

CITY OF SOUTH FULTON, GEORGIA
WORK SESSION - BURDETT PARK GYMNASIUM 2945 Burdett Road, South Fulton, GA
30349
Tuesday, March 8, 2022, 4:00 PM



The Honorable khalid kamau, 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 Jaceey Sebastian, District 4 Councilmember
The Honorable Corey A. Reeves, District 5 Councilmember
The Honorable Natasha Williams, District 6 Councilmember
The Honorable Mark Baker, District 7 Councilmember

COUNCIL WORK SESSION MEETING AGENDA

- I. 4:00 p.m. Meeting Called to Order (*Times are estimates only.)
- II. 4:00 p.m. Roll Call- Corey Adams, City Clerk
 - 1. 4:01 p.m. Invocation – Pastor Warren L. Henry, Sr., City Chaplain
- III. 4:03 p.m. Monthly Reports
 - 2. 4:03 p.m. Finance Monthly Report – Karen Slaton-Dixon, Finance Director
 - 3. 4:13 p.m. City Attorney Monthly Report – Vincent Hyman, City Attorney
 - 4. 4:15 p.m. Public Advocate Monthly Report – Jill Lindsey, Interim Public Advocate
 - 5. 4:20 p.m. City Manager Monthly Report – Tammi Saddler Jones, City Manager
- IV. 4:30 p.m. Presentations
 - 6. 4:30 p.m. Premium Pay Plan to be funded via American Rescue Plan Act (ARPA) - Tammi Saddler Jones, City Manager; Karen Slaton-Dixon, Finance Director; Niki Graham, Human Resources Director
 - 7. 4:45 p.m. Old National Park Mixed Use Development Update – Dr. Mark Baker, South Fulton Development Authority (SFDA) Chair

8. 5:00 p.m. Parks, Rec & Cultural Affairs – Travis Landrum, Parks Director; Antonio Valenzuela, Public Works Director; Anthony Kerr, Procurement Manager; Gary Leftwich, Communications Director; Keith Meadows; Chief of Police

- i. Re-Opening of Parks Facilities
 - 1. Facilities Repairs Updates
 - 2. Facilities Staffing Plan
 - 3. Parks Rangers Staffing Plan
- ii. User Agreements
 - 1. Grissom Baseball Association (Welcome All)
 - 2. Sandtown Youth Association
 - 3. Old National Youth Athletic Association
 - 4. Little Peaches Kickball (Wilkerson Mill)
 - 5. Oversight of Athletic Organizations & Accounts Receivable through CivicsRec
- iii. Parks Master Plan
 - 1. Masterplan Update
 - 2. P-SPLOST
- iv. City Anniversary (May 1)
 - 1. Budget
 - 2. Council Comments
- v. Juneteenth*
 - 1. Budget
 - 2. RFP for Event Coordinator
 - 3. Proposed Schedule of Events
 - 4. PSA

V. 5:30 p.m. Public Comment

VI. 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

9. 6:00 p.m. Adjournment of Meeting

10. THEMES for UPCOMING MEETINGS

MARCH

Parks, Recreation & Cultural Affairs

APRIL

Planning, Zoning & Community Development
+Mid-Year Budget Review & Amendment

MAY

Public Works & Sanitation



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: 4:01 p.m. Invocation – Pastor Warren L. Henry, Sr., City Chaplain

**DATE OF
MEETING:** 3/8/2022

DEPARTMENT: City Clerk



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: 4:03 p.m. Finance Monthly Report – Karen Slaton-Dixon, Finance Director

DATE OF MEETING: 3/8/2022

DEPARTMENT: Finance

ATTACHMENTS:

Description	Type	Upload Date
Monthly Financial Report - As of Jan 31 2022	Cover Memo	3/4/2022



CITY OF SOUTH FULTON

FINANCIALS FOR THE 2022 FISCAL YEAR AS OF JANUARY 31, 2022

PRESENTED BY

KAREN SLATON-DIXON, MBA, CPFM

FINANCE DIRECTOR

General Fund Summary of Revenues For the Month Ending January 31, 2022

REVENUE	FY2022 Budget	YTD Revenue	% of YTD Revenue Collected
Property Taxes	\$ 33,452,911	\$ 30,071,341	90%
Motor Vehicle	1,600,000	492,267	31%
Franchise	7,500,000	1,960,337	26%
Local Option Sales Tax	22,000,000	8,317,348	38%
Business and Occupation	2,500,000	203,493	8%
Other Taxes	7,400,000	7,488,875	101%
Licenses and Permits	3,729,000	1,699,282	46%
IGA FID and City of Atl	680,000	583,761	86%
Charges for Services	4,904,000	2,237,924	46%
Other Revenue	8,560,548	1,072,091	13%
TOTAL REVENUES	\$ 92,326,459	\$ 54,126,720	59%

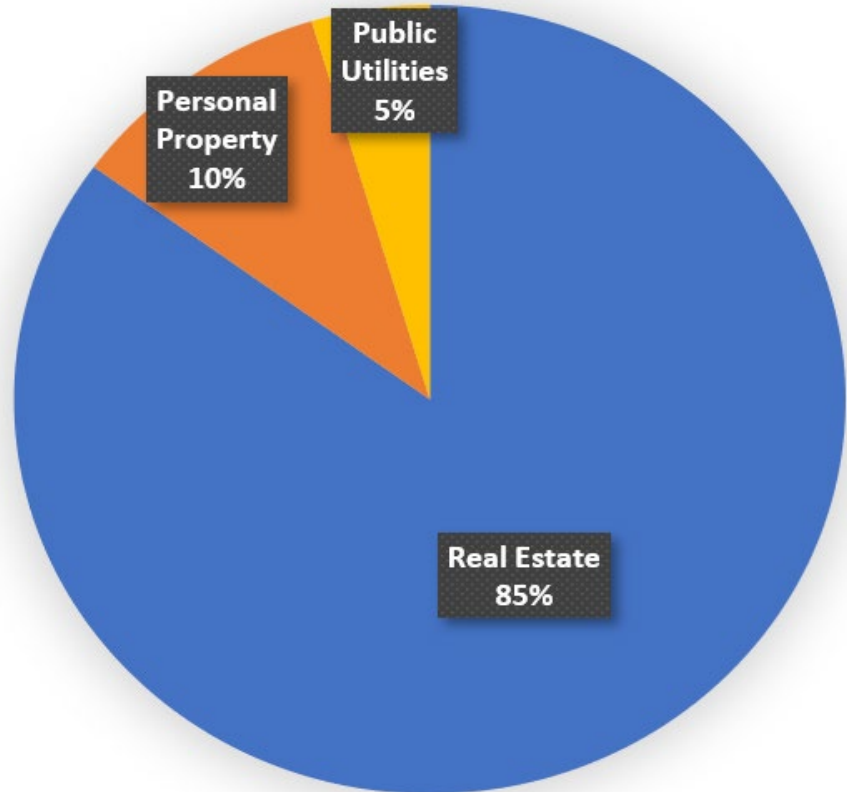
General Fund Summary of Expenditures For the Month Ending January 31, 2022

ACCOUNT DESCRIPTION	FY2022 Budget	YTD Expenditure	% of Budget Used YTD
District Total	\$ 1,292,532	\$ 239,570	19%
City Clerk	590,374	86,570	15%
Mayor	261,538	66,339	25%
Personnel	-	37,515	
City Manager	1,050,960	261,117	25%
Finance	1,604,204	303,697	19%
Contracts & Procurement	415,242	79,372	19%
Law	1,550,610	154,437	10%
Information Technology	3,912,406	936,759	24%
Human Resources	783,567	89,974	11%
Risk Management	1,087,406	927,554	85%
Communications	732,926	97,507	13%
Facilities	1,416,000	346,806	24%
General Administrative Services	1,752,321	272,499	16%
Municipal Court	785,505	198,508	25%
Police Administration	20,966,782	4,174,398	20%
Fire Administration	16,906,025	3,138,268	19%
Public Works	10,820,135	2,381,914	22%
Parks and Recreation	4,974,528	837,966	17%
Cultural Affairs	1,034,274	196,757	19%
Community & Regulatory Affairs	3,157,941	1,150,164	36%
Code Enforcement	2,399,913	70,885	3%
Economic Development	663,639	102,669	15%
Main Street-Red Oak	126,176	4,329	3%
Main Street-Old National	133,176	1,965	1%
Debt Service/ Interfund Transfers	13,163,854	-	0%
GENERAL FUND EXPENDITURES TOTALS	\$ 91,582,034	\$ 16,157,539	18%

**City of South Fulton – General Fund
YTD Tax Revenues
For the Month Ending January 31, 2022**

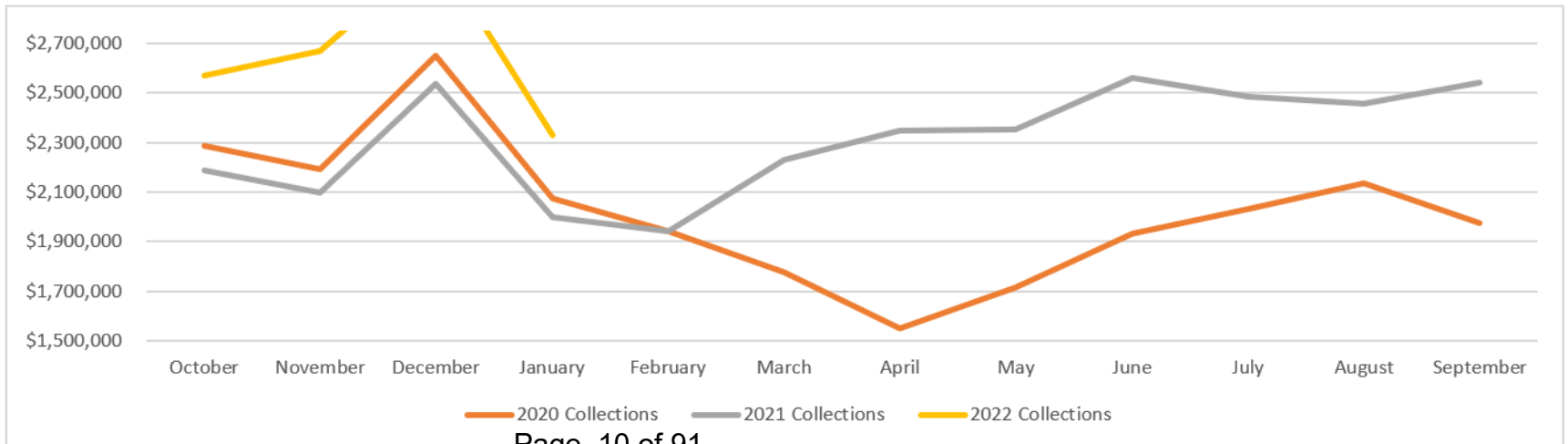
Property Taxes - Tax Year	
Billing Amounts	
2021	\$ 32,975,343
2020	29,549,190
2021	29,549,032
2018	28,693,253
2017	\$ 14,328,175

Tax Year Collection Amounts and Collection Rate			
2021	\$	29,202,992	88.56%
2020	\$	29,160,360	98.68%
2019	\$	29,324,976	99.24%
2018	\$	28,559,194	99.53%
2017	\$	14,180,658	98.97%



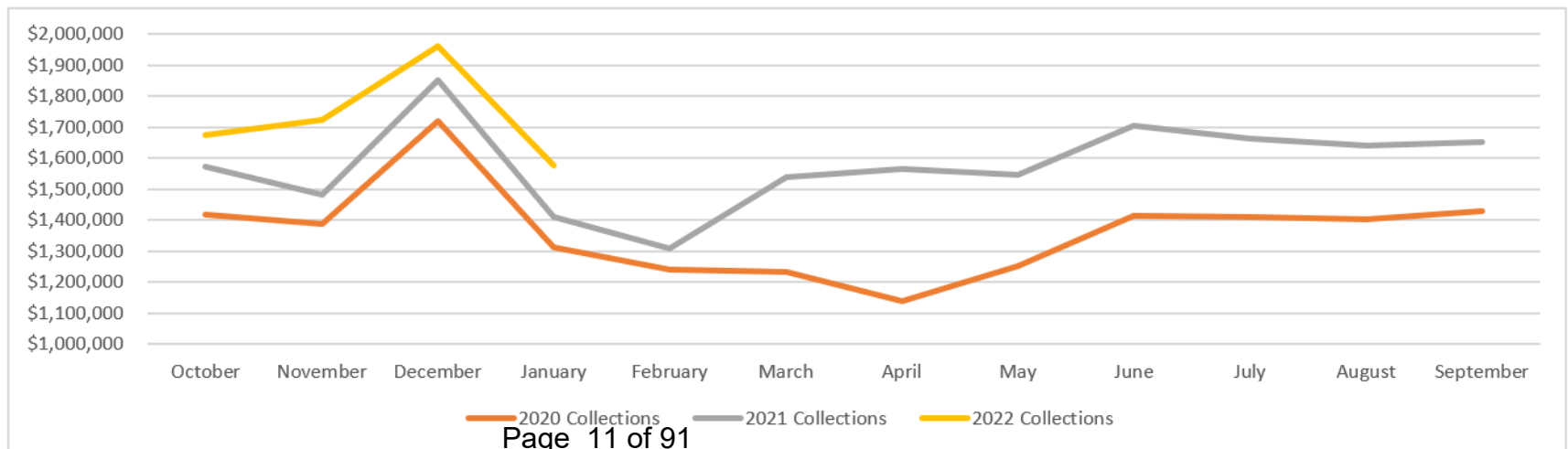
General Fund YTD LOST Revenues For the Month Ending January 31, 2022

Month	2020 Collections	2021 Collections	2022 Collections	% Change from Prior Year
October	\$ 2,286,786	\$ 2,185,149	\$ 2,569,622	17.59%
November	2,192,474	2,098,040	2,669,570	27.24%
December	2,650,082	2,539,331	3,078,156	21.22%
January	2,074,490	1,999,859	2,327,867	16.40%
February	1,939,328	1,939,710		
March	1,775,044	2,231,220		
April	1,547,744	2,350,323		
May	1,713,590	2,350,521		
June	1,931,084	2,560,204		
July	2,032,706	2,486,024		
August	2,134,752	2,457,732		
September	1,975,997	2,540,501		
TOTAL	\$ 24,254,078	\$ 27,738,612	\$ 10,645,216	82.46%

