



**CITY OF JONESBORO
Regular Meeting
170 SOUTH MAIN STREET
September 11, 2017 – 6:00 PM**

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) or email at rclark@jonesboroga.com should you need assistance.

Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**
- VI. PRESENTATIONS**
- VII. PUBLIC HEARING**
 1. Public Hearing regarding Application # 17ALC-004, a request for a Retail Package Dealer license to sell beer and wine beverages for property located at 1423 Stockbridge Road.
 2. Public Hearing regarding Variance #17VAR-003 to allow for nine (9) temporary Modular Classrooms at Arnold Elementary located at 216 Stockbridge Road Jonesboro, GA.
 3. Public Hearing regarding establishing the millage rate of 3.0 for FY 2017.
- VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)**
- IX. MINUTES**
 1. Consideration of the Minutes of the August 7, 2017 Work Session.
 - 2.. Consideration of the Minutes of the August 14, 2017 Regular Meeting.
 3. Consideration of the Minutes of the August 29, 2017 Special Called Meeting.

4. Consideration of the Minutes of the September 7, 2017 Public Hearing.

X. CONSENT AGENDA - NONE

XI. OLD BUSINESS - NONE

XII. NEW BUSINESS

1. Council to consider Variance #17VAR-003 to allow for nine (9) temporary Modular Classrooms at Arnold Elementary located at 216 Stockbridge Road Jonesboro, GA.
2. Council to consider fee for usage of Lee Street Park by the American Cancer Society for the Relay for Life Event to be held on April 28, 2018.
3. Council to consider Resolution 2017 establishing the millage rate of 3.0 for FY 2017.
4. Council to consider request of Councilman Dixon to utilize Lee Street Park (Pavilion) and the Basketball Courts for the Hoop Dream Festival and to waive associated fees.
5. Council to consider agreement between Next Site, LLC and the City of Jonesboro to perform research, marketing & consulting services for the purpose of retail/restaurant recruitment.
6. Council to consider approval of equipment necessary for implementation of K-9 service dog in the amount of \$2,745.00 to be paid for utilizing seized funds.
7. Council to consider purchase of Power DMS software to assist in Police Department State Certification in the amount of \$5,634.00 to be paid utilizing seized funds.
8. Council to consider Application # 17ALC-004, a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located at 1423 Stockbridge Road.
9. Council to consider approval of quote from Pro Tree to perform tree related services at 167 South McDonough Street.
10. Council to consider Professional Services Agreement with the Carl Vinson Institute of Government to facilitate the 2018 City of Jonesboro Strategic Planning Retreat.
11. Council to consider holding the October Work Session & Regular Meeting on October 2nd & to hold a Town Hall Meeting including a Jonesboro Candidate Forum.
12. Council to consider Broad Street Planning proposal as presented by TSW.

XIII. OTHER BUSINESS

1. Executive Session for the purpose of discussing the conveyance of real estate, personnel related matters & pending litigation.
2. Consider any action(s) if necessary based on decision(s) made in the Executive Session

XIV. ADJOURNMENT

**CITY OF JONESBORO
WORK SESSION
170 SOUTH MAIN STREET
August 7, 2017 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Work Session on Monday, August 7, 2017. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

AGENDA

- I. CALL TO ORDER - MAYOR JOY B. DAY
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER

Attendee Name	Title	Status	Arrived
Joy B. Day	Mayor	Present	
Larry Boak	Councilmember	Present	
Jack Bruce	Councilmember	Present	
Alfred Dixon	Councilmember	Present	
Billy Powell	Councilmember	Present	
Pat Sebo	Councilmember	Present	
Ed Wise	Councilmember	Present	
Ricky Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
Franklin Allen	Chief of Police	Present	
Joe Nettleton	Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	

III. ADOPTION OF AGENDA

- 1. Motion to Adopt Agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Sebo, Councilmember
SECONDER:	Ed Wise, Councilmember
AYES:	Boak, Bruce, Dixon, Powell, Sebo, Wise

IV. INVOCATION - LED BY MR. WILLIAM WELLS

V. WORK SESSION

- A. Discussion regarding Resolution 2017-07 adopting the Clayton County Multi-Jurisdictional Hazard Mitigation Plan.

RESULT: CONSENT AGENDA ITEM	Next: 8/14/2017 6:00 PM
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- B. Discussion regarding FY' 17 Budget Amendment #17-01.

RESULT: OLD BUSINESS	Next: 8/14/2017 6:00 PM
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C. Discussion regarding purchase of new license plate reader in the amount of \$3,960.00.

RESULT: CONSENT AGENDA ITEM

Next: 8/14/2017 6:00 PM

D. Discussion regarding Ordinance 2017-10 to increase the salary of the Mayor and City Councilmembers of Jonesboro, Georgia.

RESULT: OLD BUSINESS

Next: 8/14/2017 6:00 PM

Majority consensus to increase pay 10% for Mayor & City Council. Public Hearing to follow at next meeting prior to official ratification.

VI. OTHER BUSINESS

A. Executive Session for the purpose of discussing pending and/or potential litigation and personnel related matters.

RESULT:

APPROVED [UNANIMOUS]

MOVER:

Ed Wise, Councilmember

SECONDER:

Billy Powell, Councilmember

AYES:

Boak, Bruce, Dixon, Powell, Sebo, Wise

B. Council any action(s) necessary based on decision(s) made in the Executive Session.

VII. ADJOURNMENT

A. Motion to Adjourn.

RESULT:

APPROVED [UNANIMOUS]

MOVER:

Ed Wise, Councilmember

SECONDER:

Billy Powell, Councilmember

AYES:

Boak, Bruce, Dixon, Powell, Sebo, Wise

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER

**CITY OF JONESBORO
SPECIAL CALLED MEETING
170 SOUTH MAIN STREET
August 29, 2017 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Special Called Meeting on Tuesday, August 29, 2017. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Joy B. Day	Mayor	Present	
Larry Boak	Councilmember	Present	
Alfred Dixon	Councilmember	Absent	
Billy Powell	Councilmember	Present	
Pat Sebo	Councilmember	Present	
Jack Bruce	Councilmember	Present	
Ed Wise	Councilmember	Present	
Ricky Clark	City Manager	Present	
Cable Glenn-Brooks	Executive Assistant	Present	

II. OTHER BUSINESS

1. Executive Session for the purpose of discussing personnel related matters and the acquisition of real estate.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ed Wise, Councilmember
SECONDER:	Pat Sebo, Councilmember
AYES:	Boak, Powell, Sebo, Bruce, Wise
ABSENT:	Alfred Dixon

2. Motion to adjourn Executive Session and reconvene Regular Meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ed Wise, Councilmember
SECONDER:	Billy Powell, Councilmember
AYES:	Boak, Powell, Sebo, Bruce, Wise
ABSENT:	Alfred Dixon

3. Council to consider any action(s) if necessary based on decision(s) made in the Executive Session.
4. Motion to approve Agreement of Employment of City Manager between the City of Jonesboro and Ricky Clark.

RESULT:
MOVER:
SECONDER:
AYES:
ABSENT:

APPROVED [UNANIMOUS]
 Ed Wise, Councilmember
 Billy Powell, Councilmember
 Boak, Powell, Sebo, Bruce, Wise
 Alfred Dixon

5. Motion to approve elimination of Assistant Court Clerk position effective September 4, 2017.

RESULT:
MOVER:
SECONDER:
AYES:
ABSENT:

APPROVED [UNANIMOUS]
 Billy Powell, Councilmember
 Pat Sebo, Councilmember
 Boak, Powell, Sebo, Bruce, Wise
 Alfred Dixon

6. Motion to delay approved concert on October 7, 2017 for the 2018 Summer Concert Series.

RESULT:
MOVER:
SECONDER:
AYES:
ABSENT:

APPROVED [UNANIMOUS]
 Ed Wise, Councilmember
 Billy Powell, Councilmember
 Boak, Powell, Sebo, Bruce, Wise
 Alfred Dixon

III. ADJOURNMENT

1. Motion to adjourn at 6:42 PM.

RESULT:
MOVER:
SECONDER:
AYES:
ABSENT:

APPROVED [UNANIMOUS]
 Ed Wise, Councilmember
 Billy Powell, Councilmember
 Boak, Powell, Sebo, Bruce, Wise
 Alfred Dixon

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER

**CITY OF JONESBORO
PUBLIC HEARING
170 SOUTH MAIN STREET
September 7, 2017 – 5:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Public Hearing on Thursday, September 7, 2017. The meeting was held at 5:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

I. CALL TO ORDER - MAYOR JOY B. DAY

II. PUBLIC HEARING

1. Comments relative to the proposed millage rate of 3.0 mills.
2. At this time Mayor Day convened the Public Hearing. As none were present to speak, the Public Hearing was closed and meeting adjourned.

III. ADJOURNMENT

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY ADMINISTRATOR



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

12.1

-1

COUNCIL MEETING DATE
September 11, 2017

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Council to consider Variance #17VAR-003 to allow for nine (9) temporary Modular Classrooms at Arnold Elementary located at 216 Stockbridge Road Jonesboro, GA.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

Section 86-262 Temporary Buildings

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Community Planning, Neighborhood and Business Revitalization

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Representatives from the Clayton County Public School have come forward to request a variance to mobilize temporary Modular Classrooms at Arnold Elementary. The School System is proposing to house nine 24' by 36' modular classrooms on the back portion of the school during renovations. Renovations will include painting, restroom modernization, roof replacement, new PA systems, new playground equipment with surfacing, HVAC addition to Gym, parking lot repair, wheelchair lift addition to cafeteria stage, new fire alarm and intercom/clocks and upgrades to security and access control.

The Jonesboro Code of Ordinances, Sec. 86-262. – **Temporary Buildings** reads that Temporary buildings or manufactured units shall not be permitted in any district except in conjunction with a bona fide construction hardship. Construction hardship is defined as a circumstance created by the loss of commercial, institutional or industrial space associated with structural damage caused by fire, flooding, wind or similar occurrence which has resulted in a need for replacement space. A hardship may also be associated with building renovation or refitting, necessitating the temporary relocation of fixtures, furnishings or equipment. A construction hardship may also be associated with new construction where new space to be provided by such construction is needed on a more immediate basis.

A permit for installation of a manufactured unit associated with a construction hardship may be issued under the following circumstances and subject to the following conditions:

(1)

A manufactured unit may be stored and occupied on property in any non-residential zoning district for which a building permit or permits have been issued and the primary function of the unit is temporary offices, storage space or related purposes, subject to approval by the code enforcement officer. Storage of such units on residentially zoned property shall be permitted only in conjunction with site construction.

(2)

A maximum of one manufactured unit for each acre of land shall be permitted as a temporary structure, provided that a maximum of three such units shall be permitted on any property.

(3)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

September, 11, 2017

Signature

City Clerk's Office

(4)

All such manufactured units shall be completely removed from the premises within 30 days of completion of construction and prior to issuance of a certificate of occupancy pertaining to the building associated with the construction hardship, provided however, that no such unit shall be permitted on the premise for a period exceeding one year.

Staff Recommendation

- Staff recommends that the variance be granted until construction is complete.
- Upon completion of the renovations, the School System remove the temporary modular units from premises.
-

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Pursuant to State Law, the Board of Education is exempt from municipal assessments.

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Legal Ad Arnold Elementary 216 Stockbridge Rd
- Variance Request Sign
- ARnold Elementary School - Variance Request - Application Acceptance

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval with Conditions

Transformation begins on Jodeco, Blackhall roundabout

BY ASIA ASHLEY
ashley@henryherald.com

McDONOUGH — A construction bid was approved by Henry County commissioners Tuesday

for a roundabout at the intersection of Jodeco and Blackhall roads.

The \$1.39 million bid was awarded to CMES Inc., based in Norcross. According to county

documents, the Georgia Department of Transportation will reimburse the county \$1.11 million, and Henry County will pay just over \$277,000.

The funds will come

from the project's SPLOST IV account.

SPLOST representatives said the roundabout will be similar to recently constructed roundabouts in the county, such as those at Lake Dow at Rodgers and Rosser roads, and East Lake Road at Ga. Highway 20.

Construction is expected to start in September and be completed within one year.



A black SUV turns left onto Blackhall Road from Jodeco Road. The intersection will be transformed into a roundabout in the next year. (Staff Photo: Heather Middendorf)

NOTICE OF PUBLIC HEARINGS FOR ZONING MATTERS

The Clayton County Zoning Advisory Group and Board of Commissioners will hold a Public Hearing to consider the following zoning matter:

The Applicant, *Adam Richards, on behalf of Anvil Block Property Investment, LLC*, is requesting a Modification to the Villages of Ellenwood Planned Unit Development (PUD) to change a portion of the site from retail to light industrial. The subject property is located at Anvil Block Road and Williamson Road, Ellenwood, Georgia, and otherwise known as 12-235A-A001. The subject property contains approximately 24.04 acres of land.

The Applicant, *Rogelio Sanchez*, is requesting a Conditional Use Permit from Article 3.22 General Business District (GB) to allow for a service station. The subject property is located at 7787 Jonesboro Road, Jonesboro, Georgia, and otherwise known as parcel number 12-049C-B010. The subject property contains approximately 0.2+- acres of land.

The Applicant, *Martin Whigham, on behalf of Cummins, Inc.*, is requesting a Conditional Use Permit from Article Sec. 3.31 Heavy Industrial (HI) for truck service. The subject property is located at 0 Frontage Road, Forest Park, Georgia, and otherwise known as parcel number 13-084-085-006. The subject property contains approximately 10.1 +- acres of land.

The Applicant, *Chris Jackson Enterprise, Inc., on behalf of Gillem Community Church*, is requesting a Conditional Use Permit from Article Sec. 3.34 Mixed Use (MX) for a place of worship. The subject property is located at 1671 Highway 138, Jonesboro, Georgia, and otherwise known as 12-018B-A003. The subject property contains approximately 5.18+- acres of land.

The Applicant, *Clayton Feagin, LLC on behalf of Feagin Woods Subdivision* is requesting approval of the Final Plat for the Feagin Woods Subdivision located in Land Lot 62 and 63 of the 6th District, Clayton County, Georgia.

A Community Information Meeting will be held on Wednesday, September 20, 2017 at 6:00 p.m. in the Historic Court Room (2nd floor), located at 121 South McDonough Street, Annex #2, Jonesboro, Georgia.

The Zoning Advisory Group for Clayton County, Georgia, will hold a Public Hearing to consider the foregoing amendment at 7:00 p.m., on Monday, October 2, 2017 at the Commissioners' Board Room of the Clayton County Administration Building, 112 Smith Street, Jonesboro, Georgia.

The Board of Commissioners for Clayton County, Georgia, will hold a Public Hearing to consider the foregoing amendment at 7:00 p.m., on Tuesday, October 17, 2017 at the Commissioners' Board Room of the Clayton County Administration Building, 112 Smith Street, Jonesboro, Georgia.

The public is invited to attend and speak at the hearings, pursuant to the procedures in the Zoning Ordinance. Written comments may also be submitted before the hearings to the Community Development Department.

Legal Notice

Public Hearing will be held by the Mayor and Council of City of Jonesboro at **6:00 P.M. on September 11, 2017** in chambers of the Jonesboro Municipal Court facility, 170 S Main Street, Jonesboro, GA, to consider a land variance to modular classrooms at Arnold Elementary school located at 216 Stockbridge Road, Georgia 30236.

Ricky L. Clark, Jr.
City Manager/Zoning Administrator

Legal Notice

An application has been submitted to the City of Jonesboro Mayor and City Council for a Retail Package Dealer license to sell beer/wine at 1423 Stockbridge Rd. The legal business name is Lucky Grocery Store. Kulvinder Singh Raina has requested to be the License Representative. The application will be granted or denied by Mayor and City Council at **6:00 p.m. on the 11th day of September, 2017**. The required Public Hearing will also be held at that time. The meeting will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager/Zoning Administrator

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NORTHSIDE HOSPITAL CANCER INSTITUTE

Where the Extraordinary Happens Every Day

Northside Hospital Cancer Institute is one of the largest cancer care providers in the Southeast. Northside leads the statewide network of the National Cancer Institute Community Oncology Research Program which gives you access to the latest research and treatments.

