsection (b) of O.C.G.A 12-7-19 and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

Sec. 14-15009. – Administrative appeal and judicial review

A. ADMINISTRATIVE REMEDIES

The suspension, revocation, modification or grant with condition of a permit by the Department upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any ordinance; shall entitle the person submitting the plan or holding the permit to a hearing before the City Manager, and or his designee, within ten (10) business days after receipt by the Department of written notice of appeal.

B. JUDICIAL REVIEW

Any person, aggrieved by a decision or order of the Local Issuing Authority, after exhausting his administrative remedies, shall have the right to appeal as allowed by law to the Superior Court of Fulton County.

Sec. 14-150010. – Liability

1. Neither the approval of a plan under the provisions of this ordinance, nor the compliance with provisions of this ordinance shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon the City or District for damage to any person or property.

2. The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this ordinance or the terms of the permit.

3. No provision of this ordinance shall permit any persons to violate the Georgia Erosion and Sedimentation Act of 1975, the Georgia Water Quality Control Act or the rules and regulations promulgated and approved thereunder or pollute any Waters of the State as defined thereby.

Section 2. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

Section 4. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

Section 5. The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember _____ The motion was seconded by Councilmember _____, and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

S. DIANE WHITE, CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 7, 2020

SUBJECT: Sedimentation and Erosion Control Ordinance

CONCLUSION

Title 14, Environment, of the City Code of Ordinances is hereby amended by creating a new Chapter 15, Illicit Discharge and Illegal Connection.

BACKGROUND

Section 1.12(b)(13) of the City Charter authorizes the City to enact environmental regulations for the safety and protection of the City. The State of Georgia Environmental Division ("PPD") requires cities throughout Georgia to adopt Municipal Separate Storm Sewer System ("MS4") Ordinances. MS4 Ordinances are designed to reduce the discharge of pollutants, mitigate construction site runoff control, detect and eliminate illicit discharge and reduce pollution throughout the City.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 2nd Reading and Approval of An Ordinance - Title 14_Environment - Protection of Stream Buffers

DATE: October 27, 2020

SUBJECT: Council 2nd Reading and Approval of An Ordinance - Title 14_Environment - Protection of Stream Buffers

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance - Title 14_Environment - Protection of Stream Buffers	Cover Memo	10/22/2020
Ordinance - Title 14_Environment - Protection of Stream Buffers FIS	Cover Memo	10/22/2020

1
2 **STATE OF GEORGIA**
3 **COUNTY OF FULTON**
4 **CITY OF SOUTH FULTON**

5
6 **AN ORDINANCE AMENDING TITLE 14, ENVIRONMENT, OF THE CITY CODE OF**
7 **ORDINANCES; PROVIDING FOR THE PROTECTION OF STREAM BUFFERS WITHIN**
8 **THE CITY; ENHANCING CITYWIDE ENVIRONMENTAL PROTECTIONS AND FOR**
9 **OTHER LAWFUL PURPOSES**

10
11 **(Sponsored by Councilwoman Gilyard)**

12
13 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
14 organized and existing under the laws of the State of Georgia;

15
16 **WHEREAS**, the duly elected governing authority of the City is the Mayor and
17 Council thereof ("City Council");

18
19 **WHEREAS**, Section 1.12(b)(13) of the City Charter authorizes the City to enact
20 environmental regulations for the safety and protection of the City;

21
22 **WHEREAS**, the State of Georgia Environmental Division ("PPD") requires cities
23 throughout Georgia to adopt Municipal Separate Storm Sewer System ("MS4")
24 Ordinances;

25
26 **WHEREAS**, MS4 Ordinances are designed to reduce the discharge of pollutants,
27 mitigate construction site runoff control, detect and eliminate illicit discharge and reduce
28 pollution throughout the City;

29
30 **WHEREAS**, this Ordinance is modeled on EPD MS4 Ordinance stream buffer
31 protection requirements; and

32
33 **WHEREAS**, this Ordinance is in the best interests of the health and general welfare
34 of the City, its residents and general public.

35 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as
36 follows:
37

38 **Section 1.** Title 14, Environment, of the City Code of Ordinances is hereby amended
39 by creating a new Chapter 16, Stream Buffer Protection, which shall read as follows:

40
41 **TITLE 14 – ENVIRONMENT**

42 ...

43
44 **CHAPTER 16. – STREAM BUFFER PROTECTION**

45
46 **Sec. 14-16001. – Title**
47

This ordinance shall be known as the “City of South Fulton Stream Buffer Protection Ordinance.”

Sec. 14-16001. – Findings

Whereas, the City of South Fulton finds that buffers adjacent to streams provide numerous benefits including:

- (1) Protecting, restoring and maintaining the chemical, physical and biological integrity of streams and their water resources
- (2) Removing pollutants delivered in urban stormwater
- (3) Reducing erosion and controlling sedimentation
- (4) Protecting and stabilizing stream banks
- (5) Providing for infiltration of stormwater runoff
- (6) Maintaining base flow of streams
- (7) Contributing organic matter that is a source of food and energy for the aquatic ecosystem
- (8) Providing tree canopy to shade streams and promote desirable aquatic habitat
- (9) Providing riparian wildlife habitat
- (10) Furnishing scenic value and recreational opportunity
- (11) Providing opportunities for the protection and restoration of greenspace

Sec. 14-16002. – Purposes

It is the purpose of this Ordinance is to protect the public health, safety, environment and general welfare; to minimize public and private losses due to erosion, siltation and water pollution; and to maintain stream water quality by provisions designed to:

- (1) Create buffer zones along the streams of the City of South Fulton for the protection of water resources; and,
- (2) Minimize land development within such buffers by establishing buffer zone requirements and by requiring authorization for any such activities.

Sec. 14-16003. – Definitions

“**Buffer**” means, with respect to a stream, a natural or enhanced vegetated area (established by Section 5.1.1 below), lying adjacent to the stream.

“**Impervious Cover**” means any manmade paved, hardened or structural surface regardless of material. Impervious cover includes but is not limited to rooftops, buildings, streets, roads, decks, swimming pools and any concrete or asphalt.

“**Land Development**” means any land change, including but not limited to clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving and any other installation of impervious cover.

“**Land Development Activity**” means those actions or activities which comprise, facilitate or result in land development.

“**Land Disturbance**” means any land or vegetation change, including, but not limited to, clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, that do not involve construction, paving or any other installation of impervious cover.

“**Land Disturbance Activity**” means those actions or activities which comprise, facilitate or result in land disturbance.

91 **“Floodplain”** means any land area susceptible to flooding, which would have at least a
92 one percent probability of flooding occurrence in any calendar year based on the basin
93 being fully developed as shown on the current land use plan; i.e., the regulatory flood.

94 **“Parcel”** means any plot, lot or acreage shown as a unit on the latest county tax
95 assessment records.

96 **“Permit”** means the permit issued by the City of South Fulton required for undertaking any
97 land development activity

98 **“Person”** means any individual, partnership, firm, association, joint venture, public or
99 private corporation, trust, estate, commission, board, public or private institution, utility,
100 cooperative, city, county or other political subdivision of the State, any interstate body or
101 any other legal entity.

102 **“Protection Area, or Stream Protection Area”** means, with respect to a stream, the
103 combined areas of all required buffers and setbacks applicable to such stream.

104 **“Riparian”** means belonging or related to the bank of a river, stream, lake, pond or
105 impoundment.

106 **“Setback”** means, with respect to a stream, the area established by Section 5.1.2
107 extending beyond any buffer applicable to the stream.

108 **“Stream”** means any stream, beginning at:

- 109 1. The location of a spring, seep, or groundwater outflow that sustains streamflow; or
- 110 2. A point in the stream channel with a drainage area of 25 acres or more; or
- 111 3. Where evidence indicates the presence of a stream in a drainage area of other than
112 25 acres, the City of South Fulton may require field studies to verify the existence
113 of a stream.

114 **“Stream Bank”** means the sloping land that contains the stream channel and the normal
115 flows of the stream.

116 **“Stream Channel”** means the portion of a watercourse that contains the base flow of the
117 stream.

118 **“Watershed”** means the land area that drains into a particular stream.

119 **Sec. 14-16004. – Applicability**

120 This ordinance shall apply to all land development activity on property containing a stream
121 protection area as defined in Section 3 of this ordinance. These requirements are in
122 addition to, and do not replace or supersede, any other applicable buffer requirements
123 established under state law and approval or exemption from these requirements do not
124 constitute approval or exemption from buffer requirements established under state law or
125 from other applicable local, state or federal regulations.

126 **Sec. 14-16005. – Grandfather Provisions**

127 This ordinance shall not apply to the following activities:

- 128 (1) Work consisting of the repair or maintenance of any lawful use of land that is zoned
129 and approved for such use on or before the effective date of this ordinance.
- 130 (2) Existing development and on-going land disturbance activities including but not
131 limited to existing agriculture, silviculture, landscaping, gardening and lawn
132 maintenance, except that new development or land disturbance activities on such
133 properties will be subject to all applicable buffer requirements.

- (3) Any land development activity that is under construction, fully approved for development, scheduled for permit approval or has been submitted for approval as of the effective date of this ordinance.
- (4) Land development activity that has not been submitted for approval, but that is part of a larger master development plan, such as for an office park or other phased development that has been previously approved within two years of the effective date of this ordinance.

Sec. 14-16006. – Exemptions

The following specific activities are exempt from this ordinance. Exemption of these activities does not constitute an exemption for any other activity proposed on a property.

- (1) Activities for the purpose of building one of the following:
- a stream crossing by a driveway, transportation route or utility line;
 - public water supply intake or public wastewater outfall structures;
 - intrusions necessary to provide access to a property;
 - public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
 - unpaved foot trails and paths;
 - activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used.
- (2) Public sewer line easements paralleling the creek, except that all easements (permanent and construction) and land disturbance should be at least 25 feet from the top of the bank. This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in Item 4.2.(1), above.
- (3) Land development activities within a right-of-way existing at the time this ordinance takes effect or approved under the terms of this ordinance.
- (4) Within an easement of any utility existing at the time this ordinance takes effect or approved under the terms of this ordinance, land disturbance activities and such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
- (5) Emergency work necessary to preserve life or property. However, when emergency work is performed under this section, the person performing it shall report such work to the City of South Fulton on the next business day after commencement of the work. Within 10 days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the City of South Fulton to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
- (6) Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land disturbing activity other than normal forest management practices will be allowed on the entire property for three years after the end of the activities that intruded on the buffer.

After the effective date of this ordinance, it shall apply to new subdividing and platting activities.

Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to Section 5.2 below.

Sec. 14-16007. – Buffer and setback requirements

All land development activity subject to this ordinance shall meet the following requirements:

- (1) An undisturbed natural vegetative buffer shall be maintained for 75 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
- (2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
- (3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

Sec. 14-16008. – Variance procedures

Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:

No variance shall be granted to the undisturbed buffer and/or setback requirements contained in this chapter unless the director (or, in the event of an appeal, the board of zoning appeals) determines that a hardship exists and relief, if granted, meets the general purpose and intent of this chapter. There shall be two levels of variance appeals: Level one and secondary.

(a) Variance hardship criteria. Variance requests shall only be considered if a request meets any of the following hardship criteria including the applicant's statement and explanation of the hardship under which a variance is submitted to deviate from the stream buffer protection standards of section 14-7004:

- (1) For public and private properties that have unusual shape or topography of the property at the time of the adoption of this chapter and there is no opportunity for development under any design configuration in accordance with the land use designation assigned to the subject property; or
- (2) For private development projects that involve the construction or repair of a structure which, by its nature, must be located within the buffer. Such structures include dams, docks, boat launches, and stabilization of areas to access water; or
- (3) For public and private projects involving paved foot trails greater than ten feet wide and viewing areas, providing that impacts to the buffer are minimal (at the discretion of the director); or

(4) For public and private projects with buffer and/or setback intrusion that demonstrates that the completed project results in maintained and/or improved water quality downstream; and, yields no increase in storm water runoff.

(b) Variance submittal requirements

(1) Variances from the undisturbed buffer and setback requirements of this chapter may be sought by a property owner by filing an application following the minimum submittal requirements and procedures as set forth in the administrative guidelines for this chapter. An administrative filing fee shall be assessed at the time of application.

(2) In the event that a concept plan or rezoning application (which includes a stream that is subject to this chapter) is in the review process (where upon the concept plan or rezoning application has not yet been approved by a City action) and, wherein the applicant is seeking relief from the stream buffer protection standards as described in this chapter, the concept plan shall not be approved by the City until either:

a. The applicant shows the required stream buffer protection standards on the subject rezoning application and concept plan without any reduction or deviation, or

b. A variance to the stream buffer protection standards has been granted and the rezoning application and concept plan reflects the intent and design of the relief from the required stream buffer protection standards

(3) Notwithstanding any other provision of this section, above, no relief to the undisturbed buffer and setback area protection requirements shall be allowed on any USGS Blueline streams on all land within a small supply watershed protection area. In addition, notwithstanding any other provision of this section, the minimum standards, rules, and regulations of the Metropolitan River Protection Act (O.C.G.A. § 12-5-440 et seq.) the Georgia Erosion and Sedimentation Act (O.C.G.A. § 12-7-1, et seq.), and the Georgia Planning Act Part V Environmental Planning Criteria (O.C.G.A. § 12-2-8(b) are applicable and supersede this chapter if and when a conflict exists.

(4) Notwithstanding any of the provisions of this section, land disturbing activities related to or involving forestry shall comply with the latest edition of the "Best Management Practices for Forested Wetlands in Georgia" and "Recommended Best Management Practices for Forestry in Georgia." Land disturbing activities related to or involving agriculture shall comply with the latest edition of the "Agricultural Best Management Practices for Protecting Water Quality in Georgia."

(c) Level one variance. A level one variance is a hardship-based appeal subject to the director's decision. This process is governed by the criteria established in subsection 14-7006(a) and allows applicants to petition the City to consider one of

the following requests. Considering the merit of the application including all facts and the information provided, the director may approve or disapprove the request with or without conditions for the following:

(1) Reduce a maximum of 15 feet of the setback area and reduce a maximum of 25 feet of the undisturbed buffer.

(2) Construction of storm water retention or detention facilities within the undisturbed buffer area and stream channel excluding all USGS Blueline streams, where water quality-related facilities shall not be allowed in the stream. Notwithstanding any other provision of this subsection, no in-stream detention/retention shall be allowed in a FEMA designated A or AE flood zone, unless first approved by FEMA.

(d) Secondary variance. A secondary variance is a hardship based-appeal subject to the zoning board of appeals decision. This process is governed by criteria established in subsection 14-7006(a) and allows applicants to petition the City to consider one of the following below requests. During the secondary variance procedure residents will be notified of the proposed impact in accordance with the City zoning resolution requirements. Considering the merit of the application including all facts and the information provided, the zoning board of appeals may approve or disapprove the request with or without conditions for the following:

(1) Reduction of the setback area or undisturbed buffer greater than the distances specified in this chapter;

(e) Judicial review.

(1) Appeal of a level one variance decision. The director's determination and decision shall conclude the Level One variance. Any person may appeal a Level One variance decision of the director to the zoning board of appeals. An appeal of the director's decision shall be filed in writing within 30 days after the final decision of the director.

(2) Appeal of secondary variance decision. Any person may appeal the zoning board of appeals' decision to the Fulton County Superior Court. The decision of the zoning board of appeals constitutes a final City of South Fulton action. An appeal of this decision shall be filed in writing within 30 days after the final decision of the zoning board of appeals.

Sec. 14-16009. – Compatibility with other buffer regulations and requirements

This ordinance is not intended to interfere with, abrogate or annul any other ordinance, rule or regulation, statute or other provision of law. The requirements of this ordinance should be considered minimum requirements, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

Sec. 14-160010. – Additional information requirements for development on buffer zone properties

Any permit applications for property requiring buffers and setbacks hereunder must include the following:

- (1) A site plan showing:
 - (a) The location of all streams on the property;
 - (b) Limits of required stream buffers and setbacks on the property;
 - (c) Buffer zone topography with contour lines at no greater than five (5)-foot contour intervals;
 - (d) Delineation of forested and open areas in the buffer zone; and,
 - (e) Detailed plans of all proposed land development in the buffer and of all proposed impervious cover within the setback;
- (2) A description of all proposed land development within the buffer and setback; and,
- (3) Any other documentation that the City of South Fulton may reasonably deem necessary for review of the application and to insure that the buffer zone ordinance is addressed in the approval process.

All buffer and setback areas must be recorded on the final plat of the property following plan approval.

Sec. 14-160011. – Responsibility

Neither the issuance of a development permit nor compliance with the conditions thereof, nor with the provisions of this ordinance shall relieve any person from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any liability upon the City of South Fulton, its officers or employees, for injury or damage to persons or property.

Sec. 14-160012. – Inspection

The City of South Fulton may cause inspections of the work in the buffer or setback to be made periodically during the course thereof and shall make a final inspection following completion of the work. The permittee shall assist the City of South Fulton in making such inspections. The City of South Fulton shall have the authority to conduct such investigations as it may reasonably deem necessary to carry out its duties as prescribed in this ordinance, and for this purpose to enter at reasonable time upon any property, public or private, for the purpose of investigating and inspecting the sites of any land development activities within the protection area.

No person shall refuse entry or access to any authorized representative or agent who requests entry for purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out official duties.

Sec. 14-160013. – Violations, enforcement and penalties

Any action or inaction which violates the provisions of this ordinance or the requirements of an approved site plan or permit may be subject to the enforcement actions outlined in this Section. Any such action or inaction which is continuous with respect to time is deemed

to be a public nuisance and may be abated by injunctive or other equitable relief. The imposition of any of the penalties described below shall not prevent such equitable relief.

Sec. 14-160014. – Notice of violation

If the City of South Fulton determines that an applicant or other responsible person has failed to comply with the terms and conditions of a permit, an approved site plan or the provisions of this ordinance, it shall issue a written notice of violation to such applicant or other responsible person. Where a person is engaged in activity covered by this ordinance without having first secured the appropriate permit therefor, the notice of violation shall be served on the owner or the responsible person in charge of the activity being conducted on the site. The notice of violation shall contain:

- (1) The name and address of the owner or the applicant or the responsible person;
- (2) The address or other description of the site upon which the violation is occurring;
- (3) A statement specifying the nature of the violation;
- (4) A description of the remedial measures necessary to bring the action or inaction into compliance with the permit, the approved site plan or this ordinance and the date for the completion of such remedial action;
- (5) A statement of the penalty or penalties that may be assessed against the person to whom the notice of violation is directed; and,
- (6) A statement that the determination of violation may be appealed to the City of South Fulton by filing a written notice of appeal within thirty (30) days after the notice of violation (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient).

Sec. 14-160015. – Penalties

In the event the remedial measures described in the notice of violation have not been completed by the date set forth for such completion in the notice of violation, any one or more of the following actions or penalties may be taken or assessed against the person to whom the notice of violation was directed. Before taking any of the following actions or imposing any of the following penalties, the City of South Fulton shall first notify the applicant or other responsible person in writing of its intended action, and shall provide a reasonable opportunity, of not less than ten days (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient) to cure such violation. In the event the applicant or other responsible person fails to cure such violation after such notice and cure period, the City of South Fulton may take any one or more of the following actions or impose any one or more of the following penalties.

- (1) **Stop Work Order** – The City of South Fulton may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take necessary remedial measures to cure such violation or violations.
- (2) **Withhold Certificate of Occupancy** – The City of South Fulton may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has

taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.

(3) **Suspension, Revocation or Modification of Permit** – The City of South Fulton may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated (upon such conditions as the City of South Fulton may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.

(4) **Civil Penalties** - In the event the applicant or other responsible person fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten days (or such greater period as the City of South Fulton shall deem appropriate) (except that in the event the violation constitutes an immediate danger to public health or public safety, 24 hours notice shall be sufficient) after the City of South Fulton has taken one or more of the actions described above, the City of South Fulton may impose a penalty not to exceed \$1,000 (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.

(5) **Criminal Penalties** - For intentional and flagrant violations of this ordinance, the City of South Fulton may issue a citation to the applicant or other responsible person, requiring such person to appear in the appropriate municipal, magistrate or recorder's court to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed \$1,000 or imprisonment for 60 days or both. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

Sec. 14-160016. – Administrative appeal

Any person aggrieved by a decision or order of the City of South Fulton, may appeal in writing within 10 days after the issuance of such decision or order to the Code Enforcement Officer of the City of South Fulton and shall be entitled to a hearing before the designated appeals body of the City of South Fulton within 10 days of receipt of the written appeal.

Sec. 14-160017. – Judicial review

Any person aggrieved by a decision or order of the City of South Fulton, after exhausting all administrative remedies, shall have the right to appeal as allowed by law.

Section 2. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph,

sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

Section 4. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

Section 5. The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember

501 _____ The motion was seconded by Councilmember
502 _____, and being put to a vote, the result was as follows:

	AYE	NAY
506		
507 William "Bill" Edwards, Mayor	_____	_____
508 Carmalitha Gumbs, Mayor Pro Tem	_____	_____
509 Catherine Foster Rowell	_____	_____
510 Helen Zenobia Willis	_____	_____
511 Gertrude Naeema Gilyard	_____	_____
512 Corey Reeves	_____	_____
513 khalid kamau	_____	_____
514 Mark Baker	_____	_____

515
516
517 THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH**
518 **FULTON, GEORGIA.**

519
520
521
522
523 _____
524 WILLIAM "BILL" EDWARDS, MAYOR

525 ATTEST:

526
527
528
529 _____
530 S. DIANE WHITE, CITY CLERK

531 APPROVED AS TO FORM:

532
533
534 _____
535 EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 7, 2020

SUBJECT: Stream Buffer Ordinance

CONCLUSION

Title 14, Environment, of the City Code of Ordinances is hereby amended by creating a new Chapter 16, Stream Buffer Protection.

BACKGROUND

Section 1.12(b)(13) of the City Charter authorizes the City to enact environmental regulations for the safety and protection of the City. The State of Georgia Environmental Division ("PPD") requires cities throughout Georgia to adopt Municipal Separate Storm Sewer System ("MS4") Ordinances. MS4 Ordinances are designed to reduce the discharge of pollutants, mitigate construction site runoff control, detect and eliminate illicit discharge and reduce pollution throughout the City.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval to Re-schedule Council Regular Meetings

DATE: October 27, 2020

SUBJECT: Council Approval to Re-schedule Council Regular Meetings

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Appointment of Mrs. Tammi Sadler Jones as Interim City Manager

DATE: October 27, 2020

SUBJECT: Appointment of Mrs. Tammi Sadler Jones as Interim City Manager

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council Approval of Resolution Approving Contract for Michael Sheridan to Serve as the Chief Judge

DATE: October 27, 2020

SUBJECT: Council Approval of Resolution Approving Contract for Michael Sheridan to Serve as the Chief Judge

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Request Council Approval of Resolution Setting the Salary of Corey Adams as City Clerk

DATE: October 27, 2020

SUBJECT: Request Council Approval of Resolution Setting the Salary of Corey Adams as City Clerk

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: C.A.R.E.S. Act Update

DATE: October 27, 2020

SUBJECT: C.A.R.E.S. Act Update

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Cares Act Update	Cover Memo	10/22/2020

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM “BILL” EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Honorable Mayor William “Bill” Edwards & City Council Members

FROM: Odie Donald II 
City Manager

DATE: October 22, 2020

SUBJECT: COSF CARES Act Funding Project Plan

Background

In August, Fulton County Mayors collectively filed suit to ensure proper distribution of CARES Act Funding. In late September, these Mayors came to a tentative agreement pending individual IGAs with member cities. The City of South Fulton, based on population, is prepared to receive CARES Act funding through Fulton County in the amount of \$4,136,829.00. All expenses must be incurred by December 15, 2020.

The City Manager’s office convened cross functional teams of internal and external subject matter experts to develop a quick strike platform to implement CARES Act Funding strategies. The City Manager’s plan development was led internally by the Grant Administrator and externally by MS Solutions, a minority and veteran owned business.

Proposed Plan

The plan proposals are a product of consolidating internal and external considerations based on the following criteria:

1. Eligibility per grant guidance.
2. Timeline to execute the project.
3. Ability to mitigate challenges to getting the project incurred by the deadline.
4. Ease and quickness of obtaining supporting documentation.

Project Plan exceeded total cost of CARES Act allocated funding.

Option #1 (Recommended Plan)

Cap payroll costs at \$1,241,205

Leave Other Expenses at \$2,895,624

Total allocation = \$4,136,829

The City Manager's recommendation is to deliver suite of services that provide a large amount of programming while balancing payroll costs for public safety.

Option #2

Cap payroll costs at \$2,500,000
Reduce Other Expenses to \$1,636,829
Total allocation = \$4,136,829

Option #3

Cap payroll costs at \$3,000,000
Reduce Other Expenses to \$1,136,829
Total allocation = \$4,136,829

Proposed Projects

Rental and Mortgage Assistance for Displaced Workers

Allocation = \$750,000

This program is a public private partnership (P3) with a local non-profit entity to deliver a one-time rent or mortgage subsidy on behalf of South Fulton residents who have suffered job loss due to COVID-19.

Small Business Grant Program

Allocation = \$500,000

The Small Business Stabilization Program is designed to provide a one-time equity injection into local South Fulton Businesses that are struggling because of the COVID-19 pandemic. The program is a public private partnership to issue one-time grants to South Fulton Businesses.

Child Care Program for Essential Personnel Return of Work

Allocation = \$40,000

Offering assistance through Care.com to employees with childcare issues or virtual schooling while they are working and are unable to send their child to school. Employees would have a slight co-pay if they want to take their child to one of the locations. The City will cover the remaining cost.

IT Infrastructure Security

Allocation = \$188,600

Provides added layer of security within Microsoft ECO System to protect users and endpoints remotely due to the explosion of teleworking requirements. Internal and external communications enhancement to improve:

1. Mobile connectivity
2. Mobile equipment
3. Virtual Conferencing

Education PODS – Virtual Learning

Allocation = \$137,706

Allows the City to continue with activities for seniors and youth through virtual programming and outdoor activities where the risk of contracting COVID-19 is limited.