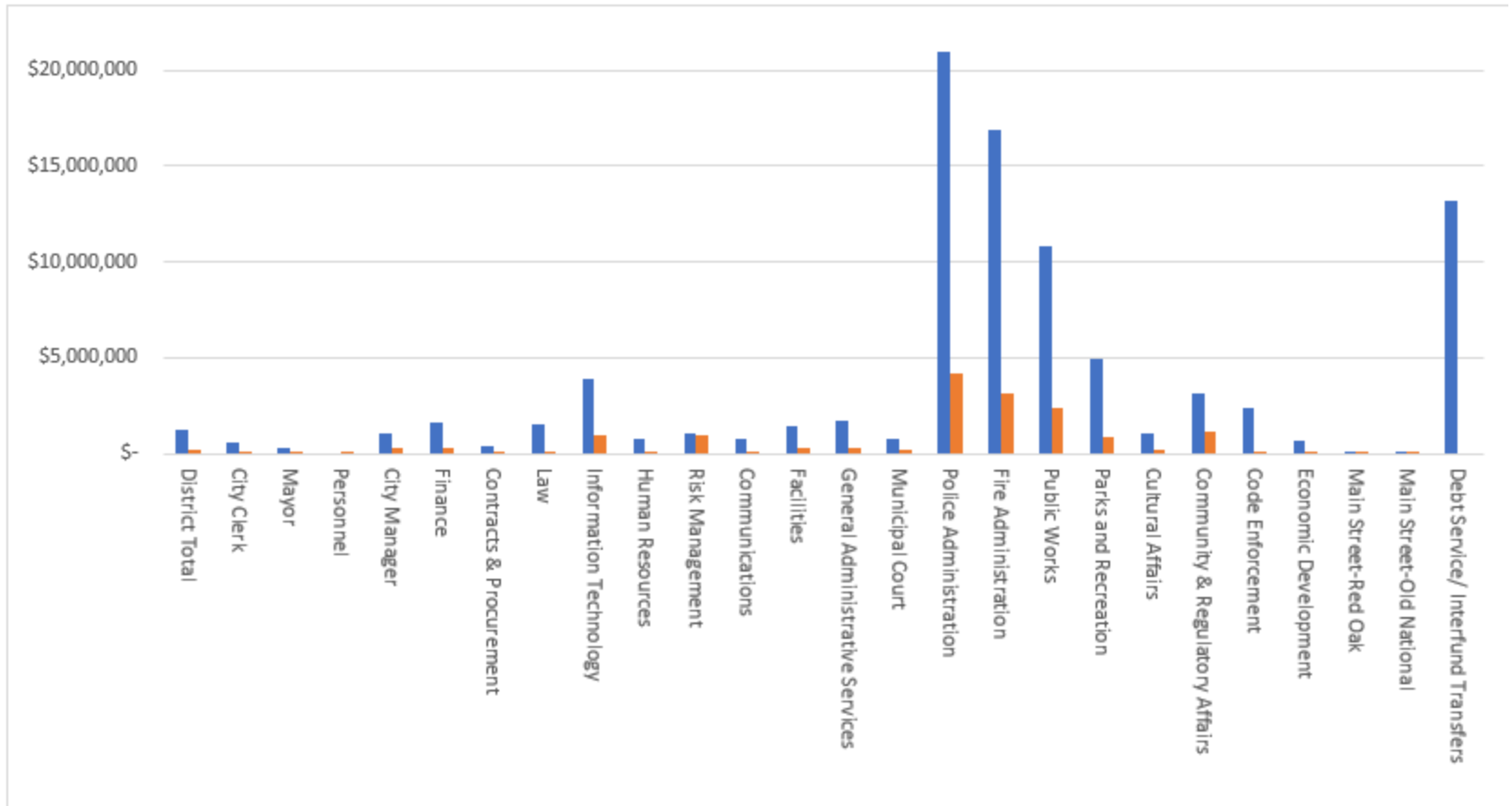


General Fund YTD TSPLOST Revenues For the Month Ending January 31, 2022

Month	2020 Collections	2021 Collections	2022 Collections	% Change from Prior Year
October	\$ 1,417,004	\$ 1,572,407	\$ 1,673,566	6.43%
November	1,387,637	1,480,262	1,723,042	16.40%
December	1,717,523	1,851,254	1,958,624	5.80%
January	1,311,619	1,409,863	1,576,321	11.81%
February	1,240,099	1,307,487		
March	1,232,016	1,539,997		
April	1,138,223	1,564,591		
May	1,251,964	1,545,970		
June	1,414,248	1,704,920		
July	1,408,633	1,662,616		
August	1,402,803	1,638,898		
September	1,428,963	1,652,359		
TOTAL	\$ 16,350,732	\$ 18,930,624	\$ 6,931,553	40.44%



General Fund Summary of Expenditures For the Month Ending January 31, 2022



All Funds Summary of Revenues & Expenditures

For the Month Ending January 31, 2022

REVENUE	FY2022 Budget	YTD Revenue
General Fund	91,507,780	51,501,757
Blighted Properties	300,000	-
Confiscated Assets	25,000	-
E-911 Fund	1,913,410	-
American Rescue Plan	5,500,000	-
Restricted Grants	1,000,000	24,084
Eastside TAD	-	30,983
Westside TAD	-	93,192
Hotel Motel	150,000	86,438
T-SPLOST	8,000,000	5,048,967
Capital Grant (LMIG)	1,500,000	-
Capital Local	12,257,869	-
Capital URA	-	-
Solid Waste	520,000	122,322
Wolf Creek Ampitheatre	50,000	-
ALL FUND TOTAL REVENUES	122,674,059	56,907,743
EXPENDITURES	FY2022 Budget	YTD Expenditure
General Fund (includes Court Operations)	91,507,780	11,401,367
Blighted Properties	300,000	6,235
Confiscated Assets	92,000	-
E-911 Fund	1,913,410	478,352
American Rescue Plan	5,787,626	10,000
Restricted Grants	1,000,000	152,268
Hotel Motel	150,000	43,179
T-SPLOST	8,000,000	10,432
Capital Grant (LMIG)	1,500,000	-
Capital Local	12,257,869	27,750
Capital URA	5,670,919	18,918
Solid Waste	520,000	63,875
Wolf Creek Ampitheatre	50,000	-
ALL FUND TOTAL EXPENDITURES	128,699,604	12,212,376
Excess (Deficit) of Revenues over (under) Expenditures	(6,025,545)	44,695,367

**City of South Fulton
Cash Balance Report
For the Month Ending January 31, 2022**

Bank Account (Last 4)	Account Description	Bank Balance
1185	Comm Dev Escrow	\$ 6,251,308
1193	Tree Fund Escrow	2,470,503
2113	GMA Project Fund 1 PD	1,555,694
2164	GMA Project Fund 2 FD	1,369,547
2505	Confiscated Funds	268,370
1543	Grant Fund	6,461,484
9539	Hotel Motel	270,312
8141	TSPLOST	46,613,469
7193	URA Bond Proceeds	16,354,341
7207	URA Sinking Fund	1,117,434
4214	Solid Waste	571,029
1444	Court	1,346,584
3435	Pooled Cash	37,812,371
3427	Payroll	-
4342	Savings	45,004,738
TOTAL		\$ 167,467,183

**City of South Fulton
Confiscated Assets Report
For the Month Ending January 31, 2022**

Bank Balance	Confiscated Funds	268,370
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Inflows:		
Cash Confiscated	Federal	-
Cash Confiscated	State	12,723
Cash Confiscated	Local	-
TOTAL		12,723

Outflows:		
Vehicle Maintenance and Repairs		-
Small Tools and Equipment		-
TOTAL		-



QUESTIONS?



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: 4:13 p.m. City Attorney Monthly Report – Vincent Hyman, City Attorney

DATE OF MEETING: 3/8/2022

DEPARTMENT: Attorney



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: 4:15 p.m. Public Advocate Monthly Report – Jill Lindsey, Interim Public Advocate

DATE OF MEETING: 3/8/2022

DEPARTMENT: Mayor



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: 4:20 p.m. City Manager Monthly Report – Tammi Saddler Jones, City Manager

DATE OF MEETING: 3/8/2022

DEPARTMENT: City Manager



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT:

4:30 p.m. Premium Pay Plan to be funded via American Rescue Plan Act (ARPA) - Tammi Saddler Jones, City Manager; Karen Slaton-Dixon, Finance Director; Niki Graham, Human Resources Director

DATE OF MEETING:

3/8/2022

DEPARTMENT:

City Manager



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: 4:45 p.m. Old National Park Mixed Use Development Update – Dr. Mark Baker, South Fulton Development Authority (SFDA) Chair

DATE OF MEETING: 3/8/2022

DEPARTMENT: City Council



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT:

5:00 p.m. Parks, Rec & Cultural Affairs – Travis Landrum, Parks Director; Antonio Valenzuela, Public Works Director; Anthony Kerr, Procurement Manager; Gary Leftwich, Communications Director; Keith Meadows; Chief of Police

DATE OF MEETING: 3/8/2022

DEPARTMENT: City Manager

ATTACHMENTS:

Description	Type	Upload Date
Facility Use Agreements	Cover Memo	3/4/2022
URA Update 3-2-2021 - PRCA	Cover Memo	3/4/2022
CSFPRCMP_Vision+Implementation Summary_030722_Final	Cover Memo	3/8/2022



**SOUTH FULTON PARKS, RECREATION AND
CULTURAL AFFAIRS DEPARTMENT**

AN AGREEMENT BETWEEN THE CITY OF SOUTH FULTON, GEORGIA ON BEHALF OF THE PARKS, RECREATION AND CULTURAL AFFAIRS DEPARTMENT, HEREINAFTER (“THE CITY”), AND MARQUIS GRISSOM BASEBALL ASSOCIATION, HEREINAFTER (“THE CONTRACTOR”), FOR THE PROVISION OF YOUTH BASEBALL TRAINING AT WELCOME ALL PARK LOCATED AT 4255 WILL LEE RD SOUTH FULTON, GA 30349.

In consideration of the mutual promises and conditions stated below and in recognition of the CONTRACTOR's role as an independent CONTRACTOR and not as an employee of the CITY, the parties agree as follows:

I. DUTIES OF THE CONTRACTOR:

- A. The CONTRACTOR shall conduct YOUTH BASEBALL TRAINING at WELCOME ALL PARK (4255 WILL LEE RD.);
- B. The CONTRACTOR shall be entitled to the use of the listed facilities on the following day (s), date(s) and time (s):
- **WELCOME ALL PARK ATHLETIC FIELDS**
 - Youth Baseball Training Schedule (Provided by Contractor)
 - Spring/Summer Session: March 1 – May 26, 2022
 - Practices: Tuesday & Thursday
 - Time: 6:30 pm – 8:00 pm
 - Games as scheduled (Saturday/Sunday)
 - Youth Baseball Training Schedule (Provided by Contractor)
 - Fall Session: September 1, 2022 – October 31, 2022
 - Practices: Tuesday & Thursday
 - Time: 6:30 pm – 8:00 pm
 - Games as scheduled (Saturday/Sunday)
- C. The CONTRACTOR shall use said facility for the **specified sport offered** and no other purpose without the prior written consent of the CITY. An event schedule for the services conducted by the CONTRACTOR shall be provided to the CITY for terms of

this agreement.

- D. The CONTRACTOR shall coordinate publicity, flyers, etc., ensuring the recognition of the South Fulton Parks and Recreation Department as a sponsoring agency.
- E. The CONTRACTOR shall include the department seal and logo of the Parks and Recreation Department on all promotional materials released on or after the endorsement of this agreement.
- F. Advanced arrangements-The CONTRACTOR shall coordinate necessary arrangements for program needs with:
 - a) Calvin Jones Telephone: (470) 345-3577
 - b) Travis Landrum Telephone: (470) 810-4900
- G. Equipment-The CONTRACTOR has had an opportunity to tour the facility and is aware of its condition and equipment available. Any equipment furnished by the CONTRACTOR shall be brought in, installed, and removed at the CONTRACTOR's sole expense. No outside equipment shall be left or stored **in the listed facilities** any longer than 5 day(s) after the scheduled event/program.
- H. The CONTRACTOR shall replace any of the CITY'S equipment, which is destroyed, stolen or damaged during the course of the CONTRACTOR's use. The CITY shall not be liable for theft of or damage to the CONTRACTOR's equipment or other personal property.
- I. Alteration-The CONTRACTOR shall make no repairs, alterations or additions to **the listed facilities** and/or grounds without the written permission of the CITY;
 - 1. No signs or other materials may be affixed to any portions of the facilities by nails, tacks, tape or other materials which penetrate, cause paint to be removed from, or otherwise damage the structure or its surfaces.
 - 2. Structures, including tents, are not to be erected nor are vehicles to be parked in areas other than those designated and agreed to by the CITY.
- J. The CONTRACTOR agrees to deliver the premises at the expiration of the Contract in as good order and condition as at the beginning of the term of the contract.
- K. Except for the regular staff supplied and directed by the CITY and any sub-contracted workers on behalf of the CITY, the CONTRACTOR is responsible for obtaining volunteers and paying for all help needed in connection with its event.
- L. All facility/park exits must remain open at all times during the CONTRACTOR's use.
- M. The CONTRACTOR agrees to abide by all ordinances and regulations of the City of South Fulton, and any other governmental laws and regulations applicable to use of said premises; (Exhibit B)
- N. Ensure that all program concessions, booths, exhibits, games or activities are set up no later than **1 hour** prior to the scheduled event's opening. All activities are to be completed

and all above listed items are to be removed by the next day.

- O. In the event inclement weather, pending adverse weather conditions, or any other conditions that may arise that would place the program in jeopardy, the CITY agrees to make the decision whether to postpone or cancel the event. In the event the CITY shall exercise its power as stated in this paragraph, the CITY will provide prior notification to the CONTRACTOR via verbal/phone/email of CITY decision to cancel any program/event.
- P. The CONTRACTOR shall provide the following:
 - A. On-Site Volunteer Staff with adequate training (First Aid, CPR, etc.)
 - B. Off Duty Officer for games/scrimmages (Minimum of (1) or as suggested by SFPD)
 - C. Staff and all materials needed to operate the program.
 - D. Ensure all coaches are certified through NAYS (National Alliance for Youth Sports). A list of all coaches and their certification information must be sent to the CITY prior to the start of the season.
 - E. Ensure all coaches and volunteers successfully complete a criminal background check through NCSI (National Center for Safety Initiatives). All coaches and volunteers must have an approved background status prior to the start of the season.
 - F. Shall provide copies of all Covid-19 waiver forms signed by parents to the Parks and Recreation Department prior to start date. Leagues can provide a letter stating that all forms are on hand with league representatives and provide a master list of players with this letter to the Athletics Division. A copy of Covid-19 protocols must be provided to the CITY.
 - G. Contractor will continue to provide all statistical data for youth participants ages 3-16 as requested.
- Q. Failure to comply with any provision of this contract will be grounds for cancellation of the contract. The CITY is to give the CONTRACTOR the right to cure any provisions and a written notice of at least 30 days in advance for cancellation of any contract.