Using the latest technology to provide the most effective treatment possible, our team of physicians, nurses, researchers and support staff is dedicated to your health and well-being.

Our cancer centers offer:

- Board-certified medical oncologists & hematologists
- Latest evidence-based treatments
- Access to groundbreaking clinical trials
- Second opinion consults
- Genetic screening and testing
- Counseling and support groups
- Nutritional counseling services
- Pain management services
- Rehabilitation services

northside.com/cancerinstitute

Atlanta Cancer Care

7813 Spivey Station Blvd.
Suite 210
Jonesboro, GA 30236
770-507-0070

AtlantaCancerCare.com



Dr. Gurinderjit Sidhu



Dr. Lijo Simpson

Georgia Cancer Specialists

1045 Southcrest Drive
Suite 200
Stockbridge, GA 30281
678-289-0549

GACancer.com



Dr. Gerald Goldklang



Dr. Padrica Hopkins-Menchion



Dr. Rao Moravineni



Dr. Ruth Sarmiento



Dr. Jorge Spinolo

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9-11-2007

FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 779-479-2000



MEMORANDUM

To: Ronick Joseph
 Director of Construction
 218 Stockbridge Rd
 Jonesboro, Georgia 30236

From: Ricky L. Clark, Jr., City Manager
 City of Jonesboro
 124 North Avenue
 Jonesboro, GA 30236

Date: August 14, 2017

Re: Notification of Request for Variance Request – 216 Stockbridge Road
CASE NUMBER- # 17VAR003

Ronick Joseph,

This letter is to serve as notification that the City of Jonesboro has received your request to consider a variance to add modular classrooms on the property located at 216 Stockbridge Road.

A Public Hearing has been scheduled for Monday, September 11, 2017 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and Council will first discuss this item and an approval or denial will be granted on the same date. Your presence is strongly recommended at both meetings.

Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at rclark@jonesboroga.com

Sincerely,

Ricky L. Clark, Jr.
 City Manager



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

12.2

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COUNCIL MEETING DATE
September 11, 2017

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Council to consider fee for usage of Lee Street Park by the American Cancer Society for the Relay for Life Event to be held on April 28, 2018.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

Fee Amendments Must be Ratified by Council

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes

Recreation, Entertainment and Leisure Opportunities

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

The American Cancer Society is a qualified 501(c)(3) tax-exempt organization. The Clayton County annual Relay for Life event is typically held at the International Beach; however, organizers have requested to utilize Lee Street Park for the event this year. The event is scheduled for April 28, 2017 from 12:00 noon until 12:00 am. The money raised at this event goes towards helping save over 500 lives a day, uniting communities to celebrate people who have battled cancer and remember loved ones.

Staff has spoken with the organizers and have reached an agreement whereby the City would be listed as a Presenting Sponsor and we would allow usage of Lee Street Park for \$2,000 plus the cost of security. This partnership would allow more visibility of our Park and would also show our efforts to support this cause. For the event, the organizers will set up tents, host survivors laps around the Park, a DJ and more programming. The night is rounded out with a Luminaria ceremony as a time to reflect on all of those that have lost their battle with cancer.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

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Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

September, 11, 2017

Signature

City Clerk's Office



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

-3

12.3

COUNCIL MEETING DATE
September 11, 2017

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Council to consider Resolution 2017 establishing the millage rate of 3.0 for FY 2017.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

O.C.G.A. Section 48-5-32

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Community Planning, Neighborhood and Business Revitalization

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

The tax rate, or millage, in each county is set annually by the governing authority of the taxing jurisdiction, and by the Board of Education. A tax rate of one mill represents a tax liability of one dollar per \$1,000 of assessed value. We have received our digest from the County and it appears that there was a slight increase in our values. Given the criticality of driving a municipal revenue source, staff has recommended an increase of 1.5 in our mills totaling 3.0 mills.

Pursuant to State Law, we have held the required Public Hearings and received no public comment in favor of or against the increase.

For comparative purposes, a homeowner with the allocated homestead exemption, given increase of 1.5 mills, still would not pay any property taxes. A property not eligible for the homestead exemption, with a Fair Market of \$60,000 (assessed value at 40% - \$24,000 at 3.0 mills would pay \$72.00)

For additional comparative purposes, a business with a Fair Market Value (FMV's) of 1,577,604.00 (assessed value at 40% - 631,041.00), at 1.5 mills would pay roughly \$946.00, at 3.0 mills would pay roughly \$1893.00. This would be on the extreme high end as this is one of our largest FMV's.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

•

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

September, 11, 2017

Signature

City Clerk's Office

STATE OF GEORGIA
CITY OF JONESBORO

RESOLUTION NO. 2017- 004

A RESOLUTION OF THE CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA, ADOPTING A PROPOSED MILLAGE RATE FOR THE LEVY OF AD VALOREM TAXES FOR FISCAL YEAR 2017 ON ALL TAXABLE PROPERTY LOCATED WITHIN THE CITY OF JONESBORO

WHEREAS, the Clayton County Chief Tax Appraiser has certified the quantity of taxable property with the City of Jonesboro for Fiscal Year 17; and.

WHEREAS, the City of Jonesboro has published within the legal organ and held three public hearings in accordance with O.C.G.A. 48-5-32; and,

WHEREAS, the City of Jonesboro gross M & O is estimated at 16.64 mills less rollbacks estimated at 13.64 which leaves a M & O of 3.0 mills; now

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF JONESBORO GEORGIA, HEREBY RESOLVES

SECTION 1. The City Council hereby adopts and imposes a proposed millage rate of 3.0 for ad valorem taxation within the City of Jonesboro.

SECTION 2. The ad valorem millage rate to be levied upon all taxable property located within the City of Jonesboro is increase from 1.5 mills to 3.0 mills.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED AND EFFECTIVE, this 11th day of September , 2017.

APPROVED:

Joy B. Day, Mayor

ATTEST:

Ricky L. Clark, Jr., City Manager/Clerk

(SEAL)

A handwritten signature in blue ink, appearing to read "MSJ".



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #
NEW BUSINESS – 4

COUNCIL MEETING DATE
September 11, 2017

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Mr. Dixon
<p>Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider request of Councilman Dixon to utilize Lee Street Park (Pavilion) and the Basketball Courts for the Hoop Dream Festival and to waive associated fees.</p>	
<p>Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> All Fee Waivers Must be Approved by Mayor & Council</p>	
<p>Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> No</p>	
Summary & Background	<i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Councilman Dixon has requested to utilize Lee Street Park and the basketball courts for a Hoops Dreams Festival on October 8, 2017. Councilman Dixon advised that this will be the 2 nd year of the event. The Hoop Dreams Festival will feature 5 on 5 basketball tournament play, a skills challenge, dunk, and three-point contest. Grilled food, cold drinks, music, live entertainment, school supplies, haircuts, voter's registration, and much more will be provided. Councilman Dixon is requesting that the fee be waived for utilization of the park.
Fiscal Impact	<i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>
<p>Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i></p> <ul style="list-style-type: none">• Councilman Dixon - Hoop Dreams Festival	
<p>Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval with Creation of Policy</p>	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date September, 11, 2017	
Signature	City Clerk's Office	

**CITY OF JONESBORO**

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

LEE STREET PARK AMPHITHEATRE / PAVILION RENTAL PACKET

"OFFICE OF THE CITY ADMINISTRATOR"



Lee Street Park

232

155 Lee Street
Jonesboro, Georgia 30236
www.jonesboroga.com

For additional information, please contact City Hall at (770)478-3800
Monday – Friday, 8:00 a.m. – 5:00 p.m.

LEE STREET PARK RENTAL AGREEMENT

LEE STREET PARK AMPHITHEATRE / PAVILION RENTAL PACKET

"OFFICE OF THE CITY ADMINISTRATOR"

GENERAL RENTAL INFORMATION

PLEASE NOTE:

As with all our parks, reservations include only the area you have specifically requested. The activities of your event must be contained to the area reserved. The remainder of the park is still available to the general public to enjoy. There is no designated parking for event reservations. Please plan accordingly.

RENTAL INFORMATION:

- Handicap accessible.
- Available daily, unless prior reserved.
- Available rental hours are between 8am – 11:00 pm unless otherwise approved
- Reservations may be made up to 1 year in advance, but no less than 30 days prior to use, unless they do not require supplemental documentation.

THE FACILITY OFFERS THE FOLLOWING AMENITIES:

- Farmers Market Area w/ Electrical Outlets
- Large Amphitheatre Stage
- Small Stage to Accommodate Smaller Events
- Covered Pavilion
- _____ Capacity Limit
- Recycling & Garbage Receptacles
- Park Benches
- Wheelchair Accessible

FEES AND RETURN POLICY

The Reservation fee is determined by the "Facility Rental Rate" chart located below. All renters pay a Non-Refundable Cleaning Fee of \$50, and a Refundable Deposit as indicated below. The refundable Deposit is to offset potential damage costs. If there is no damage, the deposit will be automatically refunded within five (5) business days after your reservation. To hold a reservation date, the Cleaning Fee, and Refundable Deposit (\$550) must be paid at the time of request. The **Reservation Fee must be paid 30 days prior to the reservation date** listed on the application.

Facility Rental Rates

	Rate I	Rate II	Rate III
Type of Event: *3 Hour Minimum	<ul style="list-style-type: none"> • Open or closed to public • Generate NO sales • NO Admission/Entry Fees • NO Concessions • NO Sponsor Signage Allowed 	<ul style="list-style-type: none"> • Open to public • Generate Sales • Admission/Entry Fees • Concessions • Sponsor signage allowed 	<ul style="list-style-type: none"> • Closed to public • Generate Sales • Admission/Entry Fees • Concessions • Sponsor Signage Allowed
Large Amphitheatre	<ul style="list-style-type: none"> • \$200 per hour • \$500 Refundable Deposit 	<ul style="list-style-type: none"> • \$300 per hour • \$500 Refundable Deposit 	<ul style="list-style-type: none"> • \$500 per hour • \$500 Refundable Deposit
Small Amphitheatre	<ul style="list-style-type: none"> • \$100 per hour • \$300 Refundable Deposit 	<ul style="list-style-type: none"> • \$200 per hour • \$300 Refundable Deposit 	<ul style="list-style-type: none"> • \$400 per hour • \$300 Refundable Deposit
Farmers Market Area	<ul style="list-style-type: none"> • \$50 per hour • \$100 Refundable Deposit 	<ul style="list-style-type: none"> • \$100 per hour • \$100 Refundable Deposit 	<ul style="list-style-type: none"> • \$150 per hour • \$100 Refundable Deposit

LEE STREET PARK AMPHITHEATRE / PAVILION RENTAL PACKET

OFFICE OF THE CITY ADMINISTRATOR

Pavilion Rental

	<u>Rate I</u>	<u>Rate II</u>	<u>Rate III</u>
Type of Event: *3 Hour Minimum	<ul style="list-style-type: none"> • City Resident 	<ul style="list-style-type: none"> • Non Resident 	<ul style="list-style-type: none"> • County School • Government Entity
Pavilion	<ul style="list-style-type: none"> • \$150 for 3 Hour Block • \$20 per additional hour • \$150 Refundable Deposit 	<ul style="list-style-type: none"> • \$300 for 3 Hour Block • \$25 per additional hour • \$150 Refundable Deposit 	<ul style="list-style-type: none"> • Approval by Council

Cancellations received 30 days or more prior to the reservation date will receive a refund of all fees. If the applicant fails to provide at least 30 days cancellation notice, 20% of the Reservation Fee will be deducted before the refund is issued. Changes made to a reservation, 30 days or less from the original reservation date, will be charged 10% of the original reservation fee. We will not accommodate any minor changes to the reservation with less than 7 days notice, major changes no less than 30 days notice.

INSURANCE POLICY

If the applicant is using either of the Amphitheatre Areas (Large and/or Small Stage) for any of the activities listed below, and/or the activity includes more than 100 people, the applicant shall submit a Certificate of Liability Insurance in the amount of at least \$2,000,000 per occurrence with an endorsement naming the City of Jonesboro as an additional named insure before the application is approved.

1. Sale of Alcohol, food, beverages or souvenirs.
2. Event open to the General Public
3. Conducting Business (*trade shows*).
4. Involving animals
5. Non-Sanctioned sporting event.

ALCOHOL

- Only Beer and Wine can be served.
- Permission to serve and/or sell alcohol is only granted if:
 1. Services is done by a Licensed Alcohol Caterer and/or State of GA permitted Alcohol Server.
 2. Service must be done in a designated, monitored area.
 3. A Certificate of Liability in the amount of \$2,000,000 must be obtained and must include Host Liquor Liability.
 4. A City of Jonesboro Alcohol Permit must be approved.

LEE STREET PARK AMPHITHEATRE / PAVILION RENTAL PACKET

"OFFICE OF THE CITY ADMINISTRATOR"

5. If alcohol will be sold or included as part of an admission price, permission will be granted if:
 - a. Jonesboro Temporary Sales License is obtained. It must be displayed or made available upon request during the scheduled event.
6. The consumption of alcohol is restricted to the area of the park that has been reserved.
7. The City Clerk must receive copies of the required documents 30 days prior to the event.
8. The State of GA Caterer License and/or Jonesboro's server's permit must be available upon request during the scheduled event.
9. If found to be in violation of any of the above mentioned requirements, the City reserves the right to terminate alcohol service.

FOOD

- The City of Jonesboro is not responsible for health issues related to any food consumed at the event.
- Caterers are required to show proof of current Food Handlers Permit from Clayton County Board of Health.
- Individuals or groups planning to provide food at a public event, where it is prepared or served for consumption, are required to have proof of current Food Handlers Permit.

DECORATIONS

- Use of scotch tape or masking tape is not permitted on any walls throughout the Park.
- ABSOLUTELY NO bird seed, metallic confetti or rice, it's harmful to our environment.
- Candles are limited to those in glass bowls, where the flame is no higher than the glass.
- No signs or decorations shall be affixed to any trees, utility poles, buildings, or structures unless the City provides prior approval.

SEATING AND USE OF TENTS

- Extra seating and tents are the responsibility of the applicant.
- If seating is requested for any location on the lawn or amphitheater, only lawn or san-chair style seating is allowed. (This is a result of other chair puncturing the ground and damaging the irrigation system.)
- Tents requested for the lawn must be tethered down by weights, not by stakes. If weighted with water, the City of Jonesboro is not responsible for providing the water.

MUSIC

- Use of amplified sound requires adherence to City of Jonesboro Code of Ordinances, which requires that music or sound must be contain within the boundaries of the park. We reserve the right to check decibel level at the boundaries of the park.

CLEAN UP PROCESS

The applicant is responsible for removal of all decorations and any items of property brought to the Park. Trash shall be deposited in appropriate receptacles. If there is more trash than the receptacles will allow, the applicant is responsible for removal of extra trash from the grounds. Prior to leaving the facility, the applicant is responsible for cleaning and placing in order all areas used. If the site is left in good condition and no damage has occurred, the Deposit will be refunded within five (5) business days after the reservation fee. Any additional costs for clean up or damage above and beyond the Deposit amount shall be paid by the applicant.

APPROVAL OF APPLICATION

The City Administrator and Mayor will determine if the reservation request is appropriate for the facility. **Reservations are not confirmed until all required documents, full payment of all fees and deposit have been received.** The City may cancel or deny the application of any person or group when it is determined by the City that the proposed use of the facility will not be in the best interest of the City. A copy of the approved permit will be provided to the applicant and notice of the event will be forwarded to the Police & Public Works Departments.

WEDDINGS / LARGE SPECIAL EVENTS

- Mandatory meeting with City Administrator prior to event & application approval.
- Reservation time increase to 10pm for clean-up only.
- Only one event scheduled per day within 9am – 9pm time frame, as opposed to two per day for normal reservations.

SECURITY

One (1), off-duty, City of Jonesboro Police Officer, when available, must be provided by the renter for every 100 persons. The Officer shall be compensated \$35 per hour. The name of the Officer(s) assigned, must be provided to the City Administrator no later than seven (7) days prior to the event.