Virtual learning PODS will allow the following:

1. Social distancing for students and related activities
2. Educational PODS for virtual school
3. Disinfecting of large areas
4. Social distancing signage
5. Outdoor exercising and programming
6. Virtual programming of Parks & Rec programs

Sanitizing and Protective Barriers

Allocation = \$900,000

Facility upgrades to enhance protective measures for employees and visitors to adhere to social distancing efforts.

Gladiator Benefits Payout

Allocation = \$379,318

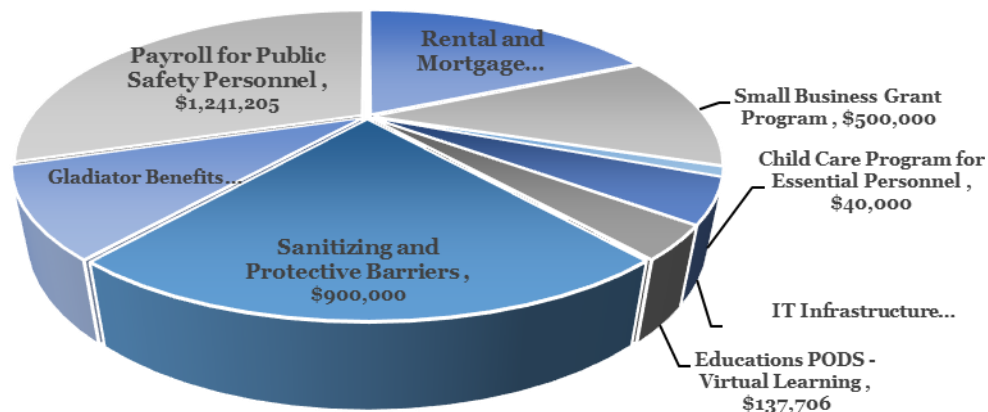
Cash payment to employees for hazard pay that has been incurred from time of implementation through present. Policy was implemented to provide hazard pay to essential personnel working under conditions impacted by COVID-19.

Payroll for Public Safety Personnel (Regular and OT)

Allocation = \$1,241,205

Reimbursement to regular and overtime payroll expenses incurred from March 1, 2020 – present for public safety personnel.

CARES Act Funding \$4,136,829



Attached is a high-level project timeline that depicts start and end times for each respective project. Each project is separated by the level of priority and distinguished by the color scheme.

Most of the tasks can be completed in 1 day, but others will take a bit of time due to their dependency on other factors.

Implementation Updates

After receiving technical assistance from Fulton County, the City Manager's office provided direction to submit the full reimbursement (\$4.1 million). Payment of REGULAR payroll costs for public safety and public health officials is allowed under the CARES Act. Since the City has \$4.1 million of these costs, we may proceed to forward the documents to the County, who reimburses the City free and clear with no further obligations. Payroll was submitted on October 19, 2020.

1. The Rental and Mortgage Assistance Program is in motion with the RFP on the streets.
2. The CARE.com contract is being developed and routed for signature.
3. Virtual programming is more of expansion to already existing programs and will execute soon.
4. Gladiator pay is being converted by Paychex and the conversion should be complete this week.
5. Other projects are being worked through.

The City of South Fulton is excited to announce several CARES Act funding initiatives that will benefit residents negatively affected by the COVID-19 pandemic. These include rental/mortgage assistance, small business relief and education/recreation opportunities. We are finalizing logistical details and plan to launch these efforts formally the week of October 26, 2020. Information will be included on the city's website (www.cityofsouthfultonga.gov) via the CARES Act Initiatives link under the Residents tab.

For more information about rent/mortgage assistance, please e-mail caresacterma@cityofsouthfultonga.gov, as the application for this particular program will launch first on Monday, October 26, 2020. The deadline for residents to complete the application is November 13, 2020. Applicants will receive notification of program award between November 16, 2020 and December 11, 2020.

Below is the link to the pre-screening and intake application that will be launching on Monday, October 26, 2020.

[CARES Act ERMA](#)

Additional updates will be provided in the project chart and updated frequently through the City Manager's Office.

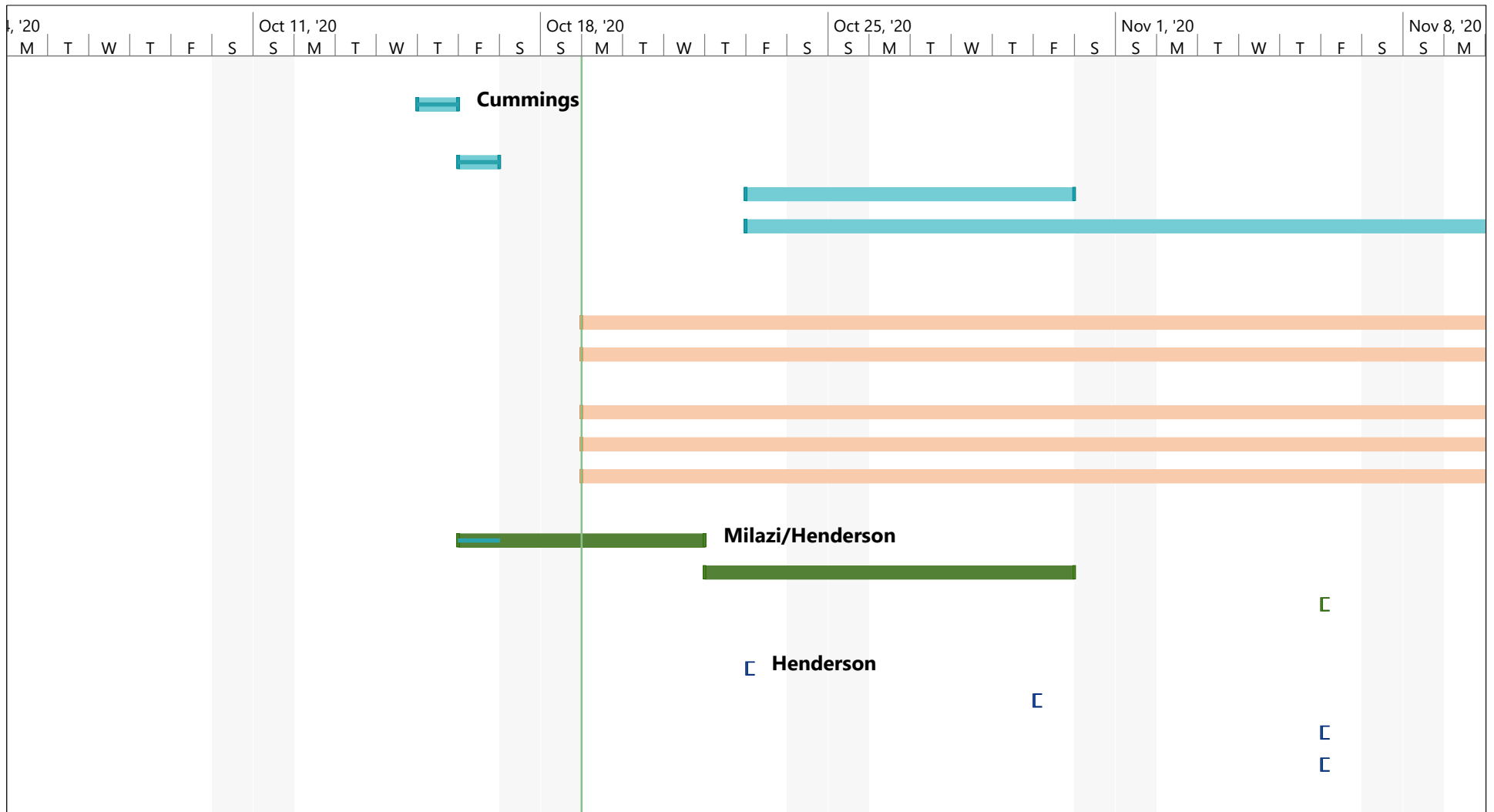
Should you need further information regarding this correspondence, please contact Odie Donald II at odie.donald@cityofsouthfultonga.gov.

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	W	T	F	S	Oct 4, '20	Mon
1													
2			Develop project plan for Rent/Mortgage Asst Program	1 day	Thu 10/15/20	Thu 10/15/20							
3			Solicitation Announcement	1 day	Fri 10/16/20	Fri 10/16/20							
4			Vendor application vetting	6 days	Fri 10/23/20	Fri 10/30/20							
5			Application launch for residents	16 days	Fri 10/23/20	Fri 11/13/20							
6			Program awards	20 days	Mon 11/16/20	Fri 12/11/20							
7													
8			Expansion of Virtual Programs	40 days	Mon 10/19/20	Fri 12/11/20							
9			Large Facility Disinfecting/Social distancing supplies ordered	20 days	Mon 10/19/20	Fri 11/13/20							
10			In-person virtual learning	31 days	Mon 10/19/20	Mon 11/30/20							
11			Covid-19 Facility Signage	20 days	Mon 10/19/20	Fri 11/13/20							
12			Outdoor exercise equipment & programming	31 days	Mon 10/19/20	Mon 11/30/20							
13													
14			Convert Gladiator Pay to earning	4 days	Fri 10/16/20	Wed 10/21/20							
15			Reconciliation and testing of payout	7 days	Thu 10/22/20	Fri 10/30/20							
16			Payout to employees		Fri 11/6/20								
17													
18			Agreement signed for CARE.com		Fri 10/23/20								
19			Implementation		Fri 10/30/20								
20			Training		Fri 11/6/20								
21			Project online		Fri 11/6/20								
22													

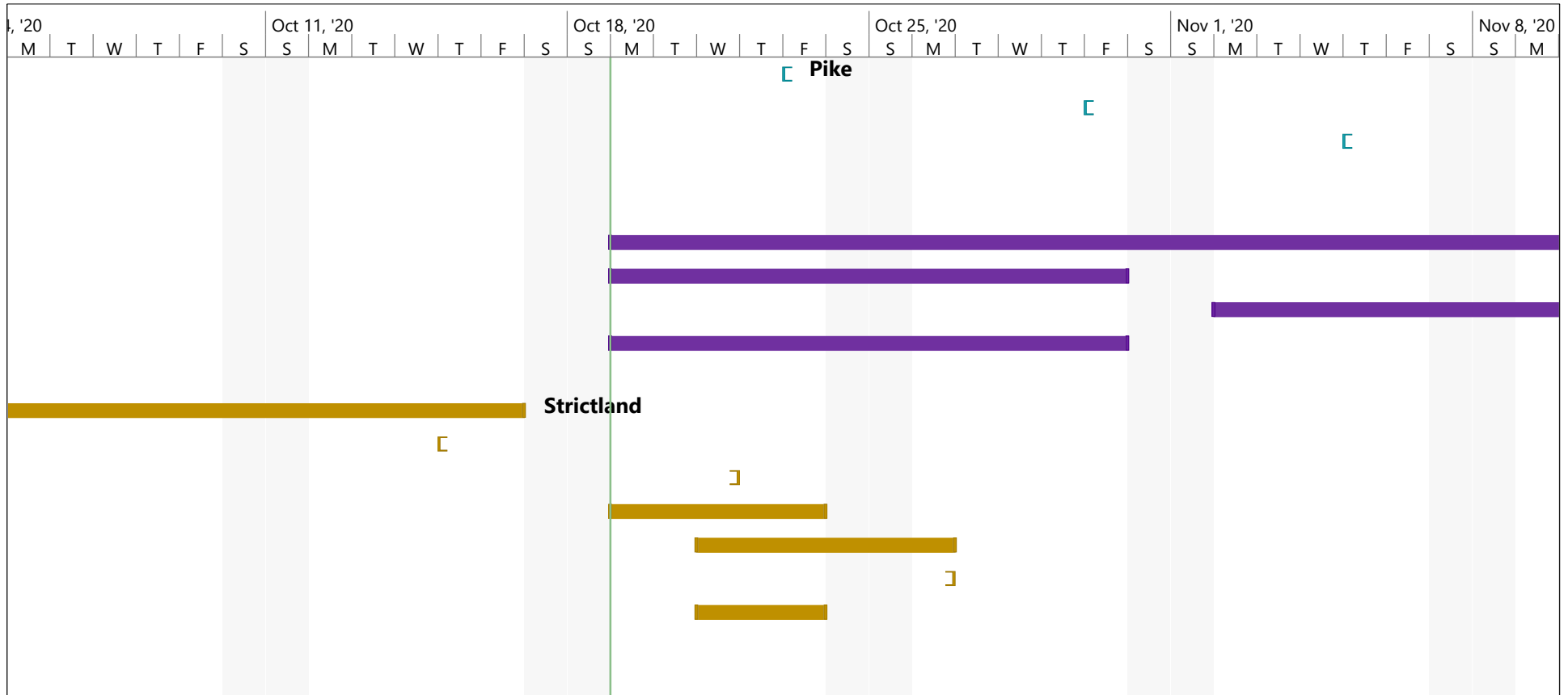
Project: CARES Act Project Plan Date: Mon 10/19/20	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	W	T	F	S	Oct 4, '20	S	N
23			Agreement executed		Fri 10/23/20									
24			Funds disbursed to CDFI		Fri 10/30/20									
25			Applications released to community		Thu 11/5/20									
26			Grant funds disbursed to small businesses		Mon 11/30/20									
27														
28			Perform deep sanitizing facility cleaning	31 days	Mon 10/19/20	Mon 11/30/20								
29			Acquire touchless automated fixtures	10 days	Mon 10/19/20	Fri 10/30/20								
30			Install touchless automated fixtures	26 days	Mon 11/2/20	Mon 12/7/20								
31			Acquire protective barriers for fire stations	10 days	Mon 10/19/20	Fri 10/30/20								
32														
33			Document Delivery	12 days	Thu 10/1/20	Fri 10/16/20								
34			Technical discovery		Thu 10/15/20									
35			Calls with vendors			Wed 10/21/20								
36			Vendor selection	5 days	Mon 10/19/20	Fri 10/23/20								
37			Requisition/PO	4 days	Wed 10/21/20	Mon 10/26/20								
38			Implementation Begins			Mon 10/26/20								
39			Technical kickoff	3 days	Wed 10/21/20	Fri 10/23/20								
40			Technical wrap up	10 days	Mon 11/16/20	Fri 11/27/20								
41			Technical close out	7 days	Wed 12/2/20	Thu 12/10/20								

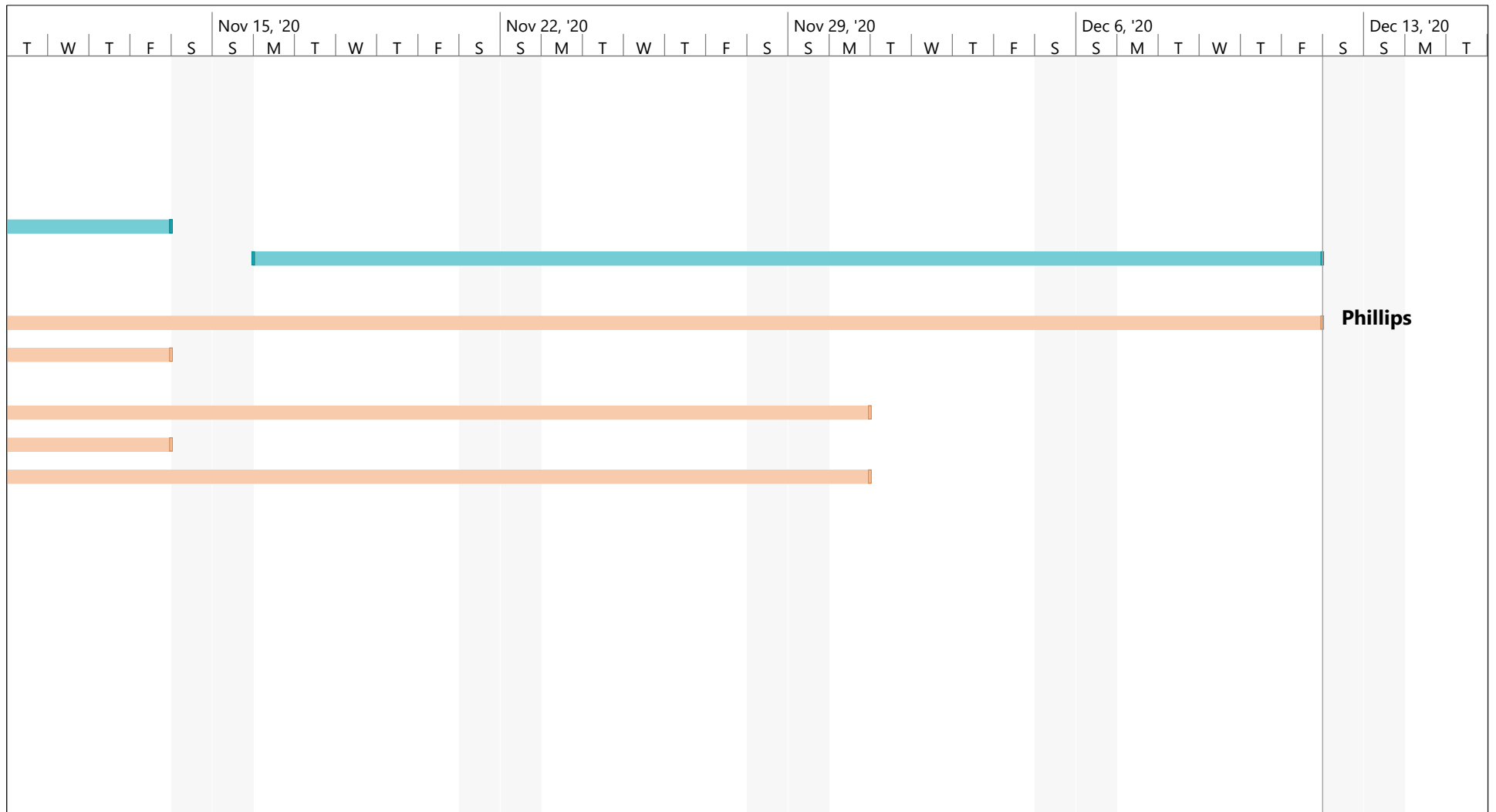
Project: CARES Act Project Plan Date: Mon 10/19/20	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			



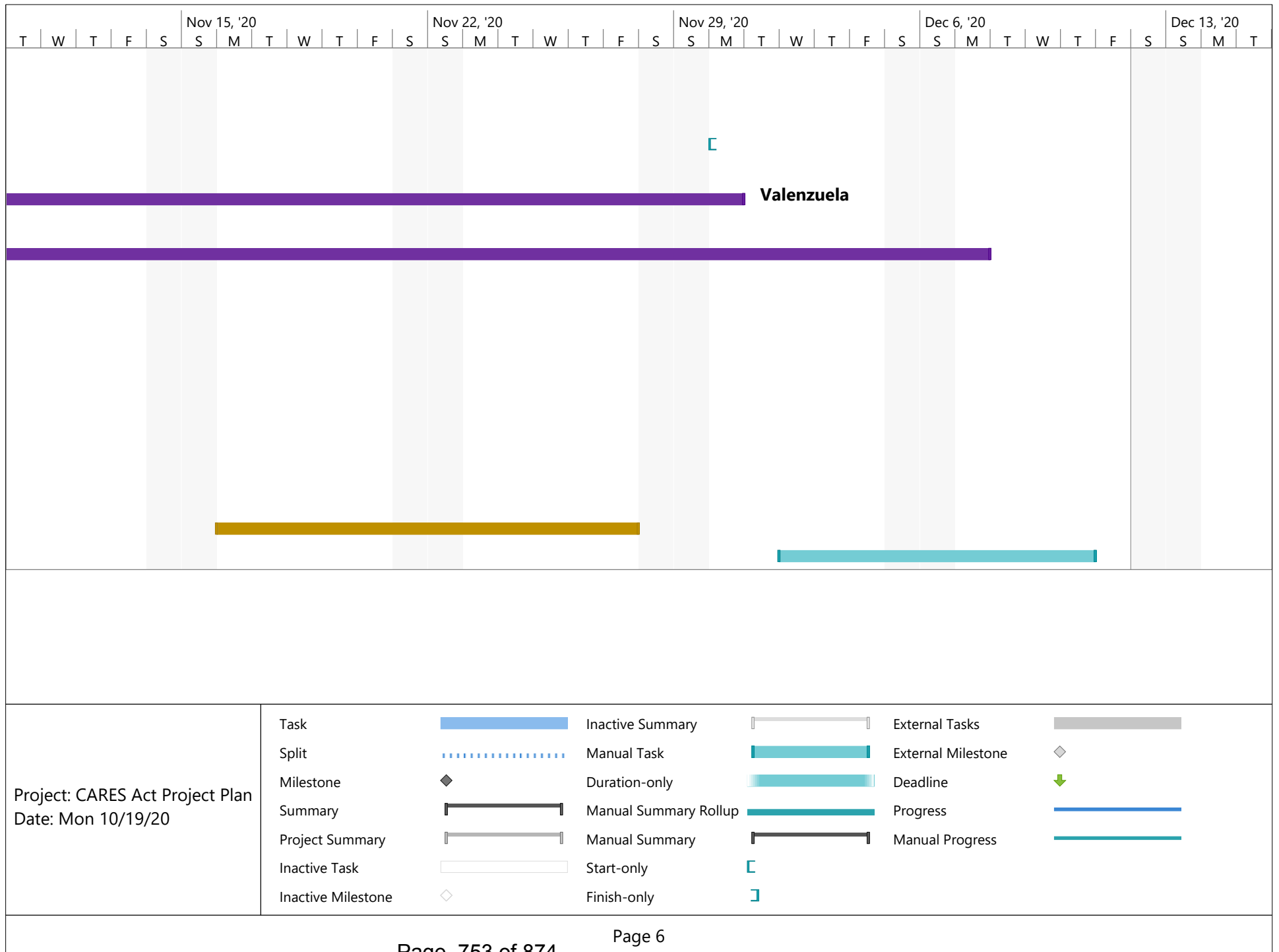
Project: CARES Act Project Plan Date: Mon 10/19/20	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			



Project: CARES Act Project Plan Date: Mon 10/19/20	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			



Project: CARES Act Project Plan Date: Mon 10/19/20	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			





CITY OF SOUTH FULTON

CARES ACT *PROPOSED PROJECT PLAN*

Presented by Odie Donald II
City Manager

Background



Based on U.S. Treasurer's guidance all regular & overtime payroll for Public Safety personnel from March 1, 2020 – December 30, 2020 *is now an eligible expense.*



Public Safety payroll costs are **\$7,054,204.27** and included in the plan from the date range of *March 1, 2020 – October 2, 2020* to demonstrate the full cost to the city.



The project plan total cost is as follows:

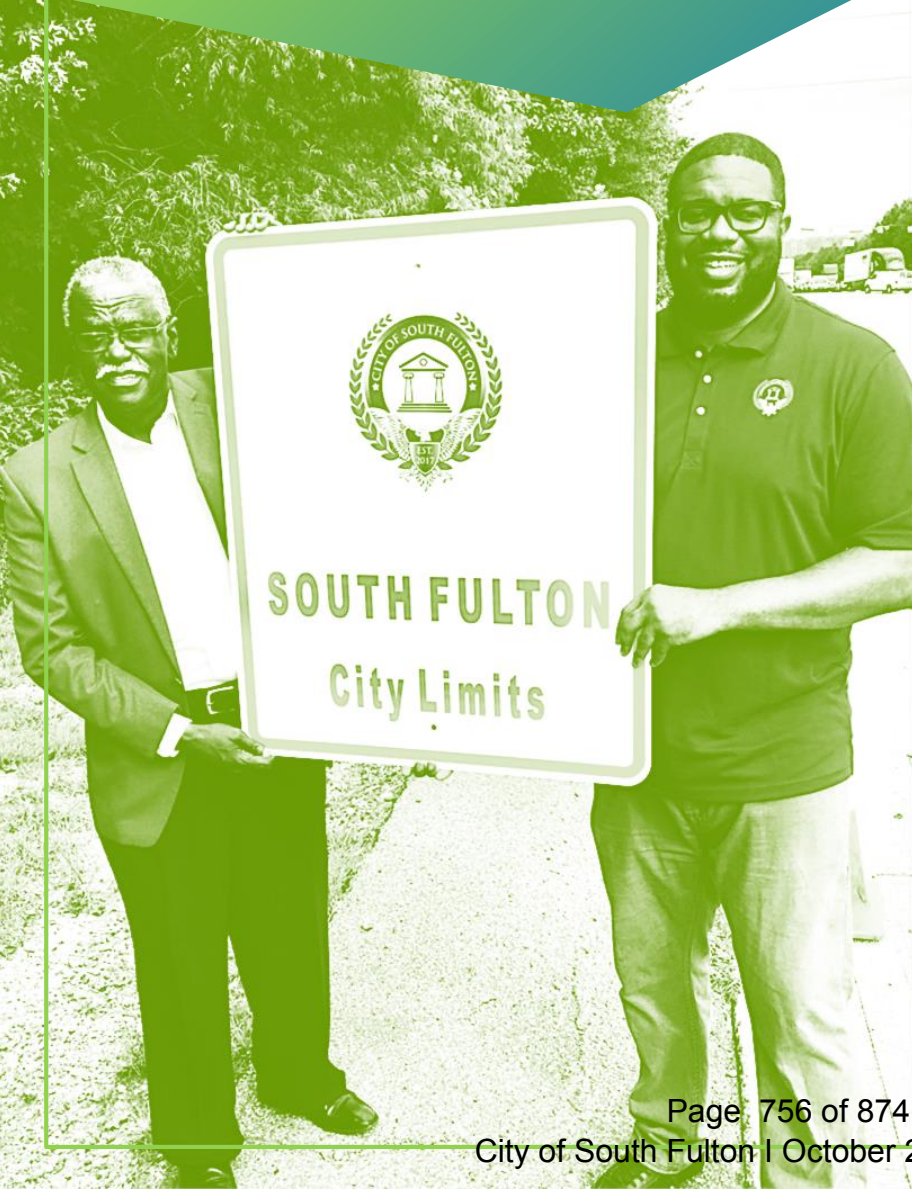
Payroll Expenses
\$7,054,204.27

+

Other Expenses
\$2,895,624.00

= \$9,949,828.27

Background – Advocacy



- **The Fulton County Mayors** collectively filed suit to ensure proper distribution of *Cares Act Funding*. In late September, Mayors came to a tentative agreement pending individual IGAs with member cities.
- **Fulton County** requirements are more stringent than Federal guidelines.
- In the most recent set of FAQs the County *relaxed the restriction on eligible cost* for Public Safety.