II. HOLD HARMLESS, INDEMNITY AND INSURANCE

A. CONTRACTOR's Indemnification. CONTRACTOR agrees to indemnify, defend and save harmless the CITY and its agents, officers and employees from and against any and all liability, expense (including defense costs and legal fees) and claims for damages including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with CONTRACTOR's operations or its services hereunder, including any Worker's Compensation suits, liability or expense, arising from or connected with services performed on behalf of CONTRACTOR by any person pursuant to this Agreement except to the extent that such bodily injury, death, personal injury or property damage arises from or is connected with the CITY'S operations or services. CONTRACTOR'S duty to indemnify the CITY shall survive the expiration or other termination of this Agreement.

B. CONTRACTOR's Insurance. CONTRACTOR shall provide and maintain at its expense during the term of this Agreement the following program(s) of insurance covering its operations. Such insurance shall be provided by insurer(s) satisfactory to the CITY as approved by the City's Risk Management Division and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this Agreement. Such evidence shall specifically identify this Agreement and shall contain the express condition that the **CITY is to be given written notice of at least ten (10) days in advance of any modification or termination of any program of insurance.** Such insurance, with the exception of Workers' Compensation insurance, shall be primary to, and not contributing with any other insurance maintained by CITY, **and shall name THE CITY OF SOUTH FULTON, GEORGIA, PARKS & RECREATION DEPARTMENT as an additional insured:**

1. Commercial General Liability: Insurance endorsed for Independent CONTRACTOR, Professional Liability, Premises-Operations, Products/Completed Operations, Contractual, bodily injury and property damage with a combined single limit of not less than ONE MILLION DOLLARS (\$1,000,000.00) per occurrence.

III. LIMITATIONS:

- A. Customers may not be assessed any fees other than merchandise fees and service fees as advertised by the CONTRACTOR without the approval of the CITY.
- B. The CONTRACTOR shall abide by the governing Department of Environmental Health rules for provision of food for the public. **Permit(s) are required.**
- C. The CONTRACTOR shall ensure no sales, public demonstrations or other activities are allowed that do not use appropriate concessionaires, vendors, or other Contractors who are under license by CITY.
- D. The CONTRACTOR shall not sell, provide, cause or allow alcoholic beverages at the event.
- E. The CONTRACTOR shall not transfer or sub-lease this contract to other interested parties.
- F. Participating opportunities in all activities conducted by the CONTRACTOR will be available to all participants without regards to race, religion, national origin, sex, or disability.

IV. DUTIES OF THE CITY:

The CITY, in consideration of the above, agrees to:

- A. Reserve the **ATHLETIC FIELDS** for **MARQUIS GRISSOM BASEBALL ASSOCIATION** under expressed terms and conditions set forth by this Agreement as follows;

- **WELCOME ALL PARK ATHLETIC FIELDS**

- Youth Baseball Training Schedule (Provided by Contractor)
 - Spring/Summer Session: March 1 – May 26, 2022
 - Practices: Tuesday & Thursday
 - Time: 6:30 pm – 8:00 pm
 - Games as scheduled (Saturday/Sunday)
- Youth Baseball Training Schedule (Provided by Contractor)
 - Fall Session: September 1, 2022 – October 31, 2022
 - Practices: Tuesday & Thursday
 - Time: 6:30 pm – 8:00 pm
 - Games as scheduled (Saturday/Sunday)

- B. Provide fields and amenities at the beginning of the season. Maintenance and repairs as needed and upon request.
- C. Provide the following equipment/entertainment/activities/artist: n/a
- D. Ensure the facilities and grounds are clean and safe.
- E. Oversee the set-up and dismantling the above equipment.
- F. THIS SECTION RESERVED.

V. **FEES and METHOD OF PAYMENT:**

The Fees assessed for use:

- Athletic Fields: \$125 per week (including practice and games)
- Concession Stand: \$250 season

Spring/Summer Session: March 1, 2022 – May 26, 2022 (13 weeks minus Spring Break)

- 12 x \$125 = \$1,500 (without concessions)
- With Concessions \$1,750

Fall Session: September 1, 2022 – October 31, 2022 (9 weeks)

- 9 x \$125 = \$1,125 (without concessions)
- With Concessions \$1,375

The CONTRACTOR shall administer payment of half of total balance to the CITY prior to the start of the season. The remaining balance shall be paid to the CITY at the conclusion of the season per the schedule provided.

- Half Balance BEFORE the first scheduled game.
- Remaining Balance at the conclusion of the season.

VI. TERM OF CONTRACT:

Date/Time/Area approved for the contracted period:

- Start Date: February 1, 2022
- End Date: December 31, 2022
- Welcome All Park

IN WITNESS WHEREOF, THE PARTIES HAVE DULY EXECUTED THIS CONTRACT AS OF THE DATE SHOWN BELOW:

CONTRACTOR:

CITY:

(Print or Type Contractor's Name)

City Manager

BY: _____
(Signature of Contractor)

ATTESTATION:

(Contractor's Address)

City Clerk

(City, State, Zip)

APPROVED AS TO FORM:

(Area Code, Phone Number)

City Attorney



**SOUTH FULTON PARKS, RECREATION AND
CULTURAL AFFAIRS DEPARTMENT**

AN AGREEMENT BETWEEN THE CITY OF SOUTH FULTON, GEORGIA ON BEHALF OF THE PARKS, RECREATION AND CULTURAL AFFAIRS DEPARTMENT, HEREINAFTER (“THE CITY”), AND THE SANDTOWN YOUTH ASSOCIATION, HEREINAFTER (“THE CONTRACTOR”), FOR THE PROVISION OF YOUTH SPORTS (BASEBALL/FOOTBALL) AT SANDTOWN PARK LOCATED AT 5320 CAMPBELLTON ROAD, SW ATLANTA, GA 30331.

In consideration of the mutual promises and conditions stated below and in recognition of the CONTRACTOR's role as an independent CONTRACTOR and not as an employee of the CITY, the parties agree as follows:

I. DUTIES OF THE CONTRACTOR:

- A. The CONTRACTOR shall conduct **YOUTH BASEBALL/FOOTBALL** at **SANDTOWN PARK (5320 CAMPBELLTON ROAD, SW)**;
- B. The CONTRACTOR shall be entitled to the use of the listed facilities on the following day (s), date(s) and time (s):
 - **SANDTOWN PARK ATHLETIC FIELDS**
 - Youth Baseball Training Schedule (Provided by Contractor)
 - Spring/Summer Session: April 18 – June 11, 2022
 - Practices: Monday - Friday
 - Time: 5:00 pm – 8:30 pm
 - Games as scheduled (Saturday)
 - Youth Football Training Schedule (Provided by Contractor)
 - Fall Session: July 11 – October 29, 2022
 - Practices: Monday - Thursday
 - Time: 5:00 pm – 8:30 pm
 - Games as scheduled (Saturday)
- C. The CONTRACTOR shall use said facility for the **specified sport offered** and no other purpose without the prior written consent of the CITY. An event schedule for the services conducted by the CONTRACTOR shall be provided to the CITY for terms of this agreement.

- D. The CONTRACTOR shall coordinate publicity, flyers, etc., ensuring the recognition of the South Fulton Parks and Recreation Department as a sponsoring agency.
- E. The CONTRACTOR shall include the department seal and logo of the Parks and Recreation Department on any and all promotional materials released on or after the endorsement of this agreement.
- F. Advanced arrangements-The CONTRACTOR shall coordinate necessary arrangements for program needs with:
- a) Calvin Jones Telephone: (470) 345-3577
- b) Travis Landrum Telephone: (470) 810-4900
- G. Equipment-The CONTRACTOR has had an opportunity to tour the facility and is aware of its condition and equipment available. Any equipment furnished by the CONTRACTOR shall be brought in, installed, and removed at the CONTRACTOR's sole expense. No outside equipment shall be left or stored in the listed facilities any longer than 5 day(s) after the scheduled event/program.
- H. The CONTRACTOR shall replace any of the CITY'S equipment, which is destroyed, stolen or damaged during the course of the CONTRACTOR's use. The CITY shall not be liable for theft of or damage to the CONTRACTOR's equipment or other personal property.
- I. Alteration-The CONTRACTOR shall make no repairs, alterations or additions to the listed facilities and/or grounds without the written permission of the CITY.
1. No signs or other materials may be affixed to any portions of the facilities by nails, tacks, tape or other materials which penetrate, cause paint to be removed from, or otherwise damage the structure or its surfaces.
2. Structures, including tents, are not to be erected nor are vehicles to be parked in areas other than those designated and agreed to by the CITY.
- J. The CONTRACTOR agrees to deliver the premises at the expiration of the Contract in as good order and condition as at the beginning of the term of the contract.
- K. Except for the regular staff supplied and directed by the CITY and any sub-contracted workers on behalf of the CITY, the CONTRACTOR is responsible for obtaining volunteers and paying for all help needed in connection with its event.
- L. All facility/park exits must remain open at all times during the CONTRACTOR's use.
- M. The CONTRACTOR agrees to abide by all ordinances and regulations of the City of South Fulton, and any other governmental laws and regulations applicable to use of said premises; (Exhibit B)
- N. Ensure that all program concessions, booths, exhibits, games or activities are set up no later than 1 hour prior to the scheduled event's opening. All activities are to be completed and all above listed items are to be removed by the next day.

- O. In the event inclement weather, pending adverse weather conditions, or any other conditions that may arise that would place the program in jeopardy, the CITY agrees to make the decision whether to postpone or cancel the event. In the event the CITY shall exercise its power as stated in this paragraph, the CITY will provide prior notification to the CONTRACTOR via verbal/phone/email of CITY decision to cancel any program/event.
- P. The CONTRACTOR shall provide the following:
 - A. On-Site Volunteer Staff with adequate training (First Aid, CPR, etc.)
 - B. Off Duty Officer for games/scrimmages (Minimum of (1) or as suggested by SFPD)
 - C. Staff and all materials needed to operate the program.
 - D. Ensure all coaches are certified through NAYS (National Alliance for Youth Sports). A list of all coaches and their certification information must be sent to the CITY prior to the start of the season.
 - E. Ensure all coaches and volunteers successfully complete a criminal background check through NCSI (National Center for Safety Initiatives). All coaches and volunteers must have an approved background status prior to the start of the season.
 - F. Shall provide copies of all Covid-19 waiver forms signed by parents to the Athletic Division prior to start date. Leagues can provide a letter stating that all forms are on hand with league representatives and provide a master list of players with this letter to the Athletics Division. A copy of Covid-19 protocols must be provided to the CITY.
 - G. Contractor will continue to provide all statistical data for youth participants ages 3-16 as requested.
- Q. Failure to comply with any provision of this contract will be grounds for cancellation of the contract. The CITY is to give the CONTRACTOR the right to cure any provisions and a written notice of at least 30 days in advance for cancellation of any contract.

II. HOLD HARMLESS, INDEMNITY AND INSURANCE

A. CONTRACTOR's Indemnification. CONTRACTOR agrees to indemnify, defend and save harmless the CITY and its agents, officers and employees from and against any and all liability, expense (including defense costs and legal fees) and claims for damages including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with CONTRACTOR's operations or its services hereunder, including any Worker's Compensation suits, liability or expense, arising from or connected with services performed on behalf of CONTRACTOR by any person pursuant to this Agreement except to the extent that such bodily injury, death, personal injury or property damage arises from or is connected with the CITY'S operations or services. CONTRACTOR'S duty to indemnify the CITY shall survive the expiration or other termination of this Agreement.

B. CONTRACTOR's Insurance. CONTRACTOR shall provide and maintain at its expense during the term of this Agreement the following program(s) of insurance covering its operations. Such insurance shall be provided by insurer(s) satisfactory to the CITY as approved by the City's Risk Management Division and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this Agreement. Such evidence shall specifically identify this Agreement and shall contain the express condition that the **CITY is to be given written notice of at least ten (10) days in advance of any modification or termination of any program of insurance.** Such insurance, with the exception of Workers' Compensation insurance, shall be primary to, and not contributing with any other insurance maintained by CITY, **and shall name THE CITY OF SOUTH FULTON, GEORGIA, PARKS & RECREATION DEPARTMENT as an additional insured:**

1. Commercial General Liability: Insurance endorsed for Independent CONTRACTOR, Professional Liability, Premises-Operations, Products/Completed Operations, Contractual, bodily injury and property damage with a combined single limit of not less than ONE MILLION DOLLARS (\$1,000,000.00) per occurrence.

III. LIMITATIONS:

- A. Customers may not be assessed any fees other than merchandise fees and service fees as advertised by the CONTRACTOR without the approval of the CITY.
- B. The CONTRACTOR shall abide by the governing Department of Environmental Health rules for provision of food for the public. **Permit(s) are required.**
- C. The CONTRACTOR shall ensure no sales, public demonstrations or other activities are allowed that do not use appropriate concessionaires, vendors, or other Contractors who are under license by CITY.
- D. The CONTRACTOR shall not sell, provide, cause or allow alcoholic beverages at the event.
- E. The CONTRACTOR shall not transfer or sub-lease this contract to other interested parties.
- F. Participating opportunities in all activities conducted by the CONTRACTOR will be available to all participants without regards to race, religion, national origin, sex, or disability.

IV. DUTIES OF THE CITY:

The CITY, in consideration of the above, agrees to:

- A. Reserve the **ATHLETIC FIELDS** for **SANDTOWN YOUTH ASSOCIATION** under expressed terms and conditions set forth by this Agreement as follows;

- **SANDTOWN PARK ATHLETIC FIELDS**

- Youth Baseball Training Schedule (Provided by Contractor)

- Spring/Summer Session: April 18 – June 11, 2022
- Practices: Monday - Friday
- Time: 5:00 pm – 8:30 pm
- Games as scheduled (Saturday)

- Youth Football Training Schedule (Provided by Contractor)

- Fall Session: July 11 – October 29, 2022
- Practices: Monday - Thursday
- Time: 5:00 pm – 8:30 pm
- Games as scheduled (Saturday)

- B. Provide fields and amenities at the beginning of the season. Maintenance and repairs as needed and upon request.
- C. Provide the following equipment/entertainment/activities/artist: n/a
- D. Ensure the facilities and grounds are clean and safe.
- E. Oversee the set-up and dismantling the above equipment.
- F. THIS SECTION RESERVED.