CITY OF JONESBORO

124 North Avenue
 Jonesboro, Georgia 30236
www.jonesboroga.com

APPLICATION FOR USE OF LEE STREET PARK

"OFFICE OF THE CITY ADMINISTRATOR"

- ✓ Please print legibly or type and fill out form completely.
- ✓ Submit application and pay all fees at least 30 days prior to use.
- ✓ Make payment by Credit Card, Cash or Cashier's Check payable to City of Jonesboro.
- ✓ If applicable, attach a copy of the Certificate of Liability naming the City as an additional Insured, Temporary Sales License, Liquor Liability Insurance, Food Handlers Permit.

Area(s) Requested
 (Please Check)

Large Amphitheater
 Small Amphitheater
 Market Area
 Pavilion

APPLICANT INFORMATION

Organization Name (if Applicable)

Person Responsible for Reservation

Alfred Dixon

Address:

154 Huie Street

Home Phone #:

478 622 6503

Other Phone #:

City/Zip Code:

Jonesboro, GA 30236

Email Address:

adixon@jonesboroga.com

RESERVATION INFORMATION

Day of Week (circle): M T W TH F S SUREQUESTED DATE: October 8, 2017Reservation - START TIME: 3 AM (including set-up)END TIME: 9 AM (including clean-up)Event Name: Hoop Dreams Festival

Total Expected Attendance:

Contact Person on Day of Event: Alfred DixonContact # on Day of Event: 678 622 6503

Type of Activity:

Birthday Party Company Picnic Concert Fundraiser Wedding Other Community Event

This event will be: (check all that apply)

Closed to the public/invited guest only Open to the public Generating Sales (i.e. admission fees, concessions, or entry fees)

Use of Electricity

Please indicate any other special assistance from our Public Works Department you will need (ex. Extra garbage receptacles, etc.):

Extra garbage receptacles, Portable restrooms

Are there any entertainment features related to your event? No Yes*

* Number of Performers: 1 Performer Name(s) Mack Benton Performance Type: National Artist

Will sound amplification be used? No Yes*

* Start Time: 3pm End Time: 9pm Describe Sound equipment used: DJ Equipment, speakers, microphones

Will you be erecting and using any tents or other temporary equipment? No Yes*

*Describe Equipment used: Tent for DJ if nec.

Will you request any street closures or alterations? No Yes* (Time of Closure or Alteration: _____ AM/PM to _____ AM/PM)

*Location/Affected Street: N/A

Does your event involve the use of alcoholic beverages? No Yes*

*Please check all that apply: Free/Host Alcohol Alcohol Sales Host & Sales Beer Wine

Provide the name of the licensed bartender/caterer to serve the alcoholic beverages.

*Name of Caterer/Licensed Bartender: _____ Liquor License #: _____

If your event includes the use of alcohol on City Property, Host Liquor Liability Insurance of at least \$1,000,000 per occurrence is required. For alcohol sales, you must also obtain a City of Jonesboro Temporary Sales License and an approved City Alcohol Permit. To serve alcohol, you must also obtain an approved City Alcohol Permit.

Will Food and/or refreshments be served? No Yes*

*What type of food and/or refreshments will be served? Grilled Food (Hot Dogs, Hamburgers) Beans, Chips, Cold Drinks.

Will you be hiring a caterer to serve food? No Yes*

*Caterer Name: TBD Address: _____ Contact #: _____

Will food and/or refreshments be sold? No Yes*

*What type of food and/or refreshments will be sold? N/A

Who will prepare the food being served? Caterer* Other: _____

*Does the caterer have a current Food Handlers Permit? No Yes

FOR OFFICE USE ONLY

A copy of the following supplement documents are required:

<input type="checkbox"/> Proof of Liability Insurance -	Due Date: _____	Received On: _____
<input type="checkbox"/> Proof of Host Liquor Liability Insurance -	Due Date: _____	Received On: _____
<input type="checkbox"/> City Approved Alcohol Permit -	Due Date: _____	Received On: _____
<input type="checkbox"/> Jonesboro Temporary Sales License -	Due Date: _____	Received On: _____
<input type="checkbox"/> Current Food Handlers Permit -	Due Date: _____	Received On: _____

NOTE: All required documents must be submitted to the City at least 30 days prior to reservation date for the reservation to be confirmed.

FOR OFFICE USE ONLY	
Fee Computation: <i>Office Use Only</i> Refundable Deposit: \$ _____ Cleaning Fee: \$ _____ Security Fee: \$ _____ Amphitheatre: _____ hrs. @ \$ _____ per hour: \$ _____ Small Amph.: _____ hrs. @ \$ _____ per hour: \$ _____ Pavilion: _____ hrs. @ \$ _____ per hour: \$ _____ Market Area : _____ hrs. @ \$ _____ per hour: \$ _____ Other _____ : \$ _____ Total Amount Due: \$ _____	Payment Information: <i>Office Use Only</i> <input type="checkbox"/> Cash <input type="checkbox"/> Check # _____ <input type="checkbox"/> Visa <input type="checkbox"/> M/C <input type="checkbox"/> Discover Cardholders Name: _____ Card Number: _____ Expires: _____ <input type="checkbox"/> Refundable Deposit paid on: _____ <input type="checkbox"/> Remaining amount of \$ _____ is due by: _____ <input type="checkbox"/> All Fees paid on: _____
I have evaluated the application and in accordance with the City of Jonesboro's policies, this application is: <input type="checkbox"/> Approved for use <input type="checkbox"/> Denied for Use	
Comments/Notes: <hr/> <hr/> <hr/>	
Authorized by: _____ Title: _____ Date of Approval: _____	

LEE STREET PARK AMPHITHEATRE / PAVILION RENTAL PACKET

"OFFICE OF THE CITY ADMINISTRATOR"

STATEMENT OF USER RESPONSIBILITY

For Lee Street Park Rental

PARK USE

In consideration for the use of the City of Jonesboro Park Areas and Facilities, all users agree to the following:

1. The user assumes entire responsibility and liability for losses, damages and claims arising out of injury or damage to the user's display, equipment and other property brought onto the premises of the City facility reserved and shall indemnify and hold harmless the City from any and all such losses, damages and claims arising out of such use.
2. Any group sponsoring or using a City-owned facility assumes all liability for any accidents that occur during the scheduled reservation time of the facility.
3. The user shall be responsible for the conduct of the participants attending the activity/event, with regard to the control and containment of litter, and for any damage to the premises beyond ordinary wear and tear.
4. Amplified music or other amplified sound is not allowed to be played at a volume that causes a nuisance for the area. No sound shall be permissible after 10:30 pm.
5. The user shall conduct all activities on the premises in accordance with any applicable federal, state, or local laws, ordinances and rules, including all park regulations, and shall comply with the requirements stated in the "Lee Street Park Amphitheater Rental Packet."
6. If approval is granted to the user to bring in any special portable devices (i.e., Bounce House) for use in conjunction with the reservation, the reserving party must submit a letter releasing the City of liability and must also post a sign at the device during the reservation time that the device is not the City's and the City is not responsible. However, if your event consists of more than 100 people, the authorized user shall submit a Certificate of Liability insurance in the amount of at least \$1,000,000 per occurrence, naming the City of Jonesboro as an additional insured, no later than 30 days prior to the event.
7. It is unlawful for any person to use fireworks, firecrackers, explosives of any kind in any park.
8. The park rules require that you promptly remove any dog waste deposited on public or private property.
9. The park rules require that all dogs be leashed and barking must not become a nuisance.
10. No motorized vehicles are allowed in the park except in areas approved for such use.
11. No person may move any City owned equipment and/or supplies without written permission from the Director of Public Works.

The undersigned hereby makes application to the City of Jonesboro for use of the facility described above and certifies that the information given in the application is correct. The undersigned further states that he/she has the authority to make this application for the applicant and agrees that the applicant will observe the rules/regulations & policies/procedures of the City of Jonesboro. The applicant agrees to exercise the utmost care in the use of the premises and property and to defend and hold the City of Jonesboro harmless from all liability resulting from the use of said facilities. The applicant further agrees to reimburse the City of Jonesboro for any damage arising from the applicant's use of said facilities. The applicant signing this agreement will be considered the responsible party in case of damage, theft, or disturbances during the usage period. Applicant further agrees to pay any and all court costs, attorney fees and other fees related to the collection of damages for said facility including insufficient funds payment, stop payment or any other refusal to pay.

I have read, understand, and accept all procedures and regulations placed upon me for the rental of the listed rental location. I further acknowledge that I am 21 years of age or older and I understand that failure to comply with the established facility use guidelines (and within the established time frames), puts my meeting or event at risk of cancellation.

Alfred Dixon

(Print Name)

Alfred Dixon

(Sign Name)

September 7, 2017

(Date)

(Notary Public)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item

- 5

12.5

COUNCIL MEETING DATE

Requesting Agency (Initiator)	Sponsor(s)
Office of the City Manager	
Requested Action (<i>Identify appropriate Action or Motion, purpose, cost, timeframe, etc.</i>)	
Council to consider agreement between Next Site, LLC and the City of Jonesboro to perform research, marketing &	
consulting services for the purpose of retail/restaurant recruitment.	
Requirement for Board Action (<i>Cite specific Council policy, statute or code requirement</i>)	
Is this Item Goal Related? (<i>If yes, describe how this action meets the specific Board Focus Area or Goal</i>)	
Yes	Economic Development
Summary & Background	(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)
<p>Since the implementation of Blueprint Jonesboro, we have been asked several times what strategies we were using to recruit businesses. At our last Board Meeting, there was a presentation done by NextSite 360 in which their model is solely based around retail strategies and recruitment. At the meeting, Staff advised Council that we wanted to allow for additional time to properly vet the program and to bring back a recommendation for approval. By their (NextSite360) partnership with Georgia Power, we are receiving a great financial benefit.</p>	
<p>By procuring the services of NextSite, we have a proactive measure in place to recruit identified target retailers/restaurants through the commercial real estate developers and tenant reps who help drive the location decision. Next Site will be tasked with communicating and providing assistance to not only our local governing body but also our property owners and commercial restate professionals within our City.</p>	
<p>Upon approval of the agreement, we will begin the initial research assessment which will provide them a comprehensive understanding of our current retail landscape, real estate opportunities for development and redevelopment and identification of target retail/restaurant concepts to best achieve the goals established by our City. One of the most critical components of any retail research/consulting engagement is accurately identifying consumer travel patterns and behaviors.</p>	
<p>The cost for this service is \$5,000 per year.</p>	
Fiscal Impact	(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)
Exhibits Attached (<i>Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.</i>)	
<ul style="list-style-type: none"> NexSite360 Research Marketing and Consulting Agreement - Jonesboro GA 	

FOLLOW-UP APPROVAL ACTION (City Clerk)

SEAL OF THE CITY CLERK (City Clerk)	
Typed Name and Title Ricky L. Clark, City Manager	Date September, 11, 2017
Signature	City Clerk's Office

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval



**AGREEMENT TO PROVIDE
RESEARCH, MARKETING & CONSULTING SERVICES**

THIS AGREEMENT is entered into by and between NextSite, LLC, dba NextSite360, an Alabama limited liability company (hereinafter referred to as "Consultant") and the **City of Jonesboro** (hereinafter referred to as "Client") on this the **15th** day of **September, 2017**, as follows:

WHEREAS, the Client desires to have perform those services identified on Exhibit A attached hereto (the "Project") for the **City of Jonesboro** which it believes will promote the efficient operation of the Client; and,

WHEREAS, Consultant has made a proposal to the Client to provide research, marketing and consulting services related to the Project to the Client as further set forth below.

W-I-T-N-E-S-S-E-T-H:

NOW, THEREFORE, this agreement is made and entered into on the date first above written by and between the Client and Consultant, by which Consultant will provide research, marketing and professional consulting to the Client as hereinafter specified, through individuals possessing a high degree of professional skill where the personality of the individual will play a decisive role as follows:

1. SCOPE OF SERVICES

Consultant agrees, for the consideration stated herein, to provide research, marketing and professional consulting and related services to the Client for the Project as set out in Exhibit A. The engagement will focus on the site(s) identified by the Client and Consultant to pro-actively recruit commercial development and redevelopment.

2. TIME OF PERFORMANCE

Consultant shall provide services pursuant to this agreement and expeditiously and in good faith conduct its work in such a manner as to complete its commitments for Client within three (3) calendar years which shall be calculated as **September 15, 2017** to **September 14, 2020**.

Consultant shall commence, carry on and complete the Project with all practicable dispatch, in a sound, economical and efficient manner, in accordance with the provisions hereof and applicable laws. In accomplishing the Project, Consultant shall take such steps as are appropriate to ensure that the work involved is properly coordinated with related work and policies being carried on by the Client.

3. COMPENSATION

The Client agrees to pay Consultant for the services as set forth herein, the sum of **\$5,000** for the first year. Payment is to be made upon execution of this agreement and receipt of the invoice from NextSite360, LLC. The compensation for years two and three shall be **\$5,000** per year payable by the anniversary date of the agreement. The Client shall have the right to renew the contract for additional years, starting in year four, at the rate of **\$5,000** per year and thereafter, as mutually agreed between Client and Consultant. Client acknowledges that affiliates and strategic partners of Consultant act in the capacity of a real estate advisory service business and may earn fees for services including development, leasing and real estate advisory fees in the performance of such affiliates services as part of the scope of the Project. The fees earned by such affiliates and strategic partners are not the responsibility of the **City of Jonesboro**.

4. CLIENT RESPONSIBILITIES

In addition to paying Consultant for services according to the preceding paragraph, the Client shall also provide for Consultant: access to relevant personnel, facilities, and materials including, but not necessarily limited to, those items specified in Consultant's proposal to Client, and such records, reports, and information as reasonably requested by Consultant and in Client's possession.

5. LEVEL OF COMPETENCE

Consultant represents and warrants to the Client that it and all of its employees that will be working on the project for the Client are qualified and competent to perform the services required. Such personnel shall not be employees of or have any pre-existing contractual relationship with the Client. All of the services required hereunder will be performed by Consultant or under its supervision.

The Project Directors for the performance of services by Consultant pursuant to the terms and conditions of this agreement shall be Chuck Branch, Managing Partner of NextSite360 Consulting, Charles Branch, VP of Business Development and Doug Neil, SVP of Business Development & Strategy. Consultant may also use additional employees to assist with the performance of this Agreement as Consultant deems appropriate in Consultant's discretion.

6. MATERIALS/CONFIDENTIALITY

The Client agrees to cooperate with and provide Consultant with access to facilities and information within its reasonable possession and control, requested by Consultant for its review and use in performing the services herein. Provided, however, all such documents, information, results, memoranda and all other written information ("information") shall be held confidential by Consultant and any of its sub-contractors and shall not, without the prior written consent of the Client, be used for any purpose other than the performance of this agreement nor be disclosed to any other entity not connected with performance of this agreement. Upon completion of services, Consultant shall return all such information to the Client. The Client shall retain ownership of all such information provided by Client.

7. INTELLECTUAL PROPERTY

The Client and Consultant, jointly and separately, acknowledge and agree that the intellectual property of both parties shall remain owned by the respective party. With the exception of Consultant's periodic and final reports generated for performance of this agreement to or for the Client, reports, memorandums, electronic mail, facsimile transmissions and other written and prepared documents shall be owned by the party who authored, generated or who originally possessed the same and nothing in this agreement shall contravene said rights.

8. INFORMATION AND REPORTS

Consultant shall furnish periodic reports concerning the status of the project to the Client's representative pursuant to a schedule agreed upon by Consultant and Client. Consultant shall furnish the Client, upon request, electronic copies of all documents and other material prepared or developed as part of the project. Such requests shall be reasonable and within normal business practices for such work.

9. COPYRIGHT INFORMATION

The Client acknowledges that all intellectual property developed during the course of this agreement by Consultant shall belong exclusively to Consultant. However, the Client may utilize any of the foregoing for and on behalf of its internal operations, but will take steps reasonably necessary with its employees with respect to the use, copying, protection and security of the foregoing.

10. APPLICABLE LAWS

Consultant shall register and comply with all State or Federal laws and/or regulations as they may relate to the services or activities of the Consultant to the Client.

11. INSURANCE

Consultant shall carry all appropriate and necessary insurance to be in compliance with state and national laws regarding the insurance coverage of its employees.