Summary



➤ The City of South Fulton, based on population, is prepared to receive *CARES Act* through **Fulton County** in the amount of \$4,136,829.00.

➤ All expenses must be incurred by **December 15, 2020**.

➤ The City Manager's office convened cross functional teams of internal and external subject matter experts to develop a quick strike platform to implement *Cares Act Funding strategies*.

➤ The City Manager's plan development was led internally by the Grant Administrator and externally by MS Solutions, a minority and veteran owned business.

➤ The plan proposals are a product of consolidating internal and external considerations based on the following criteria:

1. *Eligibility per grant guidance.*
2. *Timeline to execute the project.*
3. *Ability to mitigate challenges to getting the project incurred by the deadline.*
4. *Ease and quickness of obtaining supporting documentation.*

➤ **Project Plan exceeded total cost of Cares Act allocated funding**

03

Recommendations



1 Option

**Cap payroll costs at
\$1,241,205**

**Leave Other Expenses at
\$2,895,624**

= \$4,136,829

The City Manager's recommendation is to deliver suite of services that provide a large amount programming while balancing payroll costs for public safety

2 Option

Cap payroll costs at
\$2,500,000.00

Reduce Other Expenses to
\$1,636,829

= \$4,136,829

3 Option

Cap payroll costs at
\$3,000,000.00

Reduce Other Expenses to
\$1,136,829

= \$4,136,829

CARES ACT

PROPOSED PROJECT PLAN

PROPOSED PROJECTS



Rental & Mortgage Assistance for Displaced Workers

Rental & Mortgage Assistance for Displaced Workers



Primary City Recipient Department	Community Development & Regulatory Affairs
City Department Point of Contact	Shayla Reed and Christina Cummings
Program Purpose	This program is a public private partnership (P3) with a local non-profit entity to deliver a one-time rent or mortgage subsidy on behalf of South Fulton residents who have suffered job loss due to COVID-19.
COVID-19 Relationship	This program helps communities improve their quality of life and economic vitality through the development of locally based housing strategies in direct response to the COVID-19 global pandemic.
Timeline	60 days
Cost	\$750,000.00
Strengths	1. One-time direct rental or mortgage subsidy payment to displaced workers 2. In-house personnel to research and qualify non-profit organization to serve as a fiduciary. This will expedite the process.
Weaknesses	Public/Private Partnership with non-profit to act as fiduciary and pass-through agency to move money quickly may be timely to establish.
Notes	Costs are calculated as \$100,000 x 7(Districts) + \$50,000 Fiduciary Fee (non-profit) = \$750,000. Encouraged not to make payments to the citizens through the city.

Small business Grant Program

Small Business Grant Program



Primary City Recipient Department	Destination South Fulton
City Department Point of Contact	Christopher Pike
Program Purpose	The Small Business Stabilization Program that is designed to provide a one-time equity injection into local South Fulton Businesses that are struggling because of the COVID-19 pandemic. The program is a public private partnership to issue one-time grants to South Fulton Businesses.
COVID-19 Relationship	Destination South Fulton's Mainstreet Program supports economic development efforts that benefit low/moderate income persons and neighborhoods. The Small Business Stabilization Program that is designed to provide a one-time equity injection into local South Fulton Businesses that are struggling because of the COVID-19 pandemic. The program is a public private partnership to issue one-time grants to South Fulton Businesses.
Timeline	60 days (Frame work has been approved by Council)
Cost	\$500,000.00
Strengths	1. Public/Private Partnership with non-profit to act as fiduciary and pass-through agency to move money quickly 2. Has a list of non-profit organizations to contact
Weaknesses	No immediate weaknesses identified
Notes	Costs are calculated as $\$500,000 - 5\%(\text{Fiduciary Fee}) = \$475,000 / 25(\text{awards}) = \$19,000$ per award

Child Care Program for Essential Personnel Return to Work



Primary City Recipient Department	Human Resources
City Department Point of Contact	Anquilla Henderson
Program Purpose	Offering assistance to employees with childcare issues or virtual schooling while they are working and can't send their child to school. Through Care.com. gives childcare assistance. Employees would have a slight co-pay if they want to take their child to one of the locations. The city will cover the remaining cost.
COVID-19 Relationship	The project provides child care assistance to families that have been forced to telework or have children at home due to business closures as a result of the Covid-19 Pandemic.
Timeline	60 days
Cost	\$40,000.00
Strengths	1. Subsidized, vetted care for children and adults when regular care isn't available 2. Employees have the option of using 10 days of in-home or in-center back up care
Weaknesses	No immediate weaknesses identified
Notes	It would be an immediate fix for childcare to the employees and could be implemented quickly.



IT Infrastructure Security

Primary City Recipient Department

Information Technology

City Department Point of Contact

Namarr Strickland

Program Purpose

1. Added layer of security within Microsoft ECO System to protect users and endpoints remotely due to the explosion of teleworking requirements.
2. Internal and external communications enhancement to improve:
 - Mobile connectivity
 - Mobile equipment
 - Virtual Conferencing

COVID-19 Relationship

Implementation of a 24/7 active monitoring partnership to compliment current services due to the escalation of Cyber Security Attacks related to Covid19.

Timeline

30-60 days

Cost

\$188,600.00

Strengths

1. Enhances security to facilities
2. Better manage remote technology needs
3. Continuing telework capabilities

Weaknesses

No immediate weaknesses identified; More immediate needs for Cyber Security support also related to COVID (\$100K estimated costs)



Primary City Recipient Department	Parks and Recreation
City Department Point of Contact	Tony Phillips/Chapin Payne
Program Purpose	1. Social distancing for students and related activities 2. Educational PODS for virtual school 3. Disinfecting of large areas 4. Social distancing signage 5. Outdoor exercising and programming 6. Virtual programming of Parks & Rec programs
COVID-19 Relationship	Allows the city to continue with activities for seniors and youth through virtual programming and outdoor activities where the risk of contracting COVID-19 is limited
Timeline	60 days
Cost	\$137,706.00
Strengths	1. Parents are comfortable bringing children to programs with 2. Provide programming within the neighborhood with use of mobile hot spots. Bring P&R to various parts of the city and still have connectivity 3. Consistent disinfecting of large venues, such as theatres
Weaknesses	No immediate weaknesses identified
Notes	Had to pivot all programming into an outdoor environment setting due to the virus

Sanitizing and Protective Barriers



Sanitizing and Protective Barriers

Primary City Recipient Department	Public Works
City Department Point of Contact	Antonio Valenzuela / Anou Sothsavath
Program Purpose	Facility upgrades to enhance protective measures to employees and visitors
COVID-19 Relationship	Social distancing efforts to provide protection measures against the COVID-19
Timeline	120 days-In progress (Less than 60 days to completion-eligible cost)
Cost	\$900,000.00
Strengths	1. Touchless – no contact touch points to reduce the possible spread of the virus. Update to all city facilities 2. Protective barriers in the sleeping quarters of the fire department stations
Weaknesses	Installation of facility upgrades could be challenged in meeting the deadline to have expenses incurred

Gladiator Benefits Payout



Gladiator Benefits Payout

Primary City Recipient Department	Finance and Human Resources
City Department Point of Contact	Frank Milazi and Anquilla Henderson
Program Purpose	Cash payment to employees of hazard pay that has been incurred from time of implementation through present
COVID-19 Relationship	Policy was implemented to provide hazard pay to essential personnel working under conditions impacted by Covid-19
Timeline	60 days
Cost	\$379,318.00
Strengths	Employees will receive cash compensation for work performed under hazardous circumstances
Weaknesses	No immediate weaknesses identified



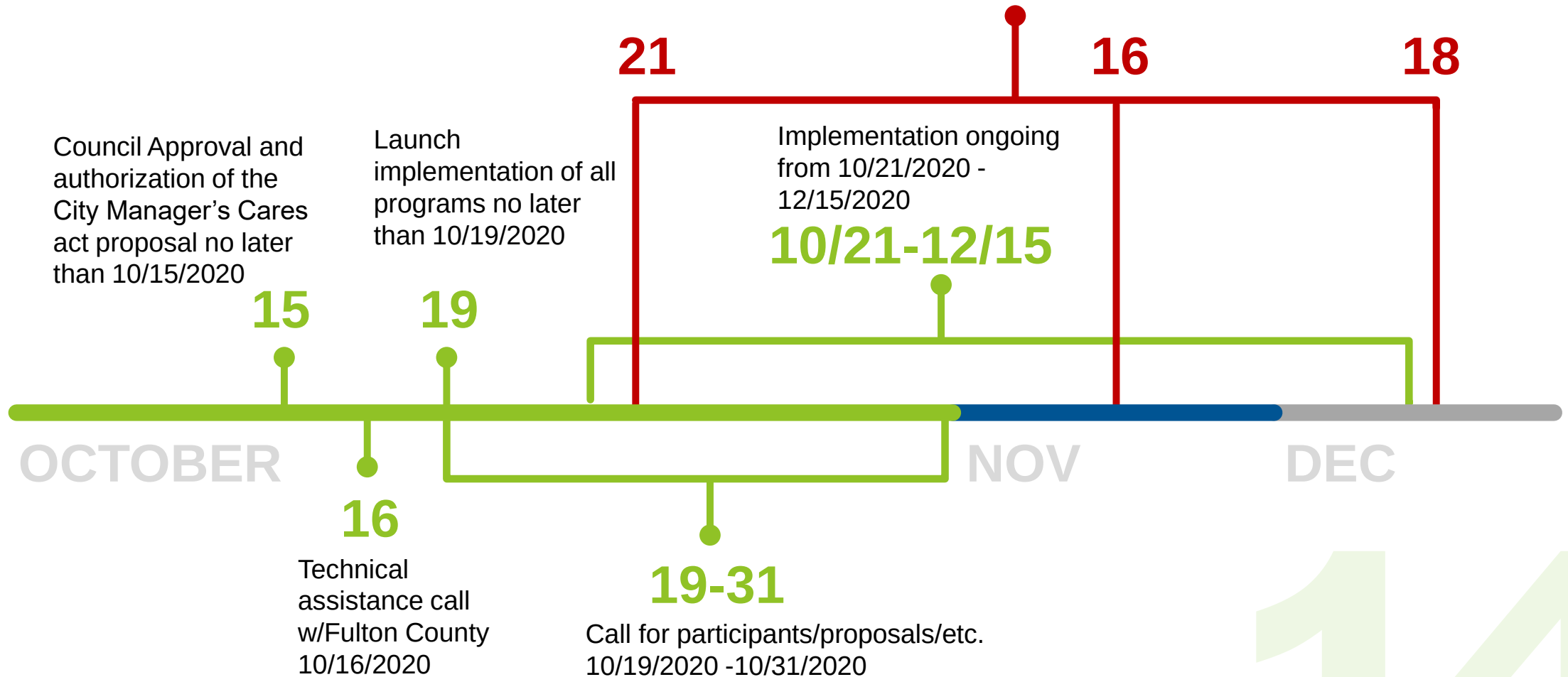
Payroll for Public Safety Personnel (Regular and OT)

Primary City Recipient Department	Fire and Police Departments
City Department Point of Contact	Sterling Jones / Keith Meadows
Program Purpose	Reimbursement to regular and overtime payroll expenses incurred from March 1, 2020 – present for public safety personnel
COVID-19 Relationship	Eligible expense per the grant guidance as of September 2, 2020.
Timeline	30 days
Cost	\$3,325,143.72 (Fire) + \$3,729,060.55 (Police) = \$7,054,204.27
Strengths	City reimbursed for unexpected expenses incurred
Weaknesses	No immediate weakness identified

Cares Act Proposed Timeline



Tentative touch point dates
with Council/County
10/21/2020, 11/16/2020,
12/18/2020 or as needed





GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Request Council Approval to execute the Construction Agreement with the Georgia Department of Transportation

DATE: October 27, 2020

SUBJECT: Request Council Approval to execute the Construction Agreement with the Georgia Department of Transportation

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Construction Agreement with the Georgia Department of Transportation	Cover Memo	10/22/2020
Award to Piedmont Paving	Cover Memo	10/26/2020

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Honorable Mayor William "Bill" Edwards & City Council Members

FROM: Odie Donald II 
City Manager

DATE: October 19, 2020

SUBJECT: **Butner Road at Stonewall Tell Intersection Improvement Construction Agreement**

Background

The construction of this project is federally funded and shall comply with all federal requirements. The proposed project includes realignment of the existing all-way stop controlled intersection into two roundabouts located in the southwestern and northeastern corners of the existing intersection connected by a median. The roundabouts will have two inscribed circles of 110 feet with splitter islands on all the approaches, installation of curb and gutter, drainage structures, concrete sidewalks (5 to 12 feet), 10 new streetlights, and all associated Americans with Disabilities Act (ADA) improvements.

Georgia Department of Transportation (GDOT) has accepted the recommendation from the City of South Fulton to award the construction contract of Butner Road at Stonewall Tell Intersection to Piedmont Paving. Consequently, GDOT requests to enter and execute a construction agreement for the project for the estimated base bid amount of \$2,281,148.80. In addition, the Department is requesting that the City of South Fulton submit payment for Construction Oversight activities that will be used to fund GDOT staff man-hours and any other associated expenses incurred by any GDOT employee. The estimated amount for the GDOT Construction Oversight is \$20,000.00.

Funding Impact

The total federal contribution to the project or the maximum amount of GDOT's obligation is \$1,824,919.04. The fees (\$20,000) for GDOT's oversight activities and the City estimated contribution or local share is \$456,229.76 to be funded out of Infrastructure account line 351-4100-54-1400.

Recommendation

Request Council approval to execute the Construction Agreement between Georgia Department of Transportation for the Butner Road at Stonewall Tell Intersection improvement in an amount not to exceed \$456,229.76.

Should you need further information regarding this correspondence, please contact Antonio Valenzuela at antonio.valenzuela@cityofsouthfultonga.gov.



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

September 28, 2020

The Honorable William Edwards
Mayor, City of South Fulton
5440 Fulton Industrial Blvd.
Atlanta, GA 30336

ATTN: Odie Donald II, City Manager

Subject: **Construction Agreement for Execution**
P.I. 0007533, Fulton County
CR 1374/BUTNER ROAD @ CR 1386/STONEWALL TELL ROAD

Dear Mayor Edwards,

The Department accepts the recommendation from the City of South Fulton to award Piedmont Paving the contract for construction services concerning the above referenced project. In addition, the Department is requesting that the City of South Fulton submit payment for Construction Oversight activities that will be used to fund GDOT staff man-hours and any other associated expenses incurred by any GDOT employee. The estimated amount for the GDOT Construction Oversight is \$20,000.00. **Please send payment in the amount of \$20,000.00 made out to the Georgia Department of Transportation as follows and include the above P.I. No. on the transaction:**

For payments made by check:
Georgia Department of Transportation
P.O. Box 117138
Atlanta, GA 30368-7138

For payments made by ACH:
Bank Routing (ABA) # 021052053
Account # 43125093

Please review the attached agreement and if satisfactory, execute the agreement within the Contract Authorization Tracking System (CATS) using the DocuSign® electronic signature system. Once the Department has received the check and the contract agreement, we will execute the contract agreement and issue the City of South Fulton a Notice to Proceed to Construction.

Construction Agreement for Execution

P.I. 0007533, Fulton County

CR 1374/BUTNER ROAD @ CR 1386/STONEWALL TELL ROAD

September 28, 2020

Page 2 of 2

Should you have any questions or concerns, please contact the Department's Project Manager, Ruthie Jones, at 678-802-1103.

Sincerely,



Kimberly W. Nesbitt
State Program Delivery Administrator

KWN:KESD:MH:RCJ:ag
Attachments

Cc: Kevin Stone-General Accounting, ARBillings@dot.ga.gov
Kathy Zahul, District 7 Engineer
Scott Lee, District 7 Construction Manager

In Process



CONSTRUCTION AGREEMENT
Between
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
and
CITY OF SOUTH FULTON

Please indicate which Catalog of Domestic Federal Assistance Number (CFDA) applies to this agreement (Check only one):

- ☒ CFDA # 20.205 - Highway Planning and Construction Cluster
☐ CFDA # 20.219 - Recreational Trails Program

This Agreement, made and entered into this _____ day of _____ 2020, by and between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the "DEPARTMENT", and City of South Fulton, GEORGIA, hereinafter called the "SPONSOR."

WHEREAS, the SPONSOR has been approved by the DEPARTMENT to carry out a Federal-aid Project which consists of the construction of Project CSHPP-0007-00(533) P.I. 0007533, hereinafter referred to as the "PROJECT"; and

WHEREAS, the DEPARTMENT is authorized to receive federal funding for Projects for Georgia pursuant to provisions of 23 U.S.C. Section 133(b)(8); and

WHEREAS, the PROJECT is expected to positively impact the quality of transportation in the State of Georgia; and

WHEREAS, the DEPARTMENT desires to participate with the SPONSOR in the implementation of the PROJECT; and

WHEREAS, the SPONSOR has represented to the DEPARTMENT that it has the authority to receive and expend federal funds for the purpose of this PROJECT and is qualified and experienced to provide such services necessary for the construction of the PROJECT and the DEPARTMENT has relied upon such representations; and

WHEREAS, under Section 32-2-2(a)(7) of the Official Code of Georgia Annotated, the DEPARTMENT is authorized to participate in such an undertaking:

NOW, THEREFORE, in consideration of the mutual promises and covenant contained herein, it is agreed by and between the DEPARTMENT and the SPONSOR THAT:

In Process

ARTICLE I

SCOPE AND PROCEDURE

The SCOPE AND PROCEDURE for this PROJECT shall be CR 1374/BUTNER ROAD @ CR 1386/STONEWALL TELL ROAD, as set forth in Exhibit A, WORK PLAN, which is further defined by the PROJECT estimate sheets ("PROJECT PLANS") on file with the DEPARTMENT and the SPONSOR and referenced as if attached hereto and incorporated as if fully set forth herein.

The SPONSOR shall be responsible for assuring that the PROJECT will be economically feasible and based upon sound engineering principles, meet American Association of State Highway and Transportation Officials ("AASHTO") Guidelines and will be sensitive to ecological, environmental and archaeological issues.

The WORK PLAN sets out the scope of work for the PROJECT. It is understood and agreed that the DEPARTMENT shall participate only in the PROJECT as specified in Exhibit A, WORK PLAN.

The SPONSOR shall work with the Georgia Department of Transportation District 7 to advise the SPONSOR on the WORK PLAN and provide guidance during implementation of the PROJECT.

During the development of the PROJECT the SPONSOR has taken into consideration, as applicable, the DEPARTMENT'S Standard Specifications for the Construction of Roads and Bridges, AASHTO guidelines; FHWA guidelines; compliance with the U.S. Secretary of the Interior "Standards and Guidelines, Archaeology and Historic Preservation"; compliance with Section 106 of the National Historic Preservation Act of 1966 and with Section 4(f) of the US DOT Act of 1966; compliance with the Archaeology and Historic Preservation Act of 1974; compliance with the Archaeological Resources Protection Act of 1979 and with the Native American Graves Protection and Repatriation Act, the Georgia Abandoned Cemeteries and Burial Grounds Act of 1991; compliance with the DEPARTMENT's Scenic Byways Designation and Management Program, and with the American Society of Landscape Architect Guidelines; compliance with the Outdoor Advertising Requirements as outlined in the Official Code of Georgia Annotated, Section 32-6-70 et.seq. and other standards and guidelines as may be applicable to the PROJECT.

The SPONSOR has acquired rights of way, if required, and related services for the PROJECT in accordance with State and Federal Laws, DEPARTMENT's Right of Way Procedure Manual, Federal Regulations and particularly Title 23 and 49 of the Code of

Federal Regulations ("CFR"), as amended. The SPONSOR further acknowledges that no acquisition of rights of way occurred until all applicable archaeological, environmental and historical preservation clearances were approved.

The SPONSOR shall ensure that all contracts as well as any subcontracts for the construction of the PROJECT shall comply with the Federal and State legal requirements imposed on the DEPARTMENT and any amendments thereto. The SPONSOR is required and does agree to abide by those provisions governing the DEPARTMENT's authority to contract, specifically, but not limited to Sections 32-2-60 through 32-2-77 of the Official Code of Georgia Annotated; the DEPARTMENT's Rules and Regulations governing the Prequalification of Prospective Bidders, Chapter 672-5; and the DEPARTMENT's "Standard Specifications", Current Edition; "Supplemental Specifications Book", current edition; and any Supplemental Specifications and Special Provisions as applicable for the PROJECT.

The SPONSOR further agrees to comply with and shall require the compliance and physical incorporation of Federal Form FHWA-1273 into all contracts or subcontracts for construction, as attached hereto and incorporated herein as Exhibit B, Terms and Conditions.

ARTICLE II COVENANTS AGAINST CONTINGENT FEES

The SPONSOR shall comply with all relevant requirements of Federal, State and local laws including but not limited to those applicable requirements as outlined in Exhibit B, TERMS AND CONDITIONS. The SPONSOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the SPONSOR, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the SPONSOR, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the DEPARTMENT shall have the right to annul this Agreement without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

ARTICLE III REVIEW OF WORK

Authorized representatives of the DEPARTMENT and the Federal Highway Administration, ("FHWA"), may at all reasonable times review and inspect the activities and data collected under the terms of this Agreement and amendments thereto, including but not limited to, all reports, drawings, studies, specifications, estimates, maps, and computations, prepared by or for the SPONSOR. The DEPARTMENT reserves the right for reviews and acceptance on the part of effected public agencies, railroads and utilities insofar as the interest of each is concerned.

Acceptance shall not relieve the SPONSOR of its professional obligation to correct, at its expense, any of its errors in the work. The DEPARTMENT's review recommendations shall be incorporated into the work activities of the SPONSOR.

ARTICLE IV TIME OF PERFORMANCE

TIME IS OF THE ESSENCE IN THIS AGREEMENT. The SPONSOR shall perform its responsibilities for the PROJECT, commencing on receipt of written "Notice to Proceed" from the DEPARTMENT, shall complete the Project no later than 273 Calendar Days after receipt of the written "Notice to Proceed"(based on the construction time). The work shall be carried on in accordance with the schedule attached to this Agreement as "Exhibit C", WORK SCHEDULE, with that unforeseen events may make necessary some minor variations in that schedule.

The work shall be carried on expeditiously, it being understood, however, that this Agreement may be extended or continued in force by mutual consent of the parties and evidenced by a written amendment thereto.

ARTICLE V RESPONSIBILITY FOR CLAIMS AND LIABILITY

The SPONSOR shall, to the extent permitted by law, be responsible for any and all damages to property or persons and shall save harmless the DEPARTMENT, its officers, agents and employees from all suits, claims, actions or damages of any nature whatsoever resulting from the negligence of the SPONSOR in the performance of the work under this Agreement.

It is understood by the SPONSOR that claims, damages, losses, and expenses may include monetary claims made by the construction contractor for the PROJECT, and its related facilities, that are a result of the SPONSOR's negligence or improper representation in the plans.

The SPONSOR shall ensure that the provisions of this Article are included in all contracts and subcontracts.

These indemnities shall not be limited by reason of any insurance coverage held by the SPONSOR or the SPONSOR's contractors or subcontractors.

ARTICLE VI INSURANCE

Prior to beginning work, the SPONSOR shall obtain and where applicable cause its subcontractors to obtain and furnish certificates to the DEPARTMENT for the following minimum amounts of insurance:

- A. Workmen's Compensation Insurance in accordance with the laws of the State of Georgia.
- B. Public Liability Insurance in an amount of not less than one hundred thousand dollars (\$100,000) for injuries, including those resulting in death to any one person, and in an amount of not less than three hundred thousand dollars (\$300,000) on an account of any one occurrence.
- C. Property Damage Insurance in an amount of not less than fifty thousand dollars (\$50,000) from damages on account of any occurrence, with an aggregate limit of one hundred thousand dollars (\$100,000).
- D. Valuable Papers Insurance in an amount sufficient to assure the restoration of any plans, drawings, field notes, or other similar data relating to the work covered by the PROJECT.

Insurance shall be maintained in full force and effect during the life of the Agreement and until final completion of the PROJECT.

ARTICLE VII
COMPENSATION AND PAYMENT

It is agreed that the compensation hereinafter specified includes both direct and indirect costs chargeable to the PROJECT under generally accepted accounting principles and as allowed in the Federal Acquisition Regulations Subpart 31.6 and not prohibited by the Laws of the State of Georgia.

It is understood and agreed that the total estimated construction cost of the PROJECT as outlined in this Article and as shown in Exhibit "D", BUDGET ESTIMATE, attached hereto and incorporated as if fully set out herein, is TWO MILLION TWO HUNDRED EIGHTY ONE THOUSAND ONE HUNDRED FOURTY EIGHT DOLLARS AND EIGHTY CENTS (\$2,281,148.80). The total estimated cost of the PROJECT to be financed using FEDERAL program funds through the Georgia Department on Transportation is ONE MILLON EIGHT HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED NINETEEN DOLLARS AND FOUR CENTS (\$1,824,919.04), which is the total federal contribution to the PROJECT and is the maximum amount of the DEPARTMENT'S obligation. The approved PROJECT budget shall include any claims by the SPONSOR for all costs incurred by the SPONSOR in the conduct of the entire scope of work for the PROJECT.

The SPONSOR shall be solely responsible for any and all amounts in excess of the state contribution. In no event shall the Federal contribution of the project exceed ONE MILLON EIGHT HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED NINETEEN DOLLARS AND FOUR CENTS (\$1,824,919.04) which is the DEPARTMENT'S maximum obligation.