V. FEES and METHOD OF PAYMENT:

The Fees assessed for use:

- Athletic Fields: \$250 per week (including practice and games)
- Concession Stand: \$250 season

Spring/Summer Session: April 18, 2022 – June 11, 2022 (9 weeks)
BASEBALL

- 9 x \$250 = \$2,250 (without concessions)
- With Concessions \$2,500

Fall Session: July 11, 2022 – October 29, 2022 (16 weeks)
FOOTBALL

- 5 home games x \$250 = \$1,250 (without concessions)
- With Concessions \$1,500

The CONTRACTOR shall administer payment of half of total balance to the CITY prior to the start of the season. The remaining balance shall be paid to the CITY at the conclusion of the season per the schedule provided.

- Half Balance BEFORE the first scheduled game.
- Remaining Balance at the conclusion of the season.

VI. TERM OF CONTRACT:

Date/Time/Area approved for the contracted period:

- Start Date: March 1, 2022
- End Date: December 31, 2022
- Sandtown Park

IN WITNESS WHEREOF, THE PARTIES HAVE DULY EXECUTED THIS CONTRACT AS OF THE DATE SHOWN BELOW:

CONTRACTOR:

CITY:

(Print or Type Contractor's Name)

City Manager

BY: _____
(Signature of Contractor)

ATTESTATION:

(Contractor's Address)

City Clerk

(City, State, Zip)

APPROVED AS TO FORM:

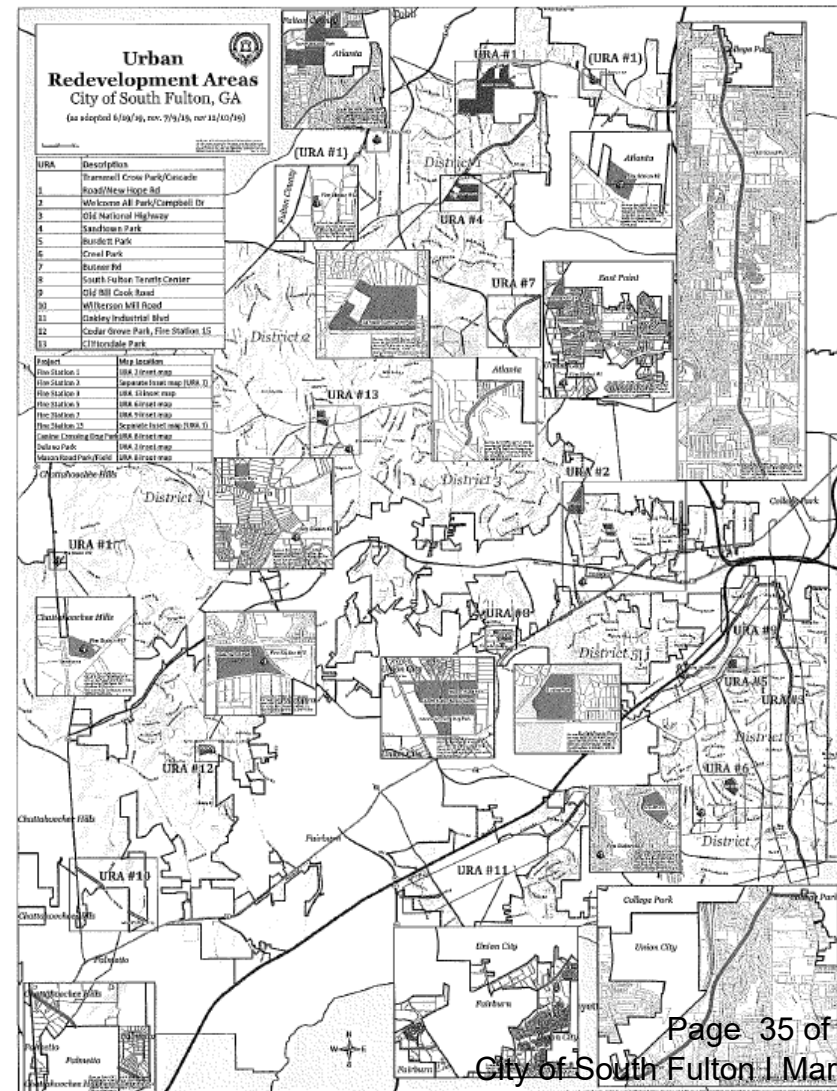
(Area Code, Phone Number)

City Attorney

URBAN REDEVELOPMENT AUTHORITY(URA)



Resolution 2019-041 adopted by City Council on June 19, 2019



URA 1	Trammel Crow Park and Fire Stations No. 2, 13, and 17 Updates, repairs, improvements and equipment upgrades
URA 2	Welcome All Park, Campbell Drive, Delano Park and Fire Station No. 1 - Infrastructure and related repairs, equipment upgrades and improvements including sod replacement for athletic fields, building updates, replacing of dated structures. - Public safety related acquisitions and constructions
URA 3	Old National Highway Park, Infrastructure and Public Safety Facilities - Public Safety Facility/buildout and general public safety upgrades and updates - Old National Park infrastructure and related repairs and improvements including sod replacement for athletic fields, building updates, replacing of dated structures.
URA 4	Sandtown Park Infrastructure and related repairs and improvements including sod replacement for athletic fields, building updates, replacing of dated structures, trail construction/repaving/restrooms and landscaping
URA 5	Burdett Park Infrastructure and related repairs and improvements
URA 6	Creel Park and Fire Station No. 5 Infrastructure and related repairs and improvements including sod replacement for athletic fields, building updates, replacing of dated structures.
URA 7	Butner Rd. Public Safety Facility Public Safety acquisitions and construction.
URA 8	South Fulton Tennis Center, Canine Dog Crossing Park and Mason Rd. Park/Field Repairs, updates and general improvements
URA 9	Old Bill Cook Road and Fire Station No. 7 - Includes park and recreational acquisitions. - Updates, equipment upgrades, repairs and improvements.
URA 10	Wilkerson Mill Road Park and recreational acquisitions, also sod replacement for athletic fields, building updates, replacing of dated structures.
URA 11	Oakley Industrial Boulevard Includes park and recreational acquisitions and related equipment, construction, and improvements.
URA 12	Cedar Grove Park and Fire Station No. 15 Infrastructure and related repairs, updates and improvements including sod replacement for athletic fields, building updates, replacing of dated structures.
URA 13	Cliffondale and Fire Station No. 3 Infrastructure and related repairs, updates and improvements including sod replacement for athletic fields, building updates, replacing of dated structures.



PHASE I URA INVESTMENT – OVER \$4.6M

Project Status of Items Approved by
Mayor & Council on July 27, 2021

Forecasted Project Timelines

Welcome All Park Roof(4 Roofs) – 30 Warranty	\$2,956,501
Sandtown Roof – 30 Year Warranty	\$375,793
Sandtown Below Grade Waterproofing, Interior and Exterior – 10 year warranty	\$59,400
Sandtown HVAC – New Gym HVAC	\$68,720 - Rebidding via ITB
Burdett Gym HVAC – New Gym HVAC	\$73,693 - Rebidding via ITB
Cliftondale/S.F. Arts Design	\$98,430

Started December 1, 2021

End July 2022

Started November 8, 2021

Completed January 14, 2022

Started November 1, 2021

Completed December 3, 2021

Start May 2022

End June 2022

Start May 2022

End June 2022

Started November 5, 2021

End March 2022

PHASE I URA INVESTMENT CONTINUED



Project Status of Items Approved by
Mayor & Council on July 27, 2021

Forecasted Project Timelines

Welcome All Park Interior Renovations – Replace Pool Slide Replace Damage Ceilings, Painting Pool Walls below ceilings Replace Windows in Pool area	\$419,339	Start August 2022	End October 2022
Burdett Park/Tennis Center Interior Renovations – Add Cameras Permanent Wall for Tech Lab Repair Ceilings	\$69,048	Start June 2022	End August 2022
South Fulton Tennis Center ADA Access	\$297,948 – Design Build Project	Start May 2022	End August 2022
Sandtown Doors Replacement – All Exterior doors @ gymnasium level	\$22,474	Start May 2022	End August 2022

PHASE I URA INVESTMENT CONTINUED



Project Status of Items Approved by
Mayor & Council on July 27, 2021

Forecasted Project Timelines

Creel Park Renovations – Replace Roofs at Pavilions Replace HVAC units at Community Building – 20 year warranty	\$90,999
Wilkerson Mill Press Box Renovations– Replace Roof, HVAC, Water heater, windows and ceilings	\$74,435
Old National Park Renovations Replace Roofing, Exterior restroom door and counter on Concessions Stand Replace tables and benches	\$60,789
Canine Dog Park Restroom Door Replacement	\$8,564

Started January 4th, 2022

End April 2022

Started January 4th, 2022

End May 2022

Started January 4th, 2022

End May 2022

Start March 2022

End March 2022



URA MAJOR CURRENT CONDITIONS AND CONSTRUCTION UPDATES

Welcome All Roofing – Construction Ongoing

- Full Replacement
- Replaced twice before
- Previous Roofs installed before 1996
- Issues – Hail Damage, Rusting metal components, Holes and tears causing leaks

Previous Conditions



Photo 1

Red Outline shows the White Single-Ply Membrane TPO. The black dots represent the dozens of active roof leaks that were found at time of assessment.

Current Progress



Photo 16

Red Circle shows a large hole in skylight/roof transition where water easily enters building



Photo 5

One of many sections with patches made to roof. These were done to cover holes or tears in the existing roof that caused roof leaks



URA MAJOR CURRENT CONDITIONS AND CONSTRUCTION UPDATES



Sandtown Gym

- Full Roof Replacement
 - 90% Completed
- Roof Repaired previously in 2016
- Roof Issues – Cracks, original systems has deteriorated beyond repair, delamination
- New Below grade Waterproofing on the inside and outside of building
 - Completed
- This contributes to the mold due to water intrusion from failing roofing and waterproofing

Previous Conditions



Current Progress



URA MAJOR CURRENT CONDITIONS AND DEFICIENCIES CONTINUED



Wilkerson Mill Park Concession Stand

- Roofing, Envelope trim, windows are damaged and failing
- Water Heater and Press box HVAC damaged beyond repair and non-operational
- Interior Press box ceiling failing.

Previous Conditions



Current Progress



URA MAJOR CURRENT CONDITIONS AND DEFICIENCIES CONTINUED



Creel Park

- Pavilion Roofing Completed
- HVAC Replacement

Previous Conditions



Current Progress



Old National Park

- Concession Stand Roofing Completed
- Door weathered and damaged
- Serving counters damaged

Previous Conditions



URA MAJOR CURRENT CONDITIONS AND DEFICIENCIES CONTINUED



Cliftondale/South Fulton Arts Center



Corroded Steel Canopy



Corroded Steel Windows



Water Heater and Panels

- Corroded Steel Canopies and windows
- Asbestos at some interior ceiling tiles and all windows
- Damaged flooring and ceiling tiles
- Damaged and failing roofing systems
- HVAC systems not functioning properly/non-existent in some areas
- Damaged doors and hardware
- Several systems not to current code.
- Outdated and defective electrical and plumbing equipment



Damaged Quarry Tile Flooring



Deteriorated and Lifting Shingle Roof

URA MAJOR COMPLETED PROJECTS



Trammel Crow – Outdoor Exercise Equipment and Restroom Repainting

Before



After



Before



After



Delano Park – Fence Replacement

Before



After



URA MAJOR COMPLETED PROJECTS



South Fulton Tennis Center Tennis Courts Replacement

Before



After





PHASE 2 URA PROJECTS

• Remaining URA Funds(Facilities)	\$ 2,621,085
• Insurance Claim	\$ 701,730
• CDBG Grant	\$ 250,000
• <u>Phase 1 Change Orders</u>	<u>\$165,554</u>
• Phase 2 Facilities Total	\$ 3,407,261

District	URA Funding	Location	Estimated Costs	Project Summary	Projected Mayor & Council Meeting	Project Details	Comments
District 1	URA 1	Trammel Crow	\$50,000	Replace Tennis Nets and Resurface existing Tennis Courts	Winter 2022	Replace Tennis Nets and Resurface existing Tennis Courts	Initial \$100 K was allocated this has been reduced to \$50 K per COSF staff direction. PRCA has recommended this project not be executed in this phase of the URA as this scope is being considered in the PRCA Master Plan being developed
District 1	URA 1	Sandtown Gym	\$50,000	Mold Remediation	Summer 2022	Test and remediate any remaining mold left in the Building	Public Works is reviewing SOW for approval
District 1	URA 1	Sandtown Gym	TBD	Paint Interior Walls	Winter 2022	Repaint the interior walls in the lower portion of the building	Pending Completion of other repairs. Scope of Work has been sent to purchasing, awaiting ITB Solicitation
District 1	URA 1	Sandtown Gym	\$850,000	Repair/Renovate Exterior Walls	Summer 2022	Repair and Replace Exterior Walls surfaces.	Public Works is reviewing SOW for approval
District 1	URA 1	Sandtown Gym	TBD	ADA Compliant Sidewalks	Spring 2023	Replace the sidewalk and main entrance to be ADA complinat	
District 2	URA 13	Clifftondale/South Fulton Arts Center	\$3,000,000	Renovations to Roofing, Windows, Ceiling, Floors, HVAC, Plumbing, Electrical and Site	Winter 2022	Renovations to Roofing, Windows, Ceiling, Floors, HVAC, Plumbing, Electrical and Site Work to be determined by the final accepted design	The Design Team has completed design drawings and COSF staff is reviewing to confirm SOW for ITB. Vendor is working on their construction estimate to provide to staff.