12. TERMINATION

Should Consultant violate any of the terms of this Contract or otherwise fail to fulfill its obligations set forth under Exhibit A of this Contract, Client shall immediately provide to Consultant written notice of any alleged deficiencies in performance and Consultant shall have thirty (30) days from the date notice is received to cure any alleged deficiencies in performance. In no way shall more than two (2) opportunities to cure be afforded to Consultant within a twelve month period. Should Consultant fail to remedy the alleged defect in performance after being given the opportunity to do so, Client shall have the right to terminate this Contract. All fees paid for any term shall be deemed fully earned when paid and are not subject to refund following any termination hereunder.

13. CONFLICT OF INTEREST

The Consultant represents and warrants to the Client, to the best of its knowledge, that neither it nor its Project Directors are aware of any conflict of interest which exists by means of its provision of services to the Client pursuant to the terms and conditions of this agreement.

14. NOTICES/PARTIES REPRESENTATIVES

The primary representative of the Client for this agreement shall be Ricky L. Clark, Jr., City of Jonesboro.

All notices, bills, and invoices required by this agreement shall be sufficient if sent by the parties hereto in the United States Mail, postage prepaid thereon to the addresses noted below:

Client:	City of Jonesboro c/o Ricky L. Clark, Jr., City Manager (770) 478-3800 rclark@jonesboroga.com 124 North Ave Jonesboro, GA 30236
Consultant:	NextSite LLC dba NextSite360 P.O. Box 531027 Birmingham, AL 35253 Attention: Chuck Branch

15. REPRESENTATIVE CAPACITY

While Consultant's role will be that of consultant to the Client, Consultant shall be and remain an independent contractor and not act in the role of an agent or legal representative on behalf of the Client. Consultant shall not have the authority to bind or obligate the Client, its officers, agents or employees.

16. MISCELLANEOUS

Capacity: Each party to this agreement represents and warrants to the other as follows:

A. That it is an individual of the age of majority or otherwise a legal entity duly organized and in good standing pursuant to all applicable laws, rules and regulations.

B. That each has full power and capacity to enter into this agreement, to perform and to conclude the same including the capacity, to the extent applicable, to grant, convey and/or transfer; areas, assets, facilities, properties, (both real and personal), permits, consents and authorizations and/or the full power and right to acquire and accept the same.

C. That to the extent required, each party has obtained the necessary approval of its governing body, board, council or other appropriate governing body and a resolution or other binding act has been duly and properly enacted by such governing body or board authorizing this agreement and said approval has been reduced to writing and certified or attested by the appropriate official of the party.

D. That each party has duly authorized and empowered a representative to execute this agreement on their respective behalf and the execution of this agreement by such representative fully and completely binds the party to the terms and conditions hereof.

E. That absent fraud, the execution of this agreement by a representative of the party shall constitute a certification that all such authorizations for execution exist and have been performed and the other party shall be entitled to rely upon the same. To the extent a party is a partnership, limited liability company or joint venture, the execution of this agreement by any member thereof shall bind the party and to the extent that the execution of agreement is limited to a manager, managing partner or specific member then the person so executing this agreement is duly authorized to act in such capacity for the party.

F. That each party represents and warrants to the other that, to the best of its knowledge, there is no litigation, claim or administrative action threatened or pending or other proceedings to its knowledge against it which would have an adverse impact upon this transaction or upon either's ability to conclude the transaction or perform pursuant to the terms and conditions of this agreement.

G. That each party has obtained any and all required permits, approvals and/or authorizations from third parties to enable it to fully perform pursuant to this agreement.

Third Party Beneficiaries: It is the intent of the parties hereto that there shall be no third party beneficiaries to this agreement. Client acknowledges NextSite360 is an independent consulting firm and is not affiliated with any of the following retail consulting firms, Retail Strategies, LLC, The Retail Coach, and/or Buxton Company. Client further acknowledges there is no confusion on behalf of the client organization, its board or executives regarding NextSite360, its employees and/or its services and those of its competitors.

Final Integration: This agreement, together with any exhibits or amendments hereto, constitutes the entire agreement of the parties, as a complete and final integration thereof with respect to its subject matter. In the event of a direct conflict between the provisions hereof and any prior agreement or amendment, the latter shall supersede the former. All written or oral understandings and agreements heretofore had between and among the parties are merged into this agreement, which alone fully and completely expresses their understandings. No representation, warranty, or covenant made by any party which is not contained in this agreement or expressly referred to herein have been relied on by any party in entering into this agreement.

Force Majeure: Neither party to this agreement shall hold the other party responsible for damages or delay in performance caused by acts of God, strikes, lockouts or other circumstances beyond the reasonable control of the other or the other party's employees, agents or contractors.

Amendment in Writing: This agreement may not be amended, modified, altered, changed, terminated, or waived in any respect whatsoever, except by a further agreement in writing, properly executed by all of the parties.

Binding Effect: This Agreement shall bind the parties and their respective personal representatives, successors, and assigns. If any provision in this agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Captions: The captions of this agreement are for convenience and reference only, are not a part of this agreement, and in no way define, describe, extend, or limit the scope or intent of this agreement.

Construction: This agreement shall be construed in its entirety according to its plain meaning and shall not be construed against the party who provided or drafted it.

Mandatory and Permissive: "Shall", "will", and "agrees" are mandatory; "may" is permissive.

Governing Law: The laws of the State of Georgia, but without regard to conflict of laws principles, shall govern the validity of this agreement, the construction of its terms, the interpretation of the rights, the duties of the parties, the enforcement of its terms, and all other matters relating to this agreement.

Prohibition on Assignment and Delegation: No party to this agreement may assign or delegate its interests or obligations hereunder without the written consent of all other parties hereto obtained in advance of any such assignment or delegation. No such assignment or delegation shall in any manner whatsoever relieve any party from its obligations and duties hereunder and such assigning or delegating party shall in all respects remain liable hereunder irrespective of such assignment or delegation.

Waiver: Non-enforcement of any provision of this agreement by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remaining terms and conditions of the agreement.

Agreement Date/Counterparts: The date of this agreement is intended as and for a date for the convenient identification of this agreement and is not intended to indicate that this agreement was necessarily executed and delivered on said date. This instrument may be executed in any number of counterparts, each of which so executed shall be deemed an original, but all such counterparts shall together constitute but one and the same instrument.

CLIENT:

City of Jonesboro

By _____

Title _____

Date _____

CONSULTANT:

NextSite, LLC

By _____

Title _____

Date _____

EXHIBIT A

**RESEARCH - ANALYSIS - MARKETING:****NextSite360 Demographic and Consumer Research**

NextSite360 partners with and contracts with numerous software, research and data solution providers to best analyze each opportunity in our engaged communities. Each city, town, or retail trade area requires unique analysis based on numerous factors including natural boundary areas, current retail tenant mix, competition, travel times, radius areas and existing sites/buildings. Our research focuses on identifying the decision critical data that will most likely influence the site location decisions by retailers. Once these data points are determined – we provide thematic maps, aerial photos, asset maps, and customized research reports by retail sector.

NextSite360 Analysis**RETAIL GAP/LEAKAGE SUMMARY**

One of the most critical components of any retail research/consulting engagement is accurate retail leakage analysis – measuring household spending by category that is leaving the designated trade

area to purchase goods and services. Capturing this leakage through development and redevelopment broadens the tenant mix, creates jobs and leads to additional retail sales tax revenue.

COMMUNITY PEER ANALYSIS

Developers and retailers are always looking for opportunities in cities/trade areas that are similar to previous projects they have completed. We have developed a software solution that allows us to very quickly identify similar geographies (peers) based on a set of demographic, consumer spending and population segmentation variables – allowing us to match potential developments and new retail based on existing locations.

FOCUS PROPERTIES

The NextSite360 team will work with your organization, local property owners and active commercial brokers in your market to determine the appropriate Focus Properties to position as opportunities to developers, tenant reps and retailers. Once we've identified these opportunities, we will upload them to OppSites.com on your behalf.

RETAILER TARGET LIST

The NextSite360 team, leveraging our experience, resources and contacts throughout the U.S. will build a retailer target list identify those retailers most likely to consider your city/retail trade area for future expansion. We will also match the retailers in this list to developers that have done single and multi-tenant projects with these concepts.

AERIAL MAPS OF CURRENT RETAILERS

Our Regis software creates aerials by city, retail trade area or development/redevelopment zones including locations of all current regional and national retailers. These aerial maps become key components of the Retail Marketing Brochure.

NextSite360 Pro-active Marketing

RETAIL MARKETING BROCHURE

Highlights the Focus Properties in your city, key demographic statistics and includes an 11x17 aerial overview of the current retail landscape in the trade area.

PRO ACTIVE RECRUITMENT OF DEVELOPERS & TENANT REP FIRMS

NEXTSITE360 will leverage its developer and tenant rep relationships to proactively recruit new development and redevelopment in Jonesboro. As part of our efforts NextSite360 will represent and market the opportunities in Jonesboro at ICSC Deal Making Conferences across the U.S.

BASECAMP

Upon completion of the research component of our engagement, the NextSite360 team creates an online account through BASECAMP, a document management and communication platform,

available to the appropriate contacts in your city/organization to access the market analysis and marketing materials.

Scope of Services

Our process begins with establishing your Basecamp Account and issuing our Getting Started document to the identified primary contact(s) in your community. Simultaneously we begin the research and market analysis and plan our initial market visit. As we complete components of the process, we upload the research, analysis and strategy to your Basecamp Account. **This initial phase of the engagement is typically a 60 day process. However, we begin outreach to our developer and tenant rep relationships immediately, letting our contact(s) know we've been engaged by your community and our preliminary thoughts on the market opportunities.**

Market Research - NextSite360's assessment will include, but will not be limited to, the following:

- Trade Area Analysis
- Demographics, psychographic, segmentation & consumer behavior/attitudes
- Trade Area Competitors
- Existing retail landscape
- Retail leakage/surplus – GAP Analysis
- Peer Analysis
- Retail development in peer communities
- Cannibalization
- Retail trends
- Market viability
- Identify Trade Corridors/Areas

NextSite360 will identify the appropriate radius, drive time and custom trade areas based on feedback from key community contacts, analysis of peer communities and through our onsite market visits.

- Analyze Market & Retail GAP/Leakage data

Once the Retail Trade Areas are identified, we begin the process of performing detailed demographic research, GAP/leakage analysis across all retail categories and household level consumer expenditure reviews, consumer profiles and buying habits and, our newest research tool – mobile mapping data to understand consumer travel patterns and confirm trade areas. Our Custom Demographic Research includes Historical, Current, and Projected Demographics from multiple sources.

- Conduct Retail Peer Identification and Analysis

Retailers have a tendency to locate in similar communities and/or trade areas. By identifying communities similar to Jonesboro from a demographic and business scope, we can analyze those retailers who have shown a propensity to locate in these peer areas.

- Consumer Attitude and Behavior Analysis

Our detailed consumer attitude and behavior data allows us to drill down to the consumer level and understand their preferences and likelihood to purchase products and services. Local retail businesses can use this data to better understand the product and service mix needed to grow their company and capture spending that may be leaving the immediate trade area.

- Identify/Evaluate/Catalog Available Commercial Properties and Development Opportunities

Understanding the real estate options within the market for development, redevelopment and higher and best use allows the NextSite360 team to position specific properties to retail prospects. Our team will drive the market and retail corridors to build a database of the available commercial properties. Once we identify the development and redevelopment Focus Properties we work with our clients to upload these sites to OppSites to market these opportunities to Developers and Tenant Reps.

- Psychographic Profiles of Trade Area / Market Segmentation Analysis

Retailers today know the psychographic profiles of their target consumer. Through our market analysis we identify the segmentation groups and match the consumer profile of Jonesboro shoppers to prospective retailers. This data can also be critical to retailers regarding the types of product and service offered once the location decision has been reached.

- Thematic Mapping and Aerial Imagery by trade area

Data visualization allows retailers to identify and target areas for expansion/relocation and the consumers that match their customer profile.

- Retail Competitor Mapping/Analysis

Understanding the location of current retailers in your community and the various retail trade corridors provides valuable insight into co-location opportunities, competitors and available sites for development/re-development. We extend this analysis to understand the retailer mix in competitor communities.

- Identification of Retail Prospects to be targeted for recruitment

An initial list of targeted retailers for recruitment. This database includes the retailer, contact information, and current expansion plans. Updates are made to the list as market conditions and feedback from developers and tenant reps dictate.
- Retailer Recruitment and Execution of the Retail Strategy

The most important service we provide is pro-actively recruiting the developers and tenant reps to leverage the identified target retailers/restaurants. Our team is tasked with communicating and providing assistance to the local commercial real estate professionals in your community while also keeping the primary contacts updated on the progress of our recruitment efforts.
- Updates on Retail Industry Trends

While our day to day effort is focused on micro analysis of the current retail landscape and opportunities – we believe it is critical to any strategic initiative to understand the macro factors affecting commercial retail development.

Marketing Strategy

Upon completion of the research component of our engagement, the NextSite360 team will create an online account through our BASECAMP platform, available to the appropriate contacts in Jonesboro to access all market analysis, marketing materials and project communications.

Identification and Recommendation of Retail Targets – NextSite360 will develop a Retail Target List consisting of new to market retail/restaurants that fit market profile as well as the profile of targeted consumers. This list of retailer and restaurant targets is based on the initial research and analysis done for your community and the identified trade areas. The Retail Target List is updated as we determine interest levels through our conversations with developers and tenant rep firms and as retailers/restaurants adjust their expansion plans.

Recommendations for Site Locations for Retail/Restaurant Targets - NextSite360 and its partners will work with the city to catalog local commercial properties that may be suitable sites for development and/or redevelopment, including those sites that may present a higher and best use. This will include maps, aerials, and all pertinent contact and site specific information relative to each site.

Develop Marketing Materials - NextSite360 will develop marketing materials on the client's behalf to market the community and site opportunities to retailers, developers, and tenant reps.

Implementation of Retail Recruitment Plan

An NextSite360 Team Member will be designated as the Primary point of contact between the appropriate officials and NextSite360. The Client Managers responsibilities in include:

1. Communication with the Client
2. Communication with local property owners, developers and brokers
3. Updating and Maintaining the Jonesboro Basecamp account
4. Responding to On-Demand research report requests

The NextSite360 team will focus on pro-actively recruiting developers and tenant reps to your community. This effort will include:

1. Outgoing phone calls to tenant rep firms
2. Outgoing phone calls to retail developers
3. Portfolio Reviews with tenant reps and developers
4. ICSC Conference meetings with tenant rep firms and developers
5. Updating the Focus Property List
6. Updating the Retail Target List
7. Basecamp updates in real time as new information becomes available
8. Responding to specific research and site information requests from developers and tenant reps

EXHIBIT B

Optional Services

PUBLIC/PRIVATE PARTNERSHIPS - INCENTIVES CONSULTING SERVICES

NextSite360 has partnered with several industry experts to provide incentives consulting services to public sector organizations. It is critical for community leaders to understand the validity of these request by leveraging the knowledge of these experts through quantitative analysis of the project pro forma, measuring the impact on existing retail sales (cannibalization) and calculating the potential for increased retail sales tax revenue to the city and the economic impact on city finances.