It is understood and agreed that nothing in the foregoing shall prevent an adjustment of the estimate of the PROJECT costs, provided that the DEPARTMENT'S maximum obligation under this Agreement is not exceeded and that the original intent of the PROJECT is not substantially altered from the approved PROJECT. In order to adjust said budget estimate, it is also understood that the SPONSOR shall request any and all budget changes in writing and that the DEPARTMENT shall approve or disapprove the requested budget estimate change in writing.

The SPONSOR shall submit to the DEPARTMENT monthly reports of the PROJECT'S progress to include a report on what was accomplished during the month, anticipated work to be done during the next month and any problems encountered or anticipated. Payment on account of the above fee will be made monthly on the basis of calendar months, in proportion to the percentage of the work completed for each phase of work. Payments shall be made after

approval of a certified voucher from the SPONSOR. Upon the basis of its review of such vouchers, the DEPARTMENT shall, at the request of the SPONSOR, make payment to the SPONSOR as the work progresses, but not more often than once a month. Should the work for the PROJECT begin within any one month, the first voucher shall cover the partial period from the beginning date of the work through the last date of the month in which it began. The vouchers shall be numbered consecutively and subsequent vouchers submitted each month until the work is completed. Payment will be made in the amount of sums earned less previous partial payments. The final invoice shall reflect the actual cost of work accomplished by the SPONSOR under the terms of this Agreement and shall be the basis for final payment.

No expense for travel shall be an allowable expense for the SPONSOR under this Agreement unless such travel is listed in the approved PROJECT budget submitted by the SPONSOR to the DEPARTMENT. In addition, budgeted costs for travel shall be limited to the amount included in the approved PROJECT budget, unless prior DEPARTMENT approval is obtained for increasing such amount.

Should the work under this Agreement be terminated by the DEPARTMENT, pursuant to the provisions of ARTICLE XIV, the SPONSOR shall be paid based upon the percentage of work completed at the point of termination, notwithstanding any just claims by the SPONSOR.

ARTICLE VIII FINAL PAYMENT

IT IS FURTHER AGREED that upon completion of the work by the SPONSOR and acceptance by the DEPARTMENT of the work, including the receipt of any final written submission by the SPONSOR and a final statement of costs, the DEPARTMENT shall pay to the SPONSOR a sum equal to one hundred percent (100%) of the total compensation as set forth in all approved invoices, less the total of all previous partial payments, paid or in the process of payment.

The SPONSOR agrees that acceptance of this final payment shall be in full and final settlement of all claims arising against the DEPARTMENT for work done, materials furnished, costs incurred, or otherwise arising out of this Agreement and shall release the DEPARTMENT from any and all further claims of whatever nature, whether known or unknown, for and on account of said Agreement, and for any and all work done, and labor and materials furnished, in connection with the same.

The SPONSOR will allow examination and verification of costs by the DEPARTMENT's representatives before final payment is made, in accordance with the provisions of Article XII, herein. If the DEPARTMENT'S examination of the contract cost records, as provided for in Article XII, results in unallowable expenses, the SPONSOR shall immediately be responsible for reimbursing the DEPARTMENT the full amount of such disallowed expenses.

ARTICLE IX CONTINGENT INTEREST

The DEPARTMENT shall retain a contingent interest in the PROJECT for as long as there continues a Federal interest in the PROJECT as determined by the DEPARTMENT's calculation of the economic life of the PROJECT. Based on the scope of work, as set forth in Exhibit A, WORK PLAN, the DEPARTMENT has determined the economic life of the PROJECT to be five years from the date of the PROJECT Final Acceptance.

ARTICLE X RIGHT OF FIRST REFUSAL

A determination by the SPONSOR to sell or dispose of the PROJECT shall entitle the DEPARTMENT to the right of first refusal to purchase or lease the PROJECT at net liquidation value. Such right of first refusal shall be retained for as long as the DEPARTMENT holds a contingent interest in the PROJECT pursuant to Article IX of this Agreement.

Should the DEPARTMENT elect to purchase or lease the PROJECT at any time after completion of the PROJECT no compensation shall be provided for the value added as a result of the PROJECT.

ARTICLE XI SUBSTANTIAL CHANGES

No material changes in the scope, character, complexity, or duration of the PROJECT from those required under the Agreement shall be allowed without the execution of a Supplemental Agreement between the DEPARTMENT and SPONSOR.

Minor changes in the work which do not involve increased compensation, extensions of time, or changes in the goals and objectives of the PROJECT, may be made by written notification of such change by either party with written approval by the other party.

ARTICLE XII MAINTENANCE OF CONTRACT COST RECORDS

The SPONSOR shall maintain all books, documents, papers, accounting records, and other evidence pertaining to costs incurred on the PROJECT and used in support of its proposal and shall make such material available at all reasonable times during the period of the Agreement, and for three years from the date of final payment under the Agreement, for inspection by the DEPARTMENT and any reviewing agencies, and copies thereof shall be furnished upon request. The SPONSOR agrees that the provisions of this Article shall be included in any Agreement it may make with any subcontractor, assignee, or transferee.

An Audit of the Agreement shall be provided by the SPONSOR. The audit shall be conducted by an independent accountant or accounting firm in accordance with audit requirements, 49 CFR 18.26 and OMB Circular 128 or any revision or supplement thereto. PROJECT costs shall be documented within the OMB Circular 128 audit. An audit shall be submitted to the DEPARTMENT in a timely manner in each of the SPONSOR's fiscal years for the period of the Agreement.

ARTICLE XIII SUBLETTING, ASSIGNMENT, OR TRANSFER

It is understood by the parties to this Agreement that the work of the SPONSOR is considered personal by the DEPARTMENT. The SPONSOR agrees not to assign, sublet, or transfer any or all of its interest in this Agreement without prior written approval of the DEPARTMENT.

The DEPARTMENT reserves the right to review all subcontracts prepared in connection with the Agreement, and the SPONSOR agrees that it shall submit to the DEPARTMENT proposed subcontract documents together with sub-contractor cost estimates for the DEPARTMENT's review and written concurrence in advance of their execution.

All subcontracts in the amount of \$10,000.00 or more shall include the provisions set forth in this Agreement.

ARTICLE XIV TERMINATION

The DEPARTMENT reserves the right to terminate this Agreement at any time for just cause, or for any cause upon 30 days written notice to the SPONSOR, notwithstanding any just claims by the SPONSOR for payment of services rendered prior to the date of termination.

It is understood by the parties hereto that should the DEPARTMENT terminate this Agreement prior to the completion of an element of work the SPONSOR shall be reimbursed for such work element based upon the percentage of work completed.

Failure to meet the time set for completion of an approved work authorization, may be considered just cause for termination of the Agreement.

ARTICLE XV OWNERSHIP OF DOCUMENTS

The SPONSOR agrees that all reports, drawings, studies, specifications, survey notes, estimates, maps, computations, computer diskettes and printouts and other data prepared by or for it under the terms of this Agreement shall remain the property of the SPONSOR upon termination or completion of the work. The DEPARTMENT shall have the right to use the same without restriction or limitation and without additional compensation to the SPONSOR other than that provided for in this Agreement.

ARTICLE XVI CONTRACT DISPUTES

This Agreement shall be deemed to have been executed in Fulton County, Georgia, and all questions of interpretation and construction shall be governed by the Laws of the State of Georgia.

ARTICLE XVII
COMPLIANCE WITH APPLICABLE LAWS

- A. The undersigned certify that the provisions of Section 45-10-20 through 45-10-28 of the Official Code of Georgia Annotated relating to Conflict of Interest and State employees and officials trading with the State have been complied with in full.
- B. IT IS FURTHER AGREED that the SPONSOR shall comply and shall require its subcontractors to comply with the regulations for COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, as amended, and 23 CFR 200, as stated in Exhibit E of this Agreement.
- C. IT IS FURTHER CERTIFIED that the provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated relating to the "Drug-Free Workplace Act" have been complied with in full, as stated in Exhibit F of this Agreement.
- D. The SPONSOR acknowledges and agrees that failure to complete appropriate certifications or the submission of a false certification shall result in the termination of this Agreement pursuant to the provisions of Article XIV.
- E. IT IS FURTHER AGREED that the SPONSOR shall subcontract a minimum of fifteen percent (15%) of the total amount of PROJECT funds to Disadvantaged Business Enterprise (DBE) as defined and provided for under the Federal Rules and Regulations 49 CFR parts 23 and 26. The SPONSOR shall ensure that DBE firms are certified with the DEPARTMENT's Equal Employment Opportunity Office. The SPONSOR shall submit to the DEPARTMENT for its review and concurrence, a copy of the proposed subcontract including the name of the DBE subcontractor.
- F. IT IS FURTHER AGREED that the SPONSOR shall comply and shall require its subcontractors to comply with all applicable requirements of the American with Disabilities Act of 1990 (ADA), 42 U.S.C. 12101 et. seq. and 49 U.S.C. 322; Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 791; and regulations and amendments thereto.
- G. IT IS FURTHER AGREED that the SPONSOR shall, and shall require its contractors and subcontractors to, comply with all applicable requirements of the Davis-Bacon Act of 1931,

40 U.S.C. 276(a); as prescribed by 23 U.S.C. 113, for Federal-aid highway projects, except roadways classified as local roads or rural minor collectors.

H. IT IS FURTHER AGREED that the SPONSOR shall, and shall require its contractors and subcontractors to, comply with GA Code Title 25, Section 9, Georgia Utility Facility Protection Act, CALL BEFORE YOU DIG 1-800-282-7411.

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 Process

IN WITNESS WHEREOF, said parties have hereunto set their hands and affixed their seals the day and year above first written.

Recommended:

Department of Transportation

City of South Fulton, Georgia

By: _____ (Seal)
Commissioner

By: _____ (Seal)
City Manager

Attest:

Signed, sealed and delivered
This _____ day of _____,
2020, in the presence of:

Treasurer

Witness

Notary Public

This Agreement, approved by
City of South Fulton, the _____
day of _____, 2020

Attest:

Name and Title

Federal Employer Identification
Number:

EXHIBITS

Exhibit A	Work Plan
Exhibit B	Required Contract Provisions Federal-Aid Construction Contracts
Exhibit C	Work Schedule
Exhibit D	Budget Estimate
Exhibit E	Civil Rights Compliance Certification
Exhibit F	Certification of Drug-Free Workplace
Exhibit G	Federal Award Identification Worksheet

In Process

EXHIBIT A

WORK PLAN

LOCAL GOVERNMENT

P.I. No. 0007533

GENERAL DESCRIPTION OF WORK TO BE PERFORMED

The project involves designing improvements for the existing four-way intersection of Butner Road. Butner Road crosses Stonewall Tell Road at a severe skew. This alignment deficiency is compounded as the east and west approaches of Butner Road intersect Stonewall Tell Road at significantly different angles. Approach lanes are approximately 12 feet wide with rural shoulders. There are no provisions for turning lanes on any approach. There is no curb and gutter or provisions for pedestrian crossing. Due to the geometry of the intersection a traditional intersection is not an option. The proposed project includes two three-legged approach roundabouts located in the southwestern and northeastern corners of the existing intersection connected by a median. The roundabouts will have two inscribed circles of 110 feet with splitter islands on all of the approaches. Access will be provided to the existing gas station and market via the southernmost roundabout. The project has a total project length of 0.56 miles and is located entirely in Fulton County.

REQUIRED CONTRACT PROVISIONS FEDERAL-AID CONSTRUCTION CONTRACTS

- I. General
- II. Nondiscrimination
- III. Nonsegregated Facilities
- IV. Davis-Bacon and Related Act Provisions
- V. Contract Work Hours and Safety Standards Act Provisions
- VI. Subletting or Assigning the Contract
- VII. Safety: Accident Prevention
- VIII. False Statements Concerning Highway Projects
- IX. Implementation of Clean Air Act and Federal Water Pollution Control Act
- X. Compliance with Governmentwide Suspension and Debarment Requirements
- XI. Certification Regarding Use of Contract Funds for Lobbying

ATTACHMENTS

A. Employment and Materials Preference for Appalachian Development Highway System or Appalachian Local Access Road Contracts (included in Appalachian contracts only)

I. GENERAL

1. Form FHWA-1273 must be physically incorporated in each construction contract funded under Title 23 (excluding emergency contracts solely intended for debris removal). The contractor (or subcontractor) must insert this form in each subcontract and further require its inclusion in all lower tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services).

The applicable requirements of Form FHWA-1273 are incorporated by reference for work done under any purchase order, rental agreement or agreement for other services. The prime contractor shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Form FHWA-1273 must be included in all Federal-aid design-build contracts, in all subcontracts and in lower tier subcontracts (excluding subcontracts for design services, purchase orders, rental agreements and other agreements for supplies or services). The design-builder shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Contracting agencies may reference Form FHWA-1273 in bid proposal or request for proposal documents, however, the Form FHWA-1273 must be physically incorporated (not referenced) in all contracts, subcontracts and lower-tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services related to a construction contract).

2. Subject to the applicability criteria noted in the following sections, these contract provisions shall apply to all work performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract.

3. A breach of any of the stipulations contained in these Required Contract Provisions may be sufficient grounds for withholding of progress payments, withholding of final payment, termination of the contract, suspension / debarment or any other action determined to be appropriate by the contracting agency and FHWA.

4. Selection of Labor: During the performance of this contract, the contractor shall not use convict labor for any purpose within

the limits of a construction project on a Federal-aid highway unless it is labor performed by convicts who are on parole, supervised release, or probation. The term Federal-aid highway does not include roadways functionally classified as local roads or rural minor collectors.

II. NONDISCRIMINATION

The provisions of this section related to 23 CFR Part 230 are applicable to all Federal-aid construction contracts and to all related construction subcontracts of \$10,000 or more. The provisions of 23 CFR Part 230 are not applicable to material supply, engineering, or architectural service contracts.

In addition, the contractor and all subcontractors must comply with the following policies: Executive Order 11246, 41 CFR 60, 29 CFR 1625-1627, Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The contractor and all subcontractors must comply with: the requirements of the Equal Opportunity Clause in 41 CFR 60-1.4(b) and, for all construction contracts exceeding \$10,000, the Standard Federal Equal Employment Opportunity Construction Contract Specifications in 41 CFR 60-4.3.

Note: The U.S. Department of Labor has exclusive authority to determine compliance with Executive Order 11246 and the policies of the Secretary of Labor including 41 CFR 60, and 29 CFR 1625-1627. The contracting agency and the FHWA have the authority and the responsibility to ensure compliance with Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), and Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The following provision is adopted from 23 CFR 230, Appendix A, with appropriate revisions to conform to the U.S. Department of Labor (US DOL) and FHWA requirements.

1. Equal Employment Opportunity: Equal employment opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (28 CFR 35, 29 CFR 1630, 29 CFR 1625-1627, 41 CFR 60 and 49 CFR 27) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140 shall constitute the EEO and specific affirmative action standards for the contractor's project activities under this contract. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR 35 and 29 CFR 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the contracting agency and the Federal Government to ensure that it has made every good faith effort to provide equal opportunity with respect to all of its terms and conditions of employment and in their review of activities under the contract.

b. The contractor will accept as its operating policy the following statement:

"It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or

other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training."

2 EEO Officer: The contractor will designate and make known to the contracting officers an EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting an active EEO program and who must be assigned adequate authority and responsibility to do so.

3 Dissemination of Policy: All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action, or who are substantially involved in such action, will be made fully cognizant of, and will implement, the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minorities and women.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

4 Recruitment: When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed in publications having a large circulation among minorities and women in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minorities and women. To meet this requirement, the contractor will identify sources of potential minority group employees, and establish with such identified sources procedures whereby minority and women applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, the contractor is expected to observe the provisions of that agreement to the extent that the system meets the contractor's compliance with EEO contract provisions. Where implementation of such an agreement has the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Federal nondiscrimination provisions.

c. The contractor will encourage its present employees to refer minorities and women as applicants for employment.

Information and procedures with regard to referring such applicants will be discussed with employees.

5 Personnel Actions: Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to insure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with its obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of their avenues of appeal.

6 Training and Promotion:

a. The contractor will assist in locating, qualifying, and increasing the skills of minorities and women who are applicants for employment or current employees. Such efforts should be aimed at developing full journey level status employees in the type of trade or job classification involved.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs, i.e., apprenticeship, and on-the-job training programs for the geographical area of contract performance. In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision. The contracting agency may reserve training positions for persons who receive welfare assistance in accordance with 23 U.S.C. 140(a).

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of employees who are minorities and women and will encourage eligible employees to apply for such training and promotion.

7. Unions: If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use good faith efforts to obtain the cooperation of such unions to increase opportunities for minorities and women. Actions by the contractor, either directly or through a contractor's association acting as agent, will include the procedures set forth below:

a. The contractor will use good faith efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minorities and women for membership in the unions and increasing the skills of minorities and women so that they may qualify for higher paying employment.

b. The contractor will use good faith efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, national origin, age or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the contracting agency and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, national origin, age or disability; making full efforts to obtain qualified and/or qualifiable minorities and women. The failure of a union to provide sufficient referrals (even though it is obligated to provide exclusive referrals under the terms of a collective bargaining agreement) does not relieve the contractor from the requirements of this paragraph. In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the contracting agency.

8. Reasonable Accommodation for Applicants / Employees with Disabilities: The contractor must be familiar with the requirements for and comply with the Americans with Disabilities Act and all rules and regulations established there under. Employers must provide reasonable accommodation in all employment activities unless to do so would cause an undue hardship.

9. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment: The contractor shall not discriminate on the grounds of race, color, religion, sex, national origin, age or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall take all necessary and reasonable steps to ensure nondiscrimination in the administration of this contract.

a. The contractor shall notify all potential subcontractors and suppliers and lessors of their EEO obligations under this contract.

b. The contractor will use good faith efforts to ensure subcontractor compliance with their EEO obligations.

10. Assurance Required by 49 CFR 26.13(b):

a. The requirements of 49 CFR Part 26 and the State DOT's U.S. DOT-approved DBE program are incorporated by reference.

b. The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the contracting agency deems appropriate.

11. Records and Reports: The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following the date of the final payment to the contractor for all contract work and shall be available at

reasonable times and places for inspection by authorized representatives of the contracting agency and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number and work hours of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women; and

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minorities and women;

b. The contractors and subcontractors will submit an annual report to the contracting agency each July for the duration of the project, indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on [Form FHWA-1391](#). The staffing data should represent the project work force on board in all or any part of the last payroll period preceding the end of July. If on-the-job training is being required by special provision, the contractor will be required to collect and report training data. The employment data should reflect the work force on board during all or any part of the last payroll period preceding the end of July.

III. NONSEGREGATED FACILITIES

This provision is applicable to all Federal-aid construction contracts and to all related construction subcontracts of \$10,000 or more.

The contractor must ensure that facilities provided for employees are provided in such a manner that segregation on the basis of race, color, religion, sex, or national origin cannot result. The contractor may neither require such segregated use by written or oral policies nor tolerate such use by employee custom. The contractor's obligation extends further to ensure that its employees are not assigned to perform their services at any location, under the contractor's control, where the facilities are segregated. The term "facilities" includes waiting rooms, work areas, restaurants and other eating areas, time clocks, restrooms, washrooms, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing provided for employees. The contractor shall provide separate or single-user restrooms and necessary dressing or sleeping areas to assure privacy between sexes.

IV. DAVIS-BACON AND RELATED ACT PROVISIONS

This section is applicable to all Federal-aid construction projects exceeding \$2,000 and to all related subcontracts and lower-tier subcontracts (regardless of subcontract size). The requirements apply to all projects located within the right-of-way of a roadway that is functionally classified as Federal-aid highway. This excludes roadways functionally classified as local roads or rural minor collectors, which are exempt. Contracting agencies may elect to apply these requirements to other projects.

The following provisions are from the U.S. Department of Labor regulations in 29 CFR 5.5 "Contract provisions and related matters" with minor revisions to conform to the FHWA-1273 format and FHWA program requirements.

1. Minimum wages

a. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the

Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph 1.d. of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph 1.b. of this section) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

b. (1) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(ii) The classification is utilized in the area by the construction industry; and

(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(2) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(3) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of

the contracting officer, to the Wage and Hour Administrator for determination. The Wage and Hour Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(4) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs 1.b.(2) or 1.b.(3) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

c. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

d. If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

2. Withholding

The contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor under this contract, or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the contracting agency may, after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. Payrolls and basic records

a. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs

anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

b. (1) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the contracting agency. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g. , the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the contracting agency for transmission to the State DOT, the FHWA or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the contracting agency..

(2) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(i) That the payroll for the payroll period contains the information required to be provided under §5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under §5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;

(ii) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;

(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(3) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph 3.b.(2) of this section.

(4) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

c. The contractor or subcontractor shall make the records required under paragraph 3.a. of this section available for inspection, copying, or transcription by authorized representatives of the contracting agency, the State DOT, the FHWA, or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the FHWA may, after written notice to the contractor, the contracting agency or the State DOT, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and trainees

a. Apprentices (programs of the USDOL).

Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice.

The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed.

Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination.

In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

b. Trainees (programs of the USDOL).

Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration.

The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration.

Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed.

In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

c. Equal employment opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

d. Apprentices and Trainees (programs of the U.S. DOT).

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeymen shall not be greater than permitted by the terms of the particular program.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

6. Subcontracts. The contractor or subcontractor shall insert Form FHWA-1273 in any subcontracts and also require the subcontractors to include Form FHWA-1273 in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

7. Contract termination: debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act requirements. All rulings and interpretations of the Davis-Bacon

and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. Certification of eligibility.

a. By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

c. The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

The following clauses apply to any Federal-aid construction contract in an amount in excess of \$100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.

1. Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1.) of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1.) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1.) of this section.

3. Withholding for unpaid wages and liquidated damages. The FHWA or the contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2.) of this section.

4 Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1.) through (4.) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1.) through (4.) of this section.

VI. SUBLETTING OR ASSIGNING THE CONTRACT

This provision is applicable to all Federal-aid construction contracts on the National Highway System.

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the contracting agency. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635.116).

a. The term "perform work with its own organization" refers to workers employed or leased by the prime contractor, and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of a subcontractor or lower tier subcontractor, agents of the prime contractor, or any other assignees. The term may include payments for the costs of hiring leased employees from an employee leasing firm meeting all relevant Federal and State regulatory requirements. Leased employees may only be included in this term if the prime contractor meets all of the following conditions:

- (1) the prime contractor maintains control over the supervision of the day-to-day activities of the leased employees;
- (2) the prime contractor remains responsible for the quality of the work of the leased employees;
- (3) the prime contractor retains all power to accept or exclude individual employees from work on the project; and
- (4) the prime contractor remains ultimately responsible for the payment of predetermined minimum wages, the submission of payrolls, statements of compliance and all other Federal regulatory requirements.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or equipment not ordinarily available in the type of contracting organizations qualified and expected to bid or propose on the contract as a whole and in general are to be limited to minor components of the overall contract.

2. The contract amount upon which the requirements set forth in paragraph (1) of Section VI is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. The contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the contracting agency has assured that each subcontract is evidenced in writing and

that it contains all pertinent provisions and requirements of the prime contract.

5. The 30% self-performance requirement of paragraph (1) is not applicable to design-build contracts; however, contracting agencies may establish their own self-performance requirements.

VII. SAFETY: ACCIDENT PREVENTION

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

VIII. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, Form FHWA-1022 shall be posted on each Federal-aid highway project (23 CFR 635) in one or more places where it is readily available to all persons concerned with the project:

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality, quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 1, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined under this title or imprisoned not more than 5 years or both."

IX. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

By submission of this bid/proposal or the execution of this contract, or subcontract, as appropriate, the bidder, proposer, Federal-aid construction contractor, or subcontractor, as appropriate, will be deemed to have stipulated as follows:

1. That any person who is or will be utilized in the performance of this contract is not prohibited from receiving an award due to a violation of Section 508 of the Clean Water Act or Section 306 of the Clean Air Act.

2. That the contractor agrees to include or cause to be included the requirements of paragraph (1) of this Section X in every subcontract, and further agrees to take such action as the contracting agency may direct as a means of enforcing such requirements.

X. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost \$25,000 or more – as defined in 2 CFR Parts 180 and 1200.

1. Instructions for Certification – First Tier Participants:

a. By signing and submitting this proposal, the prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this

proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. "First Tier Covered Transactions" refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contract). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (<https://www.epls.gov/>), which is compiled by the General Services Administration.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

2. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

2. Instructions for Certification - Lower Tier Participants:

(Applicable to all subcontracts, purchase orders and other lower tier transactions requiring prior FHWA approval or estimated to cost \$25,000 or more - 2 CFR Parts 180 and 1200)

a. By signing and submitting this proposal, the prospective lower tier is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations. "First Tier Covered Transactions" refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in

this covered transaction, unless authorized by the department or agency with which this transaction originated.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (<https://www.epls.gov/>), which is compiled by the General Services Administration.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Participants:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

XI. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed \$100,000 (49 CFR 20).

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or an employee of Congress, or an employee of a Member of

Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

3. The prospective participant also agrees by submitting its bid or proposal that the participant shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such recipients shall certify and disclose accordingly.

In Process

ATTACHMENT A - EMPLOYMENT AND MATERIALS PREFERENCE FOR APPALACHIAN DEVELOPMENT HIGHWAY SYSTEM OR APPALACHIAN LOCAL ACCESS ROAD CONTRACTS

This provision is applicable to all Federal-aid projects funded under the Appalachian Regional Development Act of 1965.

1. During the performance of this contract, the contractor undertaking to do work which is, or reasonably may be, done as on-site work, shall give preference to qualified persons who regularly reside in the labor area as designated by the DOL wherein the contract work is situated, or the subregion, or the Appalachian counties of the State wherein the contract work is situated, except:

a. To the extent that qualified persons regularly residing in the area are not available.

b. For the reasonable needs of the contractor to employ supervisory or specially experienced personnel necessary to assure an efficient execution of the contract work.

c. For the obligation of the contractor to offer employment to present or former employees as the result of a lawful collective bargaining contract, provided that the number of nonresident persons employed under this subparagraph (1c) shall not exceed 20 percent of the total number of employees employed by the contractor on the contract work, except as provided in subparagraph (4) below.