PHASE 2 URA PROJECTS CONTINUED

District	URA Funding	Location	Estimated Costs	Project Summary	Projected Mayor & Council Meeting	Project Details	Comments
District 3	URA 2	Park- Welcome All	\$382,000	Exterior Wall Restoration	Winter 2022	Clean, Restore and Reseal all exterior block walls of the Recreation Center and Resealing Joints at Windows. Including restoring the Handrails attached to the building	This project is pending the completion of the Phase 1 Roofing and Pool Projects. Scope of Work has been sent to purchasing, awaiting ITB Solicitation.
District 3	URA 2	Park- Welcome All	\$909,663	Repair/Reseal Pool Trusses	Winter 2022	Repair damaged/rusted Trusses above Pool and Coat them protective sealant	This project is pending the completion of the Phase 1 Roofing and Pool projects. Scope of Work has been sent to purchasing, awaiting ITB Solicitation
District 4	URA 12	Cedar Grove Park	TBD	Outdoor Restrooms	Summer 2023	Provide stand alone outdoor restrooms at location to be specified.	PRCA has recommended that this project not be executed in this phase of the URA as this scope is being considered in the PRCA Master Plan being developed
District 4	URA 12	Cedar Grove Park	\$14,774	Site Improvements	Spring 2023	Provide trail or pathway to Fire Station and additional landscaping.	PRCA has recommended that this project not be executed in this phase of the URA as this scope is being considered in the PRCA Master Plan being developed
District 5	URA 9	Burdett Complex	TBD	Outdoor Restrooms	Spring 2023	Provide stand alone outdoor restrooms at location to be specified	PRCA has recommended that this project not be executed in this phase of the URA as this scope is being considered in the PRCA Master Plan being developed
District 6	URA 6	Creel Park	TBD	Creel Park Restroom Remodel	Summer 2023	Upgrade existing restrooms at outdoor restroom pavilion.	PRCA has recommended that this project not be executed in this phase of the URA as this scope is being considered in the PRCA Master Plan being developed

\$5.2 M+/-

URA FUNDING OVERVIEW



	Phase 1	Phase 2
Parks	\$ 5,741,659	\$ 2,621,085
Fire	\$ 874,708	\$ -
Transportation	\$ 789,649	\$ 590,792
GS	\$ 1,933,250	\$ -
District 2 Fire Dept Land Acquisition	\$ 650,000	\$ -
Old Bill Cook Rd.-Land Acquisition	\$ 232,500	\$ -
Oakley Industrial Blvd. - Land Acquisition	\$ 232,500	\$ -
Police	\$ 2,674,415	\$ -
Total URA	\$ 13,128,681	\$ 3,211,877
Phase 1 and 2 Grand Total		\$ 16,340,557



QUESTIONS?



City of South Fulton

PARKS + RECREATION + CULTURAL MASTER PLAN

ONE CITY • ONE PARK SYSTEM

DRAFT Park Visions + Implementation Strategy

Agenda

- Review Purpose + Planning Process
- Review Needs + Priorities
- Review City-wide Vision
- Proposed Park Vision Plans
- Proposed Implementation Strategy
- Next Steps

Parks Master Planning + Design Process



Public Engagement Participation



+ 1,300
Participants

Key Summary Findings

1. Continue Positioning Parks, Recreation, and Cultural Affairs as Essential Services
2. Upgrade Existing Parks, Recreation, and Cultural Facilities
3. Ensure Equitable Access
4. Enhance Marketing + Communications
5. Customize Parks, Recreation, and Cultural Priorities
6. Maximize Resource Generation + Allocation

Agenda

- Review Purpose + Planning Process
- Review Needs + Priorities
- Review City-wide Vision
- Proposed Park Vision Plans
- Proposed Implementation Strategy
- Next Steps

Mission

Build community through high-quality and equitable parks, trails, recreation, and cultural experiences.

Vision

Create an interconnected system of parks, trails, recreation, and cultural experiences that strengthen the **sustainability** and **resiliency** of the City of South Fulton.

Guiding Principles



Reinforce safe communities
and identity



Foster economic
development



Maximize awareness

Guiding Principles



Enhance equity and inclusivity



Promote excellence in education, health, and wellness



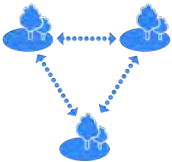
Improve financial, environmental, and social sustainability

Vision



Refresh.

Programs. Places. People



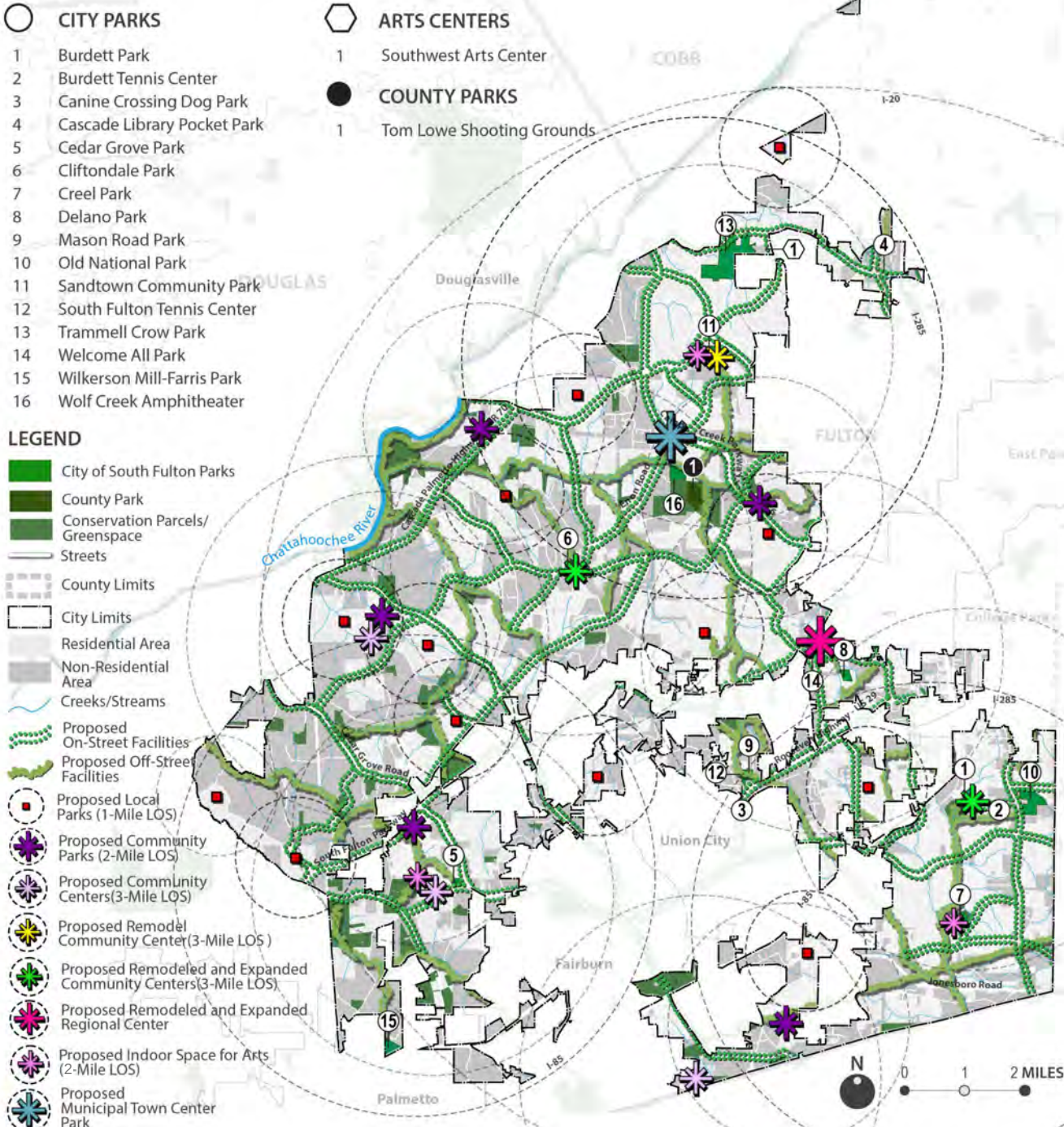
Connect.

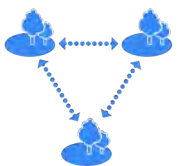
Programs. Places. People



Develop.

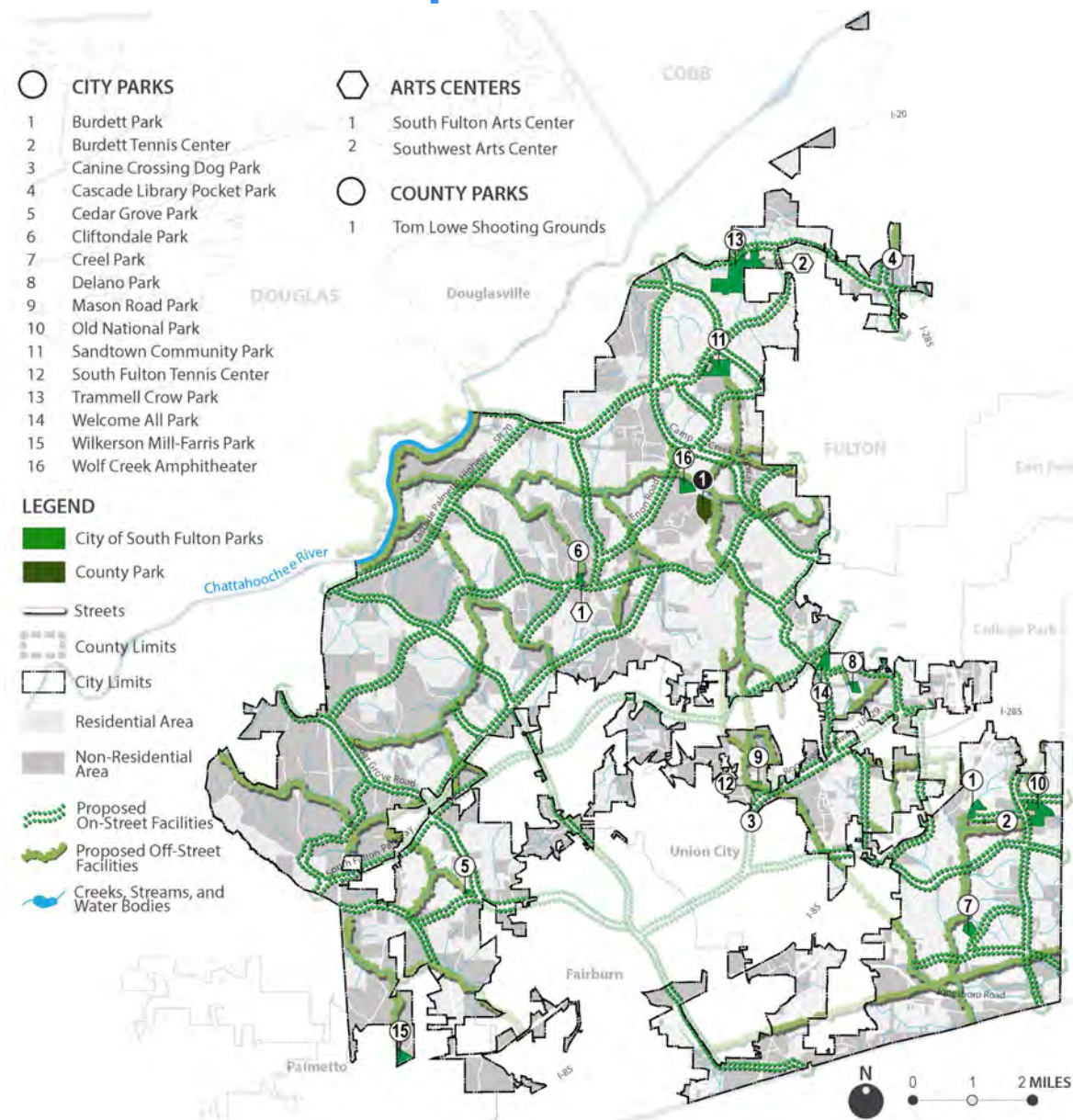
Programs. Places. People





Connect. Programs. Places. People

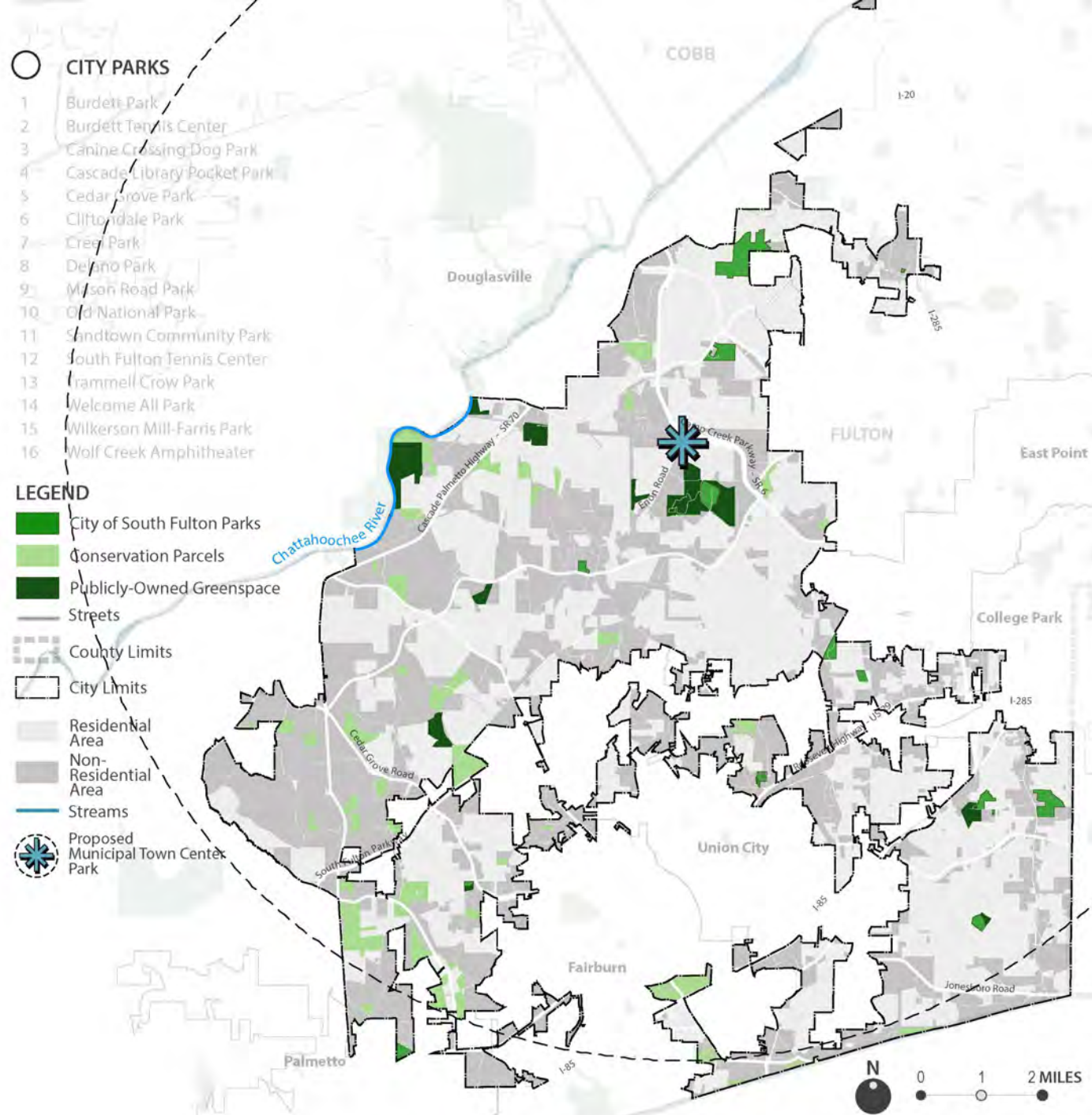
- Develop interconnected system of high-quality on-Street / off-street facilities





Develop. Places.