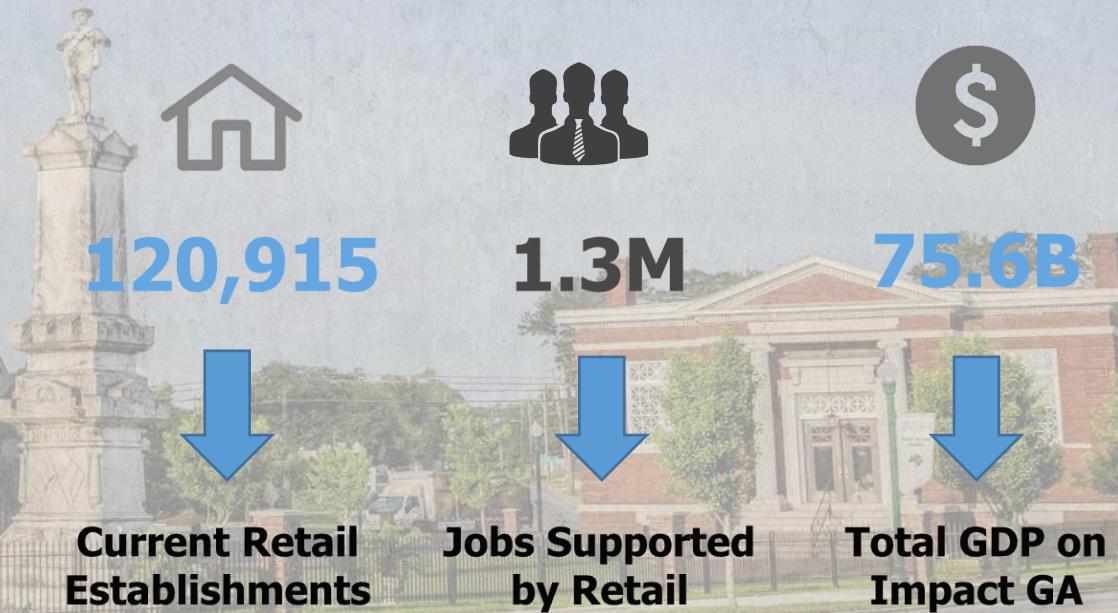
INCENTIVES CONSULTING FEES NEGOTIATED PER PROJECT



NextSite360



Retail's Impact in Georgia



SHOPPING CENTERS ARE SMALL BUSINESS

88% of U.S. shopping centers are neighborhood/community centers. Almost half of these are occupied by locally-owned businesses.



Our Process

The NextSite³⁶⁰ process

01

02

03

04

Research/Market Analysis

Understand the data and market analysis that drives retail economic development.

Identify Realistic Retail Targets

Through extensive analysis, demographic profiling, parameter matching, and retailer site selection experience, we identify new retail and restaurant opportunities for your market.

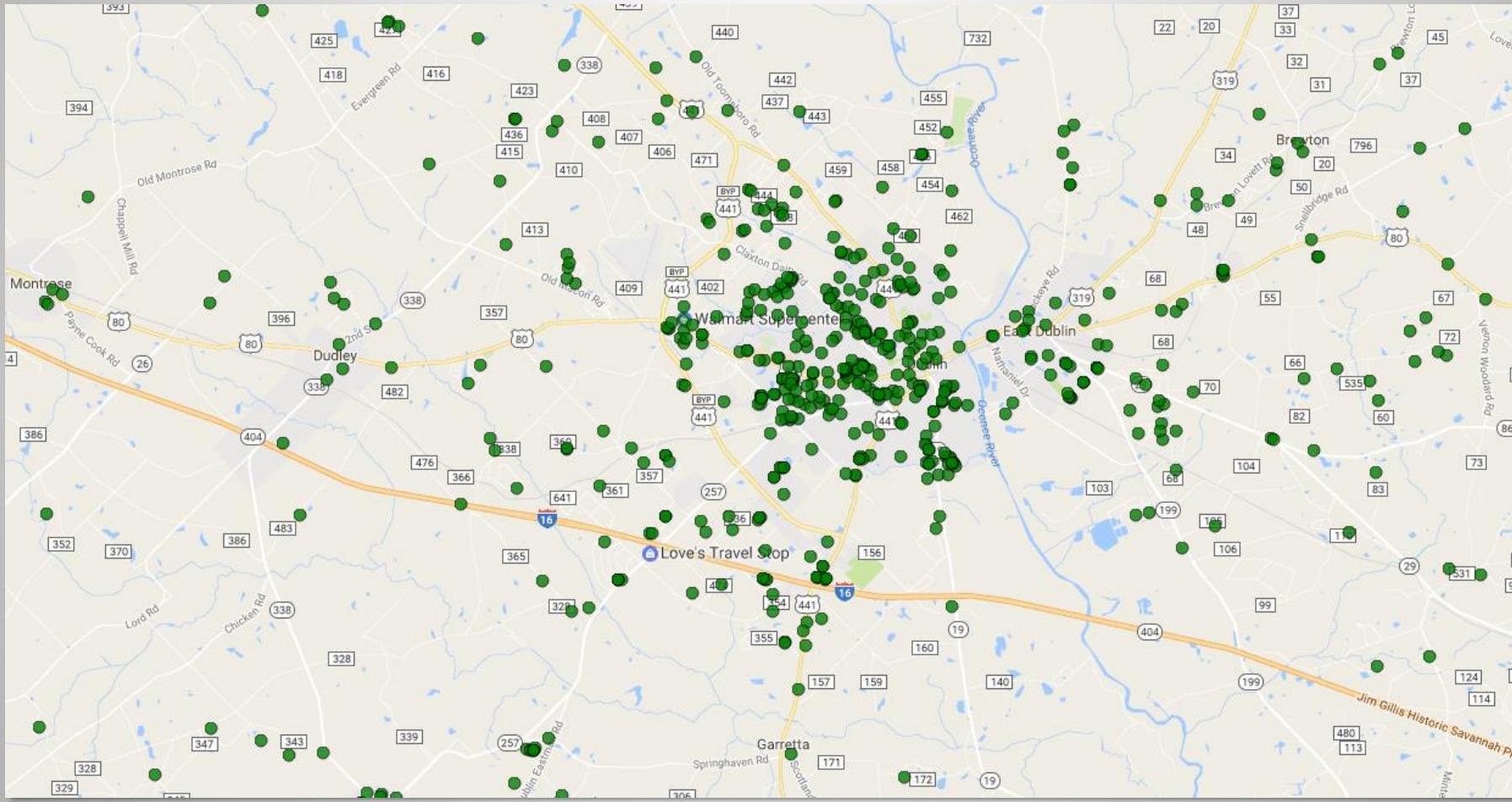
Marketing & Recruiting

Pro-active outreach to developers and tenant reps puts your community's opportunities in front of the commercial real estate professionals that drive retail site decisions.

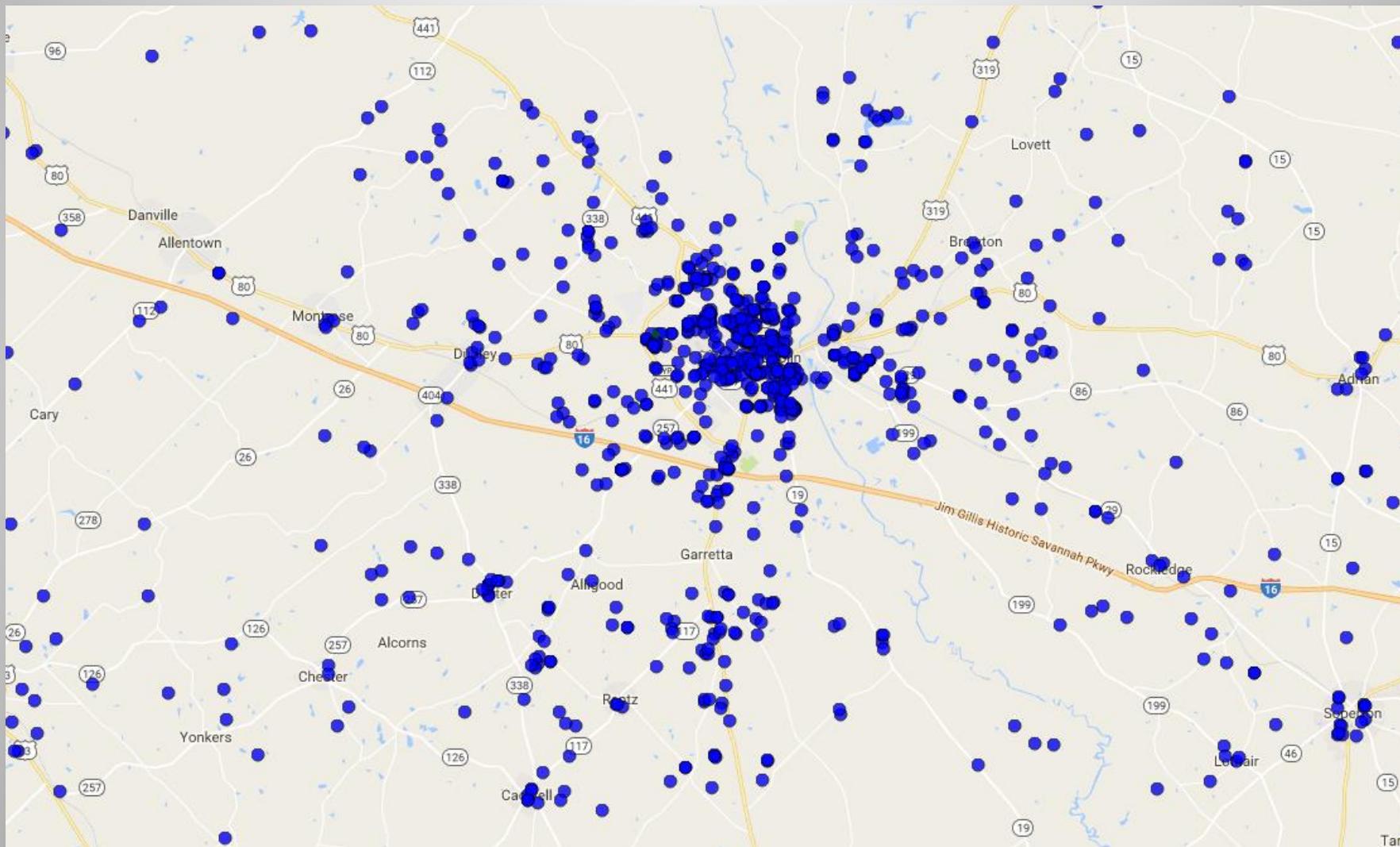
Results

The primary goal is to affect positive change in your community while maximizing your return on investment.

Dublin GA Walmart – Daytime Location

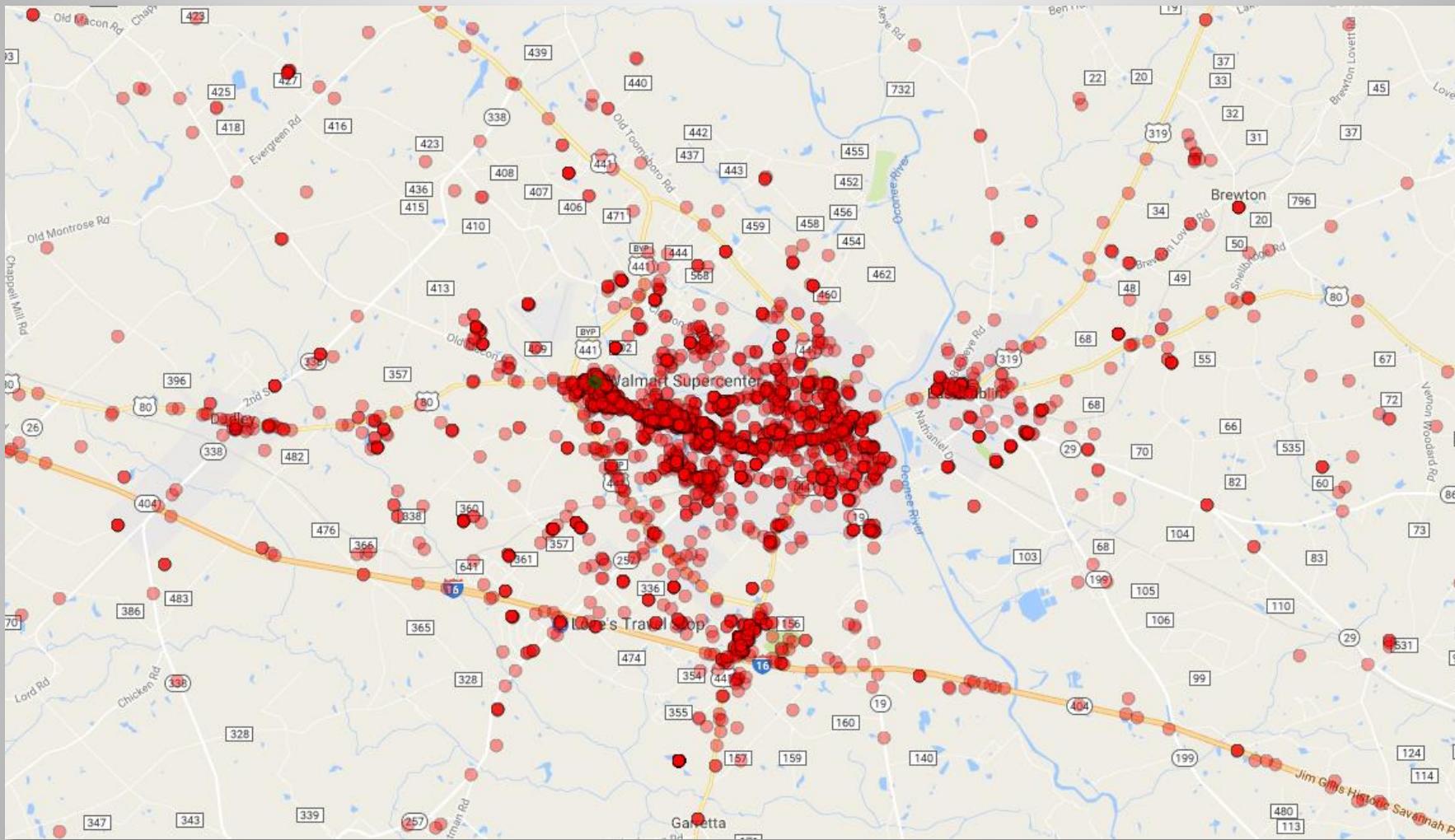


Dublin GA Walmart – Evening Location

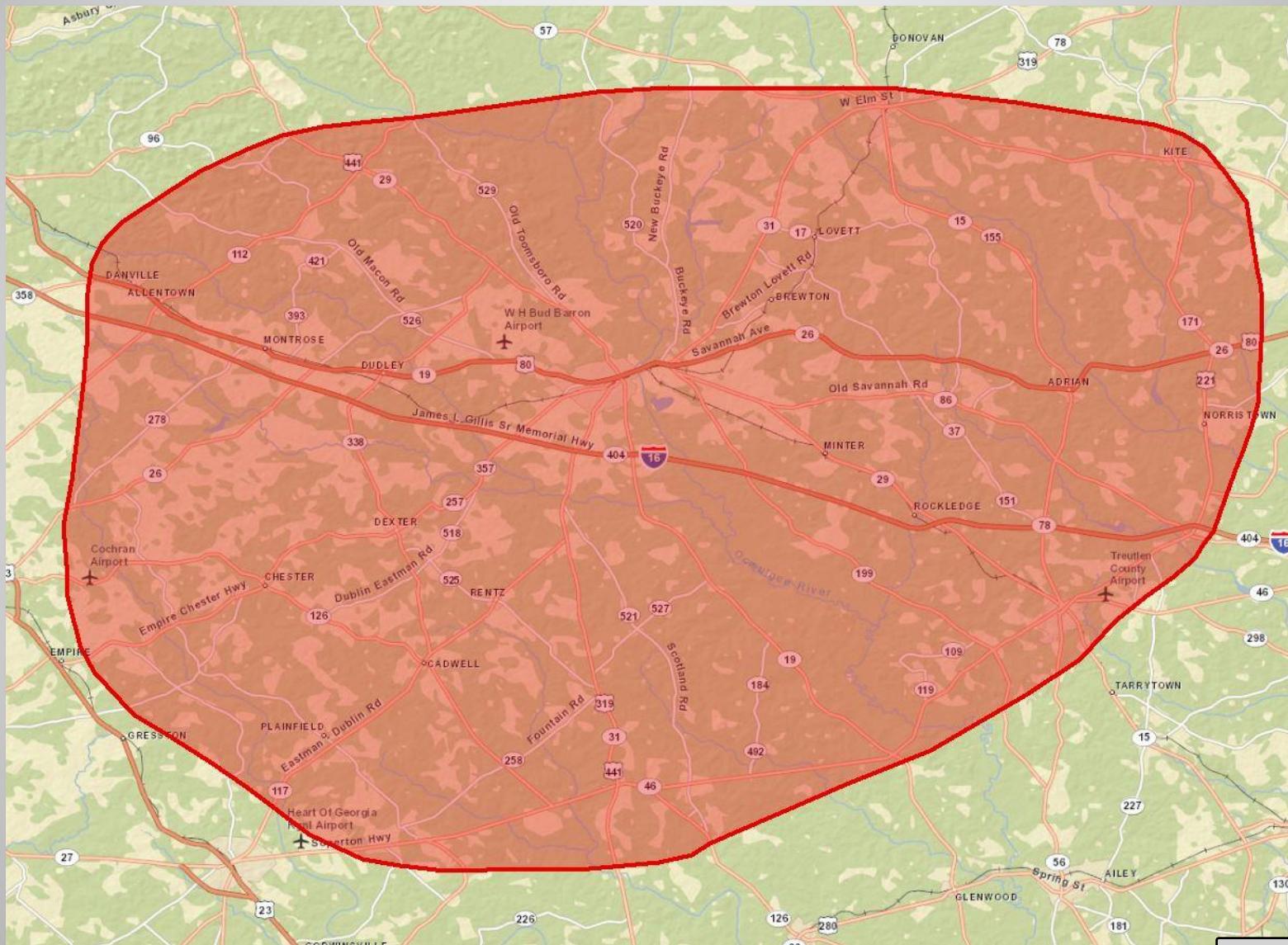


Attachment: NextSite360 Presentation - City of Jonesboro GA (004) (1179 : NextSite 360 -