2. The contractor shall place a job order with the State Employment Service indicating (a) the classifications of the laborers, mechanics and other employees required to perform the contract work, (b) the number of employees required in each classification, (c) the date on which the participant estimates such employees will be required, and (d) any other pertinent information required by the State Employment Service to complete the job order form. The job order may be placed with the State Employment Service in writing or by telephone. If during the course of the contract work, the information submitted by the contractor in the original job order is substantially modified, the participant shall promptly notify the State Employment Service.

3. The contractor shall give full consideration to all qualified job applicants referred to him by the State Employment Service. The contractor is not required to grant employment to any job applicants who, in his opinion, are not qualified to perform the classification of work required.

4. If, within one week following the placing of a job order by the contractor with the State Employment Service, the State Employment Service is unable to refer any qualified job applicants to the contractor, or less than the number requested, the State Employment Service will forward a certificate to the contractor indicating the unavailability of applicants. Such certificate shall be made a part of the contractor's permanent project records. Upon receipt of this certificate, the contractor may employ persons who do not normally reside in the labor area to fill positions covered by the certificate, notwithstanding the provisions of subparagraph (1c) above.

5. The provisions of 23 CFR 633.207(e) allow the contracting agency to provide a contractual preference for the use of mineral resource materials native to the Appalachian region.

6. The contractor shall include the provisions of Sections 1 through 4 of this Attachment A in every subcontract for work which is, or reasonably may be, done as on-site work.

In Process

EXHIBIT C

WORK SCHEDULE

CITY OF SOUTH FULTON

P.I. No. 0007533

Project work to begin within six months of receiving the approved signed contract and Notice to Proceed.

Construction will be completed by date stated in the contract, Article IV, Time of Performance.

Award contract	October 31, 2020
Construction NTP	November 30, 2020
Substantial Completion	August 30, 2022
Final inspection	September 30, 2022
Punch List Complete	October 15, 2022

EXHIBIT D

CONSTRUCTION COST

CITY OF SOUTH FULTON

P.I. No. 0007533

Butner Road at Stonewall Tell: Bid Tabulation June 2020

Piedmont Paving, Inc

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 80,950.00	\$ 80,950.00
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 10,235.00	\$ 10,235.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 500,067.00	\$ 500,067.00
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 26.50	\$ 218,179.80
318-3000	TN	AGGR SURFCRS	100.00	\$ 28.00	\$ 2,800.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 89.00	\$ 14,952.00
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 81.00	\$ 141,831.00
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 84.00	\$ 88,368.00
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 82.00	\$ 92,988.00
413-1000	GL	BITUM TACKCOAT	1,027.00	\$ 4.00	\$ 4,108.00
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 5.50	\$ 12,496.00
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 142.00	\$ 102,240.00
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 50.00	\$ 9,200.00
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 68.00	\$ 9,996.00
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 33.00	\$ 108,108.00
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 106.00	\$ 109,286.00
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 75.00	\$ 84,450.00
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 57.00	\$ 6,612.00
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 61.00	\$ 1,098.00
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 18.00	\$ 9,288.00
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 18.00	\$ 3,852.00
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 18.00	\$ 8,460.00
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 14.00	\$ 141,414.00
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 7.50	\$ 12,997.50
500-3200	CY	CLASS B CONCRETE	186.00	\$ 185.00	\$ 34,410.00
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 65.00	\$ 16,250.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 14,500.00	\$ 58,000.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 120.00	\$ 8,280.00
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 1.65	\$ 2,475.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 700.00	\$ 406.00
163-0240	TN	MULCH	6.00	\$ 425.00	\$ 2,550.00
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 1,550.00	\$ 7,750.00
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 575.00	\$ 1,150.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 215.00	\$ 4,515.00
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 1.15	\$ 2,133.25
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 175.00	\$ 350.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 650.00	\$ 3,250.00
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 100.00	\$ 2,100.00
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 200.00	\$ 400.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 450.00	\$ 10,800.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 3.25	\$ 12,057.50
550-1180	LF	STORM DRAIN PIPE 18, H 1-10	1,800.00	\$ 37.00	\$ 66,600.00
550-1240	LF	STORM DRAIN PIPE 24, H 1-10	110.00	\$ 51.50	\$ 5,665.00
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 1,450.00	\$ 2,900.00
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 895.00	\$ 1,790.00
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 995.00	\$ 995.00
600-0001	CY	FLOWABLE FILL	50.00	\$ 160.00	\$ 8,000.00
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 48.00	\$ 3,984.00
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 1.10	\$ 91.30
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 3,100.00	\$ 58,900.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 320.00	\$ 3,200.00

668-2100	EA	DROP INLET, GP 1	3.00	\$	2,850.00	\$	8,550.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$	305.00	\$	1,525.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$	2,850.00	\$	2,850.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$	305.00	\$	1,830.00
700-6910	AC	PERMANENT GRASSING	1.16	\$	1,350.00	\$	1,566.00
700-7000	TN	AGRICULTURAL LIME	4.00	\$	550.00	\$	2,200.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$	995.00	\$	1,990.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$	1.55	\$	93.00
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$	1.20	\$	480.00
SIGNING AND MARKING ITEMS							
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$	24.00	\$	13,728.00
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$	21.00	\$	3,612.00
636-2070	LF	GALV STEEL POSTS, TP7	540.00	\$	8.25	\$	4,455.00

636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$	9.75	\$	3,695.25
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$	102.00	\$	204.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK, WORD, TP 6	6.00	\$	325.00	\$	1,950.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$	0.65	\$	2,890.55
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$	0.65	\$	2,036.45
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	30.00	\$	4.75	\$	142.50
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	1,343.00	\$	2.30	\$	3,088.90
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$	0.60	\$	199.80
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$	0.60	\$	117.00
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$	9.00	\$	72.00
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$	5.00	\$	810.00
654-1001	EA	RAISED PVMT MARKERS TP 1	13.00	\$	5.00	\$	65.00
654-1003	EA	RAISED PVMT MARKERS TP 3	4.00	\$	5.00	\$	20.00
			Item Total		\$ 2,151,148.80		
	LS	POST DESIGN SERVICES	1	\$	20,000.00	\$	20,000.00
	LS	TESTING ALLOWANCE	1	\$	10,000.00	\$	10,000.00
	LS	CONTINGENCY ALLOWANCE	1	\$	100,000.00	\$	100,000.00
			Bid Total		\$ 2,281,148.80		

EXHIBIT E

NOTICE TO CONTRACTORS
COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

During the performance of this Agreement, the Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor"), agrees as follows:

1. Compliance with Regulations: The Contractor will comply with the Regulations of the Department of Transportation relative to nondiscrimination in Federally-assisted programs of the Department of Transportation (Title 49, Code of Federal Regulations, Part 21, hereinafter referred to as the Regulations [also 49 CFR Part 27]), which are herein incorporated by reference and made a part of this contract.
2. Nondiscrimination: The Contractor, with regard to the work performed by it after award and prior to completion of the contract work, will not discriminate on the grounds of race, color, national origin, or sex in the selection and retention of subcontractors including procurement of materials and leases of equipment. The Contractor will not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program, set forth in Appendix B of the Regulations. In addition, the Contractor will not participate either directly or indirectly in the discrimination prohibited by 23 CFR 710.405(b).
3. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations, either by competitive bidding or negotiations made by the Contractor for work to be performed under a subcontract, including procurement of materials or equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin or sex.
4. Information and Reports: The Contractor will provide all information and reports required by the Regulations, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State Department of Transportation or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Contractor is in the

exclusive possession of another who fails or refuses to furnish this information, the Contractor shall so certify to the State Department of Transportation, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

5. Sanctions for Noncompliance: In the event of the Contractor's noncompliance with the nondiscrimination provisions of this contract, the State Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
 - a. withholding of payments to the Contractor under the contract until the Contractor complies, and/or
 - b. cancellation, termination or suspension of this contract, in whole or in part.
6. Incorporation of Provisions: The Contractor will include the provision of paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, order, or instructions issued pursuant thereto. The Contractor will take such action with respect to any subcontract or procurement as the State Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Contractor may request the State to enter into such litigation to protect the interests of the State, and, in addition, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

EXHIBIT F

CERTIFICATION OF SPONSOR

DRUG-FREE WORKPLACE

I hereby certify that I am a principle and duly authorized representative of _____ whose address is _____ and it is also that:

1. The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied with in full; and,
2. A drug-free workplace will be provided for the sponsor's employees during the performance of the contract; and,
3. Each subcontractor hired by the SPONSOR shall be required to ensure that the subcontractor's employees are provided a drug-free workplace. The SPONSOR shall secure from that subcontractor the following written certification: "As part of the subcontracting agreement with _____, _____ certifies to the SPONSOR that a drug-free workplace will be provided for the subcontractor's employees during the performance of this contract pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated Section 50-24-3"; and,
4. It is certified that the undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the contract.

Date

Signature

EXHIBIT G

FEDERAL AID IDENTIFICATION WORKSHEET
(To be completed by the DEPARTMENT)

Subrecipient's name (must match registered name in DUNS)	Fulton County
Subrecipient's DUNS number (see § 200.32 Data Universal Numbering System (DUNS))	066465071
Federal Award Identification Number (FAIN)	130007533LY10, 693JJ21930000Z230GA0007533
Federal award date (see § 200.39 Federal Award Date)	8/24/2020
Subaward Period of Performance Start and End Date	8/24/2020 - 12/31/2023
Amount of Federal Funds Obligated by this action	1,824,919.04
Total Amount of Federal Funds Obligated to the subrecipient	\$2,430,397.04
Total Amount of the Federal Award	\$2,430,397.04
Federal award project description, as required to be responsive to the Federal Funding Accountability and Transparency Act (FFATA)	CR 1374/BUTNER ROAD @ CR 1386/STONEWALL TELL ROAD, CST
Name of Federal awarding agency, pass-through entity, and contact information for awarding official	
CFDA Number and Name (the pass-through entity must identify the dollar amount made available under each Federal award and the CFDA number at time of disbursement)	20.205
Identification of whether award is R&D	
Indirect cost rate for the Federal award (including if the de minimis rate is charged per § 200.414 Indirect (F&A) costs)	

This project must comply with all aspects of 2 CFR Part 200.

APPENDICES

Appendix A	Sponsor Certification regarding Debarment, Suspension, and other Responsibility Matters
Appendix B	Certification of Department of Transportation - State of Georgia
Appendix C	Certification of SPONSOR

In Process

APPENDIX A

CITY OF SOUTH FULTON
CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
AND
OTHER RESPONSIBILITY MATTERS

I hereby certify that I am the _____ and
duly authorized representative of _____,
whose address is _____,
and I certify that I have read and understand the attached
instructions and that to the best of my knowledge and belief the
firm and its representatives:

Are not presently debarred, suspended, proposed for debarment,
declared ineligible or voluntarily excluded from covered
transactions by the Georgia Department of Transportation and by
any Federal department or agency;

- 1) Have not within a three year period preceding this Agreement
been convicted of or had a civil judgment rendered against
the firm or its representatives for commission of fraud or a
criminal offense in connection with obtaining, attempting to
obtain or performing a public (Federal, State, or Local)
transaction or contract under a public transaction in
violation of Federal or State antitrust statutes or
commission of embezzlement, theft, forgery, bribery,
falsification or destruction of records, making false
statements, or receiving stolen property;
- 2) Are not presently indicted for or otherwise criminally or
civilly charged by a governmental entity (Federal, State or
Local) with commission of any of the offenses enumerated in
paragraph (b) of this certification; and,
- 3) Have not within a three year period preceding this Agreement
had one or more public transaction (Federal, State or Local)
terminated for cause or default.
- 4) That the firm will include the clause titled "Certification
Regarding Debarment, Suspension, Ineligibility and Voluntary
Exclusion - Lower Tier Covered Transaction" as attached
hereto and without motivation, in all lower tier covered
transactions and in all solicitations for lower tier covered
transactions.

I acknowledge that this certification is provided pursuant to Executive Order 12549 and 49 CFR Part 29 and that this firm agrees to abide by the rules and conditions set forth therein for any misrepresentation that would render this certification erroneous, including termination of this Agreement and other remedies available to the Georgia Department of Transportation and Federal Government.

I further acknowledge that this certificate is to be furnished to the Georgia Department of Transportation, in connection with this Agreement involving participation of Federal-Aid Highway Funds, and is subject to applicable State and Federal laws, both criminal and civil.

Date _____ (Seal)

In Process

Instructions for Appendix A Certification

Certification Regarding Debarment, Suspension, and Other Responsibility Matters -- Primary Covered Transactions (SPONSORS)

1. By signing and submitting this contract the SPONSOR is providing the certification set out in Appendix A.
2. The inability of the SPONSOR to provide the certification required may not necessarily result in denial of participation in this covered transaction. The SPONSOR shall then submit an explanation of why it cannot provide the certification. The certification or explanation will be considered in connection with the Department's determination whether to enter into this transaction. However, failure of the SPONSOR to furnish a certification or an explanation shall disqualify such person or firm from participation in this transaction.
3. The certification, Appendix A, is a material representation of fact upon which reliance is placed by the Department before entering into this transaction. If it is later determined that the SPONSOR knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the Department may terminate this transaction for cause of default.
4. The SPONSOR shall provide immediate written notice to the Department if at any time the SPONSOR learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in these instructions and the certification, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the Department for assistance in obtaining a copy of those regulations.
6. The SPONSOR agrees by submitting this proposal/contract that should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person/firm who is debarred, suspended, declared ineligible, or voluntarily excluded from

participation in this covered transaction unless authorized by the Department.

7. The SPONSOR further agrees by submitting this proposal/contract that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," as provided by the Department without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
8. A SPONSOR, in a covered transaction may rely upon a certification of a prospective participant in lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. The SPONSOR may decide the method and frequency by which it determines the eligibility of its principals.
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by these instructions. The knowledge and information of SPONSOR is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if the SPONSOR in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction in addition to other remedies available to the Federal Government, the Georgia Department of Transportation may terminate this transaction for cause or default.

APPENDIX B

CERTIFICATION OF DEPARTMENT OF TRANSPORTATION

STATE OF GEORGIA

I hereby certify that I am the Commissioner of the Department of Transportation of the State of Georgia, and that the above consulting firm or his representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this Agreement to:

a. employ or retain, or agree to employ or retain, any firm or person, or

b. pay, or agree to pay, to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind; except as here expressly stated, (if any):

I acknowledge that this certificate is to be furnished to the Federal Highway Administration, U.S. Department of Transportation, in connection with this Agreement involving participation of Federal-aid Highway Funds, and is subject to applicable State and Federal Laws, both criminal and civil.

Date

Commissioner

APPENDIX C

CERTIFICATION OF CITY OF SOUTH FULTON

STATE OF GEORGIA

I hereby certify that I am the Mayor of the City of South Fulton in the State of Georgia, and that the above consulting firm or their representative has not been required, directly or indirectly as an express or implied condition in connection with obtaining or carrying out this Agreement to:

a. employ or retain, or agree to employ or retain, any firm or person, or

b. pay, or agree to pay, to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind; except as here expressly stated, (if any):

I acknowledge that this certificate is to be furnished to the Federal Highway Administration, U.S. Department of Transportation, in connection with this Agreement involving participation of Federal - aid Highway Funds, and is subject to applicable State and Federal Laws, both criminal and civil.

Date

City of South Fulton City Manager

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

DECISION MEMO

TO: Odie Donald
City Manager

FROM: Antonio Valenzuela *AMV*
Director of Public Works

DATE: October 9, 2020

SUBJECT: BUTNER ROAD AT STONEWALL TELL INTERSECTION
IMPROVEMENT CONSTRUCTION AWARD

Background:

The construction of this project is federally funded and shall comply with all federal requirements. The proposed project includes realignment of the existing all-way stop controlled intersection into two roundabouts located in the southwestern and northeastern corners of the existing intersection connected by a median. The roundabouts will have two inscribed circles of 110 feet with splitter islands on all the approaches, installation of curb and gutter, drainage structures, concrete sidewalks (5 to 12 feet), 10 new streetlights, and all associated Americans with Disabilities Act (ADA) improvements.

Ten (10) well qualified firms responded with bids which were evaluated (Attached bid tabulation listed as exhibit "A"). The lowest most responsive bidder is Piedmont Paving, and the cost is \$2,281,148.80.

The City of South Fulton is responsible for the 20% match of the cost, \$456,229.76 and 80% Federal Funds at \$1,824,919.04 of the total cost for the project at \$2,281,148.80. In addition, the Georgia Department of Transportation (GDOT) is requesting that the City of South Fulton submit payment for Construction Oversight activities that will be used to fund GDOT staff man-hours and any other associated expenses incurred by any GDOT employee. The estimated amount for the GDOT Construction Oversight is \$20,000.00.

Funding Impact: The project will be funded out of Infrastructure account line 351-4100-54-1400 in the amount of \$476,229.76, which include the local estimated share and GDOT's fees. The 80% will be borrowed from General Funds as these funds will be reimbursed back to the City upon invoicing to the Georgia Department of Transportation (GDOT).

Decision Needed:

Approve and award contract for ITB 20-008 to Piedmont Paving.

Decision: **Approved** ☐ **Disapproved** ☐

Comments:

Signature

Date

EXHIBIT A

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 80,950.00	\$ 80,950.00
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 10,235.00	\$ 10,235.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 500,067.00	\$ 500,067.00
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 26.50	\$ 218,179.80
318-3000	TN	AGGR SURF CRS	100.00	\$ 28.00	\$ 2,800.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 89.00	\$ 14,952.00
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 81.00	\$ 141,831.00
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 84.00	\$ 88,368.00
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 82.00	\$ 92,988.00
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 4.00	\$ 4,108.00
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 5.50	\$ 12,496.00
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 142.00	\$ 102,240.00
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 50.00	\$ 9,200.00
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 68.00	\$ 9,996.00
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 33.00	\$ 108,108.00
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 106.00	\$ 109,286.00
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 75.00	\$ 84,450.00
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 57.00	\$ 6,612.00
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 61.00	\$ 1,098.00
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 18.00	\$ 9,288.00
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 18.00	\$ 3,852.00
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 18.00	\$ 8,460.00
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 14.00	\$ 141,414.00
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 7.50	\$ 12,997.50
500-3200	CY	CLASS B CONCRETE	186.00	\$ 185.00	\$ 34,410.00
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 65.00	\$ 16,250.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 14,500.00	\$ 58,000.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 120.00	\$ 8,280.00
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 1.65	\$ 2,475.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 700.00	\$ 406.00
163-0240	TN	MULCH	6.00	\$ 425.00	\$ 2,550.00
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 1,550.00	\$ 7,750.00
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 575.00	\$ 1,150.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 215.00	\$ 4,515.00
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 1.15	\$ 2,133.25
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 175.00	\$ 350.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 650.00	\$ 3,250.00
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 100.00	\$ 2,100.00
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 200.00	\$ 400.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 450.00	\$ 10,800.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 3.25	\$ 12,057.50
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 37.00	\$ 66,600.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 51.50	\$ 5,665.00
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 1,450.00	\$ 2,900.00
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 895.00	\$ 1,790.00
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 995.00	\$ 995.00
600-0001	CY	FLOWABLE FILL	50.00	\$ 160.00	\$ 8,000.00
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 48.00	\$ 3,984.00
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 1.10	\$ 91.30
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 3,100.00	\$ 58,900.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 320.00	\$ 3,200.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 2,850.00	\$ 8,550.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 305.00	\$ 1,525.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 2,850.00	\$ 2,850.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 305.00	\$ 1,830.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 1,350.00	\$ 1,566.00
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 550.00	\$ 2,200.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 995.00	\$ 1,990.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 1.55	\$ 93.00
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 1.20	\$ 480.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 24.00	\$ 13,728.00
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 21.00	\$ 3,612.00
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 8.25	\$ 4,455.00

Butner Road at Stonewall Tell: Bid Tabulation

Piedmont Paving, Inc

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 9.75	\$ 3,695.25
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 102.00	\$ 204.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 325.00	\$ 1,950.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 0.65	\$ 2,890.55
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 0.65	\$ 2,036.45
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 4.75	\$ 142.50
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 2.30	\$ 3,088.90
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 0.60	\$ 199.80
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 0.60	\$ 117.00
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 9.00	\$ 72.00
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 5.00	\$ 810.00
654-1001	EA	RAISED PVM T MARKERS TP 1	13.00	\$ 5.00	\$ 65.00
654-1003	EA	RAISED PVM T MARKERS TP 3	4.00	\$ 5.00	\$ 20.00
				Item Total	\$ 2,151,148.80
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 2,281,148.80

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 86,520.00	\$ 86,520.00
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 17,800.00	\$ 17,800.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 415,700.00	\$ 415,700.00
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 32.50	\$ 267,579.00
318-3000	TN	AGGR SURF CRS	100.00	\$ 34.00	\$ 3,400.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 145.00	\$ 24,360.00
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 118.00	\$ 206,618.00
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 134.00	\$ 140,968.00
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 118.00	\$ 133,812.00
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 5.00	\$ 5,135.00
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 18.00	\$ 40,896.00
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 115.00	\$ 82,800.00
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 48.00	\$ 8,832.00
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 58.50	\$ 8,599.50
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 36.80	\$ 120,556.80
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 78.80	\$ 81,242.80
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 72.00	\$ 81,072.00
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 49.50	\$ 5,742.00
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 62.50	\$ 1,125.00
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 16.00	\$ 8,256.00
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 16.00	\$ 3,424.00
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 15.00	\$ 7,050.00
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 19.00	\$ 191,919.00
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 13.00	\$ 22,529.00
500-3200	CY	CLASS B CONCRETE	186.00	\$ 248.50	\$ 46,221.00
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 44.00	\$ 11,000.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 12,500.00	\$ 50,000.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 125.00	\$ 8,625.00
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 3.85	\$ 5,775.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 1,480.00	\$ 858.40
163-0240	TN	MULCH	6.00	\$ 458.00	\$ 2,748.00
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 1,825.00	\$ 9,125.00
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 485.00	\$ 970.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 335.00	\$ 7,035.00
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 1.10	\$ 2,040.50
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 225.00	\$ 450.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 560.00	\$ 2,800.00
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 110.00	\$ 2,310.00
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 750.00	\$ 1,500.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 495.00	\$ 11,880.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 3.90	\$ 14,469.00
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 52.00	\$ 93,600.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 58.00	\$ 6,380.00
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 925.00	\$ 1,850.00
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 910.00	\$ 1,820.00
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 1,100.00	\$ 1,100.00
600-0001	CY	FLOWABLE FILL	50.00	\$ 266.00	\$ 13,300.00
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 92.00	\$ 7,636.00
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 5.60	\$ 464.80
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 2,990.00	\$ 56,810.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 410.00	\$ 4,100.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 2,990.00	\$ 8,970.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 410.00	\$ 2,050.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 4,230.00	\$ 4,230.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 450.00	\$ 2,700.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 2,220.00	\$ 2,575.20
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 250.00	\$ 1,000.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 935.00	\$ 1,870.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 7.80	\$ 468.00
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 3.25	\$ 1,300.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 32.60	\$ 18,647.20
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 32.60	\$ 5,607.20
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 15.60	\$ 8,424.00

Butner Road at Stonewall Tell: Bid Tabulation

Archimetric Design & Construction, Inc.

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 15.60	\$ 5,912.40
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 115.00	\$ 230.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 245.00	\$ 1,470.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 1.50	\$ 6,670.50
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 1.50	\$ 4,699.50
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 8.00	\$ 240.00
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 4.00	\$ 5,372.00
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 1.50	\$ 499.50
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 1.50	\$ 292.50
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 12.50	\$ 100.00
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 12.50	\$ 2,025.00
654-1001	EA	RAISED PVMT MARKERS TP 1	13.00	\$ 9.80	\$ 127.40
654-1003	EA	RAISED PVMT MARKERS TP 3	4.00	\$ 9.80	\$ 39.20
				Item Total	\$ 2,416,323.40
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 2,546,323.40

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 244,808.00	\$ 244,808.00
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 10,000.00	\$ 10,000.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 485,240.00	\$ 485,240.00
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 28.00	\$ 230,529.60
318-3000	TN	AGGR SURF CRS	100.00	\$ 28.00	\$ 2,800.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 102.00	\$ 17,136.00
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 85.00	\$ 148,835.00
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 106.00	\$ 111,512.00
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 96.00	\$ 108,864.00
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 2.00	\$ 2,054.00
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 7.30	\$ 16,585.60
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 170.00	\$ 122,400.00
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 65.00	\$ 11,960.00
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 80.00	\$ 11,760.00
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 40.00	\$ 131,040.00
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 80.00	\$ 82,480.00
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 80.00	\$ 90,080.00
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 70.00	\$ 8,120.00
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 80.00	\$ 1,440.00
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 18.00	\$ 9,288.00
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 25.00	\$ 5,350.00
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 18.00	\$ 8,460.00
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 18.00	\$ 181,818.00
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 18.00	\$ 31,194.00
500-3200	CY	CLASS B CONCRETE	186.00	\$ 300.00	\$ 55,800.00
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 45.00	\$ 11,250.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 15,000.00	\$ 60,000.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 130.00	\$ 8,970.00
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 1.50	\$ 2,250.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 1,200.00	\$ 696.00
163-0240	TN	MULCH	6.00	\$ 430.00	\$ 2,580.00
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 1,400.00	\$ 7,000.00
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 500.00	\$ 1,000.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 260.00	\$ 5,460.00
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 1.50	\$ 2,782.50
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 200.00	\$ 400.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 500.00	\$ 2,500.00
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 100.00	\$ 2,100.00
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 750.00	\$ 1,500.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 100.00	\$ 2,400.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 4.00	\$ 14,840.00
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 55.00	\$ 99,000.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 70.00	\$ 7,700.00
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 1,300.00	\$ 2,600.00
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 1,100.00	\$ 2,200.00
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 1,200.00	\$ 1,200.00
600-0001	CY	FLOWABLE FILL	50.00	\$ 300.00	\$ 15,000.00
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 85.00	\$ 7,055.00
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 6.00	\$ 498.00
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 3,500.00	\$ 66,500.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 300.00	\$ 3,000.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 3,500.00	\$ 10,500.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 250.00	\$ 1,250.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 4,000.00	\$ 4,000.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 300.00	\$ 1,800.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 1,500.00	\$ 1,740.00
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 600.00	\$ 2,400.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 1,000.00	\$ 2,000.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 2.00	\$ 120.00
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 1.50	\$ 600.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 35.00	\$ 20,020.00
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 40.00	\$ 6,880.00
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 13.00	\$ 7,020.00

Butner Road at Stonewall Tell: Bid Tabulation

BRTU Construction Inc.