Municipal Town Center Park | 1-5 acres Citywide Level of Service (LOS)





Develop. Places.

Local Parks | 5-10 acres

1 Mile Access Level of Service (LOS)



CITY PARKS

- 1 Burdett Park
- 2 Burdett Tennis Center
- 3 Canine Crossing Dog Park
- 4 Cascade Library Pocket Park
- 5 Cedar Grove Park
- 6 Cliftondale Park
- 7 Creel Park
- 8 Delano Park
- 9 Mason Road Park
- 10 Old National Park
- 11 Sandtown Community Park
- 12 South Fulton Tennis Center
- 13 Trammell Crow Park
- 14 Welcome All Park
- 15 Wilkerson Mill-Farris Park
- 16 Wolf Creek Amphitheater

ARTS CENTERS

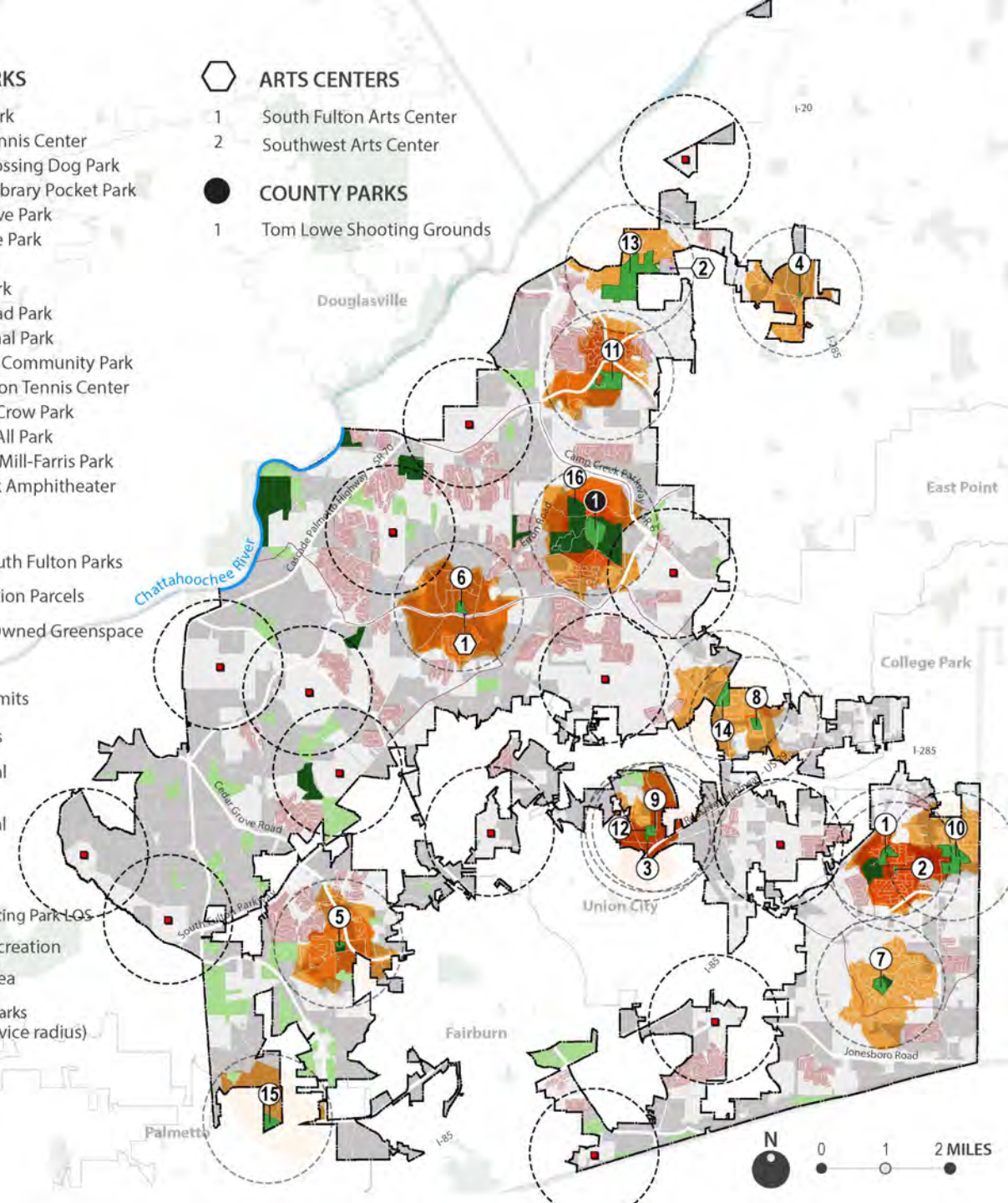
- 1 South Fulton Arts Center
- 2 Southwest Arts Center

COUNTY PARKS

- 1 Tom Lowe Shooting Grounds

LEGEND

- City of South Fulton Parks
- Conservation Parcels
- Publicly-Owned Greenspace
- Streets
- County Limits
- City Limits
- Residential Area
- Non-Residential Area
- Streams
- 1-Mile Existing Park LOS
- Private Recreation Amenities Service Area
- Proposed Parks (1 mile service radius)





Develop. Places.

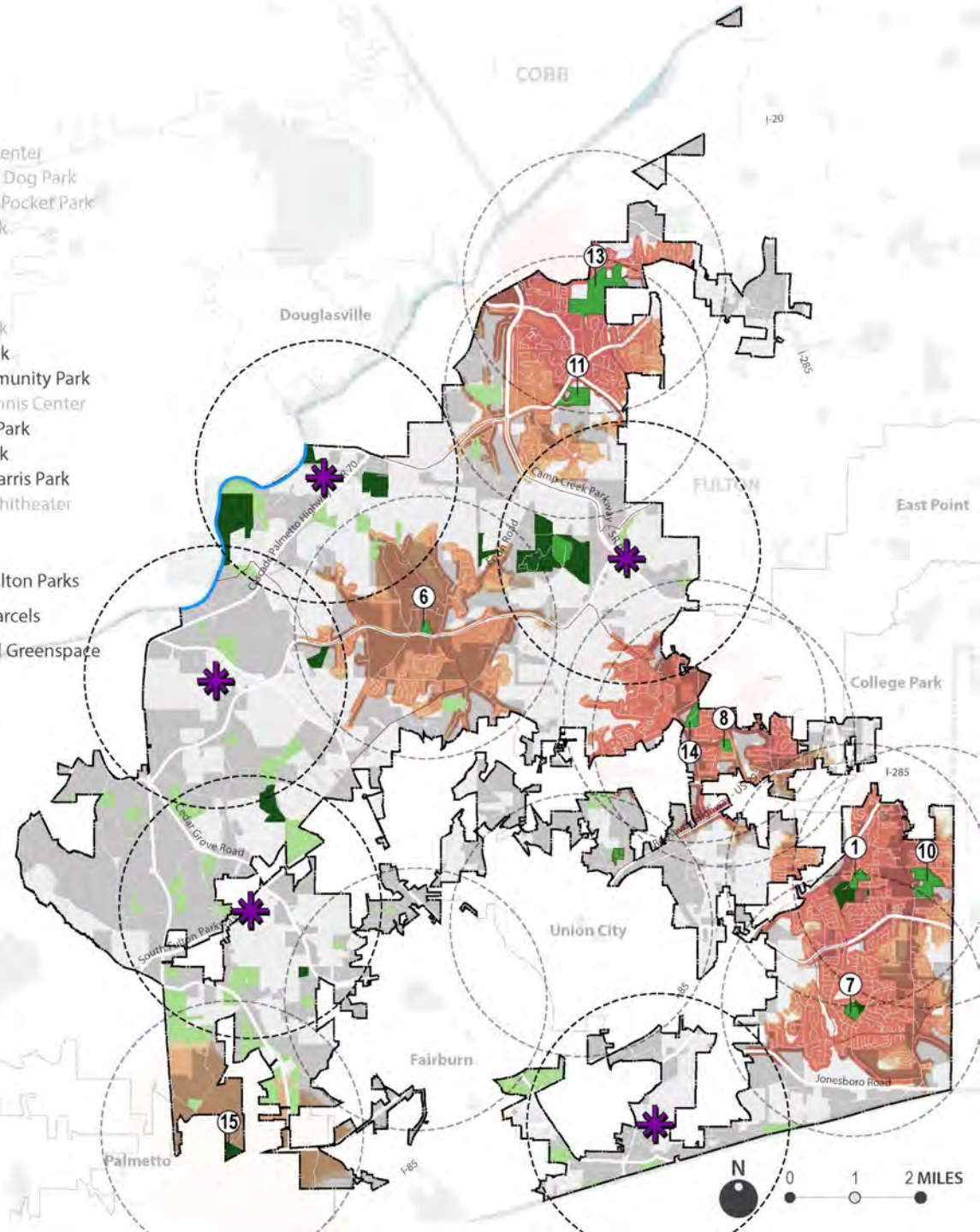
Community Parks | 20+ acres
2 Mile Access LOS



- CITY PARKS
- 1 Burdett Park
 - 2 Burdett Tennis Center
 - 3 Canine Crossing Dog Park
 - 4 Cascade Library Pocket Park
 - 5 Cedar Grove Park
 - 6 Cliftondale Park
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LEGEND

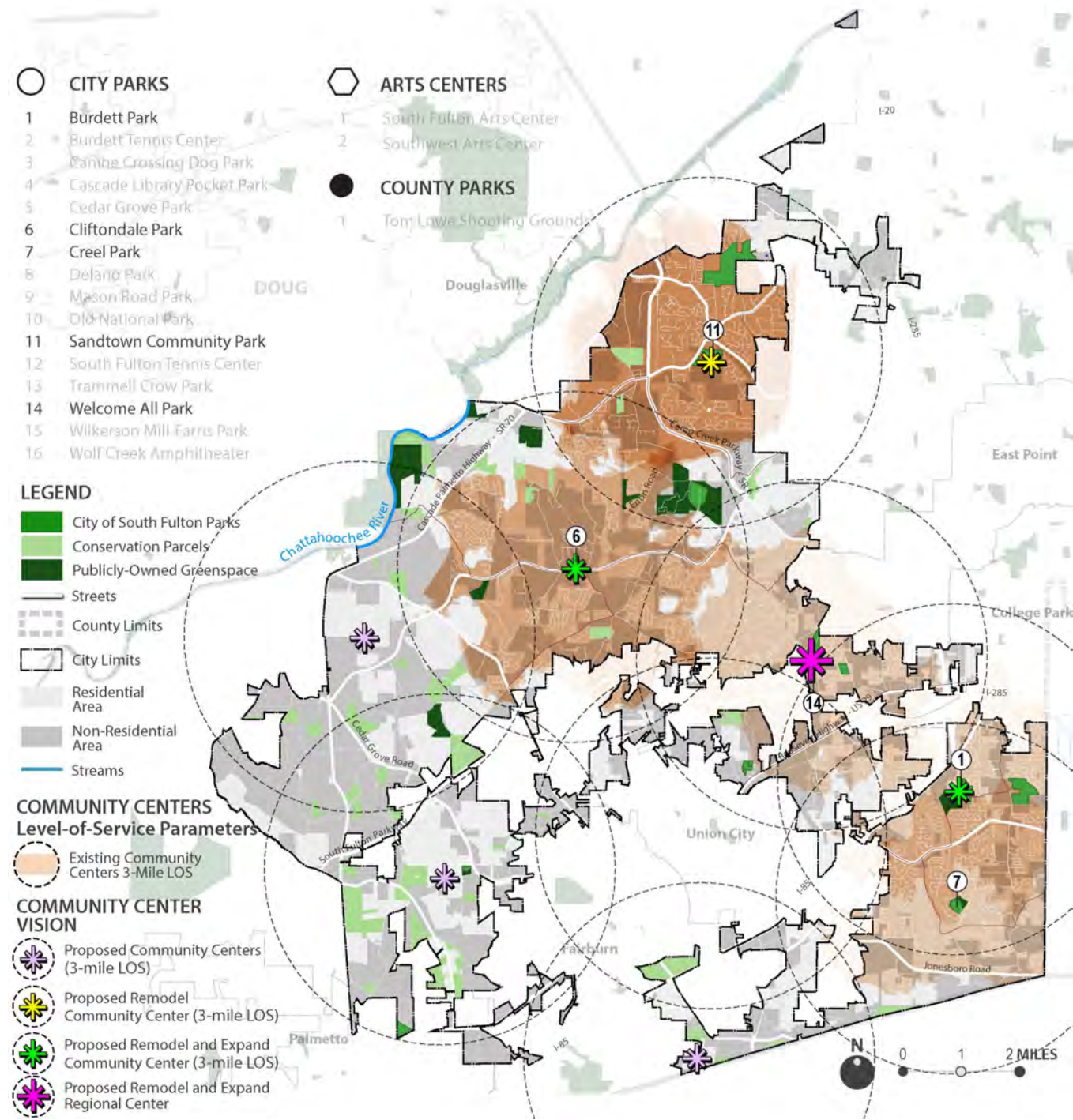
- City of South Fulton Parks
- Conservation Parcels
- Publicly-Owned Greenspace
- Streets
- County Limits
- City Limits
- Residential Area
- Non-Residential Area
- Streams
- 2-Mile Existing Park LOS
- Proposed Community Parks (2 miles service radius)





Develop. Places.

- Community Centers - 3 Mile Access LOS
- Welcome All - Regional Center City-Wide Access LOS





Develop. Places.