Dublin GA Walmart – Path-To-Purchase

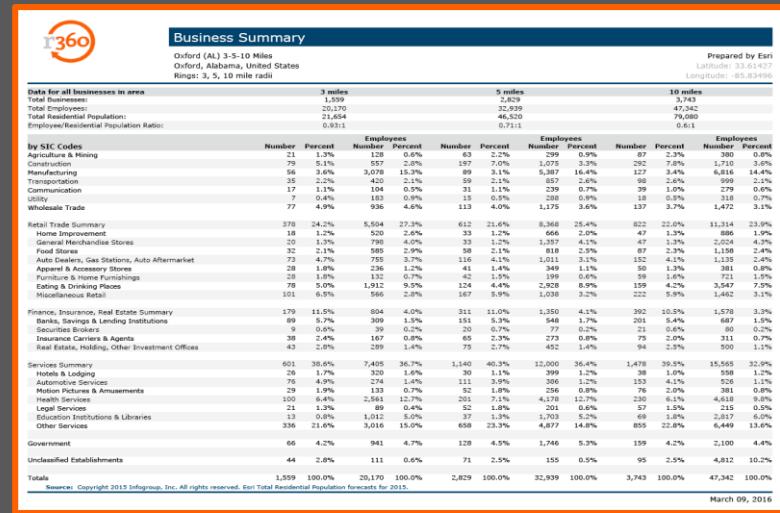


Dublin GA - Regional Trade Area

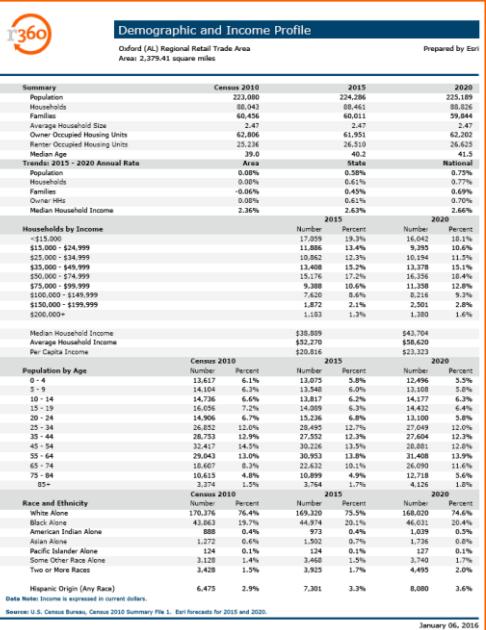


Market Analysis

Population Trends & Growth



Demographics & Income Profile



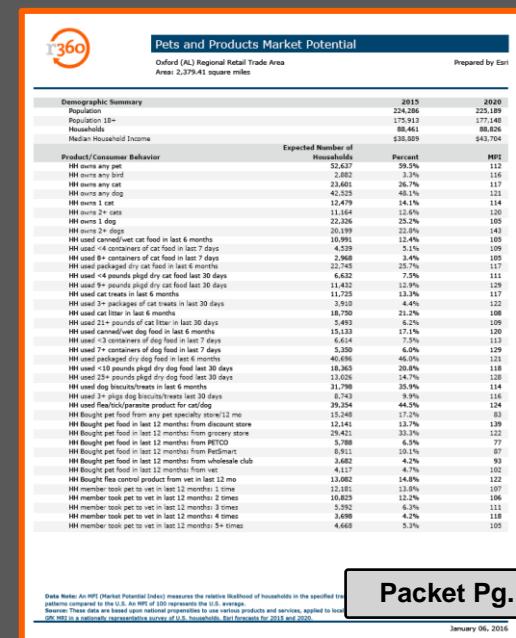
Data Visualization



Consumer Segmentation



Consumer Profiles



Demographics - Consumer Behavior & Attitudes

Simmons Pets- Cats				
		Hand-drawn Trade Area		United States
Description		Number	Percent of Households (2016)	Percent of Households (2016)
Canned Cat Food- HH Buys (Hhd) (2015)	4,750		11.7%	11.7% 100.53
Cat Box Filler/Litter- HH Buys (Hhd) (2015)	9,843		24.3%	20.8% 117.12
Cat Ownership- None (Hhd) (2015)	24,826		61.3%	70.0% 87.56
Cat Ownership- One or More Cats (Hhd) (2015)	13,443		33.2%	24.4% 136.04

Simmons Pets- Dogs

	Hand-drawn Trade Area		United States	Area
Description	Number	Percent of Households (2016)	Percent of Households (2016)	Index*
Canned Dog Food- HH Buys (Hhd) (2015)	5,106	12.6%	10.3%	121.90
Dog Biscuits/Treats- HH Buys (Hhd) (2015)	15,239	37.6%	26.7%	140.88
Dog Ownership- None (Hhd) (2015)	19,372	47.8%	61.3%	77.99
Dog Ownership- One or More Dogs (Hhd) (2015)	18,893	46.7%	33.1%	141.01
Heartworm Control- Use for Dogs (Hhd) (2015)	13,552	33.5%	23.3%	143.50
Packaged Dry Dog Food- HH Buys (Hhd) (2015)	17,914			
Packaged Moist Dog Food- HH Buys (Hhd) (2015)	3,400			

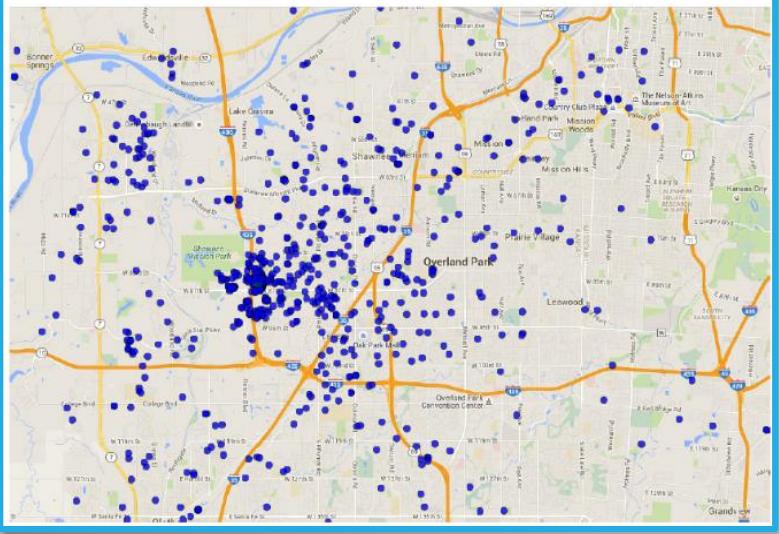
Simmons Pets- General Pets

	Hand-drawn Trade Area		United States	Area
Description	Number	Percent of Households (2016)	Percent of Households (2016)	Index*
Flea/Tick Care Products- HH Buys (Hhd) (2015)	19,540	48.3%	33.8%	14
Flea/Tick Care Products- Use As Preventative Measure (Hhd) (2015)	16,490	40.7%	29.5%	13
Flea/Tick Care Products- Use As Treatment (Hhd) (2015)	5,539	13.7%	7.0%	19
Pet Food Supplement/Vitamins- HH Use (Hhd) (2015)	5,735	14.2%	12.3%	11

Advanced Research

Mobile Data Analysis

KDP Lenexa – Common Evening Location



Retail Tenant Match

CONNECTING RETAIL OPPORTUNITIES



Community Peer Analysis

City	State	Population (2010)	Population (2015)	Population (2020)	Average Household Income (2015)	Median Household Income (2015)	Total Retail Expenditures (2015)
Canton	GA	22,964	25,754	27,892	\$64,107	\$48,948	\$218,270,066
Coral Terrace (CDP)	FL	24,392	24,800	26,271	\$62,468	\$47,775	\$182,617,532
New Smyrna Beach	FL	22,485	24,655	26,205	\$62,780	\$48,099	\$285,879,271
Tarpon Springs	FL	23,484	24,443	25,824	\$60,857	\$41,395	\$248,909,489
Terrytown (CDP)	LA	23,319	24,351	24,186	\$56,310	\$43,821	\$194,977,881
Bellview (CDP)	FL	23,355	23,498	24,885	\$60,065	\$50,249	\$210,438,510
Crestview	FL	20,978	23,433	25,574	\$57,301	\$50,929	\$190,066,390
McDonough	GA	22,027	23,180	24,414	\$56,892	\$50,094	\$181,365,165
Athens	AL	21,897	22,139	22,160	\$61,061	\$42,835	\$221,876,135
Ashland	KY	21,684	22,071	22,033	\$56,407	\$36,019	\$215,591,327
Acworth	GA	20,425	21,727	23,256	\$61,818	\$53,029	\$189,989,036
Sulphur	LA	20,410	21,518	22,357	\$60,097	\$42,806	\$199,168,045
Fort Walton Beach	FL	19,521	20,811	22,483	\$60,334	\$45,499	\$208,126,559
Ives Estates (CDP)	FL	19,525	20,393	21,967	\$57,079	\$47,744	\$168,995,204
Ruskin (CDP)	FL	17,208	20,190	21,921	\$62,411	\$47,911	\$159,144,416
DeBarry	FL	19,320	19,334	20,716	\$59,733	\$51,969	\$182,588,199
West Melbourne	FL	18,386	19,205	20,311	\$62,024	\$50,503	\$190,734,803
St. Marys	GA	17,129	18,124	18,303	\$60,331	\$52,944	\$162,253,780
Seminole	FL	17,341	17,676	18,533	\$61,914	\$45,705	\$202,788,897

Retail GAP/Leakage Analysis

Retail GAP Summary - Opelika AL

Regional Retail Trade Area

Retail Stores	Opportunity GAP
Department Stores	\$44,276,954
Specialty Food Stores	\$34,325,357
Furniture Stores	\$23,855,412
Building Materials/Lumberyards	\$23,462,868
Full-Service Restaurants	\$22,663,960
Sporting Goods Stores	\$22,496,053
Nursery & Garden Centers	\$20,950,409
Home Furnishing Stores	\$19,215,781
Outdoor Power Equipment Stores	\$16,888,054
Limited-Service Eating Places	\$13,089,154
Hardware Stores	\$12,915,299
Women's Clothing Stores	\$10,598,270
Family Clothing Stores	\$9,493,988
Luggage & Leather Goods Stores	\$7,218,929
Sewing,Needlework & Piece Goods Stores	\$5,116,480
Automotive Parts/Accessories	\$3,895,331
Clothing Accessories Stores	\$1,180,956

Retail GAP Analysis

	2015 Demand (Consumer Expenditure)	2015 Supply (Retail Sales)	Opportunity Gap/Leakage
Retail Stores			
Total Retail Sales & Eating, Drinking Places	\$31,814,687,680	\$87,225,057	
Motor Vehicle & Parts Dealers-441	\$391,913,934	\$99,707,425	
Automotive Dealers-4411	\$287,459,325	\$61,279,137	
Other Motor Vehicle & Parts/Accessories-4412	\$43,454,609	\$31,499,123	
Automotive Parts/Accessories, Tires-4413	\$32,312,006	\$16,174,085	
Furniture & Home Furnishings-442	\$31,685,293	\$32,793,122	
Household Furniture-4422	\$17,779,345	\$4,641,549	
Other Household Furniture-4423	\$13,906,948	\$28,152,793	
Electronics & Appliance Stores-443	\$31,466,121	\$8,241,761	
Appliance, Home Electronics Stores-4431	\$23,605,744	\$1,798,805	
Household Appliances Stores-44311	\$4,515,762	\$1,798,805	
Telecommunications Equipment-44312	\$1,913,443	\$1,025,443	
Computer & Software Stores-44313	\$6,813,734	\$334,776	
Cameras & Photographic Equipment Stores-44313	\$743,021	50	
Building Material, Garden Equipment Stores-444	\$18,151,167	\$124,241,359	
Building Material & Equipment Stores-4441	\$15,650,500	\$124,241,359	
Home Centers-445	\$42,977,481	\$41,185,348	
Furniture & Fixtures Stores-446	\$1,046,493	\$1,025,070	
Interiors & Window Coverings Stores-447	\$1,046,493	\$1,025,070	
Other Building Materials Dealers-448	\$7,185,133	\$6,021,047	
Building Material & Equipment Stores-4481	\$2,185,269	\$1,025,070	
Lawn & Garden Equipment/Supplies Stores-4482	\$2,672,667	\$1,478,322	
Outdoor Power Equipment Stores-44821	\$2,185,269	\$1,478,322	
Other Building Material & Equipment Stores-44823	\$514,998	\$1,227,248	
Food & Beverage Stores-442	\$22,554,977	\$77,028,550	
Grocery Stores-4421	\$16,714,723	\$65,021,380	
Food Markets-44211	\$13,785,181	\$65,021,380	
Convenience Stores-44213	\$5,934,537	\$54,244,421	
Food & Beverage Stores-4422	\$5,760,934	\$1,967,605	
Food & Beverage Stores-4423	\$5,760,934	\$1,967,605	
Health & Personal Care Stores-444	\$2,045,244,423	\$57,913,234	
Health & Personal Care Stores-4441	\$18,399,462	\$59,953,369	
Cosmetics & Beauty Supplies, Perfume Stores-44412	\$7,354,445	\$2,396,054	
Optical Goods & Optical Goods Stores-44413	\$5,225,143	\$2,045,244,423	
Other Health & Personal Care Stores-44419	\$5,871,670	\$5,940,417	
2015 Demand (Consumer Expenditure)			\$17,711,239
Retail Stores			
Gasoline Stations-447	\$10,359,982	\$119,811,045	
Gasoline Stations with Convenience Stores-44713			\$45,950,219