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 15.00	\$ 5,685.00
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 165.00	\$ 330.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 275.00	\$ 1,650.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 2.20	\$ 9,783.40
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 2.20	\$ 6,892.60
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 13.20	\$ 396.00
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 3.85	\$ 5,170.55
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 1.65	\$ 549.45
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 1.10	\$ 214.50
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 11.00	\$ 88.00
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 11.00	\$ 1,782.00
654-1001	EA	RAISED PVMT MARKERS TP 1	13.00	\$ 11.00	\$ 143.00
654-1003	EA	RAISED PVMT MARKERS TP 3	4.00	\$ 11.00	\$ 44.00
				Item Total	\$ 2,551,094.20
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 2,681,094.20

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 185,547.00	\$ 185,547.00
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 6,500.00	\$ 6,500.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 739,832.00	\$ 739,832.00
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 28.00	\$ 230,529.60
318-3000	TN	AGGR SURF CRS	100.00	\$ 34.00	\$ 3,400.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 150.00	\$ 25,200.00
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 106.00	\$ 185,606.00
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 115.00	\$ 120,980.00
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 111.00	\$ 125,874.00
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 4.50	\$ 4,621.50
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 6.00	\$ 13,632.00
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 150.00	\$ 108,000.00
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 42.00	\$ 7,728.00
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 53.00	\$ 7,791.00
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 31.00	\$ 101,556.00
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 85.00	\$ 87,635.00
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 45.00	\$ 50,670.00
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 60.00	\$ 6,960.00
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 53.00	\$ 954.00
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 12.00	\$ 6,192.00
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 13.00	\$ 2,782.00
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 13.00	\$ 6,110.00
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 18.00	\$ 181,818.00
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 5.00	\$ 8,665.00
500-3200	CY	CLASS B CONCRETE	186.00	\$ 110.00	\$ 20,460.00
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 40.00	\$ 10,000.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 9,800.00	\$ 39,200.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 50.00	\$ 3,450.00
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 3.00	\$ 4,500.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 780.00	\$ 452.40
163-0240	TN	MULCH	6.00	\$ 450.00	\$ 2,700.00
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 1,700.00	\$ 8,500.00
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 1,000.00	\$ 2,000.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 280.00	\$ 5,880.00
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 0.50	\$ 927.50
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 100.00	\$ 200.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 550.00	\$ 2,750.00
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 100.00	\$ 2,100.00
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 350.00	\$ 700.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 200.00	\$ 4,800.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 3.00	\$ 11,130.00
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 60.00	\$ 108,000.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 64.00	\$ 7,040.00
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 1,800.00	\$ 3,600.00
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 1,200.00	\$ 2,400.00
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 1,300.00	\$ 1,300.00
600-0001	CY	FLOWABLE FILL	50.00	\$ 350.00	\$ 17,500.00
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 65.00	\$ 5,395.00
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 2.00	\$ 166.00
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 2,900.00	\$ 55,100.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 240.00	\$ 2,400.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 2,200.00	\$ 6,600.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 240.00	\$ 1,200.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 3,600.00	\$ 3,600.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 320.00	\$ 1,920.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 1,500.00	\$ 1,740.00
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 580.00	\$ 2,320.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 1,000.00	\$ 2,000.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 1.55	\$ 93.00
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 1.25	\$ 500.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 27.00	\$ 15,444.00
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 23.00	\$ 3,956.00
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 9.50	\$ 5,130.00

Butner Road at Stonewall Tell: Bid Tabulation

CMES, Inc.

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 11.00	\$ 4,169.00
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 110.00	\$ 220.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 370.00	\$ 2,220.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 0.75	\$ 3,335.25
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 0.75	\$ 2,349.75
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 5.50	\$ 165.00
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 25.00	\$ 33,575.00
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 0.65	\$ 216.45
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 0.65	\$ 126.75
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 10.00	\$ 80.00
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 5.50	\$ 891.00
654-1001	EA	RAISED PVMT MARKERS TP 1	13.00	\$ 5.50	\$ 71.50
654-1003	EA	RAISED PVMT MARKERS TP 3	4.00	\$ 5.50	\$ 22.00
				Item Total	\$ 2,633,178.70
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 2,763,178.70

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 94,419.07	\$ 94,419.07
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 13,127.14	\$ 13,127.14
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 926,648.95	\$ 926,648.95
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 22.80	\$ 187,716.96
318-3000	TN	AGGR SURF CRS	100.00	\$ 34.57	\$ 3,457.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 88.48	\$ 14,864.64
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 73.00	\$ 127,823.00
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 89.48	\$ 94,132.96
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 82.25	\$ 93,271.50
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 1.68	\$ 1,725.36
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 5.76	\$ 13,086.72
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 148.88	\$ 107,193.60
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 65.30	\$ 12,015.20
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 75.24	\$ 11,060.28
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 29.61	\$ 97,002.36
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 77.72	\$ 80,129.32
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 74.03	\$ 83,357.78
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 71.46	\$ 8,289.36
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 107.76	\$ 1,939.68
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 20.50	\$ 10,578.00
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 30.51	\$ 6,529.14
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 29.04	\$ 13,648.80
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 9.00	\$ 90,909.00
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 15.90	\$ 27,554.70
500-3200	CY	CLASS B CONCRETE	186.00	\$ 217.75	\$ 40,501.50
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 38.59	\$ 9,647.50
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 9,000.00	\$ 36,000.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 120.72	\$ 8,329.68
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 2.50	\$ 3,750.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 500.00	\$ 290.00
163-0240	TN	MULCH	6.00	\$ 350.00	\$ 2,100.00
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 3,272.93	\$ 16,364.65
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 450.00	\$ 900.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 175.00	\$ 3,675.00
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 1.00	\$ 1,855.00
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 225.00	\$ 450.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 1,748.52	\$ 8,742.60
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 85.00	\$ 1,785.00
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 400.00	\$ 800.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 300.00	\$ 7,200.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 3.50	\$ 12,985.00
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 63.39	\$ 114,102.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 83.11	\$ 9,142.10
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 856.52	\$ 1,713.04
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 931.94	\$ 1,863.88
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 1,012.77	\$ 1,012.77
600-0001	CY	FLOWABLE FILL	50.00	\$ 352.46	\$ 17,623.00
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 54.20	\$ 4,498.60
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 5.94	\$ 493.02
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 2,975.00	\$ 56,525.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 310.00	\$ 3,100.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 2,750.00	\$ 8,250.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 290.00	\$ 1,450.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 2,750.00	\$ 2,750.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 290.00	\$ 1,740.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 1,550.00	\$ 1,798.00
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 250.00	\$ 1,000.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 650.00	\$ 1,300.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 15.00	\$ 900.00
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 1.50	\$ 600.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 22.00	\$ 12,584.00
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 25.00	\$ 4,300.00
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 9.00	\$ 4,860.00

Butner Road at Stonewall Tell: Bid Tabulation

C.W.Mathews Contracting Co., Inc

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 10.00	\$ 3,790.00
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 99.00	\$ 198.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 321.00	\$ 1,926.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 0.64	\$ 2,846.08
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 0.64	\$ 2,005.12
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 4.68	\$ 140.40
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 2.30	\$ 3,088.90
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 0.57	\$ 189.81
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 0.57	\$ 111.15
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 9.00	\$ 72.00
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 4.87	\$ 788.94
654-1001	EA	RAISED PVMT MARKERS TP 1	13.00	\$ 4.85	\$ 63.05
654-1003	EA	RAISED PVMT MARKERS TP 3	4.00	\$ 4.85	\$ 19.40
				Item Total	\$ 2,542,700.71
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 2,672,700.71

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 100,000.00	\$ 100,000.00
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 11,000.00	\$ 11,000.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 757,000.00	\$ 757,000.00
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 52.00	\$ 428,126.40
318-3000	TN	AGGR SURF CRS	100.00	\$ 40.00	\$ 4,000.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 158.00	\$ 26,544.00
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 110.00	\$ 192,610.00
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 140.00	\$ 147,280.00
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 115.00	\$ 130,410.00
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 12.00	\$ 12,324.00
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 15.00	\$ 34,080.00
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 120.00	\$ 86,400.00
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 60.00	\$ 11,040.00
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 72.00	\$ 10,584.00
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 43.00	\$ 140,868.00
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 72.00	\$ 74,232.00
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 60.00	\$ 67,560.00
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 62.00	\$ 7,192.00
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 72.00	\$ 1,296.00
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 15.00	\$ 7,740.00
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 17.00	\$ 3,638.00
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 13.00	\$ 6,110.00
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 18.00	\$ 181,818.00
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 12.00	\$ 20,796.00
500-3200	CY	CLASS B CONCRETE	186.00	\$ 550.00	\$ 102,300.00
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 75.00	\$ 18,750.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 10,000.00	\$ 40,000.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 275.00	\$ 18,975.00
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 3.00	\$ 4,500.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 750.00	\$ 435.00
163-0240	TN	MULCH	6.00	\$ 400.00	\$ 2,400.00
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 2,000.00	\$ 10,000.00
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 750.00	\$ 1,500.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 225.00	\$ 4,725.00
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 0.01	\$ 18.55
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 0.01	\$ 0.02
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 500.00	\$ 2,500.00
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 0.01	\$ 0.21
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 500.00	\$ 1,000.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 500.00	\$ 12,000.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 4.50	\$ 16,695.00
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 55.00	\$ 99,000.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 65.00	\$ 7,150.00
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 1,100.00	\$ 2,200.00
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 600.00	\$ 1,200.00
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 700.00	\$ 700.00
600-0001	CY	FLOWABLE FILL	50.00	\$ 350.00	\$ 17,500.00
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 75.00	\$ 6,225.00
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 6.00	\$ 498.00
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 3,800.00	\$ 72,200.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 275.00	\$ 2,750.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 3,500.00	\$ 10,500.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 275.00	\$ 1,375.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 3,100.00	\$ 3,100.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 275.00	\$ 1,650.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 5,000.00	\$ 5,800.00
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 320.00	\$ 1,280.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 1,100.00	\$ 2,200.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 5.00	\$ 300.00
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 6.00	\$ 2,400.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 27.00	\$ 15,444.00
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 27.00	\$ 4,644.00
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 10.00	\$ 5,400.00

Butner Road at Stonewall Tell: Bid Tabulation

JHC Corporation

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 11.00	\$ 4,169.00
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 110.00	\$ 220.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 350.00	\$ 2,100.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 1.00	\$ 4,447.00
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 1.00	\$ 3,133.00
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 6.00	\$ 180.00
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 3.00	\$ 4,029.00
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 1.00	\$ 333.00
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 1.00	\$ 195.00
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 10.00	\$ 80.00
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 6.00	\$ 972.00
654-1001	EA	RAISED PVM T MARKERS TP 1	13.00	\$ 10.00	\$ 130.00
654-1003	EA	RAISED PVM T MARKERS TP 3	4.00	\$ 10.00	\$ 40.00
				Item Total	\$ 2,981,991.18
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 3,111,991.18

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 77,689.36	\$ 77,689.36
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 17,985.00	\$ 17,985.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 466,276.50	\$ 466,276.50
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 27.60	\$ 227,236.32
318-3000	TN	AGGR SURF CRS	100.00	\$ 27.54	\$ 2,754.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 144.39	\$ 24,257.52
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 123.40	\$ 216,073.40
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 137.17	\$ 144,302.84
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 123.72	\$ 140,298.48
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 11.00	\$ 11,297.00
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 8.90	\$ 20,220.80
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 110.00	\$ 79,200.00
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 44.98	\$ 8,276.32
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 53.79	\$ 7,907.13
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 36.17	\$ 118,492.92
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 63.69	\$ 65,664.39
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 62.58	\$ 70,465.08
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 42.78	\$ 4,962.48
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 51.59	\$ 928.62
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 20.76	\$ 10,712.16
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 20.76	\$ 4,442.64
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 20.76	\$ 9,757.20
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 20.76	\$ 209,696.76
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 11.00	\$ 19,063.00
500-3200	CY	CLASS B CONCRETE	186.00	\$ 1,353.00	\$ 251,658.00
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 33.00	\$ 8,250.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 22,000.00	\$ 88,000.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 223.70	\$ 15,435.30
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 2.20	\$ 3,300.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 742.50	\$ 430.65
163-0240	TN	MULCH	6.00	\$ 435.74	\$ 2,614.44
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 1,375.00	\$ 6,875.00
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 495.00	\$ 990.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 259.35	\$ 5,446.35
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 1.82	\$ 3,376.10
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 203.50	\$ 407.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 1,179.48	\$ 5,897.40
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 133.98	\$ 2,813.58
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 110.00	\$ 220.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 385.00	\$ 9,240.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 2.35	\$ 8,718.50
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 49.50	\$ 89,100.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 77.00	\$ 8,470.00
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 858.00	\$ 1,716.00
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 836.00	\$ 1,672.00
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 852.50	\$ 852.50
600-0001	CY	FLOWABLE FILL	50.00	\$ 149.95	\$ 7,497.50
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 49.85	\$ 4,137.55
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 1.58	\$ 131.14
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 5,634.48	\$ 107,055.12
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 385.00	\$ 3,850.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 3,245.00	\$ 9,735.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 385.00	\$ 1,925.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 3,245.00	\$ 3,245.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 385.00	\$ 2,310.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 1,431.27	\$ 1,660.27
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 569.80	\$ 2,279.20
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 1,019.70	\$ 2,039.40
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 67.77	\$ 4,066.20
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 1.65	\$ 660.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 35.20	\$ 20,134.40
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 29.70	\$ 5,108.40
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 12.10	\$ 6,534.00

Butner Road at Stonewall Tell: Bid Tabulation

Lewallen Construction, Inc

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 12.10	\$ 4,585.90
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 104.50	\$ 209.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 275.00	\$ 1,650.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 0.61	\$ 2,712.67
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 0.61	\$ 1,911.13
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 6.60	\$ 198.00
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 2.42	\$ 3,250.06
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 0.61	\$ 203.13
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 0.61	\$ 118.95
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 11.00	\$ 88.00
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 5.50	\$ 891.00
654-1001	EA	RAISED PVMT MARKERS TP 1	13.00	\$ 5.50	\$ 71.50
654-1003	EA	RAISED PVMT MARKERS TP 3	4.00	\$ 5.50	\$ 22.00
				Item Total	\$ 2,671,722.26
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 2,801,722.26

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 165,000.00	\$ 165,000.00
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 14,500.00	\$ 14,500.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 952,975.00	\$ 952,975.00
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 26.50	\$ 218,179.80
318-3000	TN	AGGR SURF CRS	100.00	\$ 26.00	\$ 2,600.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 125.50	\$ 21,084.00
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 100.00	\$ 175,100.00
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 121.00	\$ 127,292.00
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 103.50	\$ 117,369.00
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 3.50	\$ 3,594.50
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 18.95	\$ 43,054.40
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 88.00	\$ 63,360.00
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 36.00	\$ 6,624.00
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 45.00	\$ 6,615.00
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 28.00	\$ 91,728.00
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 66.00	\$ 68,046.00
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 45.00	\$ 50,670.00
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 36.00	\$ 4,176.00
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 45.00	\$ 810.00
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 14.00	\$ 7,224.00
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 14.00	\$ 2,996.00
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 15.00	\$ 7,050.00
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 17.00	\$ 171,717.00
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 8.50	\$ 14,730.50
500-3200	CY	CLASS B CONCRETE	186.00	\$ 195.00	\$ 36,270.00
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 35.00	\$ 8,750.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 8,500.00	\$ 34,000.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 120.00	\$ 8,280.00
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 2.00	\$ 3,000.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 550.00	\$ 319.00
163-0240	TN	MULCH	6.00	\$ 250.00	\$ 1,500.00
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 1,250.00	\$ 6,250.00
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 250.00	\$ 500.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 250.00	\$ 5,250.00
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 1.00	\$ 1,855.00
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 50.00	\$ 100.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 350.00	\$ 1,750.00
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 35.00	\$ 735.00
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 350.00	\$ 700.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 350.00	\$ 8,400.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 3.25	\$ 12,057.50
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 48.00	\$ 86,400.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 60.00	\$ 6,600.00
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 1,650.00	\$ 3,300.00
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 1,250.00	\$ 2,500.00
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 1,250.00	\$ 1,250.00
600-0001	CY	FLOWABLE FILL	50.00	\$ 120.00	\$ 6,000.00
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 65.00	\$ 5,395.00
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 4.00	\$ 332.00
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 2,750.00	\$ 52,250.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 325.00	\$ 3,250.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 2,550.00	\$ 7,650.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 325.00	\$ 1,625.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 2,450.00	\$ 2,450.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 325.00	\$ 1,950.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 2,000.00	\$ 2,320.00
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 350.00	\$ 1,400.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 450.00	\$ 900.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 4.00	\$ 240.00
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 1.25	\$ 500.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 23.80	\$ 13,613.60
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 21.00	\$ 3,612.00
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 8.25	\$ 4,455.00

Butner Road at Stonewall Tell: Bid Tabulation

Ohmshiv Construction, LLC

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 10.00	\$ 3,790.00
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 100.00	\$ 200.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 325.00	\$ 1,950.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 0.70	\$ 3,112.90
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 0.70	\$ 2,193.10
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 5.00	\$ 150.00
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 2.55	\$ 3,424.65
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 0.65	\$ 216.45
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 0.65	\$ 126.75
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 9.25	\$ 74.00
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 5.00	\$ 810.00
654-1001	EA	RAISED PVM T MARKERS TP 1	13.00	\$ 5.00	\$ 65.00
654-1003	EA	RAISED PVM T MARKERS TP 3	4.00	\$ 5.00	\$ 20.00
				Item Total	\$ 2,690,337.15
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 2,820,337.15

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 76,900.00	\$ 76,900.00
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 5,781.00	\$ 5,781.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 788,000.00	\$ 788,000.00
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 25.71	\$ 211,675.57
318-3000	TN	AGGR SURF CRS	100.00	\$ 26.50	\$ 2,650.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 163.76	\$ 27,511.68
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 107.10	\$ 187,532.10
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 128.50	\$ 135,182.00
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 115.90	\$ 131,430.60
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 4.41	\$ 4,529.07
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 5.10	\$ 11,587.20
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 130.00	\$ 93,600.00
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 48.00	\$ 8,832.00
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 60.00	\$ 8,820.00
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 38.00	\$ 124,488.00
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 69.00	\$ 71,139.00
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 53.00	\$ 59,678.00
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 51.00	\$ 5,916.00
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 58.00	\$ 1,044.00
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 19.10	\$ 9,855.60
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 19.30	\$ 4,130.20
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 22.50	\$ 10,575.00
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 24.80	\$ 250,504.80
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 3.00	\$ 5,199.00
500-3200	CY	CLASS B CONCRETE	186.00	\$ 233.00	\$ 43,338.00
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 39.70	\$ 9,925.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 9,945.00	\$ 39,780.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 217.00	\$ 14,973.00
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 4.00	\$ 6,000.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 850.00	\$ 493.00
163-0240	TN	MULCH	6.00	\$ 489.00	\$ 2,934.00
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 1,636.00	\$ 8,180.00
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 818.00	\$ 1,636.00
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 295.00	\$ 6,195.00
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 2.10	\$ 3,895.50
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 164.00	\$ 328.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 880.00	\$ 4,400.00
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 152.00	\$ 3,192.00
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 251.00	\$ 502.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 567.00	\$ 13,608.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 4.91	\$ 18,216.10
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 51.00	\$ 91,800.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 68.20	\$ 7,502.00
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 1,588.00	\$ 3,176.00
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 1,310.00	\$ 2,620.00
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 1,075.00	\$ 1,075.00
600-0001	CY	FLOWABLE FILL	50.00	\$ 210.00	\$ 10,500.00
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 56.00	\$ 4,648.00
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 3.60	\$ 298.80
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 3,170.00	\$ 60,230.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 300.00	\$ 3,000.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 2,075.00	\$ 6,225.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 300.00	\$ 1,500.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 4,392.00	\$ 4,392.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 301.00	\$ 1,806.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 1,632.00	\$ 1,893.12
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 630.00	\$ 2,520.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 1,127.00	\$ 2,254.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 1.70	\$ 102.00
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 1.40	\$ 560.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 30.00	\$ 17,160.00
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 25.20	\$ 4,334.40
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 10.33	\$ 5,578.20

Butner Road at Stonewall Tell: Bid Tabulation

PRECISION 2000, Inc

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 11.97	\$ 4,536.63
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 125.00	\$ 250.00
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 404.00	\$ 2,424.00
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 0.82	\$ 3,646.54
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 0.82	\$ 2,569.06
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 5.90	\$ 177.00
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 2.90	\$ 3,894.70
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 0.76	\$ 253.08
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 0.76	\$ 148.20
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 11.34	\$ 90.72
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 6.30	\$ 1,020.60
654-1001	EA	RAISED PVMT MARKERS TP 1	13.00	\$ 6.11	\$ 79.43
654-1003	EA	RAISED PVMT MARKERS TP 3	4.00	\$ 6.11	\$ 24.44
				Item Total	\$ 2,666,445.34
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 2,796,445.34

Pay Item	Unit	Description	Quantity	Price	Amount
150-1000	LS	TRAFFIC CONTROL - CSHPP-0007-00(533)	1.00	\$ 102,000.00	\$ 102,000.00
150-5010	EA	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	1.00	\$ 10,200.00	\$ 10,200.00
210-0100	LS	GRADING COMPLETE - CSHPP-0007-00(533)	1.00	\$ 684,869.00	\$ 684,869.00
310-1101	TN	GR AGGR BASE CRS, INCL MATL	8,233.20	\$ 30.88	\$ 254,241.22
318-3000	TN	AGGR SURF CRS	100.00	\$ 45.00	\$ 4,500.00
402-1812	TN	RECYCLED ASPH CONC LEVELING, INC BITUM MATL & H LIME	168.00	\$ 159.50	\$ 26,796.00
402-3121	TN	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,751.00	\$ 127.60	\$ 223,427.60
402-3130	TN	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1,052.00	\$ 147.13	\$ 154,780.76
402-3190	TN	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1,134.00	\$ 128.70	\$ 145,945.80
413-1000	GL	BITUM TACK COAT	1,027.00	\$ 6.05	\$ 6,213.35
432-5010	SY	MILL ASPH CONC PVMT, VARIABLE DEPTH	2,272.00	\$ 19.80	\$ 44,985.60
439-0022	SY	PLN PC CONC PVMT CL3 10 THK	720.00	\$ 86.82	\$ 62,510.40
441-0016	SY	DRIVEWAY CONCRETE, 6 IN TK	184.00	\$ 61.88	\$ 11,385.92
441-0018	SY	DRIVEWAY CONCRETE, 8 IN TK	147.00	\$ 70.88	\$ 10,419.36
441-0104	SY	CONCRETE SIDEWALK, 4 IN TK	3,276.00	\$ 39.38	\$ 129,008.88
441-0108	SY	CONCRETE SIDEWALK, 8 IN TK	1,031.00	\$ 68.63	\$ 70,757.53
441-0748	SY	CONCRETE MEDIAN, 6 IN	1,126.00	\$ 55.70	\$ 62,718.20
441-4020	SY	CONCRETE VALLEY GUTTER, 6 IN	116.00	\$ 60.75	\$ 7,047.00
441-4030	SY	CONCRETE VALLEY GUTTER, 8 IN	18.00	\$ 84.38	\$ 1,518.84
441-5002	LF	CONCRETE HEADER CURB, 6 IN, TP 2	516.00	\$ 15.57	\$ 8,034.12
441-5008	LF	CONCRETE HEADER CURB, 6 IN, TP 7	214.00	\$ 16.50	\$ 3,531.00
441-5025	LF	CONCRETE HEADER CURB, 4 IN, TP 9	470.00	\$ 16.50	\$ 7,755.00
1010	LF	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	10,101.00	\$ 18.82	\$ 190,100.82
446-1100	LF	PVMT REINF FABRIC STRIPS, TP2, 18 INCH WIDTH	1,733.00	\$ 14.30	\$ 24,781.90
500-3200	CY	CLASS B CONCRETE	186.00	\$ 266.25	\$ 49,522.50
620-0100	LF	TEMPORARY BARRIER, METHOD NO. 1	250.00	\$ 78.00	\$ 19,500.00
632-0003	EA	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	4.00	\$ 12,000.00	\$ 48,000.00
634-1200	EA	RIGHT OF WAY MARKERS	69.00	\$ 150.00	\$ 10,350.00
643-8200	LF	BARRIER FENCE (ORANGE), 4 FT	1,500.00	\$ 3.54	\$ 5,310.00
DRAINAGE & EROSION CONTROL ITEMS					
163-0232	AC	TEMPORARY GRASSING	0.58	\$ 810.00	\$ 469.80
163-0240	TN	MULCH	6.00	\$ 466.80	\$ 2,800.80
163-0300	EA	CONSTRUCTION EXIT	5.00	\$ 1,687.50	\$ 8,437.50
163-0503	EA	CONSTR AND REMOVE SILT CONTROL GATE, TP 3	2.00	\$ 665.63	\$ 1,331.26
163-0550	EA	CONS & REM INLET SEDIMENT TRAP	21.00	\$ 280.80	\$ 5,896.80
165-0030	LF	MAINT OF TEMP SILT FENCE, TP C	1,855.00	\$ 1.98	\$ 3,672.90
165-0087	LF	MAINT OF SILT CONTROL GATES, TP 3	2.00	\$ 225.00	\$ 450.00
165-0101	EA	MAIN OF CONSTRUCTION EXIT	5.00	\$ 450.00	\$ 2,250.00
165-0105	EA	MAINT OF INLET SEDIMENT TRAP	21.00	\$ 144.00	\$ 3,024.00
167-1000	EA	WATER QUALITY MONITORING AND SAMPLING	2.00	\$ 420.00	\$ 840.00
167-1500	MO	WATER QUALITY INSPECTIONS	24.00	\$ 510.00	\$ 12,240.00
171-0030	LF	TEMPORARY SILT FENCE, TYPE C	3,710.00	\$ 4.68	\$ 17,362.80
550-1180	LF	STORM DRAIN PIPE 18,H 1-10	1,800.00	\$ 39.17	\$ 70,506.00
550-1240	LF	STORM DRAIN PIPE 24,H 1-10	110.00	\$ 54.17	\$ 5,958.70
550-3318	EA	SAFETY END SECT 18 IN, STORM DRAIN, 4:1 SLOPE	2.00	\$ 1,968.75	\$ 3,937.50
550-4218	EA	FLARED END SECT 18 IN, STORM DRAIN	2.00	\$ 1,968.75	\$ 3,937.50
550-4224	EA	FLARED END SECT 24 IN, STORM DRAIN	1.00	\$ 1,968.75	\$ 1,968.75
600-0001	CY	FLOWABLE FILL	50.00	\$ 341.25	\$ 17,062.50
603-2180	SY	STN DUMPED RIP RAP, TP 3, 24 IN	83.00	\$ 67.50	\$ 5,602.50
603-7000	SY	PLASTIC FILTER FABRIC	83.00	\$ 8.63	\$ 716.29
668-1100	EA	CATCH BASIN, GP 1	19.00	\$ 2,700.00	\$ 51,300.00
668-1110	LF	CATCH BASIN, GP 1, ADDL DEPTH	10.00	\$ 450.00	\$ 4,500.00
668-2100	EA	DROP INLET, GP 1	3.00	\$ 3,000.00	\$ 9,000.00
668-2110	LF	DROP INLET, GP 1, ADDL DEPTH	5.00	\$ 450.00	\$ 2,250.00
668-4300	EA	STORM SEWER MANHOLE, TP1	1.00	\$ 3,000.00	\$ 3,000.00
668-4311	LF	STORM SEWER MANHOLE, TP1, ADDL DEPTH, CL1	6.00	\$ 480.00	\$ 2,880.00
700-6910	AC	PERMANENT GRASSING	1.16	\$ 1,554.00	\$ 1,802.64
700-7000	TN	AGRICULTURAL LIME	4.00	\$ 600.00	\$ 2,400.00
700-8000	TN	FERTILIZER MIXED GRADE	2.00	\$ 1,074.00	\$ 2,148.00
700-8100	LB	FERTILIZER NITROGEN CONTENT	60.00	\$ 1.62	\$ 97.20
716-2000	SY	EROSION CONTROL MATS, SLOPES	400.00	\$ 1.32	\$ 528.00
SIGNING AND MARKING ITEMS					
636-1033	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	572.00	\$ 28.51	\$ 16,307.72
636-1036	SF	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	172.00	\$ 24.00	\$ 4,128.00
636-2070	LF	GALV STEEL POSTS, TP 7	540.00	\$ 9.76	\$ 5,270.40