Outdoor Recreation Facilities

Facilities	Facilities LOS Target (1 Facility / X Residents)	Need by 2029 (x) Deficit / x Surplus	Proposed Access LOS
Playgrounds	3,500	(16)	1 Mile
Soccer Fields	9,800	(7)	2 Miles
Football Fields	9,800	(9)	2 Miles
Multi-Purpose Fields	7,500	(5)	2 Miles
Artificial/Synthetic Fields	36,200	(3)	7 Miles
Baseball Fields (Youth)	8,500	0	3 Miles
Baseball Fields (Adult)	21,800	(3)	4 Miles
Softball Fields (Youth)	21,800	(3)	4 Miles
Softball Fields (Adult)	21,800	(1)	6 Miles
Tennis Courts	5,260	27	3 Miles
Basketball Courts	9,000	(6)	3 Miles
Multiuse Courts	7,200	(15)	2 Miles
Running/Walking Track	16,000	(3)	7 Miles
Swimming Pools	54,000	(2)	6 Miles
Splash Pad/Play Areas	36,200	(3)	5 Miles
Skate Parks	100,000	(1)	City-wide
Performance Amphitheater	100,000	0	City-wide
Community Gardens	32,800	(2)	6 Miles
Dog Parks	27,200	(3)	4 Miles
Community Centers	14,000	(3)	3 Miles
Rec Centers	14,000	(3)	3 Miles
Senior Centers	45,000	(2)	8 Miles
Pool/Aquatic Center	108,000	0	City-wide
Indoor Track	108,000	0	City-wide
Gyms	14,000	(5)	3 miles

Page 66 of 91

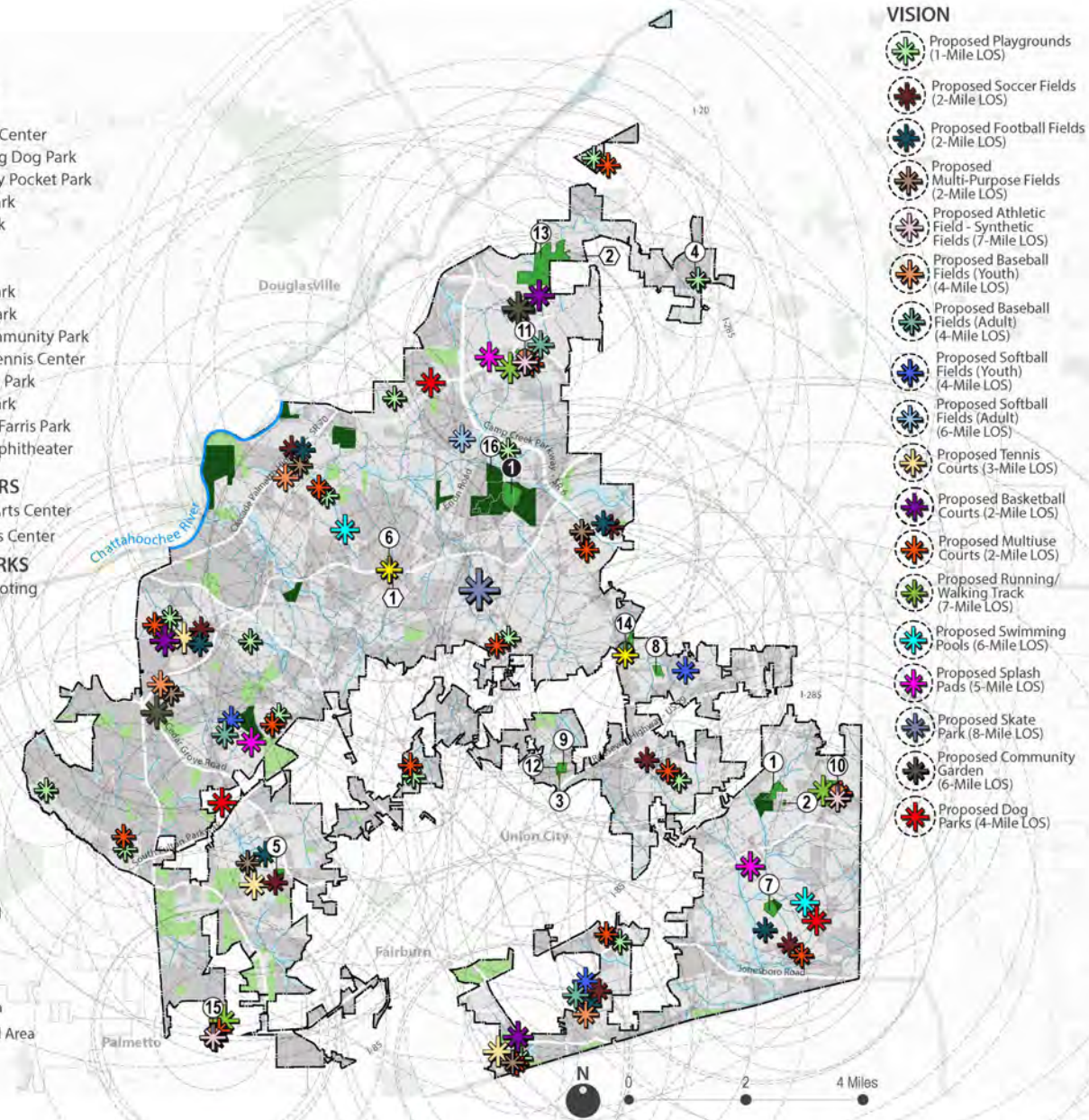
City of South Fulton | March 8, 2022

- CITY PARKS**
- Burdett Park
 - Burdett Tennis Center
 - Canine Crossing Dog Park
 - Cascade Library Pocket Park
 - Cedar Grove Park
 - Cliftondale Park
 - Creel Park
 - Delano Park
 - Mason Road Park
 - Old National Park
 - Sandtown Community Park
 - South Fulton Tennis Center
 - Trammell Crow Park
 - Welcome All Park
 - Wilkerson Mill-Farris Park
 - Wolf Creek Amphitheater

- ARTS CENTERS**
- South Fulton Arts Center
 - Southwest Arts Center

- COUNTY PARKS**
- Tom Lowe Shooting Grounds

- LEGEND**
- City of South Fulton Parks
 - Conservation Parcels
 - Publicly-Owned Greenspace
 - County Limits
 - City Limits
 - Residential Area
 - Non-Residential Area
 - Streams and Water Bodies
 - Streets



- VISION**
- Proposed Playgrounds (1-Mile LOS)
 - Proposed Soccer Fields (2-Mile LOS)
 - Proposed Football Fields (2-Mile LOS)
 - Proposed Multi-Purpose Fields (2-Mile LOS)
 - Proposed Athletic Field - Synthetic Fields (7-Mile LOS)
 - Proposed Baseball Fields (Youth) (4-Mile LOS)
 - Proposed Baseball Fields (Adult) (4-Mile LOS)
 - Proposed Softball Fields (Youth) (4-Mile LOS)
 - Proposed Softball Fields (Adult) (6-Mile LOS)
 - Proposed Tennis Courts (3-Mile LOS)
 - Proposed Basketball Courts (2-Mile LOS)
 - Proposed Multiuse Courts (2-Mile LOS)
 - Proposed Running/Walking Track (7-Mile LOS)
 - Proposed Swimming Pools (6-Mile LOS)
 - Proposed Splash Pads (5-Mile LOS)
 - Proposed Skate Park (8-Mile LOS)
 - Proposed Community Garden (6-Mile LOS)
 - Proposed Dog Parks (4-Mile LOS)

Individual Park Master Plan Workshop

Saturday, January 29th
9:00 am – 5:00 pm

70+
Attendees



Individual Park Master Plan Concepts

Website with Park Concepts for Review Coming Soon!

- Burdett Park
- Burdett Tennis Center
- Canine Crossing Dog Park/ Mason Road Park/ South Fulton Tennis Center
- Cascade Library Pocket Park
- Cedar Grove Park
- Cliftondale Park
- Creel Park
- Delano Park
- Sandtown Community Park
- Trammel Crow Park
- Welcome All Park
- Wilkerson Mill-Farris Park

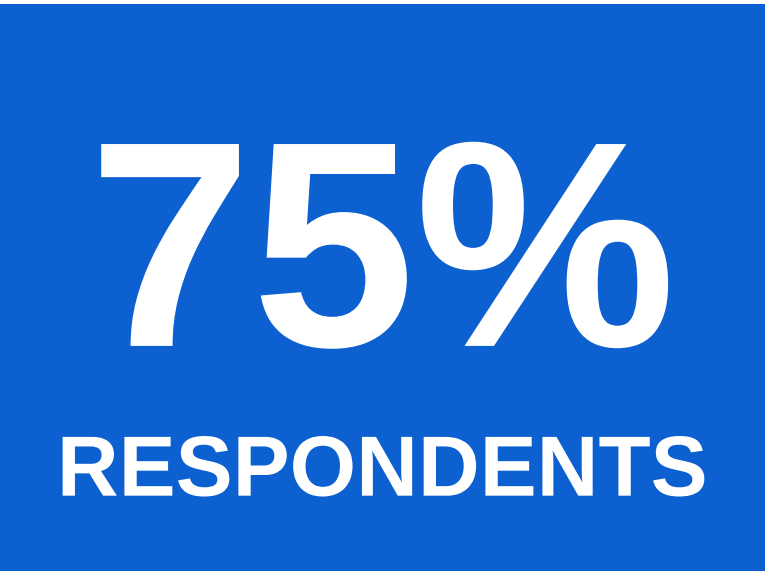


Agenda

- Review Purpose + Planning Process
- Review Needs + Priorities
- Review City-wide Vision
- Proposed Park Vision Plans
- **Proposed Implementation Strategy**
- **Next Steps**

Perception of the Value of Parks, Trails, Recreation and Cultural Affairs During COVID-19

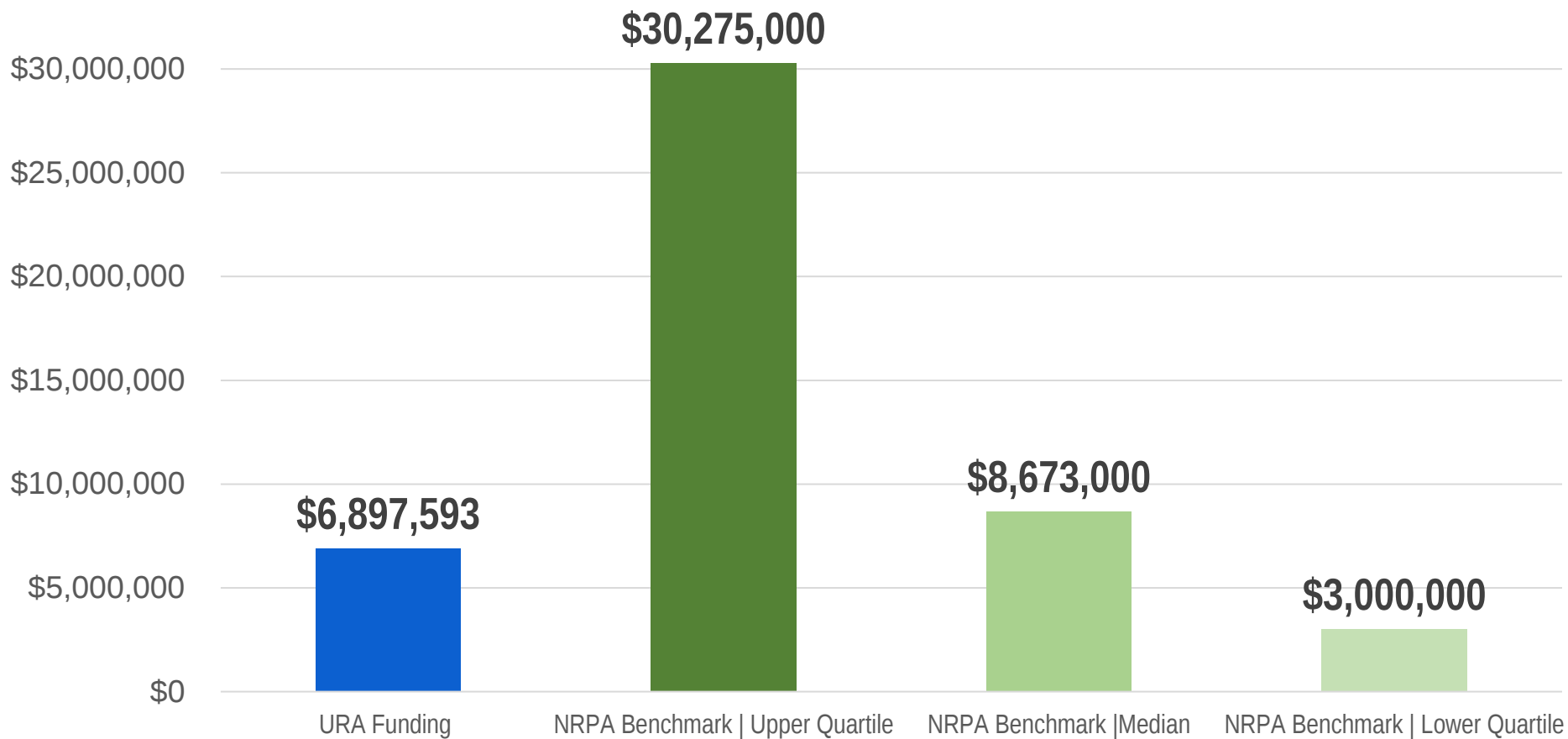
Value has Increased or Somewhat Increased