Retail GAP/Leakage

Home Centers  **\$18 Million**

Electronics  **\$16 Million**

Limited-Service Restaurants  **\$16 Million**

Jewelry  **\$16 Million**

Family Clothing  **\$11 Million**

Full-Service Restaurants  **\$9 Million**

Home Furnishings  **\$8 Million**

Hardware Stores  **\$6 Million**

Women's Clothing  **\$6 Million**

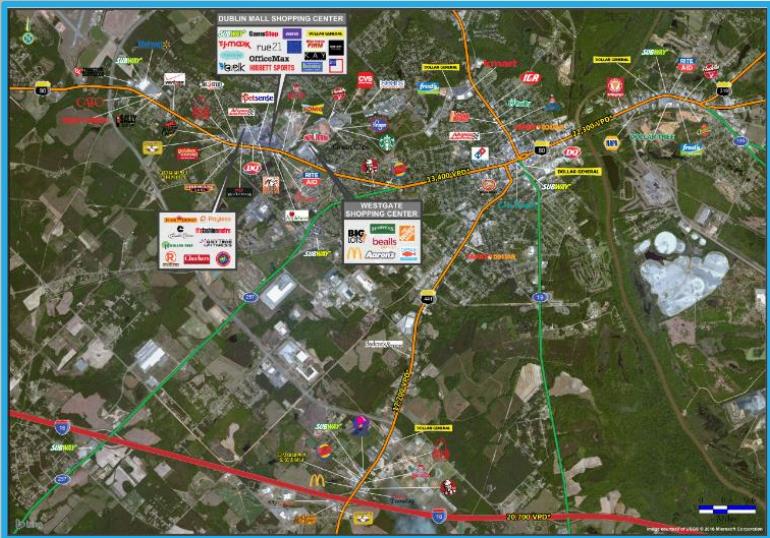
Hobby, Toy & Game  **\$5 Million**

Community Peer Analysis

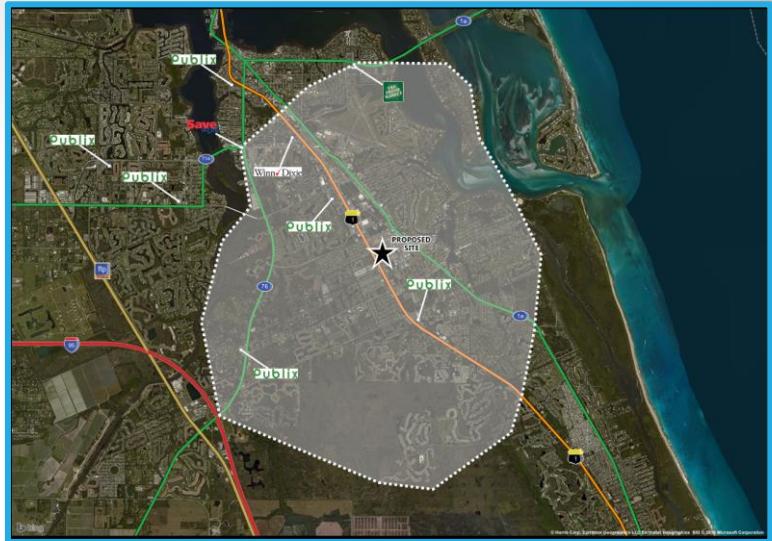
City	State	Population (2010)	Population (2016)	Population (2021)	Average Household Income (2016)	Median Household Income (2016)	Total Retail Expenditures (2016)
Myrtle Grove	FL	15,870	17,369	18,203	6,639	\$47,301	\$129,587,770
Morganton	NC	16,918	16,954	16,658	7,101	\$46,747	\$137,806,835
College Park	GA	13,942	16,765	17,956	6,703	\$45,304	\$126,967,891
Americus	GA	17,044	16,657	16,362	6,466	\$44,257	\$120,986,684
Lithia Springs	GA	15,491	16,568	17,315	6,650	\$48,961	\$132,654,067
Albemarle	NC	15,903	16,505	16,480	7,071	\$46,502	\$136,800,728
Tifton	GA	16,354	16,395	16,149	6,369	\$47,918	\$124,905,070
Dublin	GA	16,201	16,286	16,191	6,661	\$46,011	\$127,111,930
Calhoun	GA	15,664	16,213	15,897	6,096	\$47,700	\$119,447,584
Riverdale	GA	15,134	16,199	16,597	5,812	\$45,269	\$110,141,062
Newport	KY	15,273	16,184	16,502	6,764	\$48,860	\$134,495,241

GIS Mapping

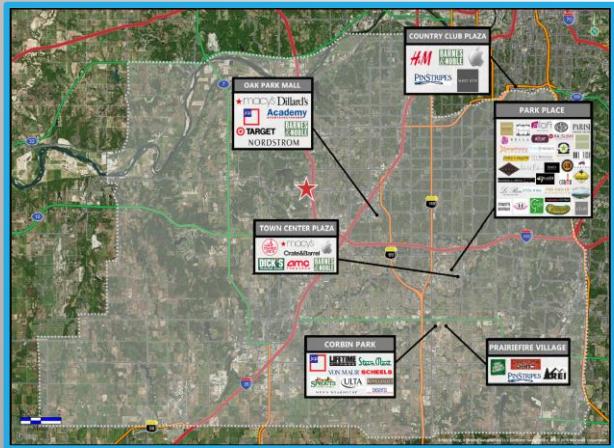
Market Overview Aerials



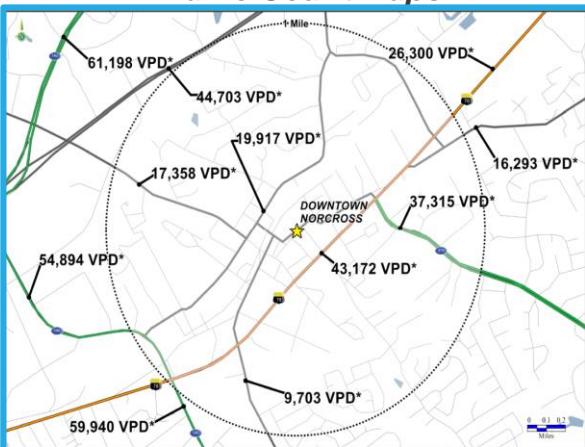
Retailer Competition Maps



Site Comparison Maps



Traffic Count Maps



Site Specific Aerials



Sample Target List

Grocery
\$39 Million



Brookshire's
food & pharmacy



Save
a lot

Winn✓ **Dixie**

Miscellaneous

Michaels

PETCO
Where the pets go.

Academy
SPORTS + OUTDOORS

HOBBY
LOBBY

DICK'S
SPORTING GOODS

petsen\$e

Family
Clothing
\$10 Million

Marshalls

T.J.maxx

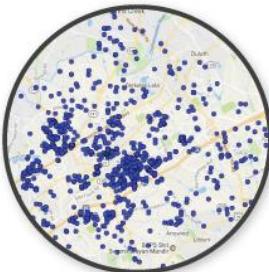
ROSS
DRESS FOR LESS

Retail Marketing Brochure



norcrossgeorgia

Demographics/Location



Mobile Mapping Data

For Mobile Mapping Analysis of Consumer Travel Patterns - Contact r360 Consulting at 205. 443. 3404 or info@r360consulting.net



	3 Min Drive Time	5 Min Drive Time	10 Min Drive Time		1 Mile Radius	3 Mile Radius	5 Mile Radius
2016 Population	1,063	11,198	82,610	2016 Population	7,700	77,945	245,004
Total # of Employees	3,196	11,943	87,959	Total # of Employees	9,096	77,766	147,403
Median HH Income	\$52,967	\$47,916	\$46,055	Median HH Income	\$54,235	\$46,912	\$47,659
Average HH Income	\$74,916	\$67,992	\$64,983	Average HH Income	\$78,236	\$68,034	\$73,446

Incorporated in 1870, Norcross was the first city in Gwinnett County placed on the National Registry of Historic Places.

Four companies with a national or global presence are headquartered here: WestRock, Suniva, Hyundai Construction Equipment and Waffle House.

Norcross was recently ranked 14th by Time.com on the list of "The 100 Most Genius Places in America." This designation is based on the number of patents issued to area businesses.

Norcross High School is ranked as the state's top International Baccalaureate school, with SAT scores consistently above national averages. Listed at No. 7 among the top 10 cities in Georgia to start a business by Nerdwallet.com, the City of Norcross is eager and ready to support businesses of all sizes.

Consumer Demand Trade Area 3 Mile Radius

Food & Beverage \$149 Million

General Merchandise \$130 Million

Building Material, Garden Equipment \$112 Million

Full-Service Restaurants \$67 Million

Health & Personal Care \$66 Million

Clothing & Accessories \$55 Million

Limited-Service Restaurants \$47 Million

Furniture & Home Furnishings \$22 Million

Electronics & Appliances \$20 Million

Sporting Goods & Hobby Stores \$18 Million

Office Supplies, Stationery, Gift \$12 Million

Major Employers by No. of Employees

WestRock Company	1,100
Gwinnett County Board of Education	594
Edwards Fine Foods Inc.	400
DMX Music	300
Valleycrest Landscape Development, Inc.	250
United States Postal Service	216
IKON Office Solutions, Inc.	200
Southern Hospitality Management, Inc.	200
Sears, Roebuck and Co.	175
Adva Optical Networking North America, Inc.	165

Focus Properties



3435 Medlock Bridge Rd NW
3,500 SF
Adam Hale
770. 594. 1309



2077 Beaver Ruin Rd
1,567 SF
Rick Woroniecki
707. 331. 9324



2185 Beaver Ruin Rd
65,261 SF
Robert Costello
800. 206. 4040



3435 Medlock Bridge Rd NW
2 Spaces Available
Peter Shin
404. 642. 0461



2077 Beaver Ruin Rd
2 Spaces Available
Peter Shin
404. 642. 0461



Downtown Mixed Use
Coming Soon

NextSite360 Chuck Branch
chbranch@r360consulting.net
205.443.3403

Chris Moder
Chris.Moder@NorcrossGA.net
678.367.8974

ICSC Deal Making Conferences

RECon

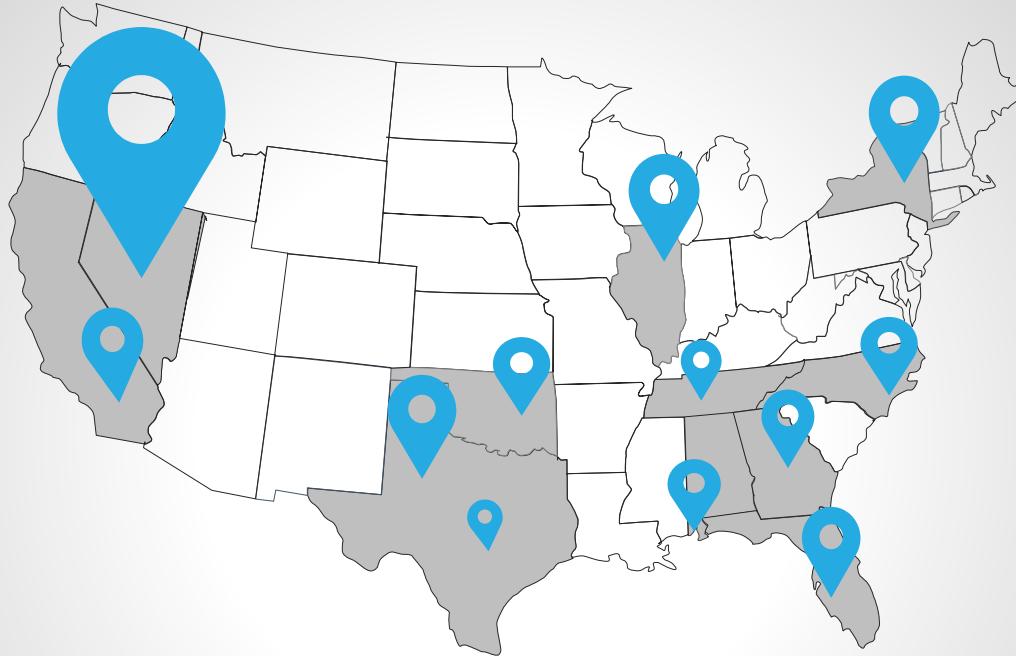
RECon
May 22 - 25
Las Vegas (NV)

ICSC
NATIONAL
NEW DEAL
YORK
MAKING

New York Conference
December 6 - 7
New York City (NY)



Tennessee/Kentucky IDEX
July 25 - 26
Nashville (TN)



ICSC
WESTERN
CONFERENCE &
DEAL MAKING

Western Conference
October 2 - 4
Los Angeles (CA)

ICSC
SOUTHEAST
CONFERENCE &
DEAL MAKING

Southeast Conference
October 17 - 19
Atlanta (GA)

ICSC FLORIDA
CONFERENCE &
DEAL MAKING

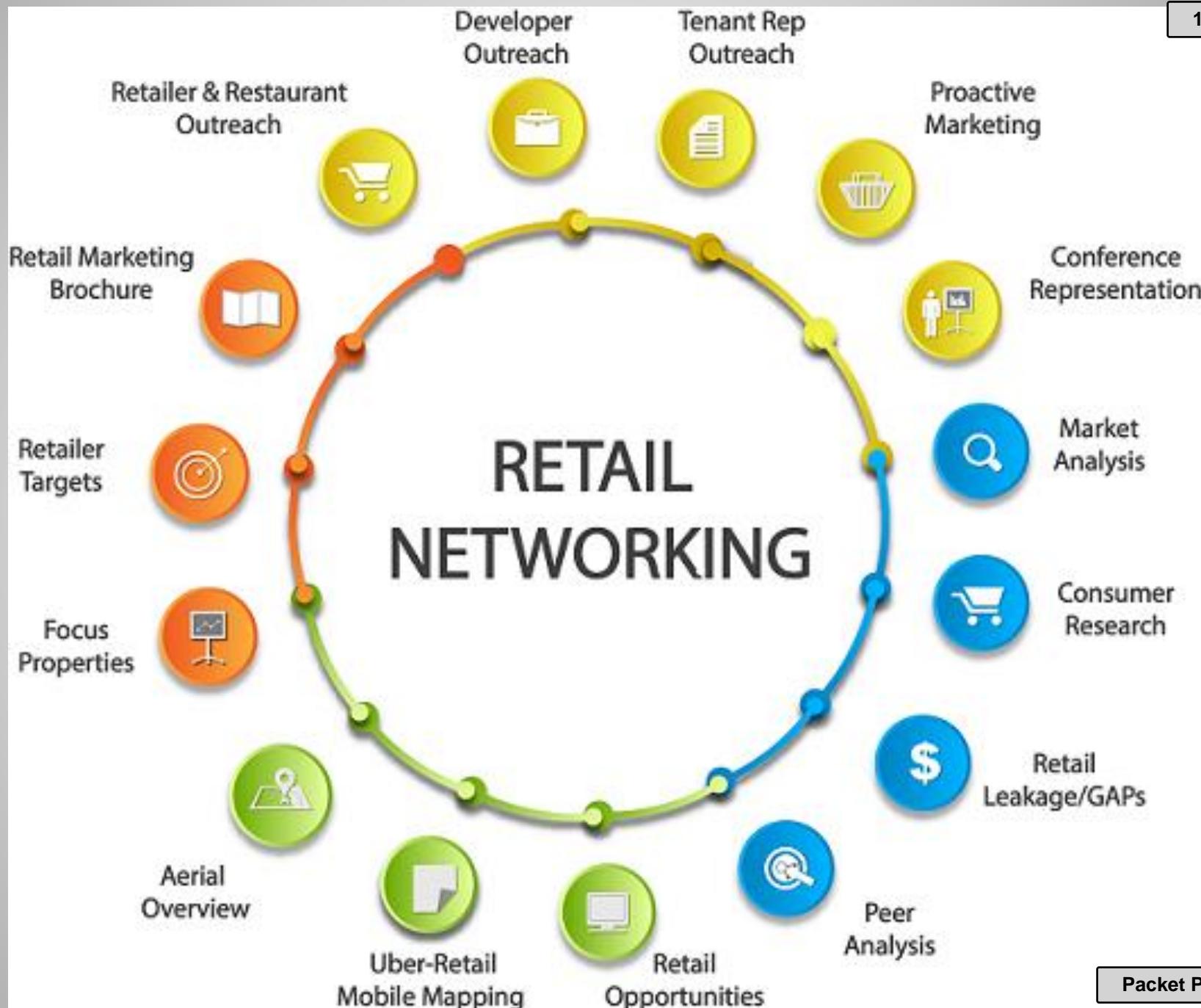
Florida Conference
August 27 - 29
Orlando (FL)

ICSC
CHICAGO
DEAL MAKING

Chicago Deal Makin
September 27 - 28
Chicago (IL)

ICSC
TEXAS
CONFERENCE &
DEAL MAKING

Texas Conference
November 8 - 10
Packet Pg. 60



Project Timeline

Day
1

- Contract executed to engage NextSite360
- Getting Started Questionnaire provided to the primary contact
- Basecamp Account is activated & document sharing begins
- Research & Market Analysis work begins
- Developer & Tenant Rep Contacts notified of client engagement

Day
15

- Getting Started Questionnaire has been received
- Mobile Mapping Analysis completed
- Aerial & Map work begins
- Peer Analysis & Retail Leakage reports completed

Day
30

- Focus Property information uploaded to Basecamp by client
- Radius, Travel Time & Regional Trade Area research completed
- All Market Analysis has been completed & uploaded to Basecamp

Day
45

- All Maps & Aerial outputs have been completed
- Focus Property Analysis has been completed & uploaded OppSites
- NextSite360 Retailer Target List completed
- Retail Marketing Brochure completed

Day
60

- Proactive Marketing & Conference Representation begins
- Developer & Tenant Rep Contacts are provided market analysis, target list & aerial overview of existing retail

| **Downtown Retail**

- Manage Expectations
- Identify and Learn from your Peer Communities
- Engage Property Owners
- Support Existing Retail/ Local Businesses
- Foster Organic Growth
- Develop Unique/Creative Solutions

Downtown Retail - Resources



GROWING BUSINESS. PRESERVING HISTORY.