Butner Road at Stonewall Tell: Bid Tabulation

Triscapes

Pay Item	Unit	Description	Quantity	Price	Amount
636-2090	LF	GALV STEEL POSTS, TP 9	379.00	\$ 11.35	\$ 4,301.65
653-0120	EA	THERMOPLASTIC PAVEMENT MARK, ARROW, TP 2	2.00	\$ 118.80	\$ 237.60
653-0260	EA	THERMOPLASTIC PAVEMENT MARK,WORD, TP 6	6.00	\$ 385.20	\$ 2,311.20
653-1501	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	4,447.00	\$ 0.77	\$ 3,424.19
653-1502	LF	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	3,133.00	\$ 0.77	\$ 2,412.41
653-1704	LF	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN,WHITE	30.00	\$ 5.62	\$ 168.60
653-1804	LF	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN,WHITE	1,343.00	\$ 2.76	\$ 3,706.68
653-3501	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	333.00	\$ 0.68	\$ 226.44
653-3502	GLF	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, YELLOW	195.00	\$ 0.68	\$ 132.60
653-6004	SY	THERMOPLASTIC TRAF STRIPING, WHITE	8.00	\$ 10.80	\$ 86.40
653-6006	SY	THERMOPLASTIC TRAF STRIPING, YELLOW	162.00	\$ 5.84	\$ 946.08
654-1001	EA	RAISED PVM T MARKERS TP 1	13.00	\$ 5.82	\$ 75.66
654-1003	EA	RAISED PVM T MARKERS TP 3	4.00	\$ 5.82	\$ 23.28
				Item Total	\$ 2,672,341.15
	LS	POST DESIGN SERVICES	1	\$ 20,000.00	\$ 20,000.00
	LS	TESTING ALLOWANCE	1	\$ 10,000.00	\$ 10,000.00
	LS	CONTIGENCY ALLOWANCE	1	\$ 100,000.00	\$ 100,000.00
				Bid Total	\$ 2,802,341.15

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 1st Reading of An Ordinance to be known as the South Fulton Crown Act Anti-discrimination Ordinance

DATE: October 27, 2020

SUBJECT: Council 1st Reading of An Ordinance to be known as the South Fulton Crown Act Anti-discrimination Ordinance

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
South Fulton Crown Act Anti-discrimination Ordinance	Cover Memo	10/22/2020
South Fulton Crown Act Anti-discrimination Ordinance FIS	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5 **AN ORDINANCE, TO BE KNOWN AS THE SOUTH FULTON CROWN ACT,**
6 **AMENDING TITLE 15, CRIMINAL OFFENSES, OF THE CITY CODE OF**
7 **ORDINANCES TO PROHIBIT BUSINESS, HOUSING, AND PUBLIC**
8 **ACCOMMODATION DISCRIMINATION BASED ON PROTECTIVE AND CULTURAL**
9 **HAIR TEXTURES AND HAIRSTYLES WITHIN THE CITY AND FOR OTHER LAWFUL**
10 **PURPOSES**

11 **(Sponsored by Councilmen Baker and Reeves)**

12
13 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
14 organized and existing under the laws of the State of Georgia;

15
16 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and
17 Council thereof ("City Council");

18
19 **WHEREAS**, as a Home Rule municipality, the City possesses authority to enact
20 this Ordinance pursuant to its general and police powers which define, regulate, and
21 prohibit any act, practice, conduct, or use of property which is detrimental to the health,
22 sanitation, cleanliness, welfare, and safety of the inhabitants of the City;

23
24 **WHEREAS**, the City is further authorized to regulate business activities and
25 situations which may be dangerous to persons or property and so to promote or protect
26 the safety, health, peace, security, good order, comfort, convenience, or general welfare
27 of the city and its inhabitants;

28
29 **WHEREAS**, the City Council understands and acknowledges the importance of
30 racial equity and equal protection under the laws of the City;

31 **WHEREAS**, all citizens deserve to wear their natural hair without being denied
32 access to opportunity or experiencing discrimination;

33 **WHEREAS**, it is imperative that the City do its part to remove barriers to success
34 and health for persons within the City;

35 **WHEREAS**, the City Council desires to make certain that residents and religious
36 groups do not face natural hair discrimination in the workplace, when searching for a
37 home, and when entering a business within the City;

38 **WHEREAS**, the City may use this authority as a civil society to respond to
39 changing social, economic and political circumstances to maintain its vitality and order;

40 **WHEREAS**, the acknowledgment of rights proposed herein is necessary for the
41 accomplishment of such purposes herein and not unduly oppressive upon individuals;

42 **WHEREAS**, nothing in this amendment is intended to diminish the protections of
43 rights all individuals currently enjoy under existing interpretations of antidiscrimination
44 laws; and

45 **WHEREAS**, this Ordinance is in the best interests of the health and general
46 welfare of the City, its residents and general public.

47 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as
48 follows:

49
50 **Section 1.** The City of South Fulton Code of Ordinances, Title 15, Criminal
51 Offenses, is hereby amended by adding a new Section 15-8003 to Chapter 8, Unlawful
52 Discharge, which shall read as follows:
53

54 **TITLE 15 – CRIMINAL OFFENSES**

55 ...

56 **CHAPTER 9. – CROWN ACT**

57 **Sec. 15-9001. – Title**

58
59 This Chapter shall be known as the “South Fulton Crown Act.” Nothing in this
60 Chapter shall diminish the protections of rights all individuals currently enjoy under
61 existing interpretations of state and federal antidiscrimination laws.
62

63 **Sec. 15-9002. – Definitions**

64
65 “*Hairstyle*” means hair texture and styles of hair of any length, such as protective
66 or cultural hairstyles, natural hairstyles, and other forms of groomed hair presentation.
67

68 “*Protective and cultural hair textures and hairstyles*” means hairstyles and hair
69 textures most commonly associated with race, including, but not limited to braids,
70 cornrows, locs, Bantu knots, Afros, and twists, whether or not hair extensions or
71 treatments are used to create or maintain any such style, and whether or not hair is
72 adorned by hair ornaments, beads, or, headwraps.
73

74 **Sec. 15-9003. – Unlawful business practices**

75
76 Except where permitted based upon applicable national security regulations
77 established by the State of Georgia or federal government, it shall be unlawful for any
78 business owner and/or hiring personnel to discriminate against any person in any way
79 which would deprive or limit such person’s employment opportunities or otherwise
80 adversely affect their status as an applicant for employment with regard to tenure,
81 compensation, promotion or discharge because of hairstyles and protective and cultural
82 hair textures and hairstyles.
83

84
85 **Sec. 15-9004. – Unlawful housing practices**
86

87 It shall be unlawful for any owner, real estate broker or any other person to
88 refuse to sell, lease, sublease, rent, negotiate, assign or otherwise transfer the title or
89 other interest in any dwelling to any person on the basis of hairstyles and protective and
90 cultural hair textures and hairstyles.
91

92 **Sec. 15-9005. – Unlawful public accommodation practices**
93

94 It shall be an unlawful public accommodation practice for the owner, lessee,
95 proprietor, manager, superintendent, agent or employee of any business or place of
96 public accommodation to withhold from or deny to any person any of the
97 accommodations, advantages, facilities, services or privileges, products or goods in
98 such place of public accommodation on the basis of hairstyles and protective and
99 cultural hair textures and hairstyles.
100

101 *****
102
103

104 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
105 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,
106 upon their enactment, believed by the City Council to be fully valid, enforceable and
107 constitutional.

108 (b) To the greatest extent allowed by law, each and every section, paragraph,
109 sentence, clause or phrase of this Ordinance is severable from every other section,
110 paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph,
111 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
112 section, paragraph, sentence, clause or phrase of this Resolution.

113 (c) In the event that any phrase, clause, sentence, paragraph or section of this
114 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or
115 otherwise unenforceable by the valid judgment or decree of any court of competent
116 jurisdiction, it is the express intent of the City Council that such invalidity,
117 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not
118 render invalid, unconstitutional or otherwise unenforceable any of the remaining
119 phrases, clauses, sentences, paragraphs or sections of the Ordinance.

120 **Section 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly
121 repealed.

122 **Section 4.** The City Attorney, City Clerk and contracted City Codifier are authorized
123 to make non-substantive formatting and renumbering edits to this ordinance for
124 proofing, codification, and supplementation purposes. The final version of all ordinances
125 shall be filed with the City Clerk.

Section 5. The City Police Chief, and/or his designee, in conjunction with the City Attorney, shall be authorized to make forms for applications and the issuance of permits consistent with the terms of this Ordinance and as permitted by State law.

Section 6. The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember _____ . The motion was seconded by Councilmember _____ , and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 19, 2020

SUBJECT: **Crown Act Anti-Discrimination Ordinance**

CONCLUSION

The City acknowledges the importance of racial equity and equal protection. As a Home Rule municipality, the City possesses authority to enact this Ordinance.

BACKGROUND

The City Council understands and acknowledges the importance of racial equity and equal protection under the laws of the City. All citizens deserve to wear their natural hair without being denied access to opportunity or experiencing discrimination.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations unless there will be additional enforcement of the ordinance.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 1st Reading of the Amended Smoking Ordinance

DATE: October 27, 2020

SUBJECT: Council 1st Reading of the Amended Smoking Ordinance

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Amended Smoking Ordinance	Cover Memo	10/22/2020
Amended Smoking Ordinance FIS	Cover Memo	10/22/2020

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON

AN ORDINANCE ENHANCING PUBLIC SAFETY; AMENDING TITLE 15, CRIMINAL OFFENSES, AND TITLE 6, HEALTH AND SANITATION, OF THE CITY CODE OF ORDINANCES; UPDATING SMOKE-FREE AIR REGULATIONS WITHIN THE CITY AND FOR OTHER LAWFUL PURPOSES

(Sponsored by Councilpersons Rowell, Gumbs, Reeves & Baker)

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City, is the Mayor and Council thereof ("City Council");

WHEREAS, the Georgia Smoke-free Air Act (O.C.G.A. § 31-12A-1, et seq.) prohibits smoking inside most public areas and sets forth specific regulations governing smoking in Georgia;

WHEREAS, Georgia Smoke-free Air Act authorizes local governments to enact rules and regulations which further regulate smoking within their respective jurisdictions;

WHEREAS, the City Council desires through this Ordinance to amend smoking regulations within the City in protections of City residents, visitors, employees and businesses; and

WHEREAS, this Ordinance is in the best interests of the health and general welfare of the City, its residents and general public.

THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS as follows:

Section 1. The City of South Fulton Code of Ordinances, Title 6, Health and Sanitation, Chapter 1, Smoke-free Air, is hereby amended by replacing said chapter with a new Chapter 1, Smoke-free Air, which shall read as follows:

TITLE 6 - HEALTH AND SANITATION

CHAPTER 1. - SMOKE-FREE AIR

Sec. 6-1001. - Short title.

This chapter shall be known as the City of South Fulton Smoke-free Air Ordinance.

Sec. 6-1002. - Code adopted.

The Georgia Smoke-free Air Act of 2005, O.C.G.A. § 31-12A-1, et seq. and its implementing regulations of the Georgia Department of Community Affairs are adopted by reference as though fully set forth herein.

Sec. 6-1003. - Definitions.

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section:

(1) "*Bar*" means an establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food constitutes less than 60 percent of total revenue, and is only incidental to the consumption of those beverages, including but not limited to, taverns, nightclubs, cocktail lounges, and cabarets, and where absolutely no persons are permitted on the premises under the age of 18.

(2) "*Business*" means any corporation, sole proprietorship, partnership, limited partnership, limited liability corporation, limited liability partnership, professional corporation, enterprise, franchise, association, trust, joint venture, or other entity, whether for profit or nonprofit, including retail establishments where goods or services are sold and other entities where legal, medical, dental, engineering, architectural or other professional services are delivered.

(3) "*Electronic smoking device*" means any device that may be used to deliver any aerosolized or vaporized substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen or e-hookah. Electronic smoking device includes any component, part, or accessory of the device, and also includes any substance intended to be aerosolized or vaporized during the use of the device, whether or not the substance contains nicotine. Electronic smoking device does not include drugs, devices, or combination products authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug and Cosmetic Act.

(4) "*Employer*" means an individual or a business that employs one or more individuals.

(5) "*Enclosed area*" means all space between a floor and ceiling that is enclosed on all sides by solid walls or windows, exclusive of doorways, which extend from the floor to the ceiling.

(6) "*Health care facility*" means an office or institution providing care or treatment of diseases, whether physical, mental, or emotional, or other medical, physiological, or psychological conditions, including, but not limited to, hospitals, rehabilitation hospitals or other clinics, including weight control clinics, homes for the chronically ill, laboratories, and offices of surgeons, chiropractors, physical therapists, physicians, dentists, and all specialists within these professions. This definition shall include all waiting rooms, hallways, private rooms, semiprivate rooms, and wards within health care facilities. This definition shall not include long-term care facilities as defined in paragraph (3) of Code Section 31-8-81.

(7) "*Infiltrate*" means to permeate an enclosed area by passing through its walls, ceilings, floors, windows, or ventilation systems to the extent that an individual can smell secondhand smoke.

(8) "*Outdoor public facility*" means any sports arenas, ball fields, parks, amphitheaters, tennis centers, tennis courts and other outdoor recreation area owned by the city.

(9) "*Private club facilities*" means a building or leased space where the persons present are solely members of a club such as the Elks Club or the Veterans of Foreign Wars that is for the members' exclusive use only.

(10) "*Place of employment*" means an enclosed area under the control of a public or private employer that employees utilize during the course of employment, including, but not limited to, work areas, employee lounges, restrooms, conference rooms, meeting rooms, classrooms, employee cafeterias, and hallways. A private residence is not a place of employment unless it is used as a licensed child care, adult day-care, or health care facility. This term shall not include vehicles used in the course of employment.

(11) "*Public place*" means an enclosed area to which the public is invited or in which the public is permitted, including, but not limited to, banks, bars, educational facilities, health care facilities, laundromats, public transportation facilities, reception areas, restaurants, retail food production and marketing establishments, retail service establishments, retail stores, shopping malls, sports arenas, theaters, and waiting rooms. A private residence is not a public place unless it is used as a licensed child care, adult day-care, or health care facility.

(12) "*Restaurant*" means an eating establishment, including, but not limited to, coffee shops, cafeterias, sandwich stands, and private and public school cafeterias, which gives or offers for sale food to the public, guests, or employees, as well as kitchens and catering facilities in which food is prepared on the premises for serving elsewhere. The term shall include a bar area within any restaurant.

(13) "*Retail tobacco store*" means a retail store utilized primarily for the sale of tobacco products and accessories and in which the sale of other products is merely incidental.

(14) "*Secondhand smoke*" means smoke emitted from lighted, smoldering, or burning tobacco when the person smoking is not inhaling, smoke emitted at the mouthpiece during puff drawing, and smoke exhaled by the person smoking.

(15) "*Service line*" means an indoor line in which one or more persons are waiting for or receiving service of any kind, whether or not the service involves the exchange of money.

(16) "*Shopping mall*" means an enclosed public walkway or hall area that serves to connect retail or professional establishments.

(17) "*Smoking*" means inhaling, exhaling, burning, or carrying any lighted tobacco product, whether natural or synthetic, including cigarettes, cigars, and pipe tobacco and electronic smoking devices.

(18) "*Smoking area*" means a separately designated enclosed room which need not be entered by an employee in order to conduct business that is designated as a smoking area and, when so designated as a smoking area, shall not be construed as to deprive employees of a nonsmoking lounge, waiting area, or break room.

(19) "*Sports arena*" means enclosed stadiums and enclosed sports pavilions, gymnasiums, health spas, boxing arenas, swimming pools, roller and ice rinks, bowling alleys, and other similar places where members of the general public assemble to engage in physical exercise, participate in athletic competition, or witness sports or other events.

Sec. 6-1004. - Application of chapter to city property.

No person shall smoke on and/or in any property owned by the City.

Sec. 6-1005. - Prohibition of smoking in public places.

Except as otherwise specifically authorized, smoking shall be prohibited in all enclosed public places, per O.C.G.A. § 31-12A-4.

Sec. 6-1006. - Prohibition of smoking at outdoor public facilities.

- A. Smoking shall not be permitted within 25 feet of bleachers, dugouts, pools, restrooms, playgrounds or sports field sidelines where members of the public may be sitting.
- B. If designated smoking areas are provided at any facility, then smoking is only permitted within that designated area.

Sec. 6-1007. - Prohibition of smoking in places of employment.

- A. Smoking shall be prohibited in all enclosed areas of places of employment. This includes, without limitation, common work areas, auditoriums, classrooms, conference and meeting rooms, private offices, elevators, hallways, medical facilities, cafeterias, employee lounges, stairs, restrooms, vehicles, and all other enclosed facilities.
- B. This prohibition on smoking shall be communicated to all existing employees by the effective date of this chapter and to all prospective employees upon their application for employment.

Sec. 6-1008. - Prohibition of smoking in enclosed public places.

Smoking shall be prohibited in all enclosed public places within the City, including but not limited to, the following places:

- A. Aquariums, galleries, libraries, and museums.
- B. Areas available to the general public in businesses and non-profit entities patronized by the public, including but not limited to, banks, laundromats, professional offices, and retail service establishments.
- D. Bingo facilities.
- E. Child care and adult day care facilities.
- F. Convention facilities.
- G. Educational facilities, both public and private.
- H. Elevators.
- I. Gambling facilities.
- J. Health care facilities.
- K. Hotels and motels.
- L. Lobbies, hallways, and other common areas in apartment buildings, condominiums, trailer parks, retirement facilities, nursing homes, and other multiple-unit residential facilities.
- M. Parking structures.
- N. Polling places.
- O. Public transportation vehicles, including buses and taxicabs, under the authority of the City of South Fulton, and public transportation facilities, including bus, train, and airport facilities.
- P. Restaurants.
- Q. Restrooms, lobbies, reception areas, hallways, and other common-use areas.
- R. Retail stores.
- S. Rooms, chambers, places of meeting or public assembly, including school buildings, under the control of an agency, board, commission, committee or council of the City or a political subdivision of the State, to the extent the place is subject to the jurisdiction of the City.
- T. Service lines.
- U. Shopping malls.
- V. Sports arenas, including enclosed places in outdoor arenas.
- W. Theaters and other facilities primarily used for exhibiting motion pictures, stage dramas, lectures, musical recitals, or other similar performances.

Sec. 6-1009. - Prohibition of Smoking in Private Clubs

Smoking shall be prohibited in all private clubs.

Sec. 6-10010. - Prohibition of Smoking in Enclosed Residential Facilities

Smoking shall be prohibited in the following enclosed residential facilities:

- A. All private and semi-private rooms in nursing homes.
- B. All hotel and motel guest rooms.

Sec. 6-10011. - Reasonable distance.

Smoking is prohibited within a reasonable distance of ten feet outside an enclosed area where smoking is prohibited, so as to ensure that tobacco smoke does not enter the area through entrances, windows, ventilation systems, or other means.

Sec. 6-10012. - Where smoking is not regulated.

Notwithstanding any other provision of this chapter to the contrary, the following areas shall be exempt from the provisions of sections 6-1005 through 6-1007:

- A. Private residences, except when used as a licensed childcare, adult day care, or health care facility.
- B. Retail tobacco stores; provided that smoke from these places does not infiltrate into areas where smoking is prohibited under the provisions of this chapter.
- C. Outdoor areas except those covered by the provisions of section 6-10012.
- D. All workplaces of any manufacturer, importer, or wholesaler of tobacco products, of any tobacco leaf dealer or processor, all tobacco storage facilities, and any other entity set forth in O.C.G.A. § 10-13A-2.
- E. Restaurant patios.
- F. Bars, as defined in this chapter

Sec. 6-10013. - Declaration of establishment as nonsmoking.

Notwithstanding any other provision of this chapter, an owner, operator, manager, or other person in control of an establishment, facility, or outdoor area may declare that entire establishment, facility, or outdoor area as a nonsmoking place. Smoking shall be prohibited in any place in which a sign conforming to the requirements of subsection 6-10014(a) is posted.

Sec. 6-10014. - Advertisements and posting of signs.

- A. "No smoking" signs or the international "no smoking" symbol consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a red bar across it may be clearly and conspicuously posted by the owner, operator, manager, or other person in control in every public place and place of employment where smoking is prohibited by this chapter.

- B. All ashtrays and other smoking paraphernalia shall be removed from any area where smoking is prohibited by this chapter by the owner, operator, manager, or other person having control of the area. This does not prohibit these items for resale purposes.
- C. Unregulated establishments that allow smoking under section 6-10012, except for subsection (A), shall post conspicuously at every entrance a sign indicating that smoking is permitted.

Sec. 6-10015 – Nonretaliation.

No person or employer shall discharge, refuse to hire, or in any manner retaliate against an employee, applicant for employment, or customer because that employee, applicant, or customer exercises any rights afforded by this chapter or reports or attempts to prosecute a violation of this chapter.

Sec. 6-10016. - Enforcement.

- A. This chapter shall be enforced by an authorized designee of the city.
- B. Notice of the provisions of this chapter shall be given to all applicants for a business license in the city.
- C. Any citizen who desires to register a complaint under this chapter may initiate enforcement with police and code enforcement.
- D. Fire marshal or designee shall, while an establishment is undergoing otherwise mandated inspections, inspect for compliance with this chapter.
- E. An owner, manager, operator, or employee of an establishment regulated by this chapter shall inform persons violating this chapter of the appropriate provisions thereof.
- F. Notwithstanding any other provision of this chapter, an employee or private citizen may bring legal action to enforce this chapter.
- G. In addition to the remedies provided by the provisions of this section, the city manager or any person aggrieved by the failure of the owner, operator, manager, or other person in control of a public place or a place of employment to comply with the provisions of this chapter may apply for injunctive relief to enforce those provisions in any court of competent jurisdiction.

Sec. 6-10017. - Violations and penalties.

- A. A person smoking tobacco in violation of this ordinance shall be guilty of a misdemeanor and, if convicted, shall be punished by a fine of not less than \$100.00 nor more than \$500.00, in accordance with O.C.G.A. § 16-12-2.

B. A person who owns, manages, operates, or otherwise controls a public place or place of employment and who fails to comply with the provisions of this chapter shall be guilty of an infraction, punishable by:

(1) A fine not exceeding \$100.00 for a first violation.

(2) A fine not exceeding \$200.00 for a second violation within one year.

(3) A fine not exceeding \$500.00 for each additional violation within one year.

C. In addition to the fines established by this section, violation of this chapter by a person who owns, manages, operates, or otherwise controls a public place or place of employment may result in the suspension or revocation of any permit or license issued to the person for the premises on which the violation occurred.