Increase Funding \$



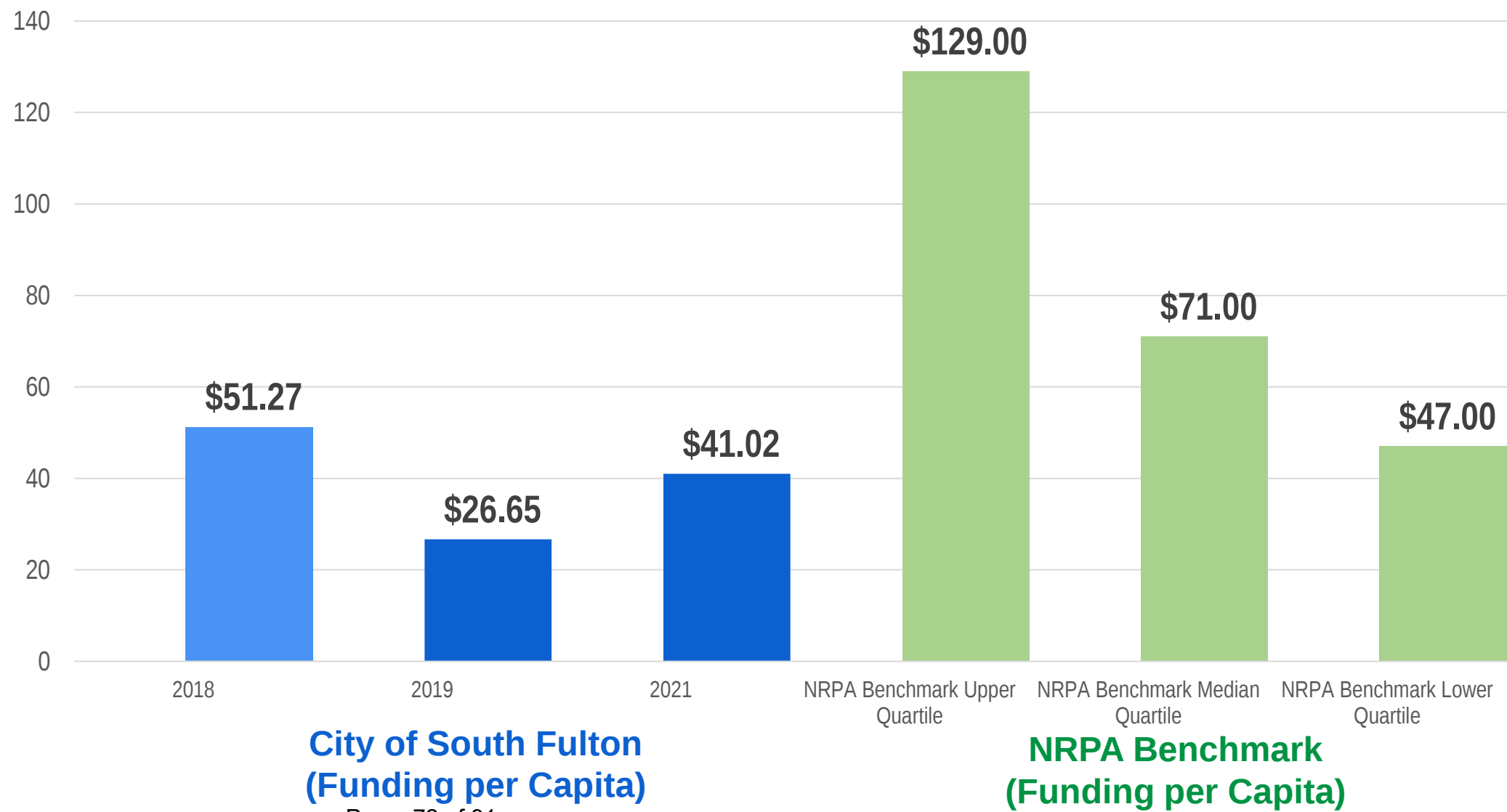
City Capital Funding (5-Years) | Maximize Resource Generation + Allocation



**City of South Fulton
(3-Year)**

**NRPA Benchmark
(5-Year)**

City O&M Funding LOS | Maximize Resource Generation + Allocation



Existing City Financial Considerations

Millage:

- City Charter caps millage rate at 13.469 mills
- Last year the City's millage rate was 12.899
- The City has 0.57 mills remaining

Other City Millage Rates:

- Forest Park – 16.743 mills
- College Park – 12.619
- East Point – 13.25
- Hapeville – 15.729

Page 73 of 91

City of South Fulton | March 8, 2022

SPLOST:

- State Cap for County Sales Tax is 8%:
 - 4 cents for the State of Georgia
 - 1 cent for MARTA
 - 1 cent for LOST
 - 1 cent for Schools ELOST
 - 0.75% for TSPLOST
 - **0.25% remaining**

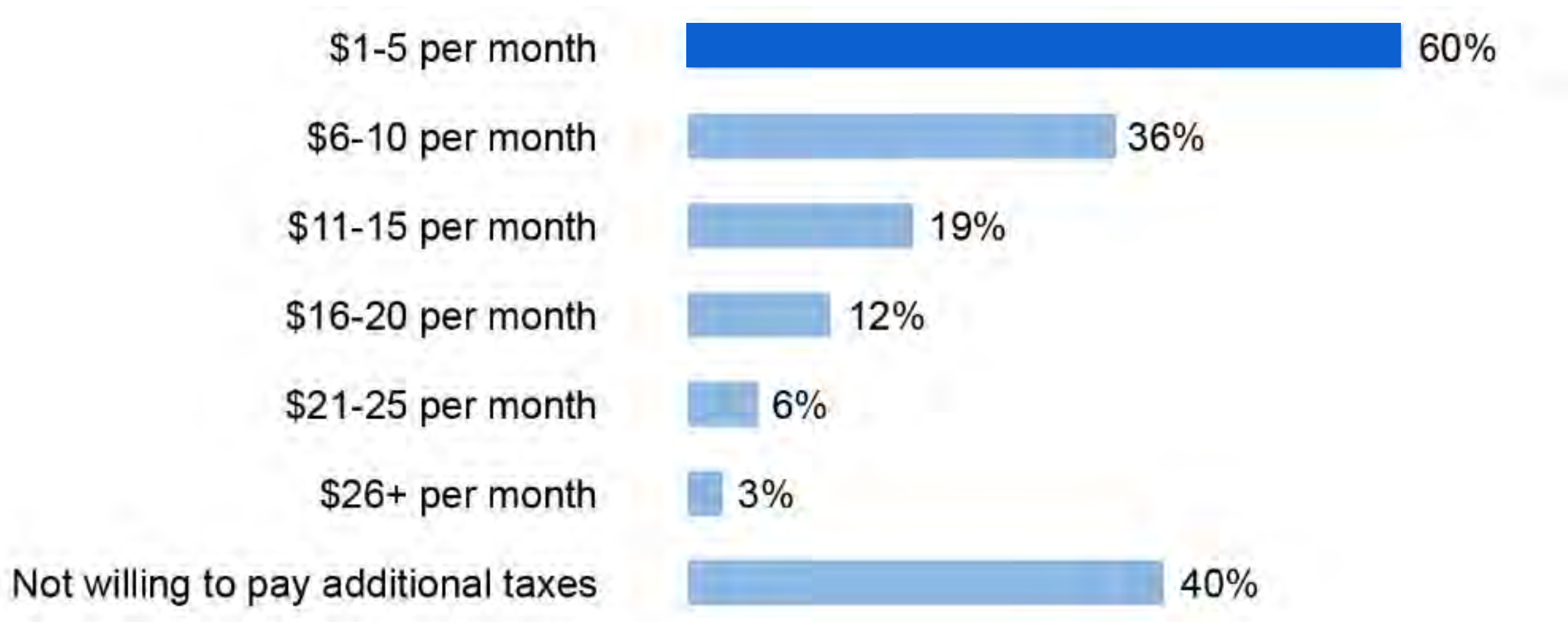
Potential Capital Funding Option 1

FUNDING OPTIONS	ESTIMATED ANNUAL FUNDING	10-YEAR PROJECTION
Use Remaining Millage for Parks (0.57 Mills)	+/- \$1,458,000	\$ 14.58 MM
Other Parks and Recreation Grants	+/- \$350,000	\$ 3.5 MM
CDBG Grants	+/- \$50,000	\$ 500 K
TOTAL	\$1,858,000	\$18.58 MM
Philanthropic Contributions (10%)	+/- \$185,800	\$ 1.85 MM
TOTAL	\$2,043,800	\$20.43 MM

Potential URA Capital Funding | Option 2

FUNDING OPTIONS	ESTIMATED ANNUAL FUNDING	10-YEAR PROJECTION
URA Bond Remaining Millage (0.57 Mill, Non-Voter Approved) (30-Year Pay Back a 3%)	+/- \$2,800,000	\$ 28.0 MM
Other Parks and Recreation Grants	+/- \$500,000	\$ 5 MM
CDBG Grants	+/- \$50,000	\$ 500 K
TOTAL	\$3,350,000	\$33.5 MM
Philanthropic Contributions (15%)	+/- \$502,500	\$ 5.02 MM
TOTAL	\$3,852,500	\$38.52 MM

Willingness to Pay Increased Taxes Per Month



General Obligation Bond

General Obligation Bond (30-Year Pay Back)	\$1 per tax paying household per month = \$14 MM \$3 per tax paying household per month = \$42 MM \$5 per tax paying household per month = \$70 MM Example: \$3 per household monthly	\$42 MM
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Per US Census Bureau, South Fulton has 33,091 Owner Occupied Households (2015-2019);
Median Value of Owner Occupied Homes \$162,800 (2015-2019)

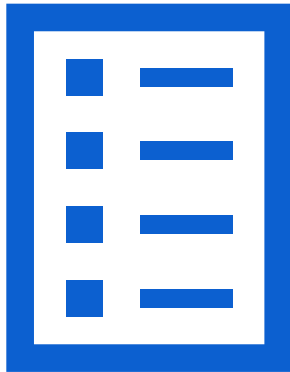
Potential Capital Funding Option 3

FUNDING OPTIONS		10-YEAR PROJECTION
G.O. Bond (30-Year Pay Back)		\$ 42 MM
Other Parks and Recreation Grants		\$ 5 MM
CDBG Grants		\$ 500 K
TOTAL		\$47.5 MM
Philanthropic Contributions (15%)		\$ 7.125 MM
TOTAL		\$54.625 MM

Potential Capital Funding Option 4

FUNDING OPTIONS		10-YEAR PROJECTION
Two 5-Year SPLOSTs for Parks (0.25%)		\$ 60 MM
Other Parks and Recreation Grants		\$ 5 MM
CDBG Grants		\$ 500 K
TOTAL		\$65.5 MM
Philanthropic Contributions (15%)		\$ 9.825 MM
TOTAL		\$75.325 MM

DRAFT Prioritization Strategy



1. Funding Allocation Targets – City-wide spending targets established through the public input process.

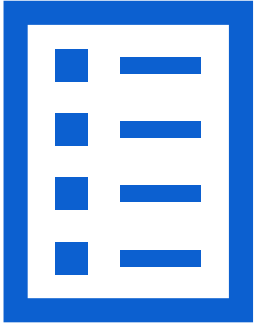
2. Prioritization Criteria – Criteria used to score and prioritize improvements.

1. Funding Allocation Targets



Project Types	Funding Amount
Improvement to Existing Facilities	35%
Development of New Facilities	33%
Development of Walking and Biking Trails	20%
Park Land Acquisition	12%
Total Funding	100%

2. Prioritization Criteria



	Criteria	Description	Weight	Scale
1	Health, Safety, and Welfare	Addresses physical safety hazards of facilities or amenities that may fail and cause harm to the public.	X 3	0-5
2	Preserve/ Replace Facility	Addresses facilities with significant disrepair and capital improvements to preserve necessary operability.	X 2	0-5
3	Community Needs	Addresses community demand based on Needs Assessment findings.	X 2	0-5
4	Service Gap	Addresses community need by filling a Service Gap from Gap Analysis/Access Level of Service.	X 2	0-5
5	Social Equity	Improvements are located in an area in the City that has a high social vulnerability index based on the Centers for Disease Control and Prevention Social Vulnerability Index.	X 2	0-5
6	Responds to Growth	Project adds programs, modifies or expands components of the system to prepare for and address increasing demand.	X	0-5
7	Unique Benefits	Provides environmental, economic, public art, historic preservation/cultural resources, and partnership benefits.	X 3	0-5
8	Project with Other Funding Sources	Leverages Public and Private Grants, Philanthropic, or Sponsorship funds.	X 2	0-5

Next Steps

- Finalize park plans, costs estimates, and a phased implementation strategy. (March 2022)
- Develop Final Report and present to City Leadership, Mayor, and Council for Adoption. (April 2022)



Thank You!

Q/A



City of South Fulton

PARKS + RECREATION + CULTURAL MASTER PLAN

ONE CITY • ONE PARK SYSTEM

DRAFT Park Visions + Implementation Strategy

Appendix Slides

General Obligation Bond - A

Average Fair Market Value of a House*	\$162,800
Assessed Value at 40%	\$65,120
Millage Rate	0.184
Yearly Property Tax	\$12.00
Monthly Property Tax	\$1.00

1 Mill on South Fulton's Tax Digest:	
Voted GO Bonds (annual)	\$3,878,000
URA M&O (annual)	\$2,558,000

A levy of 0.184 mills would raise:	
Voted GO Bonds (annually)	\$713,552
URA M&O (annually)	\$470,672

30-Year Bonds at 3.00% would Generate Proceeds of:	
Voted GO Bonds	\$14,000,000
URA M&O	\$9,225,000

* Per US Census Bureau, Median Value of Owner Occupied Homes \$162,800 (2015-2019)

General Obligation Bond - B

Average Fair Market Value of a House*	\$162,800
Assessed Value at 40%	\$65,120
Millage Rate	0.553
Yearly Property Tax	\$36.00
Monthly Property Tax	\$3.00

1 Mill on South Fulton's Tax Digest:	
Voted GO Bonds (annual)	\$3,878,000
URA M&O (annual)	\$2,558,000

A levy of 0.553 mills would raise:	
Voted GO Bonds (annually)	\$2,144,534
URA M&O (annually)	\$1,414,574

30-Year Bonds at 3.00% would Generate Proceeds of:	
Voted GO Bonds	\$42,000,000
URA M&O	\$27,725,000

* Per US Census Bureau, Median Value of Owner Occupied Homes \$162,800 (2015-2019)

General Obligation Bond - C

Average Fair Market Value of a House*	\$162,800
Assessed Value at 40%	\$65,120
Millage Rate	0.921
Yearly Property Tax	\$60.00
Monthly Property Tax	\$5.00

1 Mill on South Fulton's Tax Digest:	
Voted GO Bonds (annual)	\$3,878,000
URA M&O (annual)	\$2,558,000

A levy of 0.921 mills would raise:	
Voted GO Bonds (annual)	\$3,571,638
URA M&O (annual)	\$2,335,918

30-Year Bonds at 3.00% would Generate Proceeds of:	
Voted GO Bonds (annual)	\$70,000,000
URA M&O (annual)	\$46,180,000

* Median Value of Owner Occupied Homes \$162,800 (2015-2019)



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: 6:00 p.m. Adjournment of Meeting

**DATE OF
MEETING:** 3/8/2022

DEPARTMENT: City Clerk



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: THEMES for UPCOMING MEETINGS

**DATE OF
MEETING:** 3/8/2022

DEPARTMENT: Mayor