ABOUT DESIGN SERVICES MAIN STREETS STATEWIDE RESOURCES

"Georgia Main Street has been synonymous with economic development and community revitalization. Georgia Main Street communities provide the impetus for business recruitment, building renovations, downtown events, tourism, partnerships, residential living, volunteerism, and historic district designation." - Connie Tabor, Toccoa Main Street



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

Georgia Department of
Community Affairs

FAST FACTS

106

Number of Georgia Main Street Cities

3,652

Net New Jobs created in FY 15-16

661

Completed Building Rehabilitation
Projects in FY 15-16

3:1

Ratio for businesses opening to closing
in downtowns

\$588,163,289.00

Total Private and Public Investment in
Fiscal Year 15-16

Development & Redevelopment Projects

Hinesville GA – Market Analysis (including a significant military presence that was not completely accounted for in Census data) identified the market potential for new to market retail and restaurants. Hutton just completed Oglethorpe Square a 158,000 square foot shopping center that includes Dick Sporting Goods, TJ Maxx, Starbucks, Chic Fil A, Panda Express and Longhorn Steakhouse.

Lagrange GA – Market Analysis assisted a local broker in bringing PetSense to the market, identified WMT Neighborhood Market and Aldi were potential grocery options and also determined the trade area could support a Hobby Lobby and a major sporting goods chain (Dunhams).

Foley AL – Market Analysis has supported multiple development projects that brought new to market retailers and restaurants including Academy Sports, Hobby Lobby, Ross Dress for Less, Big Lots, Shoe Station and Krispy Kreme.

Kingsport TN – Market Analysis is assisting the city and developers with new development opportunities, including redevelopment of a closed Kmart.

End Results



New Retail



New Restaurants



Job Growth



Sales Tax Revenue

NextSite360

Questions?

Charles Branch

205.218.9578

cbranch@nextsite360.com



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #
NEW BUSINESS – 6

12.6

COUNCIL MEETING DATE
September 11, 2017

Requesting Agency (Initiator)

Police

Sponsor(s)

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Council to consider approval of equipment necessary for implementation of K-9 service dog in the amount of \$2,745.00 to be paid for utilizing seized funds.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes Safety, Health and Wellbeing

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Council has previously approved the implementation of a K-9 service dog and the necessary purchase of equipment. This is a finalization of the cost associated with the K-9. The approval is needed to purchase the cage and housing system and the air cooling system for the K-9 vehicle. The two attached quotes are the amount of funds needed to complete the implementation.

Staff is still working on finalizing contractual agreements before the K-9 officer begins.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Quote 1 - \$2,745.00

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- K-9 Quote 2 of 2 (003)

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

September, 11, 2017

Signature

City Clerk's Office



* 611 Hwy 74 S Suite 3000 * Peachtree City Ga 30269
 Office: (770)631-2937 * Cell (678) 378-7606 * Fax (770)631-2938

SHIPPED VIA	QUOTE NUMBER	FOB	P O NUMBER	DATE
	10130			

QUOTE	Fleet:
Jonesboro K-9	
Address:	
Email:	
Phone Number	Fax Number

VEHICLE INFORMATION

MAKE:	VIN#:
MODEL:	KEY TAG#:
YEAR:	ARRIVAL DATE:
UNIT STOCK NUMBER:	ODO:

QTY	PART NUMBER	PACKAGE DESCRIPTION	UNIT	TOTAL
1	E/Z Rider Platform	E/Z Rider Platform Kit (Charger)	1,775.00	1,775.00
1	Water Dish	Water Dish (Charger)	75.00	75.00
1	Rubber Mat	Rumber Mat	115.00	115.00
1	Graphic	Graphics	100.00	100.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
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			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
			0.00	0.00
8	Labor	Install	85.00	680.00
				\$2,745.00
		CUSTOMER		



Subscription Quote

Contract Details

Account Number: A-21983
 Customer: Jonesboro City Police Department (GA)
 Sales Rep: Jeff Daniel

Order Details

Order #: Q-13811
 Order Date: 10/31/2017
 Valid Until: 10/31/2017
 Subscription Start Date: 10/31/2017
 Initial Term:

Customer Contact

Billing Contact: Jonesboro City Police Department (GA)
 Laurie Littlejohn
 Address: 170 S Main St
 Jonesboro, GA 30236

Billing Contact Email: llittlejohn@jonesborogov.org
 Phone: 770-478-7407 x 121
 Fax:

Payment Terms

Payment Term:

Notes:

PO Number:

Subscription Service

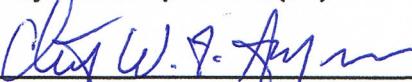
Item	Type	Start Date	End Date	Qty	Price	Total
SDMS-AS	Recurring	10/31/2017		46	\$54.00	\$2,484.00
Annual PowerDMS.com hosted subscription fee						
Basic Services Fee	Services			1	\$2,000.00	\$2,000.00
Up to 10 hours of remote training; Access to our self-paced learning portal, live training webinars, training tutorials, and quicksheets. One-time implementation fee.						
PowerStandards for GACP	Recurring	10/31/2017		1	\$1,150.00	\$1,150.00
Attach proofs to show compliance with GACP Certification Standard, assign assessment tasks, track revisions, and status-based grading.						
GACP Manual (GA LE)	Recurring	10/31/2017		1	\$0.00	\$0.00
View Standards Manual electronically.						
TOTAL:						\$5,634.00

Additional Terms and Conditions

Payment Terms All invoices issued hereunder are **due upon the invoice due date**. The fees set forth in this Quotation Sheet are exclusive of all applicable taxes, levies, or duties imposed by taxing authorities and Customer shall be responsible for payment of any such applicable taxes, levies, or duties. All payment obligations are non-cancellable, and all fees paid are non-refundable.

Terms & Conditions Unless otherwise agreed in writing by PowerDMS and Licensee, this Quotation Sheet and the services to be furnished pursuant to this Quotation Sheet are subject to the terms and conditions set forth here: <http://www.powerdms.com/terms-and-conditions/>. The Effective Date (as defined in the online terms and conditions of this Software as a Service Agreement) shall be the date set forth below.

Jonesboro City Police Department (GA)

Signature: 

Printed Name: CHIEF W.F. ALLEN

Title: CHIEF OF POLICE

Date:

THE INFORMATION AND PRICING CONTAINED IN THIS QUOTATION SHEET IS STRICTLY CONFIDENTIAL



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #
WORK SESSION – 8

12.8

COUNCIL MEETING DATE
September 11, 2017

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Council to consider Application # 17ALC-004, a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located at 1423 Stockbridge Road.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

City Ordinance - Chapter 6. Alcoholic Beverages

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

PURPOSE:

To request Mayor and Council's consideration for a request for a Retail Package Dealer license to sell beer and wine beverages for property located at 1423 Stockbridge Road Jonesboro, Georgia.

HISTORY:

1. Currently, the property serves as a gas station that has been approved for beer/wine packaged sales.
2. Our records show that the site has served as home to Lucky Grocery Store for numerous years. .

FACTS & ISSUES:

1. The alcoholic beverage license application was submitted by Kulvinder Singh Raina due to a recent change in ownership.
2. City Manager Ricky Clark has reviewed the application packet. All requirements, per Chapter 6 - Alcoholic Beverages, were met.
3. The Jonesboro Police Department has conducted a computerized criminal history records check for the applicant and the results were found to be clear of any arrest within the State of Georgia (excludes a National record search).
4. There were no deficiencies found in Lucky's Grocery Store's application. Based on all findings, the application was found to be sufficient and ready for Mayor and Council's consideration.

GENERAL NOTES (Per Section 4-46):

1. Nearest Church – 1062 Yards to Andrew Chapel United Methodist
2. Nearest School – 473 Yards to J.W. Arnold Elementary School
3. Nearest Alcoholic Treatment Center – 6+ miles to Southern Regional Medical Center
4. Nearest Public Library – 2100 Yards to the library at 124 Smith Street

The annual license fee will be \$2,000.00

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date September, 11, 2017	
Signature	City Clerk's Office	

\$2,585.00 – License, Application & Fingerprinting

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Legal Ad Lucky Grocery Store 1423 Stockbridge Rd

Staff Recommendation (Type Name, Title, Agency and Phone)

Approval

Transformation begins on Jodeco, Blackhall roundabout

BY ASIA ASHLEY
ashley@henryherald.com

McDONOUGH — A construction bid was approved by Henry County commissioners Tuesday

for a roundabout at the intersection of Jodeco and Blackhall roads.

The \$1.39 million bid was awarded to CMES Inc., based in Norcross. According to county

documents, the Georgia Department of Transportation will reimburse the county \$1.11 million, and Henry County will pay just over \$277,000.

The funds will come

from the project's SPLOST IV account.

SPLOST representatives said the roundabout will be similar to recently constructed roundabouts in the county, such as those at Lake Dow at Rodgers and Rosser roads, and East Lake Road at Ga. Highway 20.

Construction is expected to start in September and be completed within one year.



A black SUV turns left onto Blackhall Road from Jodeco Road. The intersection will be transformed into a roundabout in the next year. (Staff Photo: Heather Middendorf)

NOTICE OF PUBLIC HEARINGS FOR ZONING MATTERS

The Clayton County Zoning Advisory Group and Board of Commissioners will hold a Public Hearing to consider the following zoning matter:

The Applicant, *Adam Richards, on behalf of Anvil Block Property Investment, LLC*, is requesting a Modification to the Villages of Ellenwood Planned Unit Development (PUD) to change a portion of the site from retail to light industrial. The subject property is located at Anvil Block Road and Williamson Road, Ellenwood, Georgia, and otherwise known as 12-235A-A001. The subject property contains approximately 24.04 acres of land.

The Applicant, *Rogelio Sanchez*, is requesting a Conditional Use Permit from Article 3.22 General Business District (GB) to allow for a service station. The subject property is located at 7787 Jonesboro Road, Jonesboro, Georgia, and otherwise known as parcel number 12-049C-B010. The subject property contains approximately 0.2+- acres of land.

The Applicant, *Martin Whigham, on behalf of Cummins, Inc.*, is requesting a Conditional Use Permit from Article Sec. 3.31 Heavy Industrial (HI) for truck service. The subject property is located at 0 Frontage Road, Forest Park, Georgia, and otherwise known as parcel number 13-084-085-006. The subject property contains approximately 10.1 +/- acres of land.

The Applicant, *Chris Jackson Enterprise, Inc., on behalf of Gillem Community Church*, is requesting a Conditional Use Permit from Article Sec. 3.34 Mixed Use (MX) for a place of worship. The subject property is located at 1671 Highway 138, Jonesboro, Georgia, and otherwise known as 12-018B-A003. The subject property contains approximately 5.18 +/- acres of land.

The Applicant, *Clayton Feagin, LLC on behalf of Feagin Woods Subdivision* is requesting approval of the Final Plat for the Feagin Woods Subdivision located in Land Lot 62 and 63 of the 6th District, Clayton County, Georgia.

A Community Information Meeting will be held on Wednesday, September 20, 2017 at 6:00 p.m. in the Historic Court Room (2nd floor), located at 121 South McDonough Street, Annex #2, Jonesboro, Georgia.

The Zoning Advisory Group for Clayton County, Georgia, will hold a Public Hearing to consider the foregoing amendment at 7:00 p.m., on Monday, October 2, 2017 at the Commissioners' Board Room of the Clayton County Administration Building, 112 Smith Street, Jonesboro, Georgia.

The Board of Commissioners for Clayton County, Georgia, will hold a Public Hearing to consider the foregoing amendment at 7:00 p.m., on Tuesday, October 17, 2017 at the Commissioners' Board Room of the Clayton County Administration Building, 112 Smith Street, Jonesboro, Georgia.

The public is invited to attend and speak at the hearings, pursuant to the procedures in the Zoning Ordinance. Written comments may also be submitted before the hearings to the Community Development Department.

Legal Notice

Public Hearing will be held by the Mayor and Council of City of Jonesboro at **6:00 P.M. on September 11, 2017** in chambers of the Jonesboro Municipal Court facility, 170 S Main Street, Jonesboro, GA, to consider a land variance to modular classrooms at Arnold Elementary school located at 216 Stockbridge Road, Georgia 30236.

Ricky L. Clark, Jr.
City Manager/Zoning Administrator

Legal Notice

An application has been submitted to the City of Jonesboro Mayor and City Council for a Retail Package Dealer license to sell beer/wine at 1423 Stockbridge Rd. The legal business name is Lucky Grocery Store. Kulvinder Singh Raina has requested to be the License Representative. The application will be granted or denied by Mayor and City Council at **6:00 p.m. on the 11th day of September, 2017**. The required Public Hearing will also be held at that time. The meeting will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager/Zoning Administrator

Visit us online at www.news-daily.com.

NORTHSIDE HOSPITAL CANCER INSTITUTE

Where the Extraordinary Happens Every Day

Northside Hospital Cancer Institute is one of the largest cancer care providers in the Southeast. Northside leads the statewide network of the National Cancer Institute Community Oncology Research Program which gives you access to the latest research and treatments.

Using the latest technology to provide the most effective treatment possible, our team of physicians, nurses, researchers and support staff is dedicated to your health and well-being.

Our cancer centers offer:

- Board-certified medical oncologists & hematologists
- Latest evidence-based treatments
- Access to groundbreaking clinical trials
- Second opinion consults
- Genetic screening and testing
- Counseling and support groups
- Nutritional counseling services
- Pain management services
- Rehabilitation services

northside.com/cancerinstitute

Atlanta Cancer Care

7813 Spivey Station Blvd.
Suite 210
Jonesboro, GA 30236
770-507-0070

AtlantaCancerCare.com



Dr. Gurinderjit Sidhu



Dr. Lijo Simpson

Georgia Cancer Specialists

1045 Southcrest Drive
Suite 200
Stockbridge, GA 30281
678-289-0549

GACancer.com



Dr. Gerald Goldklang



Dr. Padrica Hopkins-Menchion



Dr. Rao Moravineni



Dr. Ruth Sarmiento



Dr. Jorge Spinolo



**CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary**

Agenda Item #
NEW BUSINESS – 9

12.9

Requesting Agency (Initiator)

Sponsor(s)

Office of the City Manager

Requested Action (*Identify appropriate Action or Motion, purpose, cost, timeframe, etc.*)

Council to consider approval of quote from Pro Tree to perform tree related services at 167 South McDonough Street.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes Beautification

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

In recent months, the City of Jonesboro acquired the Cooper property located at 167 South McDonough Street. As we knew upon purchasing, the site needed major work. Both City Manager Ricky Clark & Public Works Director Joe Nettleton have been in communication with Pro Tree to obtain a quote to demolish some of the debris on site to improve the curbside appeal.

Pro Tree has provided a quote of \$3500 per day for approximately 5 days to perform necessary work. Typically, Pro Tree charges around \$5,000 for this type of work. Once some of the large debris and vegetation is removed, our Public Works crews will be able to maintain the site on an as-needed basis.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Quote - 167 South McDonough

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Typed Name and Title

Date

Date

Signature

City Clerk's Office

Pro Tree INC.
 279 South Main Street
 Jonesboro, GA 30236
 (770)471-4292
 protree@protreeinc.com
 http://protreeinc.com



ADDRESS
 City of Jonesboro
 124 North Avenue
 Jonesboro, GA 30236

SHIP TO
WORK TO BE COMPLETED
AT:
 167 Lake Jodeco Road
 (Corner of Key Street)

ESTIMATE 3739

DATE 07/18/2017

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/18/2017	Tree Services - 5 men & equipment, 8 hours per day. (Approximately 3-5 days)		3,500.00	3,500.00

Thank you for the opportunity to serve you!

TOTAL \$3,500.00

Accepted By

Accepted Date