D. Each day on which a violation of this chapter occurs shall be considered a separate and distinct violation.

Sec. 6-10018. - Public education.

The city may engage in a continuing program to explain and clarify the purposes and requirements of this chapter to citizens affected by it, and to guide owners, operators, and managers in their compliance with it. The program may include publication of a brochure for affected businesses and individuals explaining the provisions of this chapter.

Sec. 6-10019. - Governmental agency cooperation.

The city manager shall annually request other governmental and educational agencies having facilities within the city to establish local operating procedures in cooperation and compliance with this chapter. This includes urging all federal, state, county, city, and school district agencies to update their existing smoking control regulations to be consistent with the current health findings regarding secondhand smoke.

Sec. 6-10020. - Other applicable laws.

This chapter shall not be interpreted or construed to permit smoking where it is otherwise restricted by other applicable laws.

Sec. 6-10021. - Liberal construction.

This chapter shall be liberally construed so as to further its purposes.

Section 2. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

Section 4. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the City Clerk.

Section 5. The City Police Chief, and/or his designee, in conjunction with the City Attorney, shall be authorized to make forms for applications and the issuance of permits consistent with the terms of this Ordinance and as permitted by State law.

Section 6. The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember _____ The motion was seconded by Councilmember _____, and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, Interim City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 22, 2020

SUBJECT: Amended Smoking Ordinance

CONCLUSION

The City Council desires through this Ordinance to amend smoking regulations within the City in protections of City residents, visitors, employees and businesses.

BACKGROUND

The Georgia Smoke-free Air Act (O.C.G.A. § 31-12A-1, et seq.) prohibits smoking inside most public areas and sets forth specific regulations governing smoking in Georgia. Georgia's Smoke-free Air Act authorizes local governments to enact rules and regulations which further regulate smoking within their respective jurisdictions.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Council 1st Reading of the Amended Historic Landmark Commission Ordinance

DATE: October 27, 2020

SUBJECT: Council 1st Reading of the Amended Historic Landmark Commission Ordinance

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Amended Historic Landmark Commission Ordinance	Cover Memo	10/22/2020
Amended Historic Landmark Commission Ordinance FIS	Cover Memo	10/22/2020

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5
6 **AN ORDINANCE PROVIDING FOR REGULATIONS PROTECTING THE**
7 **HISTORICAL QUALITIES OF THE CITY; AMENDING TITLE 5, ZONING AND**
8 **PLANNING, CHAPTER 7, HISTORIC AND CULTURAL LANDMARKS COMMISSION**
9 **AND FOR OTHER LAWFUL PURPOSES**

10
11 **(Sponsored by Councilpersons khalid and Rowell)**
12

13 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
14 organized and existing under the laws of the State of Georgia;

15
16 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and
17 Council thereof ("City Council");

18 **WHEREAS**, the City Council is authorized by O.C.G.A. Section 36-35-3 to adopt
19 ordinances relating to its property, affairs, and local government;

20 **WHEREAS**, Section 1.12(b)(4) of the City Charter authorizes the City to regulate
21 and license buildings and all other structures;

22
23 **WHEREAS**, the City Council desires to amend the existing Ordinance No 2017-
24 040 in order for the City to participate in and be eligible for Certified Local Government
25 Program; and to ensure compliance with both the Georgia Historic Preservation Act and
26 the Georgia Local Government Program Application and Procedures; and

27
28 **WHEREAS**, the City Council finds this Ordinance to be in the best interest of
29 the health, safety, and welfare of, the citizens of the City.

30
31 **NOW THEREFORE, THE COUNCIL OF THE CITY OF SOUTH FULTON**
32 **HEREBY ORDAINS** as follows:

33 **Section 1.** Title 5, Zoning and Planning, Chapter 7, Historic and Cultural
34 Landmarks Commission, Section 5-7001, Creation and Appointment is hereby amended
35 by replacing the same with the following:
36

37 **CHAPTER 7. - HISTORIC AND CULTURAL LANDMARKS COMMISSION**

38 **Sec. 5-7001. – Purpose, Authority, Definitions, Creation, and Appointment.**

39 (a) The mayor and council find that the historical and cultural heritage of the City is
40 among its most valued and important assets and that the preservation of this
41 heritage is essential to the promotion of the health, prosperity and general welfare
42 of the people of the City and of the public generally. Therefore, pursuant to the

43 authority conferred by the National Historic Preservation Act of 1976, as amended,
44 (16 USC 470 *et seq.*) and by the Georgia Historic Preservation Act of 1980, as
45 amended, (O.C.G.A. § 44-10-21 *et seq.*), and for the purposes of establishing a
46 uniform procedure for use in providing for the protection, enhancement,
47 perpetuation and use of historic properties and historic districts, having a special
48 historical and cultural interest or value; protecting and safeguarding the City's
49 historic and cultural heritage, as embodied and reflected in such properties and
50 districts; stabilizing and improving the property values of such properties and
51 districts to retain and attract residents and to encourage restoration and
52 rehabilitation efforts; protecting and enhancing the City's attractions to tourists and
53 visitors and the support and stimulus to business and industry thereby provided;
54 strengthening the economy of the City; enhancing the opportunities for federal and
55 state tax benefits under relevant provisions of federal and state law; seeking to
56 participate in federal and state programs that provide for the designation,
57 protection, preservation and rehabilitation of such properties and districts;
58 fostering civic pride in the beauty and accomplishments of the past; promoting the
59 use of such properties and districts for the education, pleasure, and welfare of the
60 people of the City; all in accordance with the City's adopted comprehensive plan,
61 as amended, the mayor and council hereby ordain and enact into law this chapter.

62 (b) The Historic and Cultural Landmarks Commission shall adopt rules and standards
63 for the transaction of its business and for consideration of application for
64 designation of Certificate of Appropriateness, such as by-laws, removal of
65 membership provision, and design guidelines and criteria. The Historic and Cultural
66 Landmarks Commission shall have the flexibility to adopt rules and standards
67 without amendment to this Ordinance.

68 (c) The provisions of this chapter shall govern all land, buildings and structures within
69 the incorporated limits of the city.

70 (d) The following words, terms and phrases when used in this chapter, shall have the
71 meanings ascribed to them in this section, except where the context clearly
72 indicates a different meaning:

73 *Certificate of Appropriateness* means a document approving a proposal to make a
74 material change in the appearance of a designated historic property or of a structure,
75 site, or work of art located within a designated historic district, which document must
76 be obtained from a Historic and Cultural Landmarks Commission before such material
77 change may be undertaken.

78 *Commission* means the Historic and Cultural Landmarks Commission created and
79 established pursuant to O.C.G.A. Section 44-10-24.

80 *Designation* means a decision by the mayor and council wherein a property or
81 district proposed for preservation is located to designate such property or district as a
82 "historic property" or as a "historic district" and thereafter to preclude all material
83 changes in appearance of such property or within such district prior to the issuance of
84 a certificate of appropriateness by the Historic and Cultural Landmarks Commission.

85 *Exterior architectural features* means the architectural style, general design and
86 general arrangement of the exterior of a building or other structure, including, but not
87 limited to the kind or texture of the building material; the type and style of all windows,
88 doors and signs; and other appurtenant architectural fixtures, features, details or
89 elements relative to the foregoing.

90 *Exterior environmental features* means all those aspects of the landscape which
91 affect the historic character of the property or the development of the site, including
92 but not limited to parking areas, driveways, walkways, fences, wall, landscaping, signs
93 or other permanent landscape elements; and other appurtenant environmental
94 fixtures, features, details or elements relative to the foregoing.

95 *Historic district* means a geographically definable area, urban or rural, which
96 contains structures, sites, works of art, or a combination thereof which:

- 97 i. Have special character or special historical or aesthetic interest or value;
- 98 ii. Represent one or more periods or styles of architecture typical of one or
99 more eras in the history of the municipality, county, state, or region; and
- 100 iii. Cause such area, by reason of such factors, to constitute a visibly
101 perceptible section of the municipality or county.

102 *Historic preservation jurisdiction* means the area within the incorporated limits of
103 the city.

104 *Historic property* means a structure, site, or work or art, including the adjacent
105 area necessary for the proper appreciation or use thereof, deemed worthy of
106 preservation by reason of its value to the municipality, county, state, or region for one
107 or more of the following reasons:

- 108 i. It is an outstanding example of a structure representative of its era;
- 109 ii. It is one of the few remaining examples of a past architectural style;
- 110 iii. It is a place or structure associated with an event or person of historic or
111 cultural significance to the municipality, county, state, or region; or
- 112 iv. It is a site of natural or aesthetic interest that is continuing to contribute to
113 the cultural or historical development and heritage of the municipality,
114 county, state, or region.

115 *Material change in appearance* means a change that will affect either the exterior
116 architectural or environmental features of a historic property or of any place, district,
117 site, building, structure, object or work of art within a historic district, including but not
118 limited to the following:

- i. A reconstruction or alteration of the size, shape or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
- ii. Demolition or relocation of a historic property;
- iii. Commencement of excavation;
- iv. A change in the location of advertising visible from the public right-of-way on any historic property; or
- v. The erection, alteration, restoration or removal of any building or other structures within a designated historic district, including walls, fences, steps and pavements or other appurtenant environmental features, except exterior paint alterations.

Owner means the holder of the title in fee simple.

Parties in interest means persons in possession of such property and all individuals, associations and corporations who have an interest of record in the county where the property is located in a place, site, building, structure or work of art, including executors, administrators, guardians and trustees.

- (e) There is hereby created the Historic and Cultural Landmarks Commission to be comprised of ten members ("commission members"). Eight of the members shall be qualified electors of the City who are appointed by the Mayor and ratified by the City Council. The planning and development director and the building official shall be ex officio, nonvoting members of the Historic and Cultural Landmarks Commission.
- (f) The City Council shall appoint representatives who have demonstrated their civic interest, general knowledge of the community, experience or education in history, architecture, or the preservation of historic resources, independent judgment and availability to prepare for and attend meetings. Whenever feasible, appointees should be practicing professionals from the fields of architecture, landscape architecture, history, urban planning, archeology, real estate, law, or other disciplines related to historic preservation. All Historic and Cultural Landmarks Commission members, regardless of background, shall have a known and demonstrated interest, competence or knowledge in historic preservation and planning within the city.
- (g) As nearly as is reasonably possible, the Historic and Cultural Landmarks Commission members as a whole shall fairly represent the ethnic makeup of the city. All members shall be residents of the City.
- (h) All Commission members shall serve without compensation.

Section 2. Title 5, Zoning and Planning, Chapter 7, Historic and Cultural Landmarks Commission, Section 5-7004, Power and duties is hereby amended by replacing the same with the following:

CHAPTER 7. - HISTORIC AND CULTURAL LANDMARKS COMMISSION

Sec. 5-7004. - Power and duties.

The Historic and Cultural Landmarks Commission shall be empowered to:

- (1) Prepare an inventory of all property within the City's respective historic preservation jurisdiction having the potential for designation as historic property.
- (2) Recommend to the City council specific places, districts, sites, buildings, structures, or works of art to be designated by ordinance as historic properties or historic districts; Initiate and/or consider nominations, hold hearings and recommend to the city council that certain structures and property be designated as highly significant endangered, historic and cultural landmark or demolition delay, or that an area containing two or more eligible structures be designated as a historic and cultural landmark district.
- (3) Review applications for certificates of appropriateness and grant or deny the same in accordance with Code Section 44-10-28.
- (4) Recommend to the city council that the designation of any place, district, site, building, structure, or work of art as a historic property or as a historic district be revoked or removed.
- (5) Restore or preserve any historic properties acquired by the City.
- (6) Promote the acquisition by the City of façade easements and conservation easements in accordance with the provisions of the Georgia Uniform Conservation Easement Act of 1992 and Georgia Annotated Code Sections 44-10-1 through 44-10-8.
- (7) Conduct an educational program on historic properties located within its historic preservation jurisdiction.
- (8) Make such investigations and studies of matters relating to historic preservation as the local governing body or the commission itself may from time to time deem necessary or appropriate for the purposes of this article.
- (9) Seek out state and federal funds for historic preservation and make recommendations to the local governing body concerning the most appropriate use of any funds acquired.
- (10) Consult with historic preservation experts in the Division of Historic Preservation of the Department of Natural Resources or its successor and the Georgia Trust for Historic Preservation, Inc.
- (11) Submit to the Division of Historic Preservation of the Department of Natural Resources or its successor a list of historic properties or historic districts designated as such pursuant to Code Section 44-10-26.
- (12) Perform historic preservation activities as the official agency of the City of South Fulton Historic Preservation Program.

- (13) Participate in private, state, and federal historic preservation programs and with the consent of the South Fulton City Council, enter into agreements to do the same.
- (14) Receive donations, grants, funds, or gifts of historic property and acquire and sell historic properties. The Commission shall not obligate the City without prior consent.
- (15) Review and make comments to the Historic Preservation Division of the Department of Natural Resources concerning the nomination of properties within its jurisdiction to the National Register of Historic Places.
- (16) Prepare rules and procedures as necessary to carry out the business of the Historic and Cultural Landmarks Commission, which shall be ratified by the city council.
- (17) Create committees from among its membership to advise the Historic and Cultural Landmarks Commission in carrying out its powers and duties.
- (18) Administer the city's certified local government program.
- (19) Maintain written minutes, which record all actions taken by the Historic and Cultural Landmarks Commission and the reasons for such actions.
- (20) Increase public awareness of the value of historic, cultural, architectural and archeological preservation by developing and participating in public education programs.
- (21) Conduct ongoing surveys to identify and list significant historical, cultural, architectural and archeological resources.
- (22) Make recommendations to the City council for the employment of professional consultants as necessary to assist in carrying out the duties of the Historic and Cultural Landmarks Commission.
- (23) Create, maintain, revise and amend the historic resources survey.
- (24) Maintain a current database of historic structures.
- (25) Adopt, enforce and amend design guidelines for structures designated highly significant endangered or historic and cultural landmark or located in a historic and cultural landmark district.
- (26) Hold hearings and make decisions concerning the issuance of certificates of appropriateness for demolition, relocation or other work on designated structures and, when appropriate, recommend salvage plans in connection with such demolition, relocation or other work.
- (27) Review public works and public utility projects to be constructed on the premises of, or immediately adjacent to, historic structures and make recommendations concerning whether they are appropriate to the character of the area.
- (28) Recommend enforcement actions to be taken against property owners who permit the demolition by neglect of a designated historic structure or property.

- (29) Advise and consult with the owners of historically and architecturally significant structures.
- (30) Propose incentive programs for rehabilitation of historically designated structures and properties.
- (31) Review requests regarding participation in historic preservation economic incentive programs and forward recommendations concerning such requests to the city council.
- (32) Make recommendations to the city council concerning the utilization of city, state, federal or private funds to promote historic preservation in the city.
- (33) Recommend recognition of the owners of structures or property designated in accordance by means of certificates, plaques or markers.
- (34) Recommend to the city council that the city act as a conservator in the public interest through mediation, arbitration or, in extreme cases, litigation.
- (35) Recommend to the city council that the city accept the donation of preservation easements and development rights, as well as gifts for the purpose of historic preservation.
- (36) Exercise such other and further powers as may be conferred on the Historic and Cultural Landmarks Commission by city codes or ordinances.

Section 3. Title 5, Zoning and Planning, Chapter 7, Historic and Cultural Landmarks Commission, is hereby amended by creating and adding Section 5-7007, Designation by Ordinance of Historic Properties or Historic Districts:

CHAPTER 7. - HISTORIC AND CULTURAL LANDMARKS COMMISSION

Sec. 5-7007. - Designation by Ordinance of Historic Properties or Historic Districts.

(a) Ordinances adopted by the City to designate historic properties or historic districts shall be subject to the following requirements:

- (1) Any ordinance designating any property as a historic property or any district as a historic district shall require that the designated property or district be shown on the official zoning map of the City or that, in the absence of an official zoning map, the designated property or district be shown on a map of the City adopting such ordinance and kept by the City as a public record to provide notice of such designation in addition to other notice requirements specified by this section;
- (2) Any ordinance designating any property as a historic property shall describe each property to be designated, shall set forth the name or names of the owner or owners of the property, and shall require that a certificate of appropriateness

274 be obtained from the Historic and Cultural Landmarks Commission prior to any
275 material change in appearance of the designated property; and

- 276 (3) Any ordinance designating any district as a historic district shall include a
277 description of the boundaries of the district, shall list each property located
278 therein, shall set forth the name or names of the owner or owners of each
279 property, and shall require that a certificate of appropriateness be obtained from
280 the Historic and Cultural Landmarks Commission prior to any material change in
281 appearance of any structure, site, or work of art located within the designated
282 historic district.

283
284 (b) No ordinance designating any property as a historic property and no ordinance
285 designating any district as a historic district nor any amendments thereto may be
286 adopted by the City nor may any property be accepted or acquired as historic property
287 by the City until the following procedural steps have been taken:

- 288
289 (1) The Commission shall make or cause to be made an investigation and shall
290 report on the historic, cultural, architectural, or aesthetic significance of each
291 place, district, site, building, structure, or work of art proposed for designation or
292 acquisition. This report shall be submitted to the Division of Historic Preservation
293 of the Department of Natural Resources or its successor which will be allowed 30
294 days to prepare written comments concerning the report;

- 295 (2) The Commission and the City shall hold a public hearing on the proposed
296 ordinance. Notice of the hearing shall be published at least three times in the
297 principal newspaper of general circulation within the municipality or county in
298 which the property or properties to be designated or acquired are located; and
299 written notice of the hearing shall be mailed by the Commission to all owners and
300 occupants of such properties. All the notices shall be published or mailed not
301 less than 10 nor more than 20 days prior to the date set for the public hearing;
302 and

- 303 (3) Following the public hearing, the City may adopt the ordinance as prepared,
304 adopt the ordinance with any amendments it deems necessary, or reject the
305 proposal.

306
307 (c) Within 30 days immediately following the adoption of the ordinance, the owners and
308 occupants of each designated historic property and the owners and occupants of each
309 structure, site, or work of art located within a designated historic district shall be given
310 written notification of such designation by the City, which notice shall apprise said
311 owners and occupants of the necessity for obtaining a Certificate of Appropriateness
312 prior to undertaking any material change in the appearance of the historic property
313 designated or within the historic district designated.

314
315 **Section 4.** Title 5, Zoning and Planning, Chapter 7, Historic and Cultural
316 Landmarks Commission, is hereby amended by creating and adding Section 5-7008,
317 Certificate of Appropriateness Requirements and Exemption:

318
319 **CHAPTER 7. - HISTORIC AND CULTURAL LANDMARKS COMMISSION**

Sec. 5-7008. - Certificate of Appropriateness Requirements and Exemption.

(a) After the designation by ordinance of a historic property or of a historic district, no material change in the appearance of the historic property or of a structure, site, or work of art within the historic district shall be made or be permitted to be made by the owner or occupant thereof unless and until application for a Certificate of Appropriateness has been submitted to and approved by the Commission. Such application shall be accompanied by such drawings, photographs, or plans as may be required by the Commission.

(b) The Department of Transportation and any contractors, including cities and counties, performing work funded by the Department of Transportation are exempt from this article. Local governments are exempt from the requirement of obtaining certificates of appropriateness; provided, however, that local governments shall notify the Commission 45 days prior to beginning an undertaking that would otherwise require a Certificate of Appropriateness and allow the Commission an opportunity to comment.

Section 5. Title 5, Zoning and Planning, Chapter 7, Historic and Cultural Landmarks Commission, is hereby amended by creating and adding Section 5-7009, Procedure for Review of Applications.

CHAPTER 7. - HISTORIC AND CULTURAL LANDMARKS COMMISSION

Sec. 5-7009. - Procedure for Review of Applications.

(a) Prior to reviewing an application for a Certificate of Appropriateness, the Commission shall take such action as may reasonably be required to inform the owners of any property likely to be affected materially by the application and shall give the applicant and such owners an opportunity to be heard. In cases where the Commission deems it necessary, it may hold a public hearing concerning the application.

(b) The Commission shall approve the application and issue a Certificate of Appropriateness if it finds that the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of the historic property or the historic district. In making this determination, the Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance; architectural style; general design, arrangement, texture, and material of the architectural features involved; and the relationship thereof to the exterior architectural style and pertinent features of other structures in the immediate neighborhood.

(c) In its review of applications for Certificates of Appropriateness, the Commission shall not consider interior arrangement or uses having no effect on exterior architectural features.

(d) The Commission shall approve or reject an application for a Certificate of Appropriateness within 45 days after the filing thereof by the owner or occupant of a historic property or of a structure, site, or work of art located within a historic district. Evidence of approval shall be by a Certificate of Appropriateness issued by the Commission. Failure of the Commission to act within the 45-day period shall constitute approval, and no other evidence of approval shall be needed.

(e) In the event the Commission rejects an application, it shall state its reasons for doing so and shall transmit a record of such action and the reasons therefor, in writing, to the applicant. The Commission may suggest alternative courses of action it thinks proper if it disapproves of the application submitted. The applicant, if he so desires, may make modifications to the plans and may resubmit the application at any time after doing so.

(f) In cases where the application covers a material change in the appearance of a structure which would require the issuance of a building permit, the rejection of an application for a Certificate of Appropriateness by the Commission shall be binding upon the building inspector or other administrative officer charged with issuing building permits; and, in such a case, no building permit shall be issued.

(g) Where such action is authorized by the City and is reasonably necessary or appropriate for the preservation of a unique historic property, the Commission may enter into negotiations with the owner for the acquisition by gift, purchase, exchange, or otherwise of the property or any interest therein.

(h) Where, by reason of unusual circumstances, the strict application of any provision of this article would result in exceptional practical difficulty or undue hardship upon any owner of any specific property, the Commission, in passing upon applications, shall have the power to vary or modify strict adherence to the provisions or to interpret the meaning of the provision so as to relieve such difficulty or hardship; provided, however, that such variance, modification, or interpretation shall remain in harmony with the general purpose and intent of the provisions so that the architectural or historical integrity or character of the property shall be conserved and substantial justice done. In granting variations, the Commission may impose such reasonable and additional stipulations and conditions as will in its judgment best fulfill the purpose of this article.

(i) The Commission shall keep a record of all applications for Certificates of Appropriateness and of all its proceedings.

(j) Any person adversely affected by any determination made by the Commission relative to the issuance or denial of a Certificate of Appropriateness may appeal such determination to the City of South Fulton City Council in whose historic preservation jurisdiction the property in question is located; and City Council may approve, modify and approve, or reject the determination made by the Commission if the City Council

finds that the Commission abused its discretion in reaching its decision. The ordinances adopted in conformity with Code Section 44-10-26 shall specify the procedures for the review of decisions of the Commission by the City Council. Appeals from decisions of the City Council made pursuant to this article may be taken to the superior court in the manner provided by law for appeals from a conviction for municipal ordinance violations.

Section 6. Title 5, Zoning and Planning, Chapter 7, Historic and Cultural Landmarks Commission, is hereby amended by creating and adding Section 5-7010, Maintenance of Historic Properties and Code Provisions.

CHAPTER 7. - HISTORIC AND CULTURAL LANDMARKS COMMISSION

Sec. 5-7010. - Maintenance of Historic Properties and Code Provisions.

(a) Ordinary Maintenance or Repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay, or to sustain the existing form, and that does not involve a material change in design, material or outer appearance thereof, does not require a Certificate of Appropriateness.

(b) Property owners of historic properties or properties within historic district shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The Commission shall be charged with the following responsibilities regarding deterioration by neglect.

1. The Commission shall monitor the condition of historic properties and existing buildings in historic districts to determine if they are being allowed to deteriorate by neglect. Such conditions as broken windows, doors and exterior openings which allow the elements and vermin to enter, or the deterioration of a building structural system shall constitute failure to provide ordinary maintenance or repair.
2. In the event the Commission determines a failure to provide ordinary maintenance or repair, the Commission will notify the owner of the property and set forth the steps which need to be taken to remedy the situation. The owner of such property will have 30 days to bring the property into compliance.
3. In the event that the condition is not remedied in 30 days, the owner shall be punished as provided in Section 5-7011 of this Ordinance and, at the direction of the City of South Fulton City council, the Commission may perform such maintenance or repair as is necessary to prevent deterioration by neglect. The owner of the property shall be liable for the cost of such maintenance and repair performed by the Commission.

(c) Nothing in this Ordinance shall be constructed as to exempt property owners from complying with existing City building and zoning codes, nor prevent any property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.

Section 7. Title 5, Zoning and Planning, Chapter 7, Historic and Cultural Landmarks Commission, is hereby amended by creating and adding Section 5-7011, Penalty.

CHAPTER 7. - HISTORIC AND CULTURAL LANDMARKS COMMISSION

Sec. 5-7011. - Penalty.

Violations of any provisions of this Ordinance shall be punished in the same manner as provides for punishment of violations of validly enacted Ordinances of the City of South Fulton.

Section 8. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 9. All Ordinances and Resolutions in conflict herewith are hereby expressly repealed.

Section 10. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all Ordinances shall be filed with the clerk.

Section 11. The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember _____ . The motion was seconded by Councilmember _____ , and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Carmalitha Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

THIS ORDINANCE so adopted this _____ day of _____ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



FRANK MILAZI
Chief Financial Officer

MEMORANDUM

TO: Corey Adams, City Clerk

FROM: Frank S. Milazi, CFO *FM*

DATE: October 8, 2020

SUBJECT: Amended Historic Landmark Commission Ordinance

CONCLUSION

City Council desires to amend the existing Ordinance No 2017-040 in order for the City to participate and be eligible for the Certified Local Government Program. This will also help in ensuring compliance with both the Georgia Historic Preservation Act and the Georgia Local Government Program Application and Procedure.

BACKGROUND

City Council is authorized by O.C.G.A. Section 36-35-3 to adopt ordinances relating to its property, affairs, and local government.

FINANCIAL IMPACT

There will be no financial impact to the FY21 budget and/or FY21 fiscal year appropriations/allocations.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Implementation of Provisions of House Bill 921

DATE: October 27, 2020

SUBJECT: Implementation of Provisions of House Bill 921

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT: